

**REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS**  
**for**  
**2020 9% Competitive Low Income Housing Tax Credits**

This is the Application for developers requesting resolutions (Requestors) required by the Texas Department of Housing and Community Affairs for 9% Low Income Housing Tax Credit applications for the 2020 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 20, 2019***. *All resolutions being requested are subject to approval by the Austin City Council. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 6, 2020 meeting.*

**1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.**

\_\_\_\_\_ Resolution of Support or No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments, but to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

\_\_\_\_\_ Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments)

\_\_\_\_\_ One-Mile/Three-Year Rule

\_\_\_\_\_ Limitations on Developments in Certain Census Tracts

\_\_\_\_\_ Development contributing more than any other to the City's concerted revitalization efforts (only **one** application will receive this designation)

\_\_\_\_\_ Development is located in a Concerted Community Revitalization Plan (CRP) Area (the development must meet additional criteria outlined in section 5 below, CRP Instructions).

\_\_\_\_\_ Development is located within a census tract that has a poverty rate above 40% for individuals (the development must meet criteria outlined in section 4 below, Preference Criteria)

**2. Commitment of Development Funding by Local Political Subdivision.** Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2020 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by January 06, 2020.** For more information on the [S.M.A.R.T. Housing Program](#), email Sandra Harkins, Project Coordinator, at [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov).

**3. Application Requirements.** For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:

- 1) Please complete the Project Summary Form (Excel) and attach it as a PDF to the Application behind the appropriate tab. [The Project Summary Form is available on NHCD's website.](#)
  - 2) **If the development will be located in a CRP Area**, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area**. Attach this information to the Application behind the appropriate tab.
  - 3) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the **nearest transit stop**. Attach the map to the Application behind the appropriate tab.
  - 4) Provide a **flood plain map** generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
  - 5) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria. Please select one:
- 1) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
  - 2) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
  - 3) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
  - 4) The development will meet the TDHCA definition requirement for Supportive Housing.
  - 5) 20% of the units in the development will be dedicated to the local Continuum of Care.
- 5) **CRP Instructions.** If the development is in what the Requestor believes is a CRP area, then by **Monday, February 3<sup>rd</sup>, 2020** submit to Patrick Russell an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7) and specifically 10 TAC §11.9(d)(7)(A)(iv)(I). Please contact Patrick Russell with any questions about this requirement.
- 6) **How to Submit.** Applications should be sent by email to Patrick Russell at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov). **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov).

**Deadline to Submit: 5:00 pm, Friday, December 20, 2019**

Development Name: Eberhart Place Apartments

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA National Church Residences

Authorized Representative Signature 

Authorized Representative Printed Name Matt Rule

Authorized Representative Title SVP

Date 12/10/19

**Attachment 1 - Project Summary**

*(please insert a PDF of the Excel Project Summary Form)*

## Project Summary Form

1) <b>Project Name</b> Eberhart Place	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation?</b> Rehabilitation
4) <b>Location Description</b> (Acreage, side of street, distance from intersection) 808 Eberhart Lane, Austin, TX 78745		5) <b>Mobility Bond Corridor</b> William Cannon Dr
6) <b>Census Tract</b> 24.1	7) <b>Council District</b> District 2	8) <b>Elementary School</b> ODOM EL
		9) <b>Affordability Period</b> 45 years
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> Yes	12) <b>How will funds be used?</b> Construction Only

### 13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	5	3				8
Up to 40% MFI						0
Up to 50% MFI	2	13				15
Up to 60% MFI	2	12	1			15
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>9</b>	<b>28</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>38</b>

### 14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### 15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	Continuum of Care Units	0
Accessible Units for Sensory Impairments	1		

### [Use the City of Austin GIS Map to Answer the questions below](#)

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) **Estimated Sources and Uses of funds**

<u>Sources</u>		<u>Uses</u>	
Debt	1,793,780	Acquisition	2,122,540
Third Party Equity	3,392,474	Off-Site	-
Grant		Site Work	150,000
Deferred Developer Fee	10,679	Sit Amenities	25,000
Other	649,236	Building Costs	1,804,000
<b>Previous AHFC Funding</b>	-	Contractor Fees	277,060
<b>Current AHFC Request</b>	<b>500</b>	Soft Costs	854,069
<b>Future AHFC Requests</b>	-	Financing	64,000
		Developer Fees	550,000
<b>Total</b>	<b>\$ 5,846,669</b>	<b>Total</b>	<b>\$ 5,846,669</b>

We are hoping we can accomplish our scope of work without additional funding. However, we may need to request gap funding to comply with SMART Housing and Austin Green Program. We are still evaluating the cost of renovating Eberhart in compliance with those programs.

