

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.

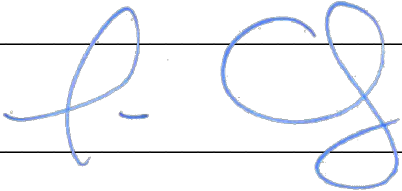
Deadline to Submit: 5:00 pm, Friday, December 20, 2019

Development Name: _____

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

Authorized Representative Signature

 _____

Authorized Representative Printed Name

Authorized Representative Title

Date

Attachment 1 - Project Summary

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

Polaris Avenue Flats Project Summary

Polaris Avenue Flats is located in the City of Austin, which lies in the census tract 48453001818.

Project Summary Form

1) Project Name Polaris Avenue Flats	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 3.37AC at Polaris Ave and approx. 975ft from Burnet Rd		5) Mobility Bond Corridor Burnet Rd
6) Census Tract 18.18	7) Council District District 7	8) Elementary School WOOTEN EL
9) Affordability Period 45 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction, Pre-development, and Conservation

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		1	5	1		7
Up to 40% MFI						0
Up to 50% MFI		3	19	6		28
Up to 60% MFI		4	22	8		34
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	8	46	15	0	69

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	4	Continuum of Care Units	
Accessible Units for Sensory Impairments	6		

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	5,675,000	Acquisition	7,052,538
Third Party Equity	13,498,650	Off-Site	362,522
Grant		Site Work	991,861
Deferred Developer Fee	632,124	Site Amenities	30,000
Other	1,600,000	Building Costs	7,243,646
Previous AHFC Funding		Contractor Fees	1,215,707
Current AHFC Request		Soft Costs	1,630,000
Future AHFC Requests		Financing	1,190,500
		Developer Fees	1,689,000
Total \$	21,405,774	Total \$	21,405,774

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.**)*

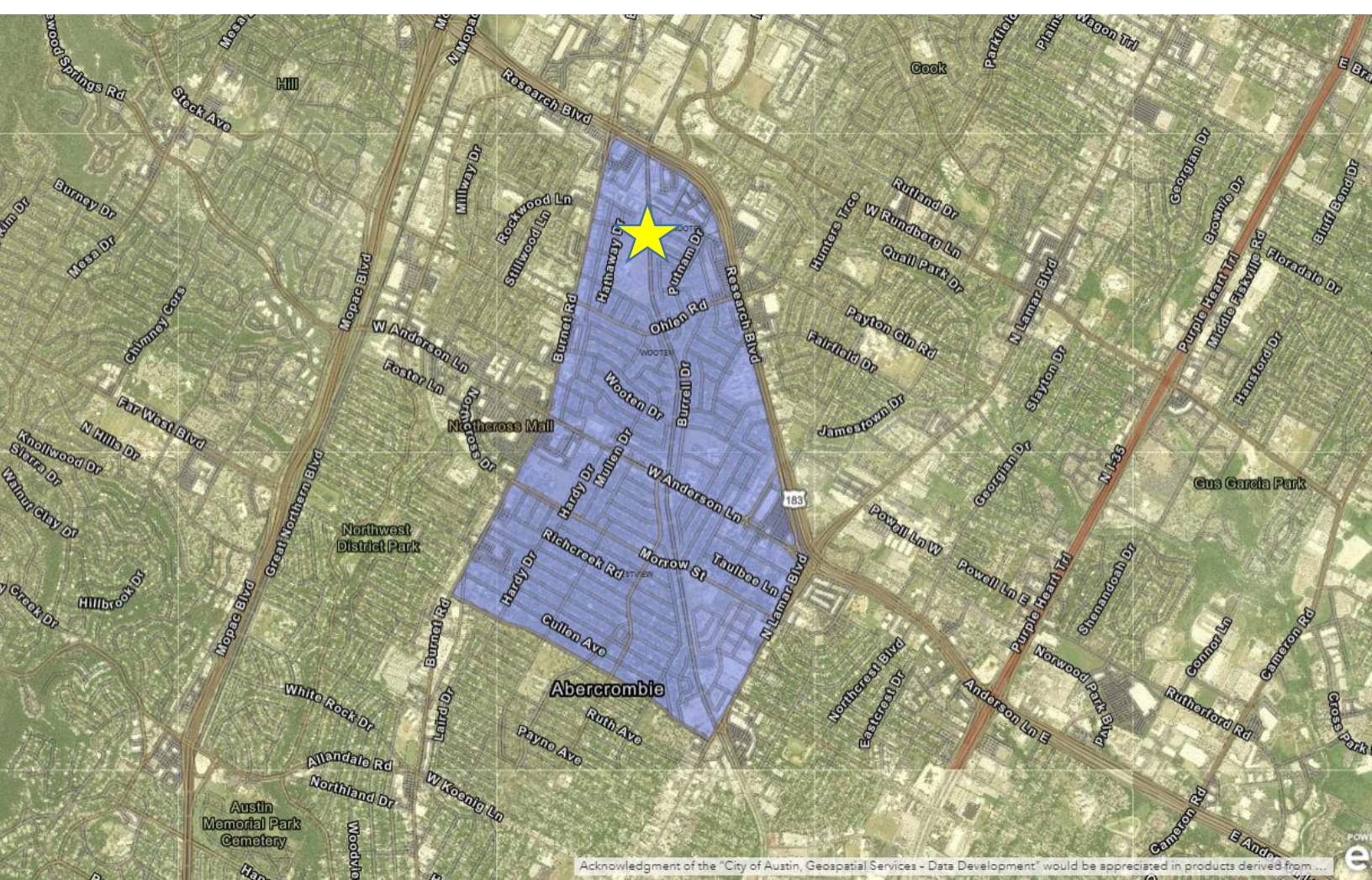
CRP Name

Council Ordinance # (1)

Council Ordinance # (2)

Council Ordinance # (3)

Polaris Avenue Flats CRP - Crestview/Wooten NPA



Acknowledgment of the "City of Austin, Geospatial Services - Data Development" would be appreciated in products derived from ...

