

Milo Ridge

8650 N. Mopac Expressway, Austin, Tx 78759



2020 Housing Tax Credit Resolution Application
Submitted to the City of Austin
December 20, 2019



December 19, 2019

Ellis Morgan
Neighborhood Housing and Community Development
1000 East 11th Street, 2nd Floor
Austin, TX 78702
512-974-3121
ellis.morgan@austintexas.gov

Re: Request for City of Austin Resolution for 2020 9% Competitive Low Income Housing Tax Credit application for proposed development: Milo Ridge, located at 8650 N MOPAC, Austin, TX 78759

Dear Mr. Morgan,

We are most pleased on behalf of our development team, Saigebrook Development, LLC (Saigebrook), O-SDA Industries, LLC (O-SDA), and SGI Ventures, Inc. (SGI), to submit this application for support for a proposed 9% Housing Tax Credit (HTC) project, Milo Ridge. We are excited about the possibility of working with the City of Austin on the proposed development.

Saigebrook Development, O-SDA Industries and SGI Ventures have specialized in providing first class affordable and workforce housing communities in urban core and suburban areas since 1996. Ms. Stephens and Ms. Lasch have secured 23 allocations of 9% Housing Tax Credits in the last 10 application cycles in Texas and have financed and closed approximately 5,000 units in the southeastern United States. Ms. Gaskin was active in the development of over 750 units of affordable and workforce housing from 1996-2009, and, in 2019 has returned to the industry she loves.

Milo Ridge is a proposed mixed-income community serving families on a ±0.8 acre site located at 8650 N MOPAC Expressway, on the NWC of Hyridge Dr & MOPAC, just south of 183/Research Blvd.

The City of Austin's comprehensive planning vision includes the goals of expanding housing choices and providing a mix of quality housing for a diverse population. We believe that this mixed-income family project helps the city to meet these housing goals. We believe that Milo Ridge could be one of the top scoring applications in the 2020 housing tax credit cycle.

As well as a city resolution of support for this 9% Housing Tax Credit application, we would like to request the minimal city contribution in order to receive the point (1) for a commitment of local development funding.

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Sally Gaskin at sally@sgiventures.net /(713)882-3233, or Megan Lasch at megan@O-SDA.com /(830) 330-0762 concerning this application.

Sincerely,

A handwritten signature in black ink that reads 'Megan Lasch'.

Megan Lasch

5501-A Balcones Dr. #302
Austin, TX 78731



Contact Information

Development name: **Milo Ridge**
Development location: 8650 N MOPAC Expressway, Austin, TX 78759

Development companies: **Saigebrook Development**
220 Adams Dr., Ste 280, PMB # 138
Weatherford, TX 76086

O-SDA Industries
5501-A Balcones Dr. #302
Austin, Texas 78731

SGI Ventures, Inc.
206 E Live Oak Street, #D
Austin, Texas 78704

Primary contacts: **Sally Gaskin**
Sally@SGIVentures.net
713-882-3233

Megan Lasch
Megan@o-sda.com
830-330-0762

Lisa Stephens
Lisa@saigebrook.com
352-213-8700

Development Team: Developer/GP and Consultants

Saigebrook, O-SDA and SGI will all participate on the Development Team. However, the specific role that each company will assume have not yet been finalized; i.e. one company will be the Developer/GP and the other 2 will provide application, financial, construction and compliance consulting services to the development.

Onsite Property Management:

Onsite property management will be provided by Accolade Property Management, who manage the developers' entire Texas portfolio. Accolade is a boutique firm based in Irving, Texas that specializes in the management of workforce and affordable housing. This site will have a full-time onsite property manager, a full-time onsite maintenance person, and a part time onsite assistant property manager.

5501-A Balcones Dr. #302
Austin, TX 78731

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.

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 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 3rd, 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. **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.

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

Development Name: Milo Ridge

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	<u>Milo Ridge, LLC</u>
Authorized Representative Signature	<u><i>Sally Gaskin</i></u>
Authorized Representative Printed Name	<u>Sally Gaskin</u>
Authorized Representative Title	<u>Manager</u>
Date	<u>Dec 20, 2019</u>

Attachment 1 - Project Summary

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

Project Summary Form

1) Project Name Milo Ridge	2) Project Type Mixed Income	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 8650 N MOPAC; NEC of HyridgeDr & MOPAC Service Rd; 0.8 ac		5) Mobility Bond Corridor
6) Census Tract 17.07	7) Council District District 10	8) Elementary School HILL EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Acquisition and Pre-development

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	2	1	2	1		6
Up to 40% MFI						0
Up to 50% MFI	8	5	7	4		24
Up to 60% MFI	5	5	10	5		25
Up to 80% MFI						
Up to 120% MFI						0
No Restrictions	1	1	2	1		5
Total Units	16	12	21	11		60

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
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	4
Accessible Units for Sensory Impairments	2		

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? Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop? No

18) Is the property within 3/4 mile of Transit Service? Yes

19) The property has Healthy Food Access? No

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	3,100,000	Acquisition	2,725,000
Third Party Equity	11,982,537	Off-Site	
Grant		Site Work	1,125,000
Deferred Developer Fee	667,434	Sit Amenities	530,500
Other		Building Costs	6,237,800
Previous AHFC Funding		Contractor Fees	989,355
Current AHFC Request		Soft Costs	2,728,863
Future AHFC Requests	1,100,000	Financing	1,045,608
		Developer Fees	1,467,845
Total \$	16,849,971	Total \$	16,849,971

NOTE: the total proposed number of units, unit mix, income targeting and financing terms are based on best information available at this time, and therefore, all are subject to reasonable modification(s) as more information becomes available.