## **Attachment 2 – CRP (if applicable)**

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*

### **CRP Name**

**Council Ordinance # (1)**

**Council Ordinance # (2)**

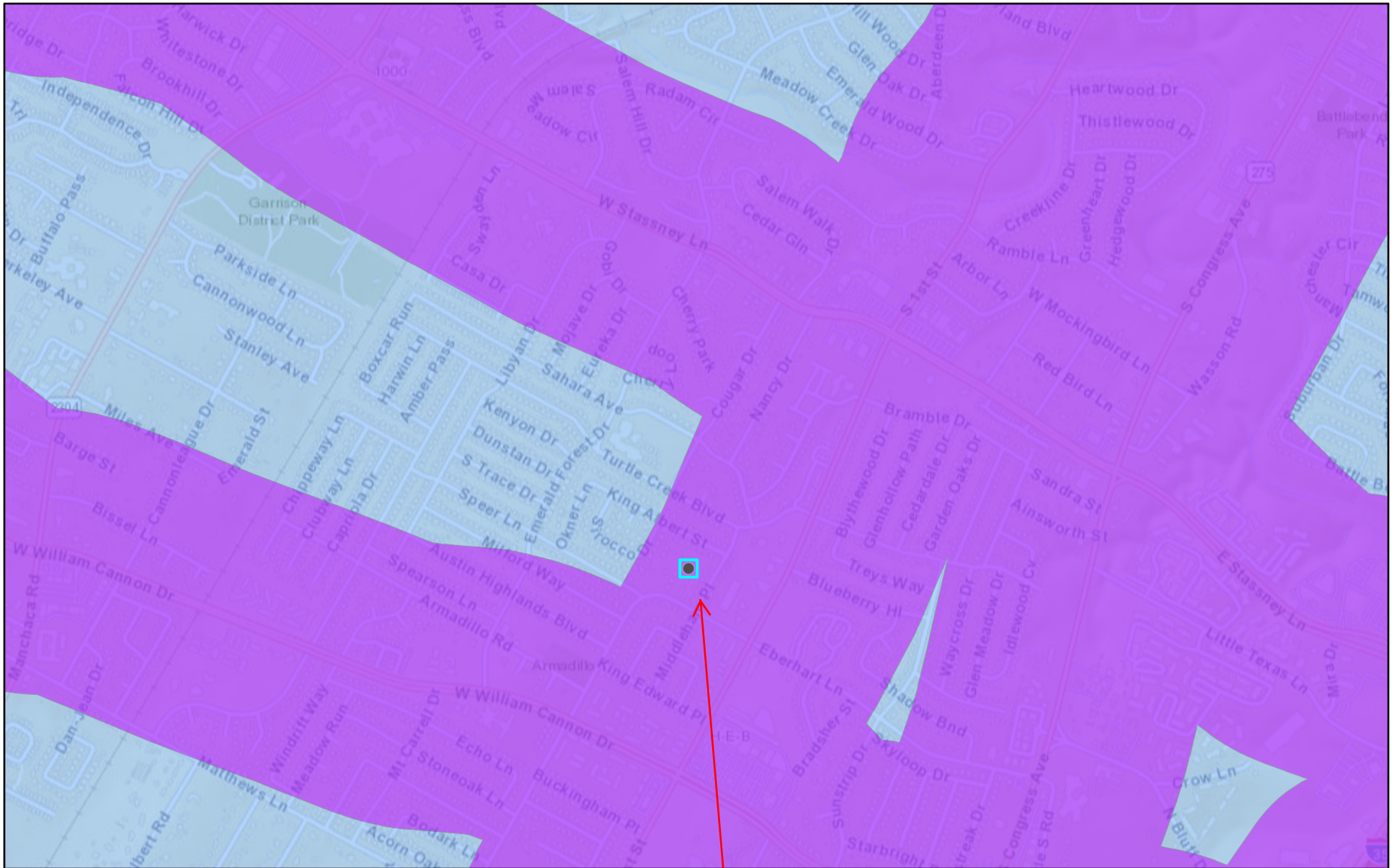
**Council Ordinance # (3)**

### **Attachment 3 – Map and Nearest Transit Stop**



*(please insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)*



# ArcGIS Web Map - Transit

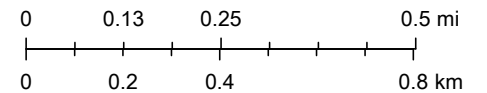


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-  High Frequency Bus Routes: 1/4-Mile Buffer
-  Bus Routes: 3/4-Mile Buffer