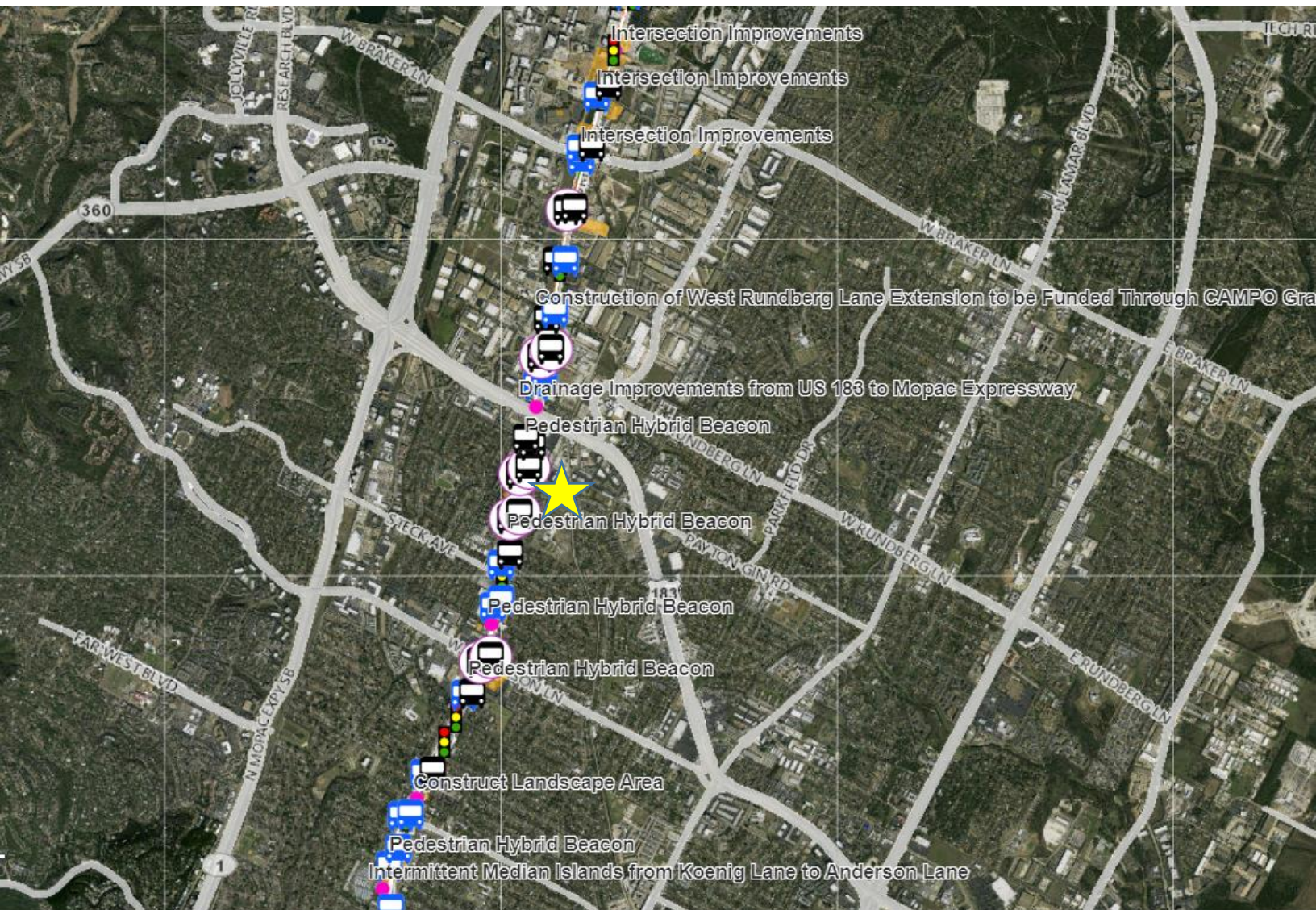
Vision:

Preserve the character of the neighborhood by encouraging owner-occupied single-family housing offering diversity, pride of ownership, and a sense of community. Promote small neighborhood-oriented businesses and services where appropriate. Maintain and encourage accessible, quiet, clean, safe, and pedestrian and bike friendly neighborhoods, with tree-lined streets and a park-like feel.

