

**APPLICATION FOR CITY OF AUSTIN RESOLUTIONS**  
**for**  
**2019 - 4% Competitive Low Income Housing Tax Credits**

*This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.*

*PLEASE NOTE: If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: <http://austintexas.gov/page/housing-application-center>.*

**1. Resolutions. Please indicate which resolutions are being requested from the City of Austin.**

- ☒ Resolution of Support from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- ☒ Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- ☐ One-Mile/Three-Year Rule
- ☐ Limitations on Developments in Certain Census Tracts
- ☒ ~~TEPA~~ Approval

**For the request to be considered, please attach the following information:**

- 1) Please complete the attached Project Summary Form. Tips to fill the form appear when cursor is placed near field.
- 2) A SMART Housing Certification Letter
- 3) Provide a map (8 1/2" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
- 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.
- 5) Provide information about the Developer's Experience and Development Background.

Applications for S.M.A.R.T. Housing certification go through a separate review process. 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).

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11<sup>th</sup> Street, 2<sup>nd</sup> Floor, Austin, TX 78702 to the attention of Ellis Morgan. For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at [ellis.morgan@austintexas.gov](mailto:ellis.morgan@austintexas.gov). E-mailed submissions are acceptable in PDF format.

I certify that, to the best of my knowledge, the attached information provided is true and correct.

Authorized Representative

739320ed-ffd4-42bf-42bf-85d5-52e494243e50  
85d5-52e494243e50  
Digitally signed by: 739320ed-ffd4-42bf-42bf-85d5-52e494243e50  
DN: CN = 739320ed-ffd4-42bf-85d5-52e494243e50  
Date: 2019.03.25 10:57:52 -06'00'

Date 3-25-19

*Suzanne Schweitzer*  
+  
*Tracey Moreno*

**Project Summary Form**

1) Project Name Granada 2) Project Type Mixed-Income 3) New Construction or Rehabilitation? New Construction

## 4) Location Description

411/601 E Powell Lane & 410/500/502/504 E Wonsley

5) Census Tract 18.06 6) Council District 4 7) Elementary School Webb Primary Center 8) Affordability Period 40 years

9) Type of Structure Multi-family 10) Occupied? No 11) How will funds be used? No funds requested

## 12) Summary of Units by MFI Level

Income Restrictions	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
At or below 30% MFI						0
						0
At or below 50% MFI						0
						0
At or below 60% MFI	36	162	32	3		233
At or below 80% MFI						0
At or below 120% MFI						0
No Restrictions	3	18	4			25
<b>Total Units</b>	39	180	36	3	0	258

## 13) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	13	PSH Units (Non-Housing First)	
Accessible Units for Sensory Impairments	6	Housing First Units	

## Use the City of Austin GIS Map to Answer the questions below

14) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes

15) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes

16) Is the property within 3/4 mile of a Transit Stop? Yes

17) The property has Healthy Food Access within: >1 Mile

18) Estimated Sources and Uses of funds See Attached

Sources

Debt	
Third Party Equity	
Grant	
Deferred Developer Fee	
Other	
<b>City of Austin</b>	