808 Eberhart

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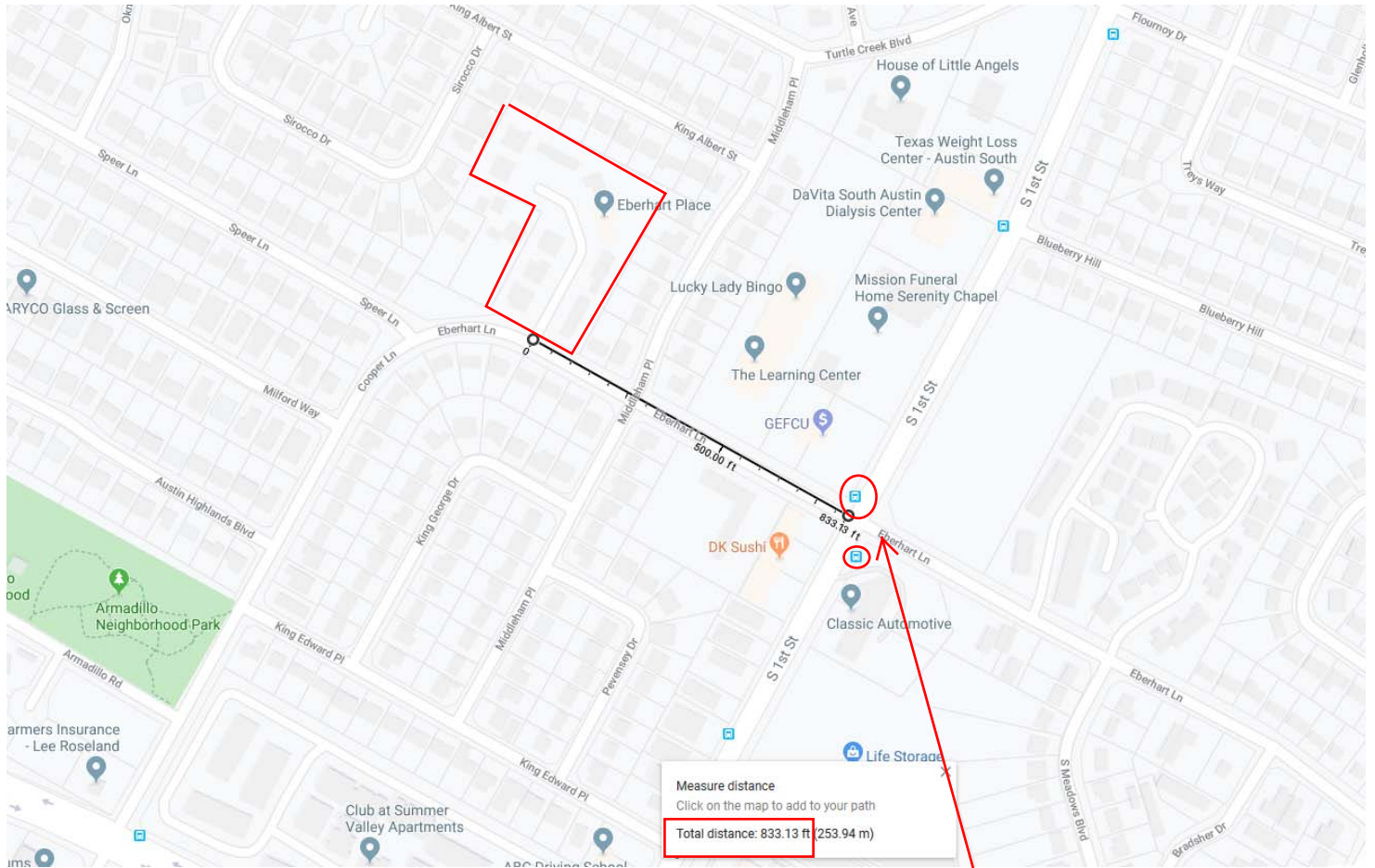
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

# Eberhart Place

808 Eberhart Lane

833 Feet to nearest Transit stop



Transit Stops on S. 1st Street

## **Attachment 4 - Flood Plain Map**

*(Please insert a map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)*



## FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

	Address
	Parcel
<b>FEMA Floodplain</b>	
	100 Year (Approx-A)
	100 Year (Detailed-AE)
	100 year (Shallow-AO)
	X PROTECTED BY LEVEE
	500 Year

0 200 400 Feet



## **Attachment 5 - Developer's Experience and Development Background**

*(Please provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)*

### Development Experience & Operations Philosophy

Based in Columbus Ohio, National Church Residences has had a presence in Texas for 30 years. We currently own or manage 29 communities throughout the state totaling approximately 1,800 units. We also anticipate acquiring up to 12 additional Texas affordable senior properties in 2020. We opened a dedicated Regional Development Office in June 2014 in Austin. This is in addition to our long-term Texas Management and Operations office located in San Antonio. These local offices enables the organization to have a greater impact on the region and build upon its strategic growth initiatives of preserving, acquiring and building senior affordable housing in Texas.