Targeted Emphasis:

- 1) Land Use Goals
- 2) Transportation Goals
- 3) Quality of Life Goals

Polaris Avenue Flats CRP – Burnet Rd / N. Lamar Corridor Mobility Plan

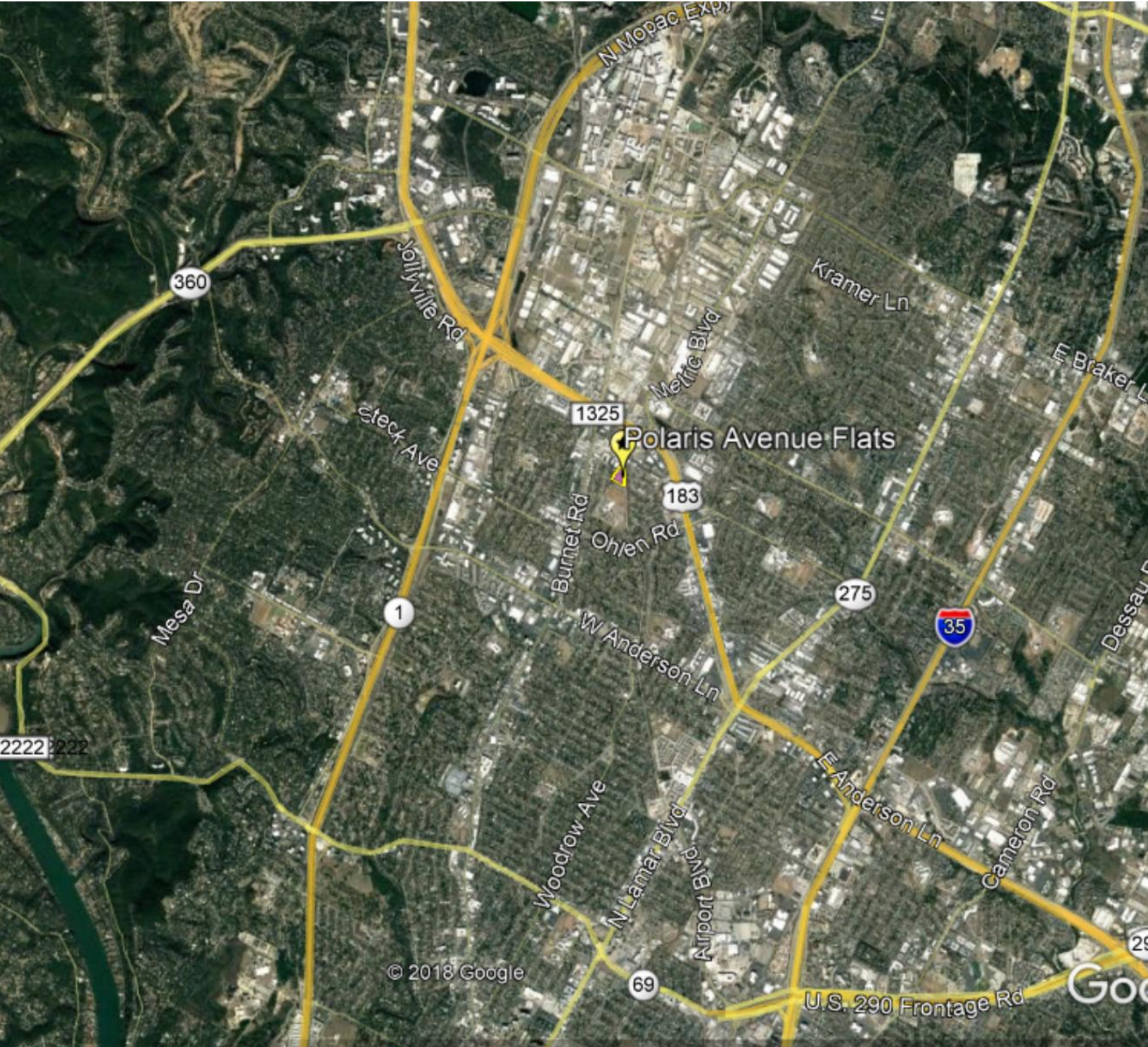


Mobility, safety and connectivity improvements are coming to Burnet Road between Koenig Lane and MoPac Expressway. As proposed, the City of Austin anticipates investing between \$45 million to \$55 million from the [2016 Mobility Bond](#) on the improvements, which are included in the [Corridor Construction Program](#), adopted by Austin City Council. The projects are expected to reduce vehicular delay, improve effectiveness of transit, as well as create continuous ADA-compliant sidewalks and continuous bicycle facilities along the entire length of the corridor.