**Total \$0**

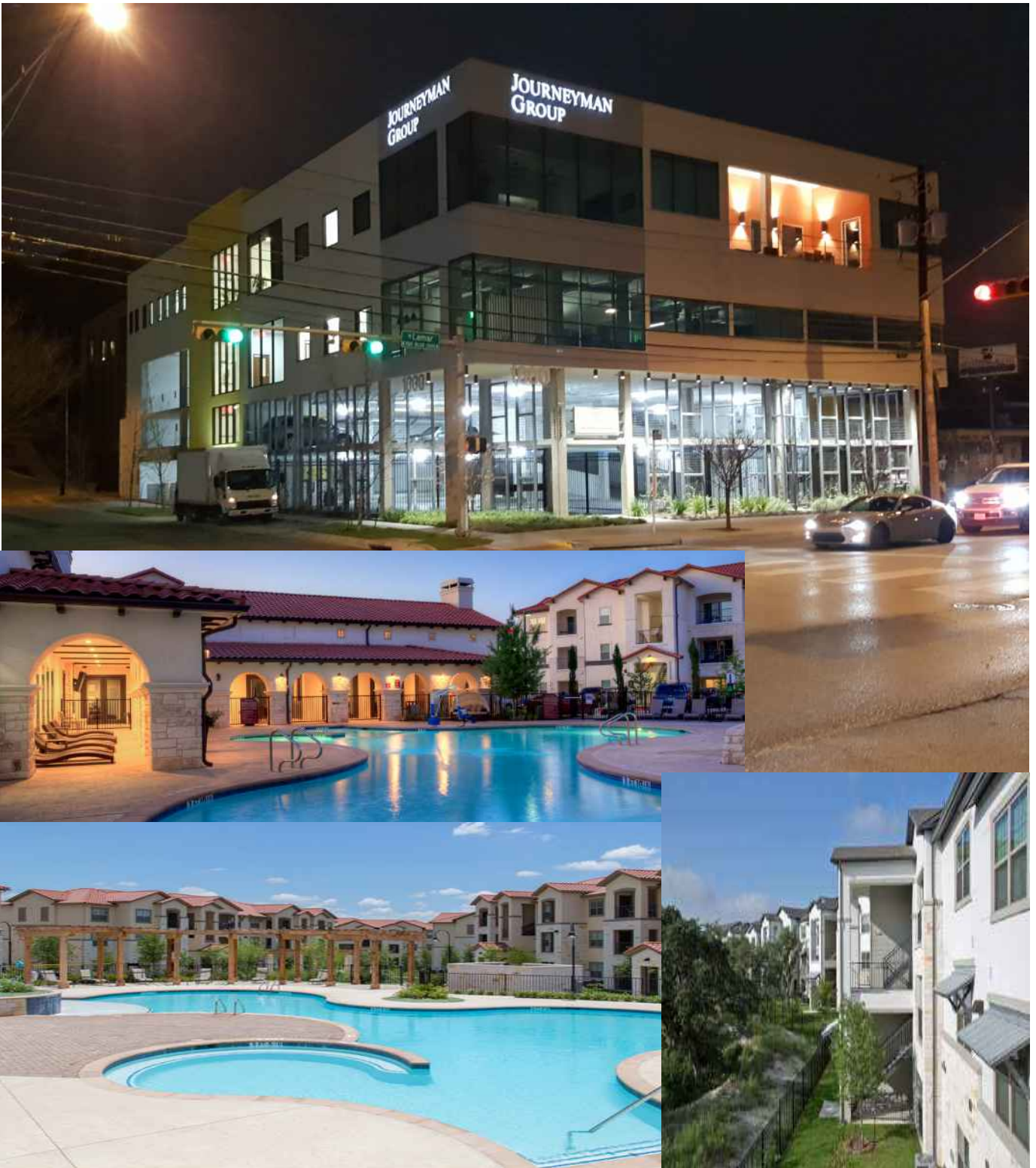
Uses

Acquisition	
Off-Site	
Site Work	
Sit Amenities	
Building Costs	
Contractor Fees	
Soft Costs	
Financing	
Developer Fees	

**Total \$0**



## WHO WE ARE



# The Development Team

## Sam Kumar

Mr. Sam Kumar is the Owner of JCI Residential and President of Journeyman Group.

Journeyman Group started as a small company and has evolved into an award winning, multi-million-dollar firm. With over 20 years experience in large commercial project management, Mr. Kumar has led a variety of projects. He has honed his skills to ensure that each and every project is completed on time, within budget, and that it meets both the owner's and his own high standards.

Sam Kumar built his company on the principle that integrity should always trump celebrity. Under the Journeyman Group umbrella, Mr. Kumar has developed over 1,750 multifamily units, several hotel projects, and four assisted living projects, which were worth over \$1 billion in value. In 2016, the Austin Business Journal recognized Journeyman as the #15 commercial construction firm.