#### *Development Experience*

National Church Residences regularly starts between 5 to 10 major new or preservation development projects nationally per year with budgets ranging from \$5 million to up to \$40 million. With a team of 27 full-time staff dedicated exclusively to overseeing every aspect of this development pipeline, National Church Residences is well positioned to provide the support and resources needed to successfully carry out development projects. From 2013 to 2018, National Church Residences developed 48 affordable housing communities consisting of 3,985 units with construction costs totaling \$250 million. In 2018, National Church Residences housed more than 25,000 residents in its 340 properties nationwide.

National Church Residences has been developing, owning, and managing affordable housing since 1961 and Low Income Housing Credit (LIHTC) communities since shortly after the inception of the program in 1986. Projects range in size from 10 to 432 units and were developed utilizing a variety of funding programs including LIHTCs, State and Federal Historic Tax Credits, Federal Home Loan Bank's Affordable Housing Program, HUD FHA loan programs, conventional funding, and various types of federal, state, and local soft funding. National Church Residences also manages 58 communities, comprised of 4,600 units, for other organizations. National Church Residences has experience owning, developing, and managing a large portfolio of properties. This experience includes the following:

- Low-Income Housing Tax Credit (LIHTC) Housing:
  - Developed and manage 130 LIHTC communities, which include 11,400 units.
  - 14 of these LIHTC communities are in TX with 6 TDHCA competitive 9% awards in 4 years.
  - 17 of the national affordable housing communities were financed with 4% LIHTCs.
  - LIHTC transactions involve the layering of several sources of development funding.



- HUD Section 202 and Section 236 Supportive Housing for the Elderly:
  - 227 Section 202 properties developed totaling 12,874 units.
  - Largest owner/manager of PRAC communities in the country, with 101 202 PRAC properties totaling 4,923 units.
  - Own and manage 129 properties with Section 8 HAP contracts covering 10,562 units and another 18 projects with Project Based Voucher contracts administered by local Housing Authorities that cover 1,500 units.
  
- Section 202/LIHTC Mixed Finance Projects:
  - Successfully developed and managed two projects using the paired Section 202 Capital Advance and 4% LIHTC strategy.

### *Operations Philosophy*

National Church Residences employs a full multi-disciplined back-office staff out of its central Ohio headquarters. This back-office includes a Human Resources team, a Compliance team, a Housing Accounting group, an Asset Management team, a Quality Assurance team, as well as a multi-disciplined Housing Development team. Our organization is designed to work across divisions to ultimately support all of our housing management team members and create a safe and quality home for all of our residents.

Programmatically, National Church Residences management team makes a concerted effort to ensure that certain resident needs are provided for by opting into Memorandums of Understanding with local agencies, companies, and community groups for services that are beneficial to our residents. These programs and services often include chaplaincy spiritual wellness programming, local transportation, food programs, and service coordination.

It is our overarching aim to create a home environment that allows our senior residents to age gracefully and to remain in their home setting as long as possible.



### National Church Residences Recent Texas, LIHTC Experience

While National Church Residences has over 100 LIHTC properties throughout the country, below are several properties that are similar to Eberhart Place in that they are located in Texas and were renovated with 9% LIHTCs from TDHCA. These properties, like Eberhart, were originally built under the HUD 202 program which was designed to provide affordable housing for aging seniors.

Property	Address	City	County	Zip Code	Total Units	Original Year Built	LIHTC Award Date	Loan Grant Prog
Magnolia Acres	108 Deborah Dr	Angleton	Brazoria	77515-4165	67	1986	2011	HUD 221(d)(4) Insured Loan
Parkview Place	1110 Avenue N Street	Huntsville	Walker	77340	41	1986	2012	HUD 223(f) Insured Loan
Plateau Ridge	701 McAnear St	Cleburne	Johnson	76033-5261	49	1989	2017	Commercial
Prairie Village	1915 N Wharton Rd	El Campo	Wharton	77437-2312	38	1989	2013	Commercial
Sandstone Foothills Apartments	402 Brazos Dr	Mineral Wells	Palo Pinto	76067-4775	40	1990	2017	Commercial
Blessing Court	3100 Blessing Court	Bedford	Tarrant	76021-5009	104	1992	2011	HUD 221(d)(4) Insured Loan
Balcones Haus	246 Loma Vista	New Braunfels	Comal	78130-7034	39	1988	2016	Commercial

\*National Church Residences received 3 additional LIHTC 9% awards in TX in 2019 that are in various stages of construction and closing.