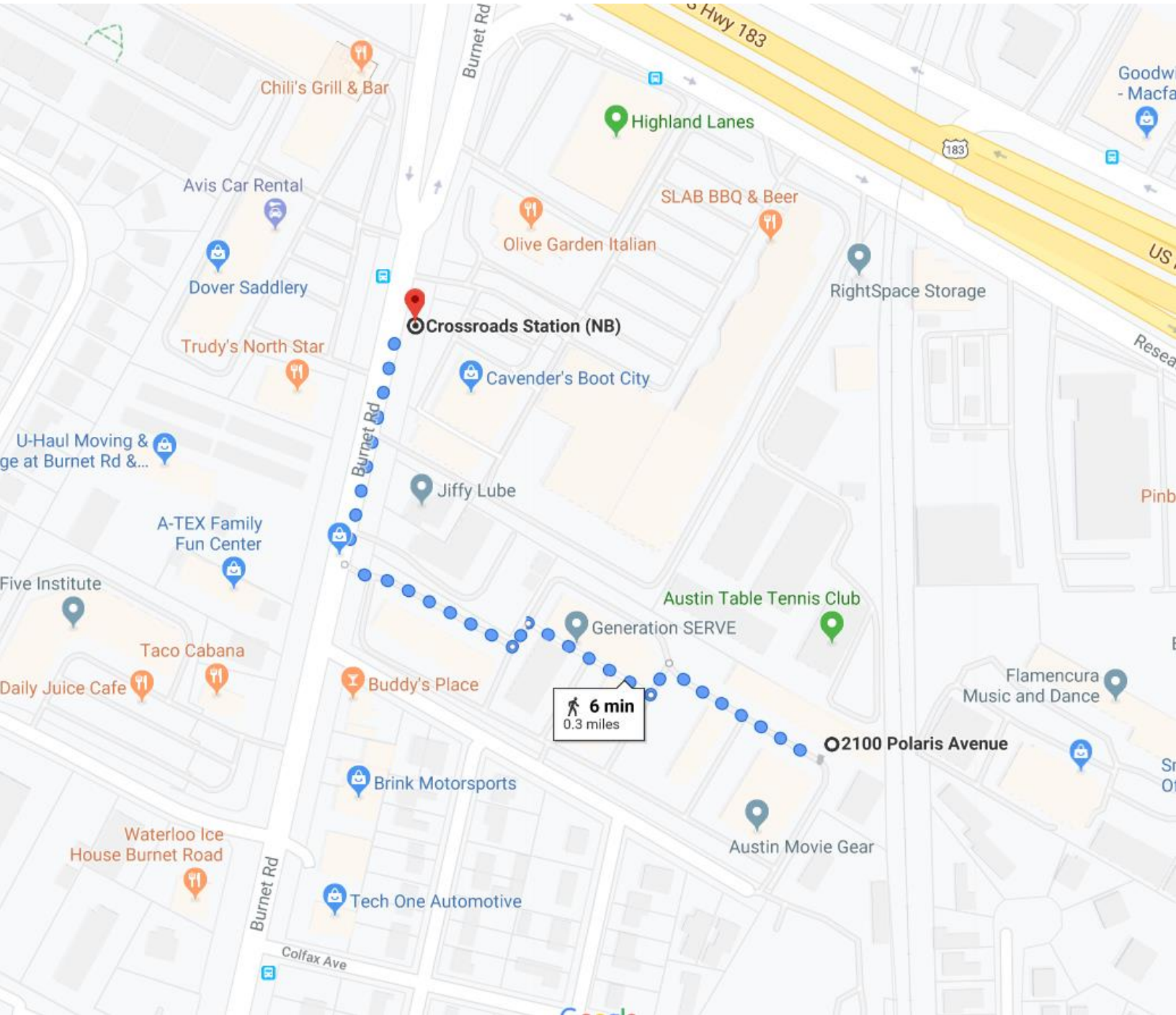
Attachment 3 – Map and Nearest Transit Stop

(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)

Polaris Avenue Flats Map



Polaris Avenue Flats Nearest Transit Stop



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)

Polaris Avenue Flats ATX FloodPro Map

*Site boundaries approximated to highlight parcel
** There is no FEMA Flood Plain in the proximity of the site



Polaris Avenue Flats ATX FloodPro Map



FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0242080501	Date Processed: 12/20/2019
Property Address: 2100 POLARIS AVE	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: N/A
Community Number: 480624	100-Year Flood Elevation**: N/A
Panel Number: 48453C0455J	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 01/06/2016	
FEMA 100-Year Elevation*: N/A	
FEMA 500-Year Elevation*: N/A	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Fax:** 512-974-3584 **E-mail:** floodpro@austintexas.gov
Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
 Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones A, AE, AO, or AH are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone 0.2% annual chance flood hazard (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone X Protected by Levee are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone X are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- **The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

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

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing projects along with significant experience in single-family infill housing.

■ CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 15 states, providing professional construction services for multifamily and single family homes. Over 38,000 units have been built since inception.

■ PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 20,000 of market rate, affordable and senior rental units under management.

■ INVESTMENT SERVICES

NaviStone is a financial company and consultancy, owned by the principals of NRP, tasked with providing financial certainty for tax credit properties as a tax credit purchaser and tax-exempt bond buyer.



The Parkwood at Optimist Park, Charlotte, NC

**DEVELOPMENT | CONSTRUCTION
PROPERTY MANAGEMENT**

25 | the
years | **NRP**
group
FOUNDED IN 1994

38,000+
TOTAL UNITS DEVELOPED

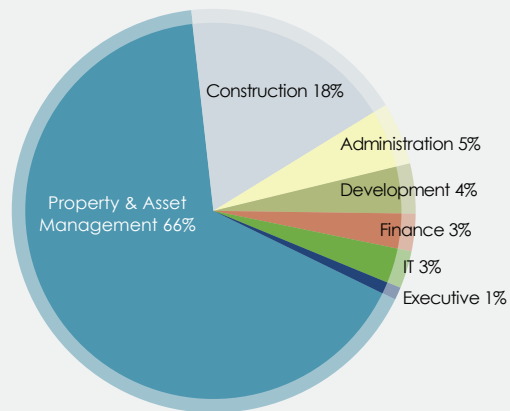
\$6 billion
TOTAL REAL ESTATE CLOSED
((\$5 billion since 2011))