Dedicated to giving back to his community, Mr. Kumar currently serves on the University of Texas School of Architecture Advisory Board and serves on the Board for Front Steps; an organization dedicated to helping the homeless. Mr. Kumar has proudly set up two endowments at the University as well.

Mr. Kumar has both the experience and the background needed to quickly evaluate proposed design concepts and perform constructability analyses. His commitment to excellence, integrity, and his understanding of the commercial and multifamily construction industry has given him a unique foundation on which to create and sustain a successful company.

## Kurt David Goll

Mr. Kurt Goll brings 28 years of multifamily experience to Journeyman Group and JCI Residential. As a former architect, Mr. Goll adds a unique ability to blend design and construction issues into a development project while relying on years of experience delivering built projects to the marketplace. Having graduated from Texas Tech University College of Architecture in 1990, Mr. Goll has a 5-year degree in Architecture.

Mr. Goll's career began at the Oglesby Group in Dallas, an architecture firm whose reputation was built on modern residential design since the 1950's. Mr. Goll established Kurt David Goll Architecture in 1995 and continued to design and document large scale multifamily projects for 8 more years.

Since 1990, Mr. Goll has been the Architect of Record for over \$500 million dollars in successful projects, and has been the Architect of Record or Lead Developer on 27 large scale, multifamily projects.

As President of JCI Residential, Mr. Goll's involvement in multifamily development begins at the earliest stages of project development and carries through to the final stages of delivering units to the marketplace. From high-end condominiums to class A apartments, Mr. Goll has a proven track record of completing successful projects in Texas, Florida, Colorado, and North Carolina.

Mr. Goll has successfully developed, managed and sold over 1700 units in the last 5 years and has another 1400 currently in development.

## Matt Martin, CPA

Mr. Martin is a Certified Public Accountant with ten years of progressive experience in public accounting and real estate property management. His proven ability to motivate and develop the accounting team has resulted in improving the overall effectiveness and efficiency of accounting departments. Mr. Martin's innovative approach has led to process improvements and transitioning strategies into achievement.

Mr. Martin is a process-oriented individual with a keen eye for improvement, utilizing creative problem solving methods while maintaining recognized accounting standards. He serves as point of contact with our CPA firm regarding tax questions and company leadership regarding financial statement questions.

## Ross Hamilton

Mr. Ross Hamilton joined the Journeyman team in 2007, and has quickly gained a reputation for completing projects on time and on budget.

With over 8 years experience in the construction and real estate industry, Mr. Hamilton is responsible for ensuring that each project meets all brand requirements and overall project quality control. While paying close attention to detail throughout all project stages, Mr. Hamilton is able to make sure that the project is successful in delivering a quality end product for all stakeholders involved.

Mr. Hamilton helps oversee the project planning, design, scheduling, purchasing, budget management, and quality control processes. A commitment to operating with the utmost integrity and clear communication, allows Mr. Hamilton to maintain successful long-term relationships with all project team members.

## Tracey Gavin Merino

Mr. Merino joined the Journeyman team in 2018 as a Project Manager of Development, and is responsible for managing the feasibility, entitlement, financing, construction, and stabilization of Journeyman's growing portfolio.

Mr. Merino brings over 5 years of commercial real estate acquisition and development experience to the team. Mr. Merino focuses on maintaining the highest standards for all projects he manages, so that each project is delivered on time and on budget. Prior to joining Journeyman Mr. Merino was a key contributor in the real estate expansion strategy for a top international retailer.

Mr. Merino is currently managing several projects through the entitlements phase and working to secure financing for each project. A commitment to excellence allows Mr. Merino to deliver successful projects.

## Nick LaDuca

Mr. Nick LaDuca joined the Journeyman team in the summer of 2018 to help manage the feasibility, entitlement, financing, construction, and stabilization of Journeyman's garden style multifamily projects. He is highly motivated and decisive with an excellent work ethic.

His key contributions to the team revolve around conducting market research/due diligence, coordinating with lenders, design and construction teams, as well as working directly with local municipalities. He has worked on a variety of different projects including corporate office finish-out and a ground-up middle school.