### Key Personnel

**Mark Ricketts, President/CEO of National Church Residences.** Mark Ricketts has been with the company since 2000. Mr. Ricketts serves on the LeadingAge Ohio Board of Directors and is a member of the LeadingAge Business Strategy Council. He is active in the Housing Partnership Network, Stewards of Affordable Housing and LeadingAge.

**Matt Rule, Senior Vice President of Affordable Housing Development.** Matt Rule oversees a team that specializes in development of all new National Church Residences products, including HUD 202 construction, Low-Income Housing Tax Credit new construction, acquisitions, and substantial rehabs. Matt Rule also works in partnership with local, state, and federal government to implement policy changes.

**Jason Gaulden, Senior Director of Construction.** Jason Gaulden supervises all aspects of construction of new building and acquisition rehabilitations. He acts as liaison between National Church Residences'





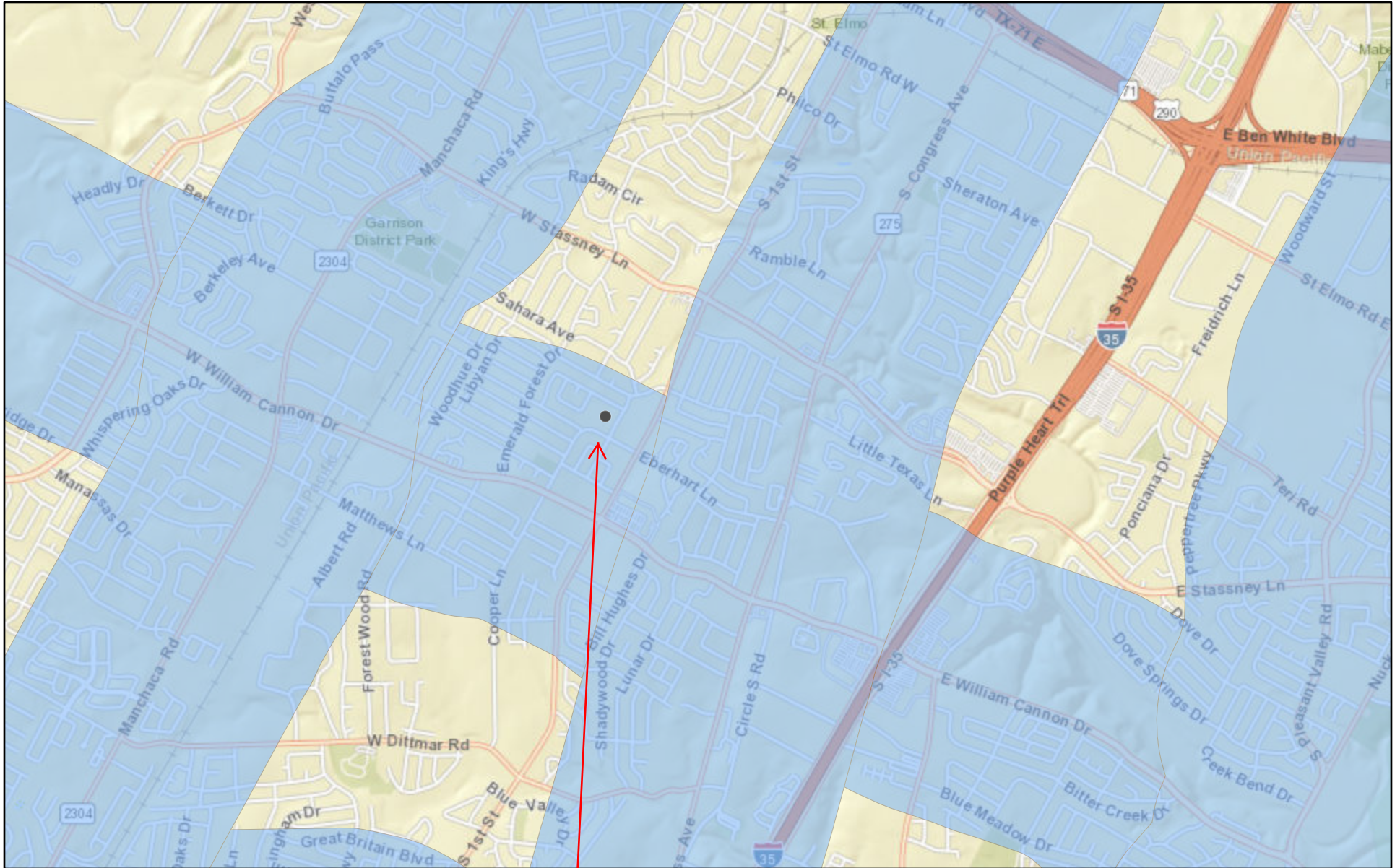
Development department, the General Contractor, and the Architect, and supervises staff to ensure budgetary, schedule, scope, and quality compliance.