20,000+
UNITS UNDER MANAGEMENT

\$500+ million
CORE OPERATIONS REVENUE

\$1.5 billion
PORTFOLIO VALUATION

NRP EMPLOYEE BREAKDOWN

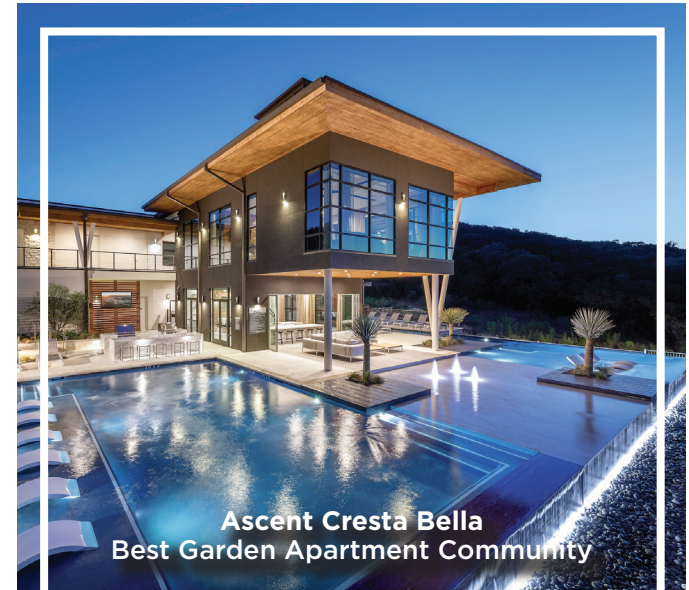


760+
EMPLOYEES

#6 The NRP Group
2018 Top Multifamily Development Firms



MHN
MULTI-HOUSING NEWS

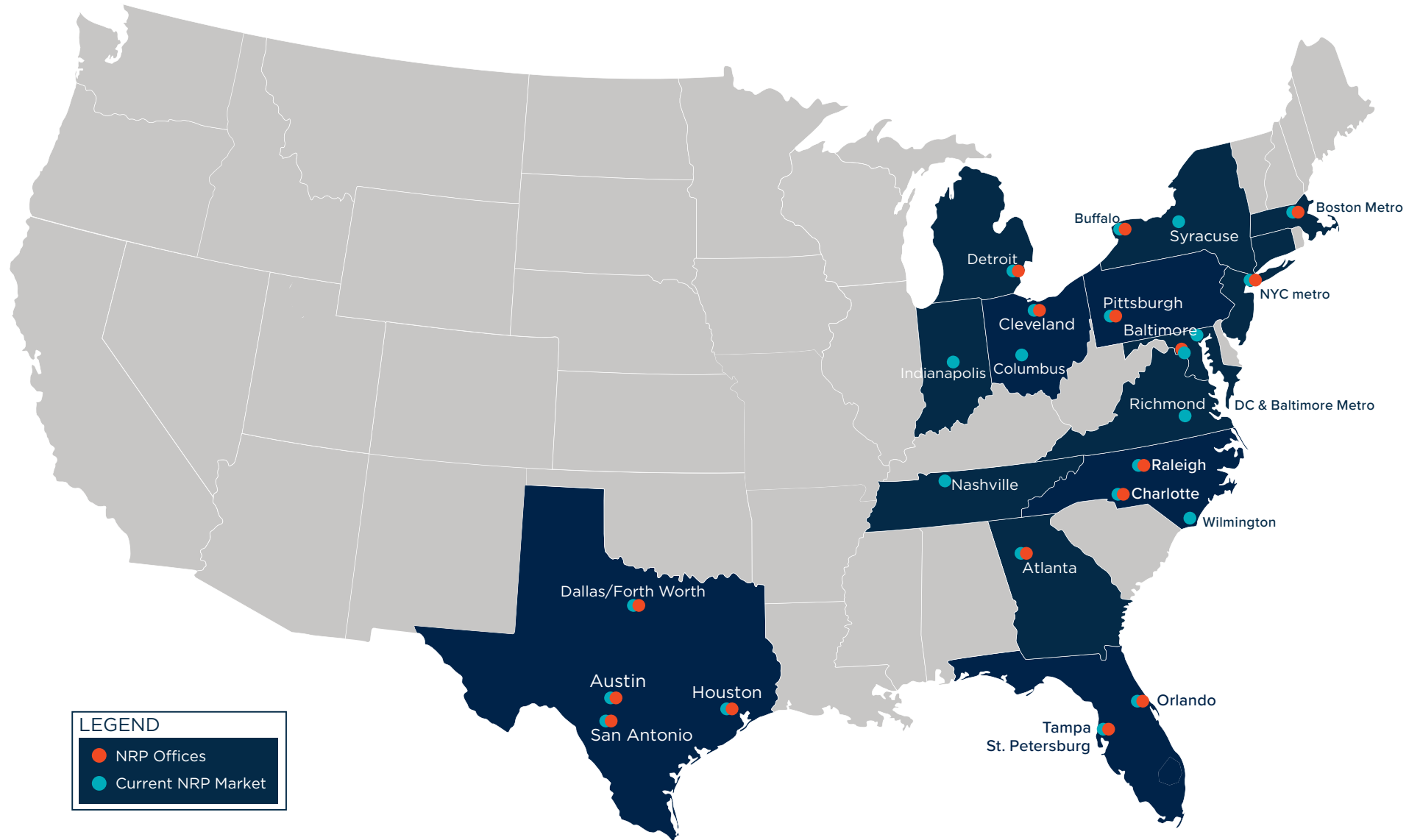


Ascent Cresta Bella
Best Garden Apartment Community



Edge 1909
Best Interior Merchandising of a Model Unit

**2018 NAHB Multifamily Pillars of
the Industry Award Winners**



AFFORDABLE HOUSING



- Multifamily Housing:** Affordable does not mean cut-rate. NRP places a high priority on workmanship and quality, while focusing on designs that maximize living space and blend harmoniously with the surrounding architectural influences. With strict requirements for federal, state and city-funded developments, many financed through Low-income Housing Tax Credit Program, NRP excels at providing high-quality, cost-efficient housing throughout the country.

- Single-family Urban Development:** The NRP Group produces homes below the market average, with the option to purchase at the end of the tax-credit holding period. Designed to create home ownership opportunities for families with limited resources, these housing developments attempt to revitalize urban neighborhoods under Low-income Housing Tax Credit Program.

- Senior Housing:** NRP designs senior properties where individuals 55 and over can thrive. These developments are universally designed to satisfy the physical and social needs of senior residents.



MARKET RATE HOUSING

- Details that appeal to the most discerning residents are standard in NRP's Market Rate communities. In addition to spacious, modern floor plans with high-end fixtures, these properties offer every available convenience to residents. NRP creates luxury, class-A, living and our amenities set us apart. Fully-equipped fitness centers, yoga rooms, playrooms, art galleries, parking garages, game rooms, community rooms, business centers, conference rooms and pools with sun decks enable residents to access nearly everything that they need without leaving home.



MARKET RATE

#9 Developer/ #6 Builder on NMHC Top 50

+36% returns on sale price over cost since 2011

Strong reputation for quality craftsmanship, leading design style, and excellence in amenities presentation

WORKFORCE

Pioneering work in Public Finance Corp deal structure to create tax exempt finance structures to create mixed-income properties with strong market-rate and affordable components

AFFORDABLE

#5 on Affordable Housing Finance Magazine Top Developer list

Expert at 4% deals, 9% deals

Have developed over 200 affordable projects; currently manage 15,000 affordable units

+ SUPPORT SERVICES