Nick is currently helping manage several projects that are in the construction phase and is also working on prospective projects that are still in the feasibility/financing phases.



## LOCATION

Austin, Texas

## ARCHITECT

Mr. Brian Rumsey  
Cross Architects

## SIZE/AREA

308 units

16 acres



## Southpark Crossing

Southpark Crossing is a 308 unit luxury apartment community located in the greater Austin area, just eight miles north of downtown. The property is adjacent to major employers, retail destinations, and neighborhood schools. The community features 12 three-story buildings with available garage parking.

The site is also adjacent to Interstate 35 and is within walking distance to Southpark Meadows shopping center. Southpark Meadows features major retailers such as Sams, Target, Walmart, JC Penney, Bed Bath and Beyond, Best Buy and Cinemark Theaters. The property covers 16 acres with sloping terrain and a wooded southern edge.

The site includes a clubhouse, an attractive and lush landscaped resort style pool area, private entrance gate system, and state of the art fitness center.





## LOCATION

Austin, Texas

## OWNER

Estancia Villas, LLC  
1000 N Lamar Blvd., Suite 400  
Austin, Texas 78703  
Phone: 512.247.7000

## ARCHITECT

Mr. Brian Rumsey  
Cross Architects

## SIZE/AREA

312 units  
16 acres



The community includes a clubhouse, an attractive and lush landscaped resort-style pool area, private entrance gate system, and premier fitness center. Units range from 550 to 1,295 square feet, with an average square footage of 837. Each apartment home is equipped with a modern gourmet kitchen, custom cabinetry, spacious balconies with exterior storage, nine-foot ceilings, generous walk-in closets and storage, crown molding in formal living areas, ceiling fans, optional fireplaces, and full-size washer and dryer connections.

The total site is 16 acres of sloping terrain with sweeping hill country views and heavily wooded surroundings. Residents have easy access to Interstate 35, allowing for an easy commute.





## LOCATION

Pflugerville, Texas

## ARCHITECT

Mr. Brian Rumsey  
Cross Architects

## SIZE/AREA

292 Units  
13 Buildings  
14 Acres



## The Highlands at Wells Branch

The Highlands is a 288 unit luxury apartment community located in the fast growing Austin suburb of Pflugerville. The site is close to multiple technology companies such as Dell, Samsung and General Motors Innovation.

This development is home to 13 three story buildings, a resident clubhouse, a lush landscaped resort-style pool area and state of the art fitness center. The private entrance gate system and detached parking garage provide residents with both security and convenience. The high-end finishes and superior JCI craftsmanship make this development stand out from others in the area.

Apartment homes range from 625 to 1,295 square feet and offer 1BR/1B to 3BR/2B floorplans. Each unit has a private balcony with storage. This premier development is located on 14 sprawling acres with sloping terrain and sweeping south facing views.

Additionally, residents have easy access to major employers, grocery, and award-winning schools with close proximity to Interstate 35 access.







# CARRINGTON OAKS

303 Units - Buda, Texas

**Amenities**  
 24-hour fitness center  
 Resort-style pool  
 Clubhouse with full kitchen  
 Movie theatre  
 Concierge service  
 Valet trash  
 Garage and carport parking  
 Native Texas garden areas  
 Stone/stucco exterior materials  
 High-speed data wiring throughout  
 Security systems  
 Fire sprinklers

**Project data**  
 \$28,092,000 total project cost  
 \$93,640 per unit  
 Completion September 2015



## BELTERRA SPRINGS

152 Units - Dripping Springs, Texas



Amenities

- 24-hour fitness center
- Resort-style pool
- Clubhouse with full kitchen
- Movie theatre
- Conceierge service
- Valet trash
- Garage and carport parking
- Native Texas garden areas
- Stone/stucco exterior materials
- High-speed data wiring throughout
- Security systems
- Fire sprinklers

Project data

- \$19,000,000 total project cost
- \$122,000 per unit
- Completion December 2015