**Tracey Fine, Senior Project Leader, Affordable Housing Development**

Tracey Fine is based in Austin, Texas and serves as the Senior Project Leader for all Texas developments. Mrs. Fine has been with National Church Residences for 5.5 years and has extensive experience with LIHTC program and working with TDHCA. Mrs. Fine has been responsible for securing 6 LIHTC awards over the last 4 rounds of 9% applications and will be the primary contact for Eberhart.



# ArcGIS Web Map

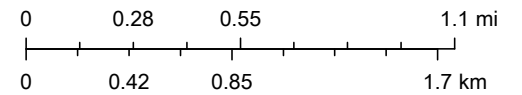


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 Mobility Bond Corridor: 1/2-Mile Buffer

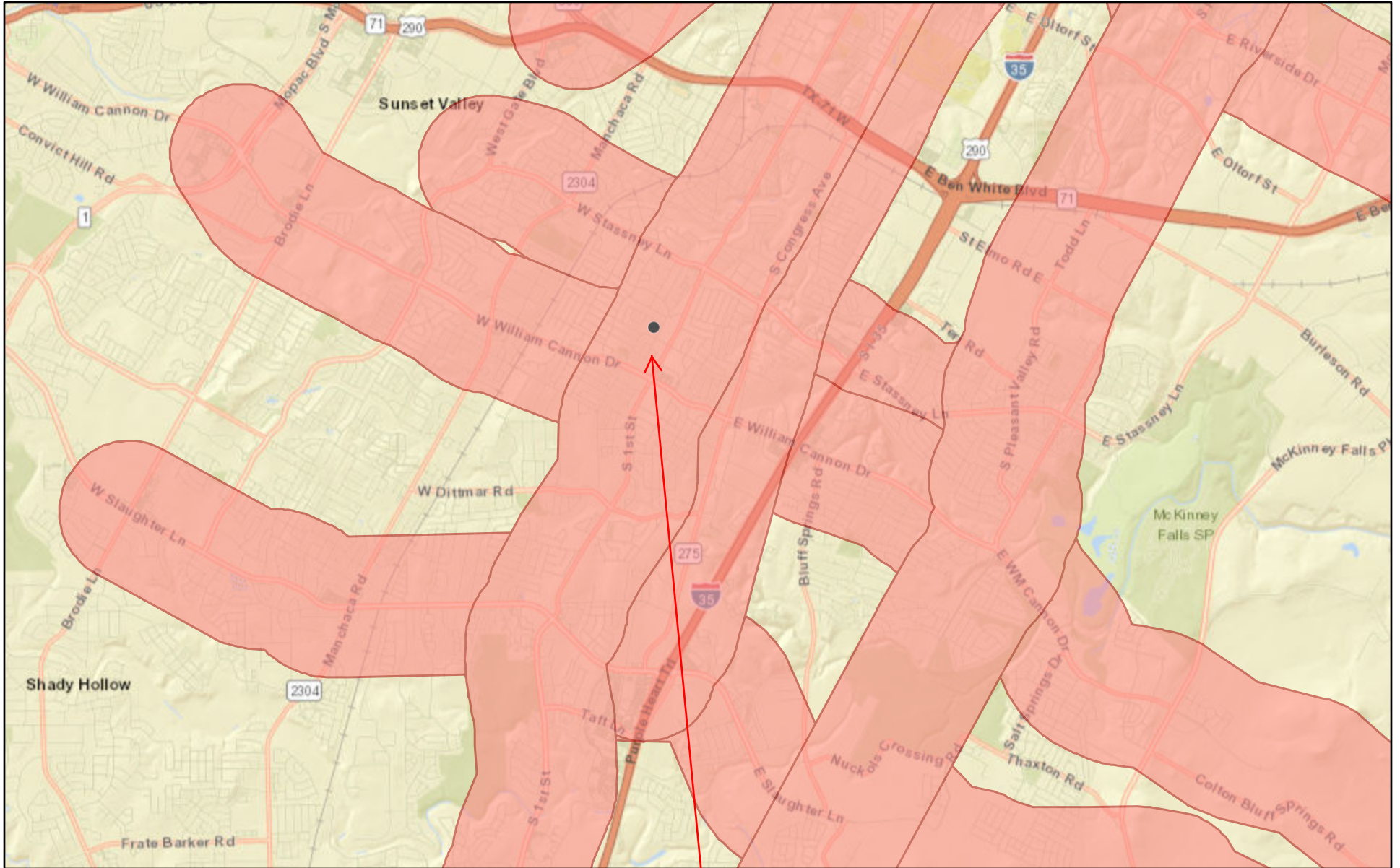
**808 Eberhart**

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

# ArcGIS Web Map

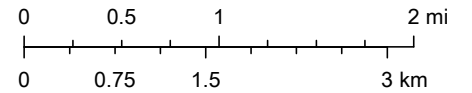


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 Imagine Austin Corridor: 1/2-Mile Buffer