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 NOT APPLICABLE

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)

Attached Maps Include:

- Attachment 3-A Near-By Transit Stops
- Attachment 3-B High Opportunity Location
- Attachment 3-C Imagine Austin Location
- Attachment 3-D Proximity to Jobs
- Attachment 3-E Proximity to Hill Elementary School
- Attachment 3-F Walk & Bike Score



8650 N Mopac Expy, Austin, TX 78759

Steck/Mopac, Austin, TX 78759

Add destination

OPTIONS

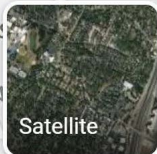
Send directions to your phone

via Mopac Service Rd 10 min

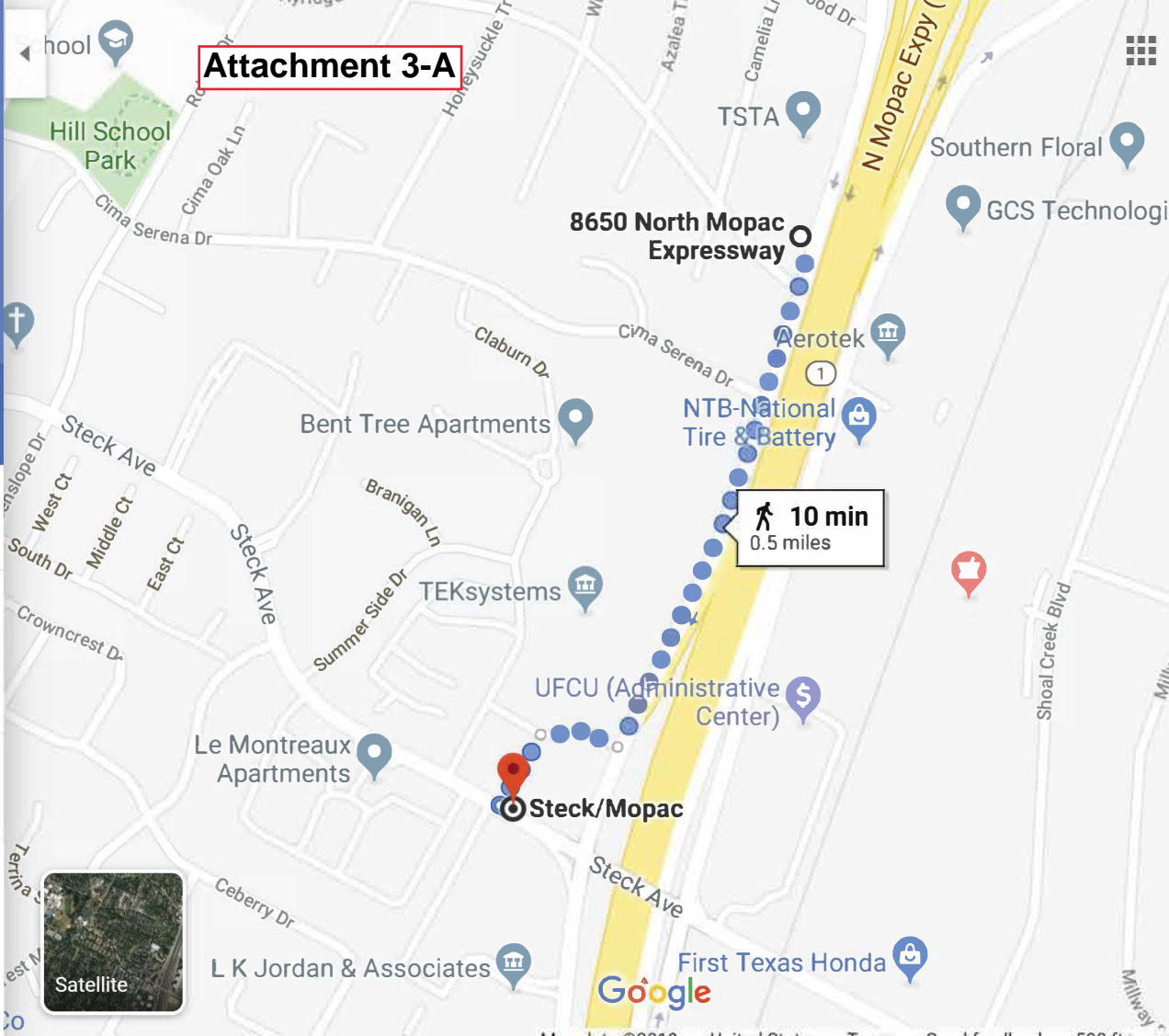
DETAILS

0.5 mile

Mostly flat



Attachment 3-A



8650 North Mopac Expressway

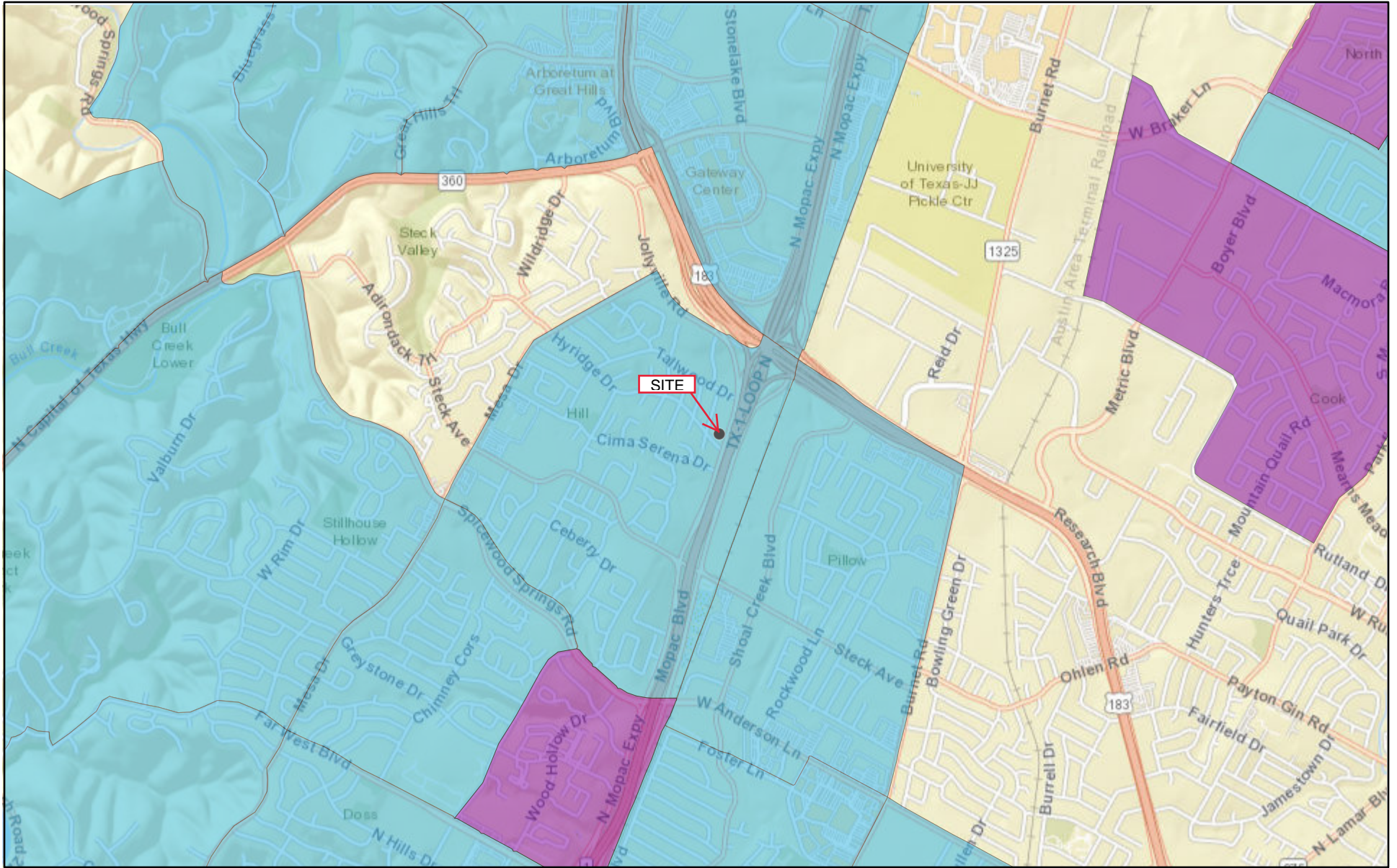