## SILVERADO CROSSING

300 Units - Buda, Texas

### Amenities

- 24-hour fitness center
- Resort-style pool
- Clubhouse with full kitchen
- Movie theatre
- Conceierge service
- Valet trash
- Garage and carport parking
- Native Texas garden areas
- Stone/stucco exterior materials
- High-speed data wiring throughout
- Security systems
- Fire sprinklers



### Project data

\$24,500,000 total project cost  
\$81,666 per unit  
Completion September 2013

LISTS > REAL ESTATE AND CONSTRUCTION  SUBSCRIBER CONTENT

# The List: Austin-area multifamily development firms

Ranked by No. of units under development in Austin during 2018

Locally Researched by: Patricia Rogers, Austin Business Journal

Jan 25, 2019, 5:00am CST

The 2019 list of developers building multifamily projects is open to companies with offices in the Austin-area. Information is gathered through ABJ surveys sent to company representatives. Only developers that responded to the survey are considered.

The list tracks number of units and square feet of the project. The 14 firms represented on the list developed 8,815 units during 2018. These same firms indicate they will break ground on an additional 5,500+ units during 2019.

See also the companion list of commercial developers.

Due to increased response from commercial and multifamily developers, the ABJ will print the list of multifamily developers on May 10, 2019.

INDUSTRY Commercial Real Estate

 Purchase CSV

Download all 14 Companies for **\$14.00**.



**Rank**

2

**Business Name**

**Journeyman Group**



1000 N. Lamar Blvd.

#400

Austin, TX 78703

512-247-7000

jciresidential.com

**No. Of Units Under Development In Austin  
During 2018**

1,400

**Austin: S.F. Of Units Under Development Or  
Delivered In 2018**

1,060,000

**Nonlocal: No. Of Multifamily Units Under  
Development Or Delivered In 2018**

NA

**Nonlocal: S.F. Of Multifamily Portion Of  
Project Being Developed By The Austin  
Office During 2018**

NA

**No. Of Multifamily Units Planned To Break  
Ground Locally During 2019**

1,400

**Representative Multifamily Projects 2018**

Estancia Villas (312 units); St Johns (294 units); Flora (194 units); Stone Hill (300 units); Santa Clara (300 units)

**Planned Multifamily To Break Ground In 2019**

Three Hills (300 units, 3Q19); Pioneer Hills (300 units, 3Q19); Palo Alto (300 units, 4Q19); Eastridge (400 units, 1Q19); Granada (200 units, 3Q19)

**Types Of Properties Focused On Developing**

Class A multifamily communities including apartments, senior assisted living/memory care, senior independent living, hotels and office buildings.