Pioneering work in this area: example is a 30%-60% AMI project in Cleveland, OH that includes 78 apartments, 10 townhomes, and 21K square foot of commercial space that will become the new HQ for a community development group

+ HOSPITALS & HOUSING

Pioneering work in this area: example is highly publicized project with AIHC participant Nationwide Children's Hospital with 58 workforce housing units and workforce training center; example MetroHealth 200+ units market rate and affordable with workforce training center + commercial



The Salado Red Berry, San Antonio, TX

National Development Leader: The NRP Group has become the #1 multifamily developer in the U.S. that creates both affordable and market rate communities at scale. Through this process, we have achieved notable expertise in a broad range of development project types.

At NRP Construction, we have a history of delivering projects that are **on-time, on-budget, highly cost-effective**, and that are built with **award-winning quality and style**.

We accomplish these outcome by taking what we have learned from our more than two decades of experience as an owner, general contractor, and manager, and applying our **customized approach** to providing construction services with the best combination of people, process and technology in the business.

Our strong and longstanding relationships with subcontractors, tradespeople, vendors, and suppliers – as well as our scale, which is unrivaled in terms of breadth and depth of talent – give us access to **unparalleled pricing and workmanship**, factors that truly set us apart.

Licensed in 15 states, we have honed a world class core competence in design-assist and design-build processes, and we work with developers and owners to analyze the entire range of options on each individual project.



The Edison at Gordon Square, Cleveland, OH

15

STATES LICENSED IN

130+

CONSTRUCTION STAFF

38,000+

UNITS CONSTRUCTED

For more than two decades, The NRP Group has perfected a best-in-class property management platform known for driving optimal performance while delivering an exceptional lifestyle experience to residents.

Our success is the direct result of having an owner's perspective. As one of the largest multifamily development, construction and management companies in the country, we have delivered more than 39,200 apartment homes, and currently manage more than 20,000 residential units across eight states.

But most importantly, we never forget that people are at the center of everything we do. Our team of more than 450 professionals works diligently to bring our core values to life every day, fostering a distinct sense of community, partnership, and respect among residents and team members alike.