10 min 0.5 miles

Steck/Mopac




Attachment 3-B High Opportunity Location

ArcGIS Web Map

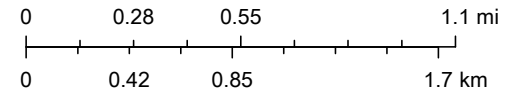


12/19/2019, 11:55:50 AM

 High Opportunity

 Emerging Opportunity

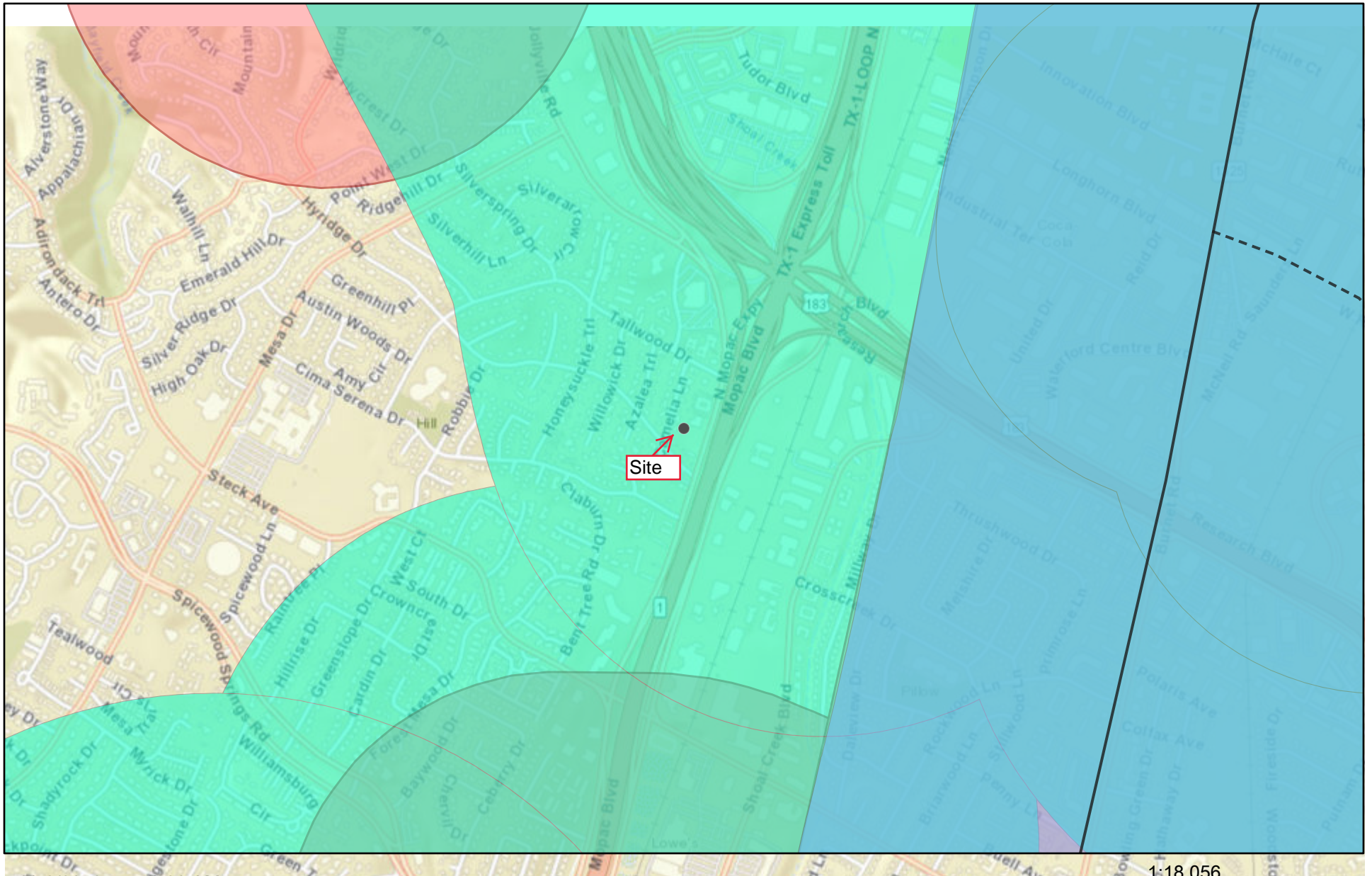
1:36,112



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

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

Attachment 3-C Imagine Austin Location ArcGIS Web Map



12/19/2019, 11:59:38 AM

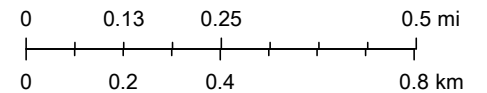
1:18,056

2016 Mobility Bond Corridor Projects

— Construction Eligible Corridor

- - - Preliminary Engineering and Design

- Mobility Bond Corridor: 1/2-Mile Buffer
- Imagine Austin Center: 1/2-Mile Buffer
- Imagine Austin Corridor: 1/2-Mile Buffer



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

Web AppBuilder for ArcGIS

Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Planning and Development Review Department |

Attachment 3-D Proximity to Jobs

Proximity to Jobs

OnTheMap
LEHD Home [Help](#) and [Documentation](#) [Reload](#) [Text-Only](#)

Work Area Profile Analysis
8650 N Mopac Expy Austin, TX 78759

Characteristic Filter: Total
Year: 2017

Map Controls

Color Key: ■

Thermal Overlay:

Point Overlay:

Selection Outline:

Identify | Zoom to Selection
Clear Overlays | Animate Overlays

Report/Map Outputs

Detailed Report
Export Geography
Print Chart/Map

Change Settings

1000 m
2000 ft

-97.74194, 30.36161

Click a Characteristic link in the Summary Report to see more detail.