**Austin-Area Employees**

70

**Top Local Development Executive**

Sam Kumar, President Kurt Goll, VP, JCI Residential LLC <sup>5</sup>

**Year Founded Locally**

1996

**Headquarters**

Austin

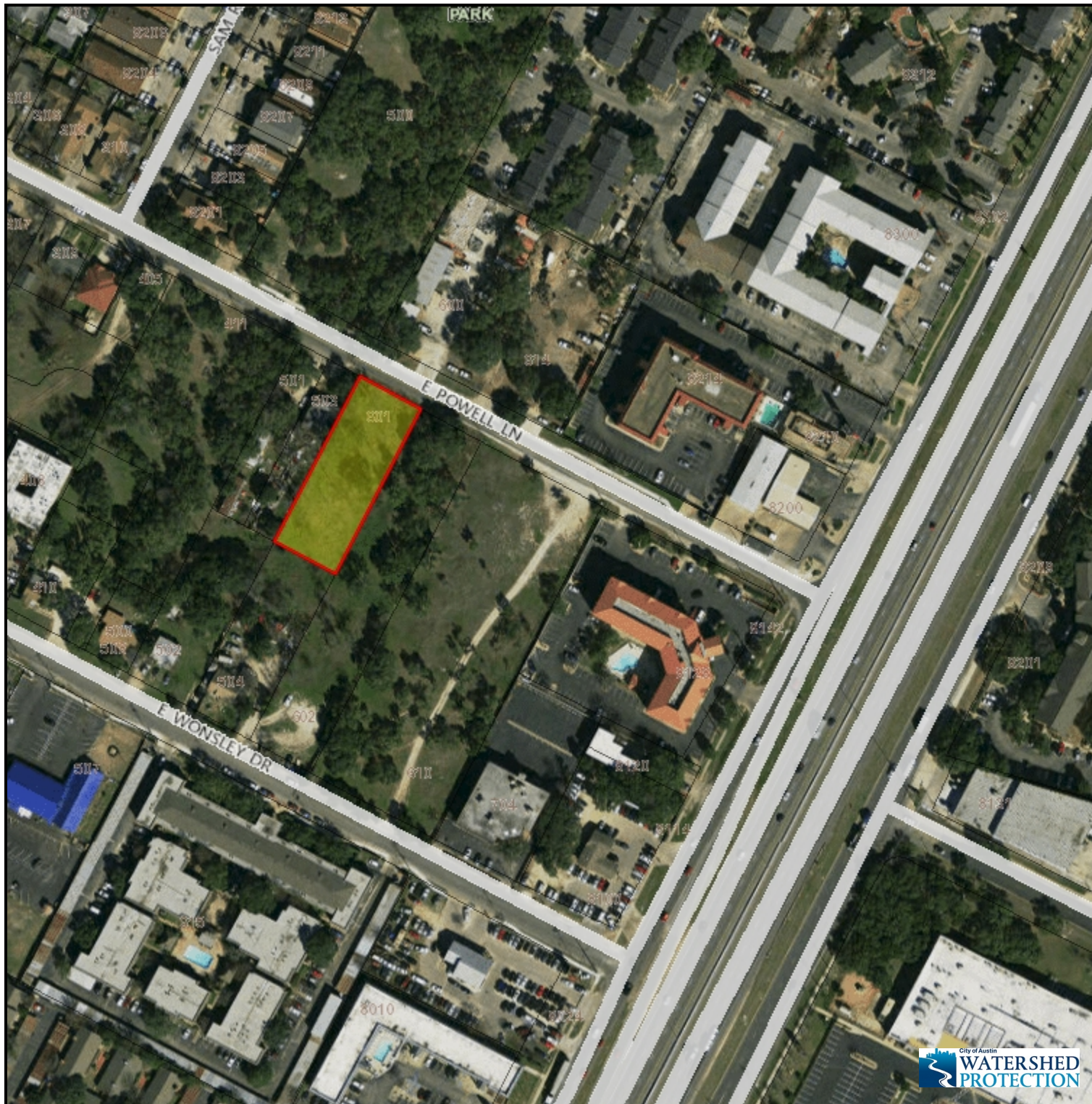




## Upcoming Projects:

- ❖ Granada – Austin, Texas – 258 Units
- ❖ Three Hills – Austin, Texas – 290 Units
- ❖ Pioneer Hills – Austin, Texas – 300 Units
- ❖ Palo Alto – Austin, Texas – 300 Units





# 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.

0 200 400 Feet



Prepared: 3/25/2019

- Address

Parcel
- FEMA Floodplain
- 100 Year (Detailed-AE)

100 year (Shallow-AO)