Avanti, St. Petersburg, Florida

12 months
AVERAGE LEASE-UP RATE

450+
MANAGEMENT STAFF

20,000+
UNITS MANAGED NATIONALLY

Unrivaled Experience in Texas



Property Name	Location	Total Units	HOME	HTC	Mort. Rev. Bonds	Low Income Units	MR Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF SF ELD	Total Development Cost
Commons of Grace	Houston, TX	108		X		86	22	2004	2036	\$660,701 / \$48,106	NRP / Commons of Grace	ELD	\$11,610,917
Reserve II at Las Brisas	Irving, TX	180		X		144	36	2004	2019	\$822,062	NRP / Dallas Housing Auth.	MF	\$17,203,975
The Villas at Costa Biscaya	San Antonio, TX	250	X	X	X	250	0	2004	2019	\$862,911	NRP / Agape	MF	\$14,169,403
The Villas at Costa Cadiz	San Antonio, TX	172	X	X	X	172	0	2004	2019	\$588,003	NRP / Agape	MF	\$14,355,874
Costa Tarragona I	Corpus Christi, TX	250	HTF	X	X	250	0	2005	2020	\$900,333	NRP / Corpus Christi Housing Auth.	MF	\$21,556,059
Reserve I at Las Brisas	Irving, TX	261		X		0	261	2005	2020	N/A	NRP / Dallas Housing Auth.	MF	\$22,689,601
Costa Valencia	San Antonio, TX	230		X	X	230	0	2005	2020	\$838,663	NRP / SAHA	MF	\$21,037,911
San Juan Square I	San Antonio, TX	143		X		137	6	2005	2020	\$999,398 / \$85,948	NRP / SAHA	MF	\$14,917,747
The Alhambra	San Antonio, TX	140		X		134	6	2005	2020	\$946,988 / \$79,507	NRP / SAHA	ELD	\$13,605,088
Costa Verde	Clute, TX	188		X	X	188	0	2006	2036	\$798,840	NRP / NRC	MF	\$19,804,745
Costa Almadena	San Antonio, TX	176		X	X	174	2	2006	2036	\$734,966	NRP / Bexar Housing Auth.	MF	\$18,527,572
Costa Mirada	San Antonio, TX	212		X	X	211	1	2006	2036	\$885,339	NRP / SAHA	MF	\$21,735,075
The Gibraltar	Clute, TX	48	X	X		48	0	2007	2037	\$575,334 / \$20,068	NRP / NRC	ELD	\$7,104,543
Costa Rialto	Houston, TX	216		X	X	216	0	2007	2037	\$942,498	NRP	MF	\$24,597,390
Costa Vizcaya	Houston, TX	252		X	X	252	0	2007	2037	\$1,087,975	NRP	MF	\$28,173,642
San Juan Square II	San Antonio, TX	144		X		138	6	2007	2037	\$1,311,510	NRP / SAHA	MF	\$18,367,636
Costa Ibiza	Houston, TX	216		X	X	216	0	2008	2038	\$879,252	NRP	MF	\$23,843,556
Woodmont Apartments	Fort Worth, TX	252	X	X	X	252	0	2009	2039	\$1,029,811	NRP / Fort Worth Housing Auth.	MF	\$29,180,701
Costa Esmeralda	Waco, TX	112		X		112	0	2008	2048	\$1,086,058	NRP / THF Housing Dev. Corp	MF	\$13,114,323
Cevallos Lofts	San Antonio, TX	252		X	X	63	189	2008	2039	\$285,205	NRP / SAHTPFC	MF	\$38,009,173
The Mirabella	San Antonio, TX	172	X	X	X	172	0	2008	2039	\$775,146	NRP / Las Varas PFC	ELD	\$20,618,788
Casa Brazoria	Clute, TX	36		X		36	0	2009	2049	\$876,319	NRP / NRC	SF	\$7,443,840
Crestshire Village	Dallas, TX	74		X		74	0	2009	2049	\$1,123,143	The Thomas RPDC Co / M Group Holdings	MF	\$11,187,883
Four Seasons at Clear Creek	Fort Worth, TX	96		X		92	4	2009	2049	\$921,081	NRP / Merced Housing Texas	MF	\$12,379,244

Unrivaled Experience in Texas

Property Name	Location	Total Units	HOME	HTC	Mort. Rev. Bonds	Low Income Units	MR Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF SF ELD	Total Development Cost
Costa Mariposa	Galveston County, TX	252	X	X	X	252	0	2009	2049	\$975,006	NRP / UPCDC Texas Inc.	MF	\$28,327,265
Golden Bamboo Village II	Houston, TX	116		X		116	0	2009	2049	\$1,621,465	VN Teamwork / CHR	MF	\$15,242,100
Tierra Pointe	Karnes County, TX	80		X		80	0	2009	2049	\$1,061,463	Merced Housing Texas	MF	\$9,977,193
Montabella Pointe	San Antonio, TX	144		X		144	0	2009	2049	\$1,731,393	Housing & Comm. Services, Inc.	MF	\$17,922,859
Encino Pointe	San Marcos, TX	252	X	X	X	252	0	2009	2039	\$1,033,705	NRP / Capital Area Finance Corp.	MF	\$29,527,007
Costa Tarragona II	Corpus Christi, TX	96		X		96	0	2010	2040	\$1,333,459	NRP / CCHFC	MF	\$13,011,915
Race Street Lofts	Fort Worth, TX	36		X		36	0	2010	2040	\$592,207	NRP / FWHFC	MF	\$7,924,257
Golden Bamboo Village III	Houston, TX	130		X		130	0	2010	2040	\$1,6111,321	VN Teamwork, Inc.	ELD	\$16,967,475
La Terraza at Lomas del Sur	Laredo, TX	128		X		128	0	2010	2040	\$1,688,609	Laredo Public Facility Corp.	MF	\$17,290,791
Auburn Square	Vidor, TX	80		X		80	0	2010	2040	\$1,100,480	Legacy Community Dev. Corp.	MF	\$11,649,785
Terrell Homes I	Fort Worth, TX	54		X		54	0	2010		\$1,136,782	NRP / FWHFC	SF	\$12,309,976
Terrace at Haven for Hope	San Antonio, TX	140		X		140	0	2010		\$1,638,351	Haven for Hope Bexar County / CHR	MF	\$16,294,819
Azure Pointe	Beaumont, TX	140		X		140	0	2011	2051	\$1,962,797	NRP / Beaumont Housing Authority	MF	\$19,178,514
Oasis Cove	Canadian, TX	64	X	X		56	8	2011	2051	\$760,840	THF Housing Dev. Corp / Petros-Oasis LLC	MF	\$8,195,331
Playa del Pueblo	Midland, TX	96		X		96	0	2011	2051	\$1,315,954	Midland Community Dev. Corp / LRJ Consulting, LLC	MF	\$13,395,364
Brooks City Base	San Antonio, TX	300	Conventional			0	300				NRP	MF	\$26,900,000
Belleza at Cresta Bella	San Antonio, TX	290	Conventional			0	290				NRP / WCHYP II Cresta Bella Investor LLC	MF	\$32,000,000
The Allure at Cedar Park	Cedar Park, TX	334	Conventional			0	334				NRP / Carolville Ltd.	MF	\$34,500,000
Tobin Lofts	San Antonio, TX	222	Conventional			0	222					MF	\$29,500,000
Vivo	Dallas, TX	200	Conventional			0	2000					MF	\$31,000,000
Echo	Dallas, TX	200	Conventional			0	200					MF	\$31,000,000
Sienna Pointe	San Marcos, TX	228	X	X	X	228	0	2012	2052	\$925,790	NRP / CAHFC	MF	\$29,200,000
Gardens at San Juan	San Antonio, TX		X		X	252	0	2012	2052	\$1,028,298	NRP / Las Varas PFC	MF	\$31,600,000
Balcones Lofts	Balcones Heights, TX	84		X		50	34	2013	2053	\$711,849	NRP / CHR Partners	MF	\$11,600,000

Unrivaled Experience in Texas

Property Name	Location	Total Units	HOME	HTC	Mort. Rev. Bonds	Low Income Units	MR Units	Term of Participation	Term of Participation	Tax Credit Award Amount	Owners	MF SF ELD	Total Development Cost
Emerald Village	San Antonio, TX	144		X		114	30	2013	2053	\$1,500,000	NRP / CHR Partners	MF	\$22,400,000
Landings at Marine Creek	Fort Worth, TX	302		X	X	302	0	2014	2054	\$1,459,496	NRP / Fort Worth HFC	MF	\$40,100,000
Sterlingshire Apartments	Dallas, TX	264		X	X	264	0	2014	2054	\$1,355,101	NRP / Denton HFC	MF	\$35,500,000
Junipers Edge	San Antonio, TX	108		X		102	6	2014	2044	\$1,378,181	NRP / CHR Partners	MF	\$17,900,000
Esperanza Apartments	San Antonio, TX	322	X	X	X	322	0	2015	2055	\$1,443,019	NRP / SAHTPFC	MF	\$39,800,000
The Veranda	Denton, TX	322		X	X	322	0	2015	2055	\$1,649,000	NRP / Denton Housing Authority	MF	\$47,500,000
Terrace at Walnut Creek	Austin, TX	324		X	X	324	0	2015	2055	\$1,951,000	NRP / Tarrant County HFC	MF	\$49,800,000
Mercantile Square	Fort Worth, TX	324		X	X	324	0	2015	2055	\$1,522,685	NRP / Fort Worth HFC	MF	\$44,200,000
The Starling Apartments	San Antonio, TX	90		X		82	8	2016	2046	\$1,500,000	NRP / Prospera Housing and Comm Service	MF	\$16,800,000
Tuscany Park at Arcola	Houston, TX	96		X		88	8	2016	2046	\$1,500,000	NRP / East 43 rd Street LLC	MF	\$15,200,000
Lucero Apartments	San Antonio, TX	324	X	X	X	324	0	2016	2056	\$1,553,716	NRP / San Antonio HFC	MF	\$40,500,000
Broadmoor at Western Hills	Fort Worth, TX	324	X	X		309	15	2016	2056	\$1,522,365	NRP / Fort Worth HFC	MF	\$41,000,000
The Stella	San Antonio, TX	324	X	X		324	0	2018	2035	\$1,600,000	NRP / SAHTPFC	MF	\$47,300,000
Rio Lofts	San Antonio, TX	81		X		67	14	2017	2052	\$1,198,319	NRP / SAHTPFC	MF	\$15,400,000
The Baldwin at St. Paul Square	San Antonio, TX	271	Conventional PFC			0	271				SAHTPFC	MF	\$57,100,000
The Upton at Longhorn Quarry	San Antonio, TX	306	Conventional PFC			0	306				SAHTPFC	MF	\$36,100,000
The Kennedy at Brooks	San Antonio, TX	306	Conventional PFC			0	306				Brooks Development Authority	MF	\$39,100,000
Salado at Red Berry	San Antonio, TX	330	Conventional PFC			0	330				SAHTPFC	MF	\$61,000,000
The Flats at River North	San Antonio, TX	283	Conventional PFC			0	283				SAHTPFC	MF	\$55,800,000
Alazan Lofts	San Antonio, TX	88		X		88	0	2019	2034	\$1,500,000	SAHA	MF	\$18,700,000
Luna Flats	San Antonio, TX	69		X		69	0	2019	2034	\$1,500,000	SAHTPFC	MF	\$18,000,000