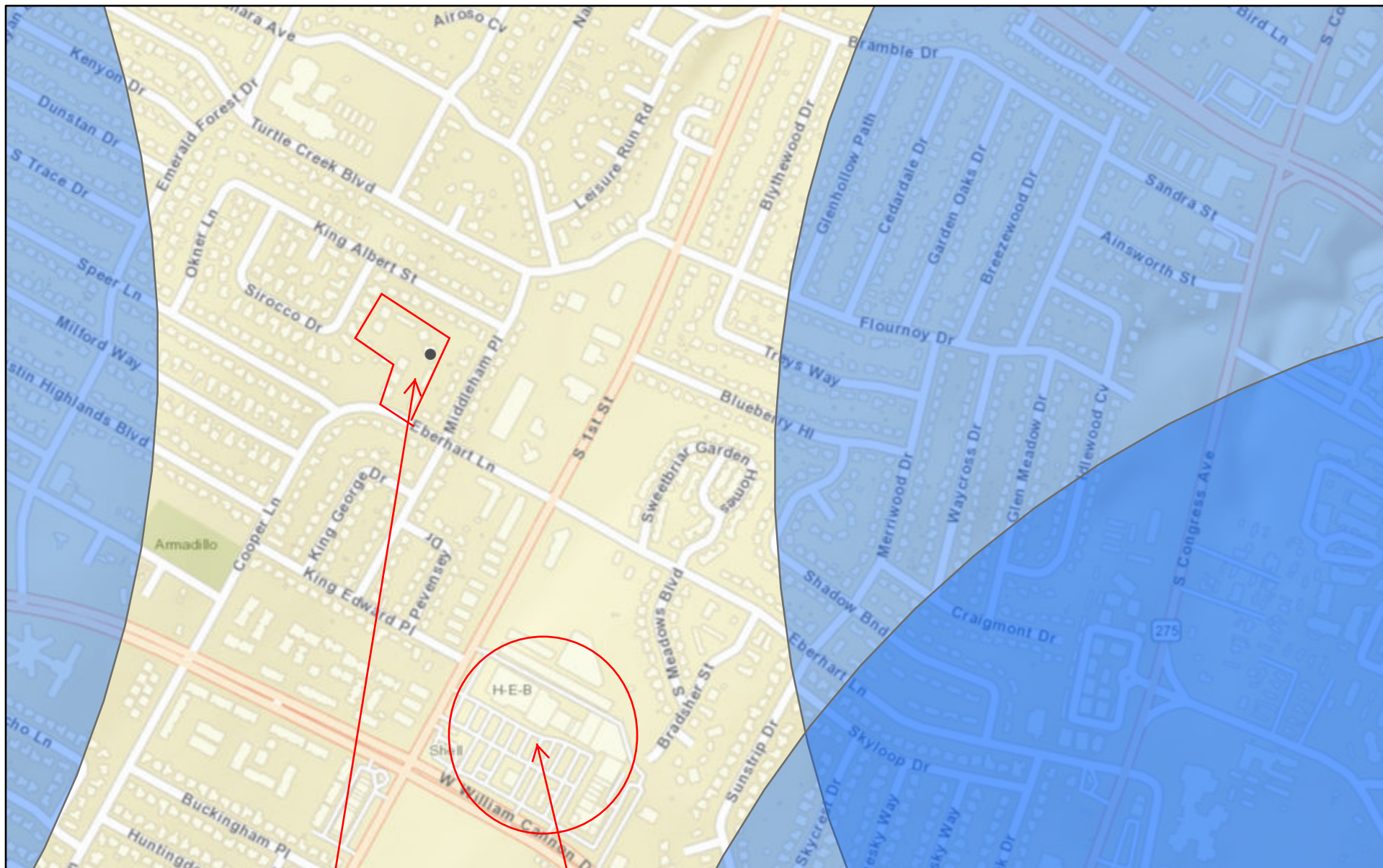
**808 Eberhart**

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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