100 Year (Approx-A)

X Protected by Levee

500 Year

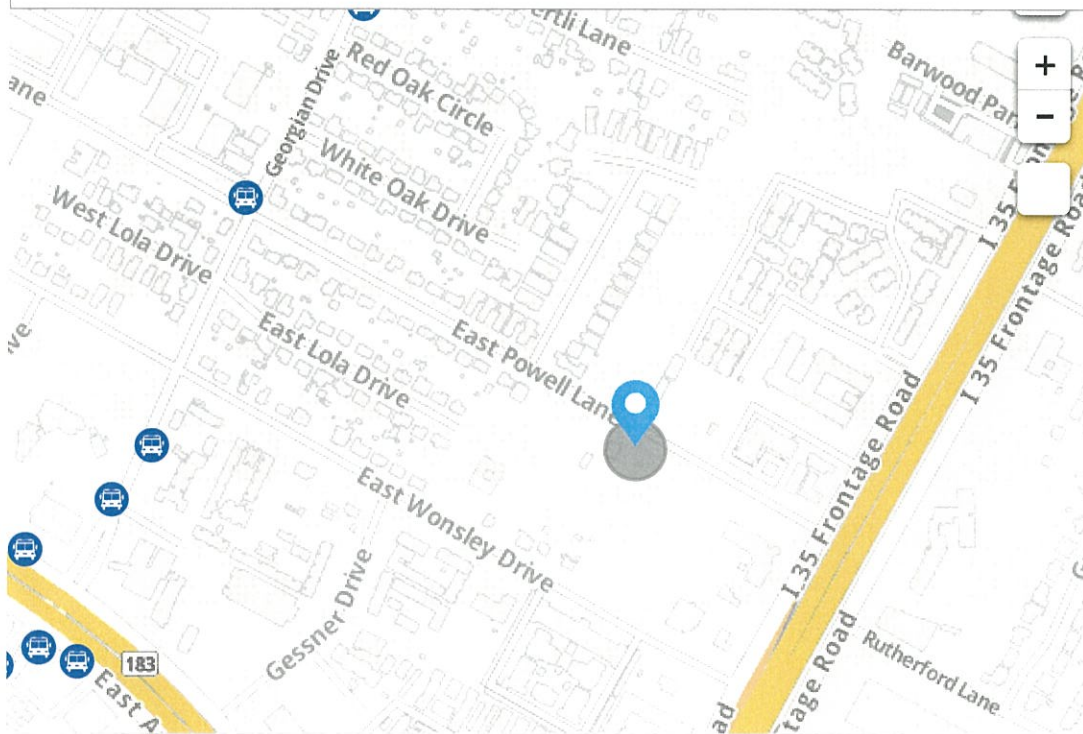


# Trip Planner



601 E POWELL LN, Austin, TX 78753

Search



601 E POWELL LN, Austin, TX 78753

Close



Start



End



Transit Reachability



MetroAccess

(/metroaccess)

## About CapMetro (/about)

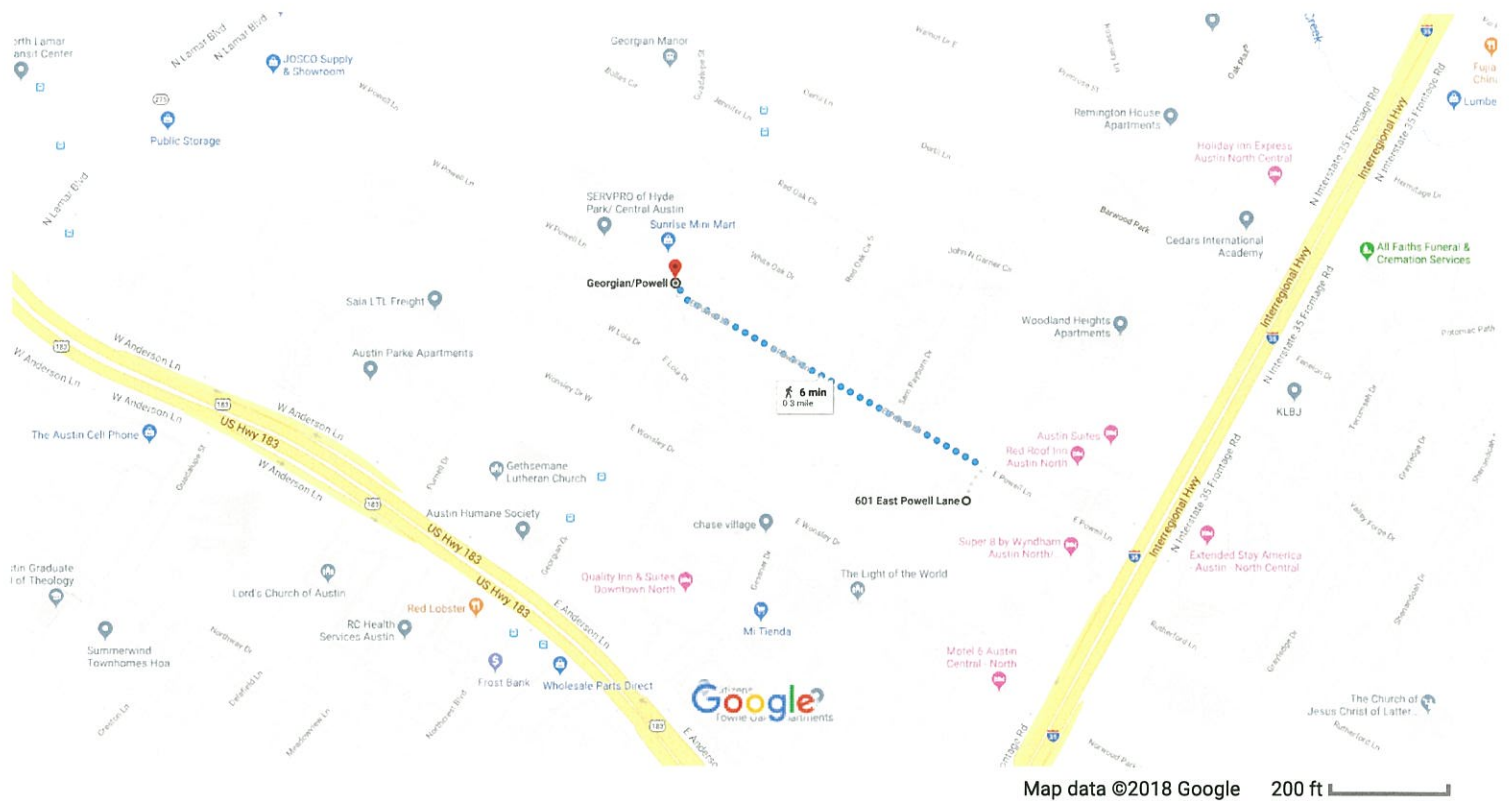
[Fast Facts \(/facts\)](#)

[Leadership \(/leadership\)](#)



601 E Powell Ln, Austin, TX 78753 to Georgian/Powell

Walk 0.3 mile, 6 min



via E Powell Ln

6 min

0.3 mile

Mostly flat



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Neighborhood Housing and Community Development Department

October 29, 2018

**S.M.A.R.T. Housing Certification-**  
**Granada Land LLC – Granada – (Project ID 628)**

#### TO WHOM IT MAY CONCERN:

Granada Land LLC (development contact: Tracey Merino: email: [tmerino@journeymanco.com](mailto:tmerino@journeymanco.com); phone: 512.247.7000) is planning to develop a **258 unit multi-family development** at 601 East Powell, Austin TX 78753. The project is subject to a minimum 5 year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **90% (233)** of the units will serve households at or below **60% MFI** with the remaining **10% (25) units at market rate**, the development will be eligible for 100% waiver of all fees listed, in the City of Austin's Land Development Code, Chapter 25-1-704, as amended. **The 25 market rate units are not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore they will not be eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.**

The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees  
Building Permit  
Concrete Permit  
Electrical Permit  
Mechanical Permit  
Plumbing Permit

Site Plan Review  
Misc. Site Plan Fee  
Construction Inspection  
Subdivision Plan Review  
Misc. Subdivision Fee  
Zoning Verification

Land Status Determination  
Building Plan Review  
Parkland Dedication (by  
separate ordinance)

#### **Prior to issuance of building permits and starting construction, the developer must:**

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenenergy.com](mailto:greenbuilding@austinenenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

#### **Before a Certificate of Occupancy will be granted, the development must:**

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).



- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed:  
1) the number of affordable units have been finalized and evidenced through a sealed letter from the project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at [Sandra.harkins@austintexas.gov](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator  
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE  
Jonathan Orenstein, AWU

Gina Copic, NHCD  
Melanie Montez, ORS

Ellis Morgan, NHCD  
Mashell Smith, ORS