Age

Earnings

Industry Sector

Race

View as: Bar Chart

Total Primary Jobs

	2017	
	Count	Share
Total Primary Jobs	20,420	100.0%

Worker Age

	2017	
	Count	Share
Age 29 or younger	4,952	24.3%
Age 30 to 54	11,946	58.5%
Age 55 or older	3,522	17.2%

Earnings

2017

[Privacy Policy](#) | [2010 Census](#) | [Data Tools](#) | [Information Quality](#) | [Product Catalog](#) | [Contact Us](#) | [Home](#)
 Source: U.S. Census Bureau, Center for Economic Studies | e-mail: CES.OnTheMap.Feedback@census.gov

Attachment 3-E Proximity to Hill Elementary School

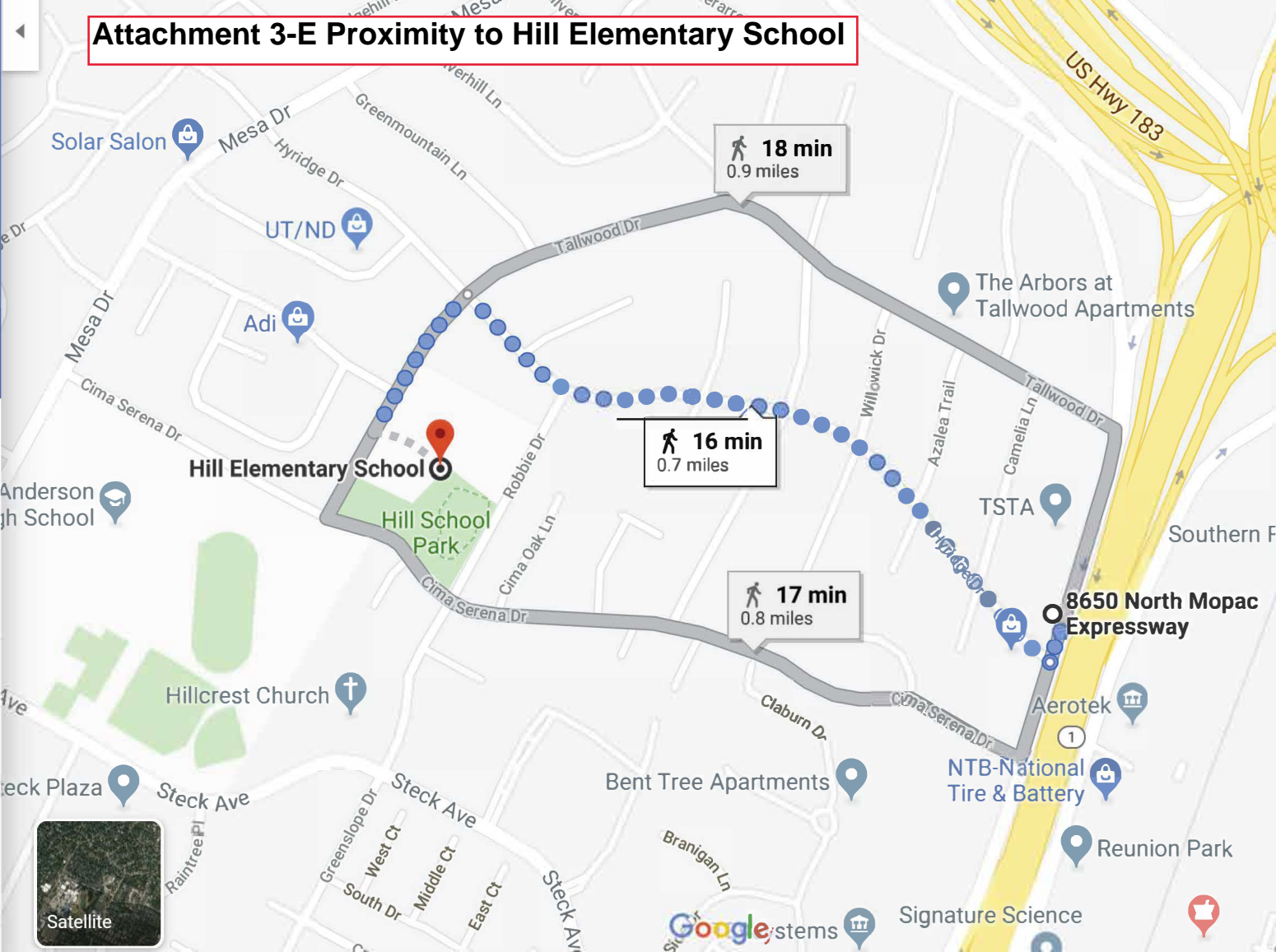
8650 N Mopac Expy, Austin, TX 78759

Hill Elementary School, Tallwood Drive,

Add destination

OPTIONS

- Send directions to your phone
- via Hyridge Dr
16 min
0.7 mile
[DETAILS](#)
- via Cima Serena Dr
17 min
0.8 mile
- via Tallwood Dr
18 min
0.9 mile



Attachment 3-F Walkability Score

8650 North Mopac Expressway

Austin, Texas, 78759

Commute to **Downtown Austin**

31 min 55 min 60+ min [View Routes](#)

- Favorite**
- Map**
- Nearby Apartments**

[Looking for a home for sale in Austin?](#)



Car-Dependent
Most errands require a car.

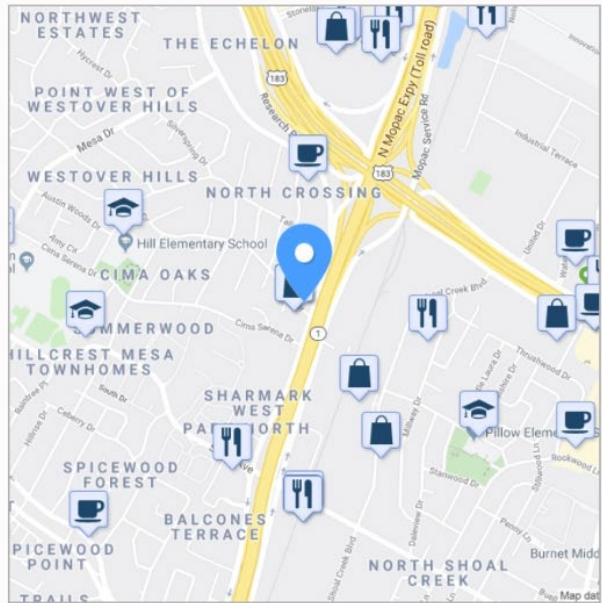


Some Transit
A few nearby public transportation options.



Bikeable
Mostly flat, some bike lanes.

[About your score](#)



8650 N Mopac

Attachment 4 - Flood Plain Map

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

ATTACHMENT 4 – FLOOD PLAIN MAP

The screenshot displays the FloodPro web application interface. At the top left is the City of Austin logo. The main header reads "FloodPro". Below the header is a search bar with the text "Find Floodplain Information" and a blue button labeled "I want to...". The interface is divided into several sections:

- Tax ID:** 0246020516
- Appraisal District:** Travis
- FEMA Floodplain**
 - Flood Zone:** X
 - Community Number:** 480624
 - Panel Number:** 48453C0455J
 - Effective Date:** 1/5/2016
 - 100-Year Flood Elevation:** N/A
 - 500-Year Flood Elevation:** N/A
- City of Austin Floodplain**
 - 25-Year Flood Elevation:** N/A
 - 100-Year Flood Elevation:** N/A

Below the information sections is a link to "[Print Floodplain Report]" with a note: "(https://www.austintexas.gov/floodpro/Reports/process cannot access the file \\coacd.org\apps\FloodPro\FPReports\rpt20191 because it is being used by another process.)". At the bottom of this section are "Try Again" and "Cancel" buttons.

The right side of the interface shows a map of a residential area. A specific property is highlighted in yellow. The map includes street names like "HYRIDGE DR" and various lot numbers such as 8716, 8703, 3530, 8650, 8611, 8609, 3519, 3517, 3515, 3511, 3509, 3507, and 3503. A road with a "1" in a circle is also visible on the right side of the map.

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)

Please see the following attachments:

Attachment 5-A: Key Information on Saigebrook Development and O-SDA Industries

Attachment 5-A.1: Key Information on SGI Ventures, Inc.

Attachment 5-B: Development Experience Master List

Attachment 5-C: Saigebrook Experience Certification

Attachment 5-D: O-SDA Experience Certification

Attachment 5-E: SGI Experience Certification

LISA STEPHENS

President

lisa@saigebrook.com
www.saigebrook.com



MEGAN LASCH

President

megan@o-sda.com
www.o-sda.com

ABOUT US

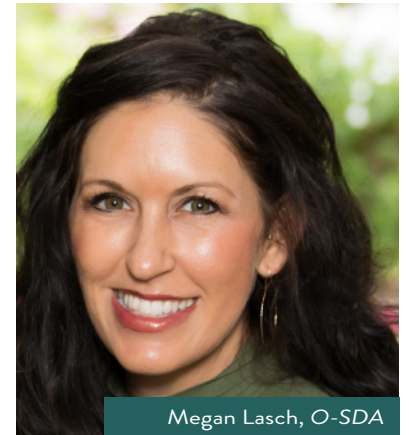
Saigebrook Development and O-SDA Industries are two powerhouse WBE- and HUB-certified real estate development firms that partner regularly to deliver first in class mixed-income housing communities. Together, they have been part of 25 successful Housing Tax Credit applications across the state of Texas.

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$750 million of federal, state, and local competitive funds to date and constructed in excess of 5,000 apartment homes. Saigebrook Development offices in Weatherford, Texas.

Megan Lasch, owner and principal of MBE/WBE- and HUB-certified O-SDA Industries, has more than 12 years of experience in project management and consulting in the affordable housing industry, managing all aspects of project life cycles. Megan has a background in engineering, project management, real estate analysis, and design. O-SDA Industries is based in Austin, Texas.



Lisa Stephens, Saigebrook



Megan Lasch, O-SDA

TO LEARN MORE VISIT

AffordableHousingTexas.com

OUR PROCESS

Saigebrook and O-SDA's dedicated team has built its reputation as a mixed-income housing developer that produces consistent quality, sustainability, innovative design, and long-term viability in each of its communities. The firms oversee every aspect of development, including but not limited to planning, environmental testing, design oversight, financing, permitting, construction, lease-up, and stabilization.

Saigebrook and O-SDA retain long-term ownership of all their properties, maintaining affordability and ensuring high-quality property management. Collectively, the Saigebrook and O-SDA team has extensive experience in all aspects of housing development, compliance and ownership.



LaMadrid, Austin
Mixed-Income Family Community

LaMadrid Apartments is a first in class mixed income community in South Austin. The NAHB Green-Certified Apartments are a unique blend of garden and townhome units within one, two and three-story buildings, surrounding a clubhouse, pool and amenities center.

Stillhouse Flats, Harker Heights
Mixed-Income Family Community

Stillhouse Flats is a 96-unit garden-style development located near the corner of Stillhouse Lake Road and Cedar Knob Road in Harker Heights, TX. The 8-acre site includes an array outdoor amenities and living spaces, catering to families, seniors, and veterans at a variety of income levels.



Edgewood Place, Longview
Mixed-Income Family Community

Edgewood Place is a 74-unit mixed income development conveniently located near Longview Regional Medical Center. The 7-acre site includes a pool, walking trail, and a variety of outdoor amenities.





SGI Ventures, Inc.

206 E. Live Oak Street, #D
Austin, Texas 78704
C: 713 882 3233
Sally@SGIVentures.com

Sally Gaskin, President

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant, and received her degree in accounting and business administration from Aquinas College in Grand Rapids, MI. SGI Ventures, Inc. is a Texas HUB certified real estate development firm and is a former CPA and has been in the affordable housing industry since 1996. Ms. Gaskin is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”) and has a keen interest in energy efficiency and green building. In 2008 SGI Ventures completed the development of CityView at the Park, a 72-unit affordable senior development located in Austin, TX. CityView was awarded a 4-Star Green Building rating by Austin Energy, one of the first affordable developments to earn the 4-Star rating. In addition to CityView, Ms. Gaskin co-developed 7 other tax credit developments, with over 750 units.

Attachment 5-B

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
Pre-Development						
	Sunset at Fash Place 2504 Oakland Blvd. Fort Worth, TX 76103	New Construction Senior Affordable & Market Rate 30% 50% & 60% AMI	50 - 1 BR 16 - 2 BR Total: 66	LIHTC - 9% (TDHCA)	\$14.3MM	
	Cielo Place 3111 Race Street Fort Worth, TX 76111	Adaptive Reuse Family Affordable & Market Rate 30%, 50%, & 60%	50 - 0 BR 11 - 1 BR 18 - 2 BR 12 - 3 BR Total: 91	LIHTC - 9% (TDHCA)	\$22.2MM	
	Everly Plaza 1801-1821 8th Ave and 1801 Hurley Ave. Fort Worth, TX 76110	New Construction Senior Affordable & Market Rate 30%, 50%, & 60%	64 - 1 BR 24 - 2 BR Total: 88	LIHTC - 9% (TDHCA)	\$19.4MM	
	The Abali 4603-4611 N IH 35 Austin, TX 78722	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	16 - 0 BR 10 - 1 BR 19 - 2 BR 11 - 3 BR Total: 56	LIHTC - 9% (TDHCA)	\$14.6MM	
Under Construction						
	Canova Palms 1717 Irving Blvd Irving, Texas	New Construction Senior Affordable & Market Rate 30%. 50% & 60% AMI	41 - 1BR 17 - 2 BR Total: 58	LIHTC - 9% (TDHCA)	\$11.3MM	
	Alton Plaza 202 Whaley Street Longview, TX 75607	New Construction Adaptive Reuse Family Affordable & Market Rate 30%. 50% & 60% AMI	6 - 0BR 16 - 1BR 26 - 2 BR Total: 48	LIHTC - 9% (TDHCA)	\$10.2MM	
	Aria Grand IH35 & Woodland Drive Austin, TX 78704	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	12 - 1 BR 30 - 2 BR 28 - 3 BR Total: 70	LIHTC - 9% (TDHCA)	\$16.8MM	
	Elysium Grand 3300 Oak Creek Drive Austin, Texas	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	18 - 1 BR 53 - 2 BR 19 - 3 BR Total: 90	LIHTC - 4% (TDHCA)	\$19.6MM	
	Mistletoe Station 1916 Mistletoe Blvd. Fort Worth, TX 76104	New Construction Garden Style & Podium Style Family Affordable & Market Rate 30%, 50% & 60% AMI	21 - 1 BR 67 - 2BR 22 - 3BR Total: 110	LIHTC - 9% (TDHCA)	\$28.2MM	
DEVELOPMENTS COMPLETED						
	Edgewood Place 617 Clinic Drive Longview, TX 75605	New Construction Garden Style Family Affordable & Market Rate 30%. 50% & 60% AMI	18 - 1BR 36 - 2BR 20 - 3BR Total: 74	LIHTC - 9% (TDHCA)	\$13.4MM	
	Kaia Pointe 104 Bettie Mae Way Georgetown TX 78633	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	28 - 1 BR 56 - 2 BR 18 - 3 BR Total: 102	LIHTC - 9% (TDHCA) \$13,530,000	\$18.8MM	
	Stillhouse Flats 2926 Cedar Knob Road Harker Heights, TX 76548	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	22 - 1 BR 50 - 2 BR 24 - 3 BR Total: 96	LIHTC - 9% (TDHCA) \$14,180,000 Local Government Contribution	\$16.8MM	NGBS

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
	La Madrid Apartments 11320 Manchaca Rd Austin TX 78748	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 24 - 3 BR Total: 95	LIHTC - 9% (TDHCA) \$13,380,000 City of Austin RHDA	\$20.4MM	NGBS GOLD
	Barron's Branch 817 Colcord Ave Waco, TX 76707	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	30- 1 BR 86 - 2 BR 48 - 3 BR 4 - 4 BR Total: 168	LIHTC - 9% (TDHCA) \$20,331,756	\$16.7MM	NGBS Silver
	Art at Bratton's Edge 15405 Long Vista Dr Austin, TX 78727	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1 BR 46 - 2 BR 16 - 3 BR Total: 78	LIHTC - 9% (TDHCA)	\$14.3MM	NGBS Bronze
	Liberty Pass 17321 Lookout Road Selma, TX 78154	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 62 - 2 BR 26 - 3 BR 4 - 4 BR Total: 104	LIHTC - 9% (TDHCA)		NGBS Silver
	Summit Parque 12777 Merit Drive Dallas, TX 75251	New Construction Mid-Rise Family Affordable and Market Rate 30%, 50%, 60% AMI	31 - 1 BR 49 - 2 BR 20 - 3 BR Total: 100	LIHTC - 9% (TDHCA) \$14,870,000	\$23.9MM	NGBS Silver
	Tupelo Vue 525 Avenue G NW Winter Haven, FL 33881	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16- 1 BR 38 - 2 BR 16 - 3 BR 4 - 4 BR Total: 70	LIHTC - 9% (FHFC) \$12,200,380	\$8.1MM	NGBS Bronze
	Saige Meadows 13488 Hwy 69N Tyler, TX 75706	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	Flats: 22 - 1 BR 44 - 2 BR 4 - 3 BR Townhomes: 6 - 2 BR 16 - 3 BR Total: 92	LIHTC - 9% (TDHCA) \$11,870,348	\$9.4MM	NGBS Bronze
	Amberwood Place 411 W Hawkins Pkwy Longview, TX 75604	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 32 - 2 BR 32 - 3 BR 2 - 4 BR Total Unit 78	LIHTC - 9% (TDHCA) \$8,740,526	\$10.MM	N/A
	Tylor Grand 3702 Rolling Green Dr. Abilene, TX 79606	New Construction Garden Style Family Affordable 30%, 50%, 60% AMI	32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR Total Unit 120	LIHTC - 9% (TDHCA) \$13,914,133	\$1.6MM	N/A
	The Roxton 307 N. Loop 288 Denton, TX 76209	Rehab Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	16 - 1 BR 86 - 2 BR 24 - 3 BR Total: 126	LIHTC - 9% (TDHCA) \$14,500,717	\$18.6MM	NGBS Emerald
	Pinnacle at North Chase 3851 N. Broadway Avenue Tyler, TX 75702	New Construction Garden Style Family Affordable 30%, 50% & 60% AMI	32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR Total: 120	LIHTC - 9% (TDHCA) \$12,596,114	\$14.8MM	N/A
	Villages at Tarpon Walton Village Lemon Village Pine Village North Ring Village	Rehabilitation Garden Style Elderly	26 - 0 BR 69 - 1 BR Total = 95	LIHTC - 9% (FHFC)	\$13.8MM	N/A



TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

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December 28, 2016

*Writer's direct phone # 512-475-1676
Email: marni.holloway@tdhca.state.tx.us*

Ms. Lisa M. Stephens
c/o Alyssa Carpenter
1305 East 6th Street, Suite 12
Austin, Texas 78702

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2017 UNIFORM MULTIFAMILY RULES

Dear Ms. Stephens:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.



If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to be 'Marni Holloway', written over a horizontal line.

Marni Holloway
Director of Multifamily Finance



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December 14, 2015

Writer's direct phone # 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Mrs. Megan Lasch
c/o Alyssa Carpenter
1305 East 6th Street, Suite 12
Austin, Texas 78702

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2016 UNIFORM MULTIFAMILY RULES

Dear Mrs. Lasch:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the Uniform Multifamily Rules. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

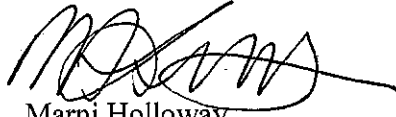
Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.



certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marni Holloway', with a long horizontal flourish extending to the right.

Marni Holloway
Director of Multifamily Finance



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February 14, 2019

Writer's direct dial: 512-475-1676
Email: marni.holloway@tdhca.state.tx.us

Ms. Sally Gaskin
206 East Live Oak Street, Suite D
Austin, Texas 78704

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2019 QUALIFIED ALLOCATION PLAN

Dear Ms. Gaskin:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §10.204(6) of the 2019 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §10.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

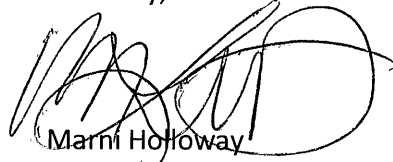
Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this



certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs' rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to be 'Marni Holloway', written over a circular stamp or seal.

Marni Holloway
Director of Multifamily Finance