# ArcGIS Web Map - Healthy Food



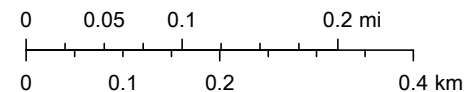
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Healthy Food

808 Eberhart

HEB Full Service Grocery Store

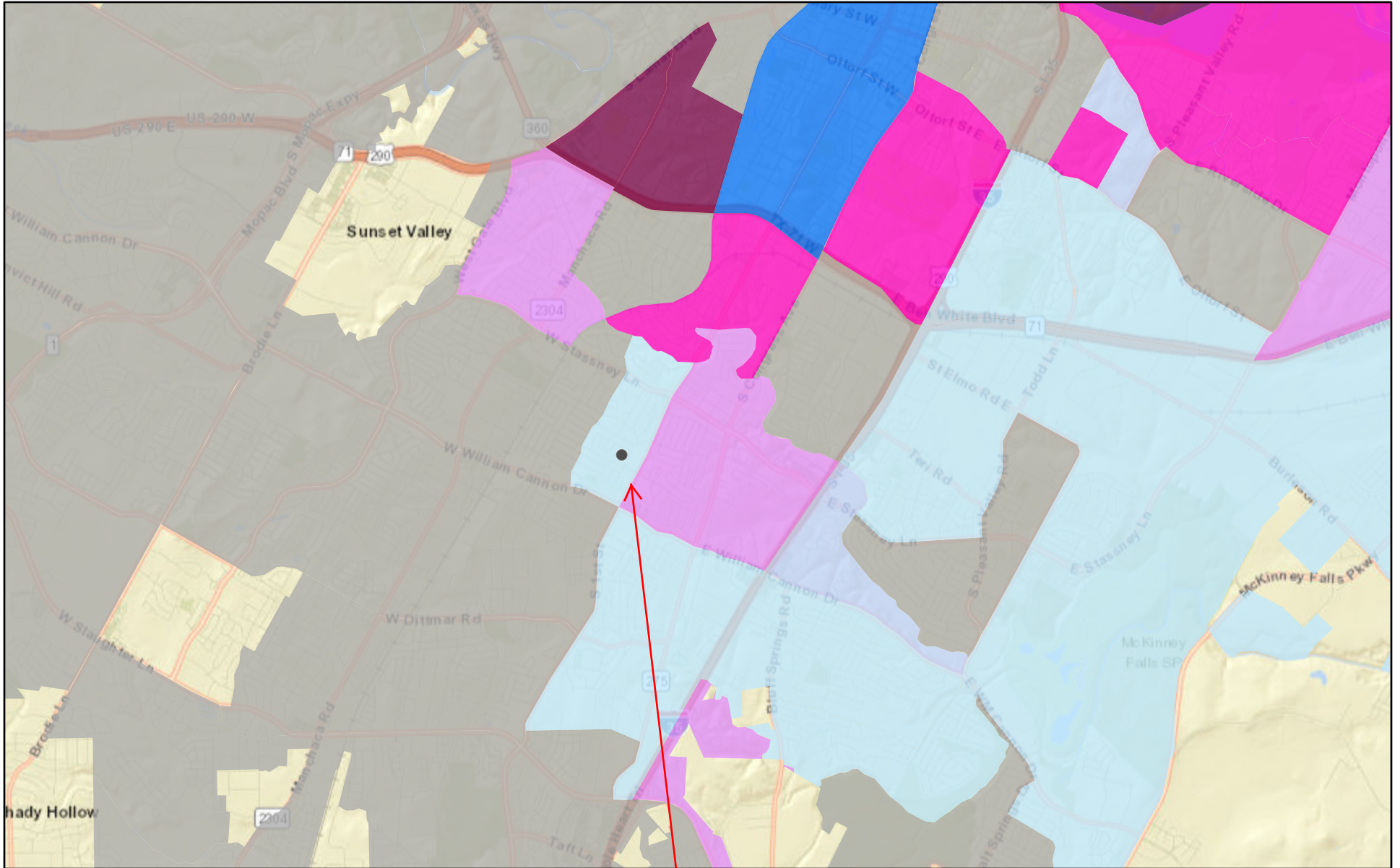
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





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

# ArcGIS Web Map - Gentrification

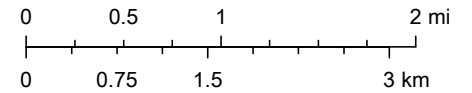


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- |  |  |   |
|--|--|---|
| Gentrification_RHDAHODA_view   |  Dynamic        |  Susceptible     |
|  Susceptible   |  Late           |  Dynamic         |
|  Early: Type 1 |  Continued Loss |  Not Gentrifying |

808 Eberhart

1:72,224



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS |