

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2020 4% 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 4% Low Income Housing Tax Credit applications in 2020. **This form and all attachments will be considered on a rolling basis on the first business day of each month.** All resolutions being requested are subject to approval by the Austin City Council.

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

_____ Resolution of No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments)

_____ 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 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. 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) S.M.A.R.T. Housing Certification Letter. 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.
- 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.

3. Preference Criteria. In order to receive a Resolution acknowledging that the development is located in a census tract with a poverty rate above 40% and authorizing the development to move forward, a development must meet **one of the following criteria. If applicable, 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) **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.

ALL APPLICATIONS WILL BE CONSIDERED
ON A ROLLING BASIS ON THE FIRST
BUSINESS DAY OF EACH MONTH.

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)

Project Summary Form

1) Project Name City Heights	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 4400 Nuckols Crossing Rd. Austin, TX. 78744.		5) Mobility Bond Corridor S. Pleasant Valley Rd
6) Census Tract 24.13	7) Council District District 2	8) Elementary School RODRIGUEZ EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? tion, Pre-development, and Cons

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		5	5			10
Up to 40% MFI						0
Up to 50% MFI		55	55			110
Up to 60% MFI						0
Up to 80% MFI		49	10			59
Up to 120% MFI						0
No Restrictions						0
Total Units	0	109	70	0	0	179

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	18	Continuum of Care Units	10
Accessible Units for Sensory Impairments	4		

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

Sources

Debt	20,000,000
Third Party Equity	11,144,299
Grant	

Uses

Acquisition	1,900,000
Off-Site	250,000
Site Work	2,890,000

Deferred Developer Fee	621,741
Other	
<i>Previous AHFC Funding</i>	4,000,000
<i>Current AHFC Request</i>	
<i>Future AHFC Requests</i>	

Total **\$** **35,766,040**

Sit Amenities	350,000
Building Costs	18,801,772
Contractor Fees	2,873,082
Soft Costs	2,803,171
Financing	1,908,145
Developer Fees	3,989,870

Total **\$** **35,766,040**



Attachment 2 – S.M.A.R.T. Housing Certification Letter

(S.M.A.R.T. Housing Certification Letter. 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)



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

June 16, 2020 (Revision to letter dated February 4, 2020)

S.M.A.R.T. Housing Certification

McDowell Housing Partners – City Heights – (Project ID 655)

TO WHOM IT MAY CONCERN:

McDowell Housing Partners (development contact: Ariana Brendle: (o) 786-257-2793; abrendle@mcdhousing.com) is planning to develop the City Heights, a **179-unit multi-family** development at approximately 4500 Nuckols Crossing Road, Austin TX 78744. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This revision changes the total unit count from 152– 200 to 179 units and the unit mix to the updated numbers below.

The applicant has submitted evidence of contacting the Southeast Combined Neighborhood Plan Contact Team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

This project is located more than one-half mile walking distance from a local public transit route and has received a Transit Oriented Waiver since the applicant/developer is applying for Low Income Housing Tax Credits. (See Attachment 1)

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 **100%** of the units will serve households at or below **80% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The unit mix is as follows: **6%** of the units (**10** units) will serve households at or below **30%** Median Family Income (MFI); **61%** of the units (**110** units) will serve households at or below **50%** MFI; **33%** of the units (**59** units) will serve households at or below **80%** MFI. The expected fee waivers include, but are not limited to, the following fees:

AWU 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*)
Neighborhood Plan
Amendment Fee

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@austinenergy.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 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 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,



Alex Radtke, Senior Planner
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE

Ellis Morgan, NHCD

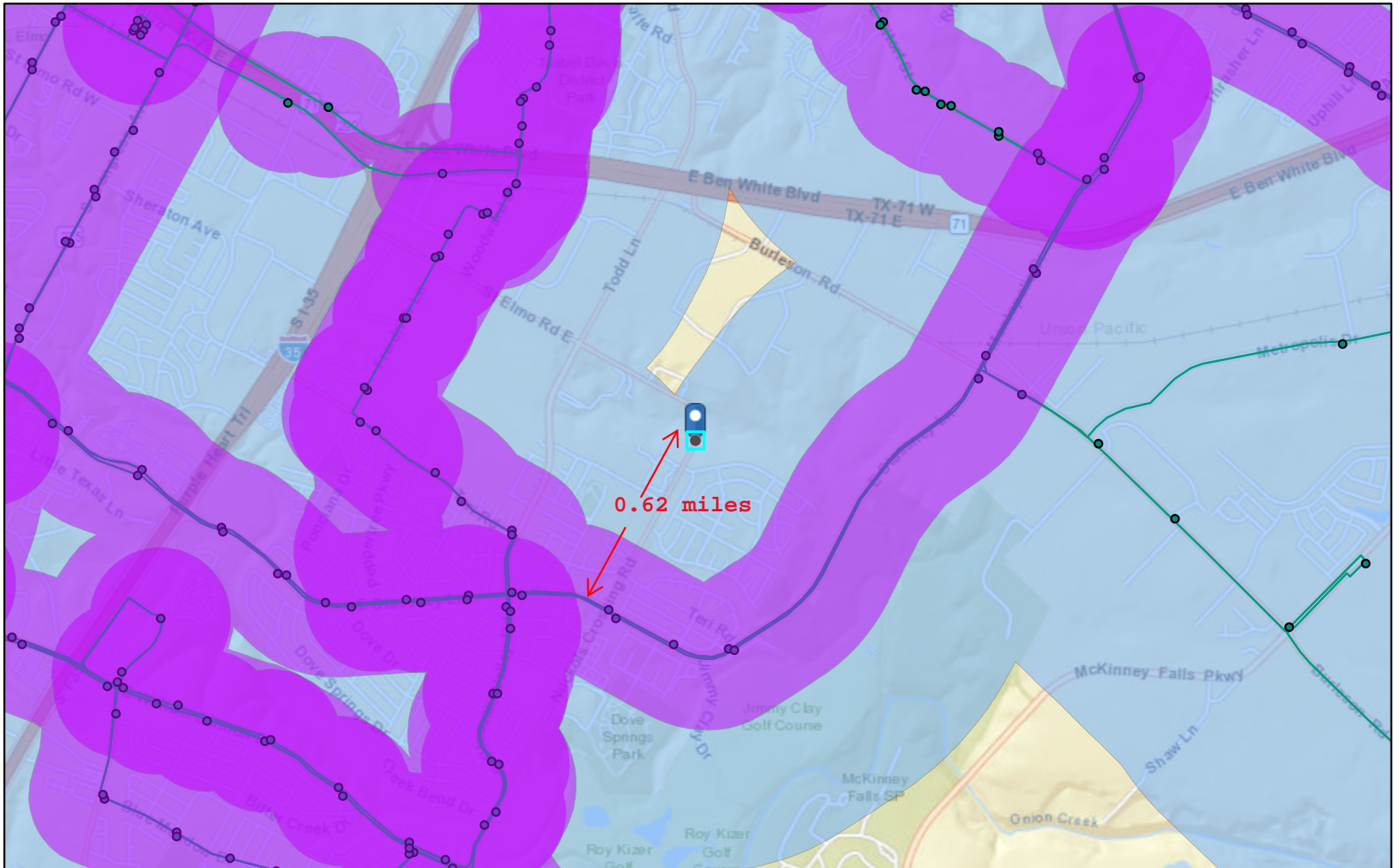
Jonathan Orenstein, AWU

Mashell Smith, ORS

Attachment 3 – Map and Nearest Transit Stop

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

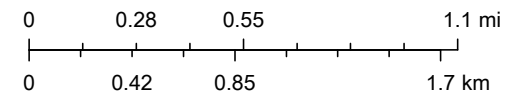
ArcGIS Web Map



6/3/2020, 4:30:14 PM

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

1:36,112



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

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

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)



FloodPro

Find Floodplain Information

General Information

Address: 4400 NUCKOLS CROSSING RD

Tax ID: 0318040109

Appraisal District: Travis

FEMA Floodplain

Flood Zone: X

Community Number: 480624

Panel Number: 48453C0605K

Effective Date: 1/21/2020

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

[Print Floodplain Report](#)

Try Again

Cancel



Home



Layers

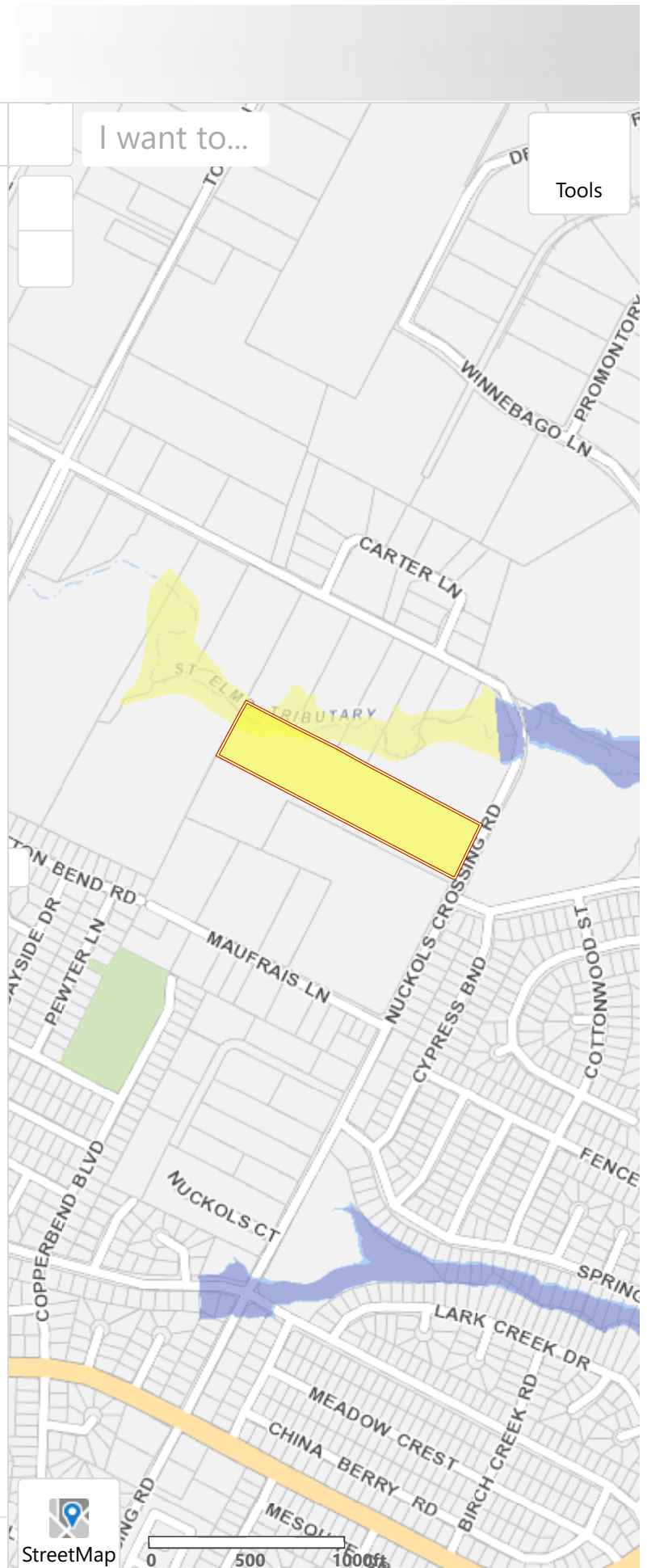


Find Floodp...



StreetMap

0 500 1000ft



I want to...

Tools

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)

Experience and Capacity of the Team

McDowell Housing Partners (MHP) is the affordable and workforce development and investment arm of McDowell Properties, a national multifamily housing investment company focused on the acquisition, management and repositioning of apartment communities in growth markets across the United States.

Since 2004 McDowell Properties has capitalized the acquisition, redevelopment, and operation of over 45,000 apartment units (\$2.5BN of real estate assets) with a specific focus on in-depth capital improvements, operational efficiencies and community creation to provide more than just “four walls and a roof” to thousands of families across the US. The company has active offices in Dallas, New York, Miami, San Francisco and Raleigh. Our principals average over 20 years of experience in developing, optimizing, operating, and recapitalizing conventional, workforce, and housing Section 42 low-income tax credit housing across the country.

Leveraging McDowell Properties deep in-house operating platforms, including a vertically integrated team of finance, construction, project management, accounting and asset management staff, McDowell Housing Partners (MHP) implements a specific mission to create and preserve high-quality affordable housing communities that provide America’s workforce a safe, secure, and sustainable place to call home. At MHP we maintain a keen focus on the creation of innovative and valuable social programs that drive tenant satisfaction within our affordable housing communities.

McDowell Housing Partners has established a team of professionals with a long track record of successfully producing and operating rent and income restricted assets. MHP principals and key staff have completed the development of over 3,000 affordable/workforce units, most within Florida. The MHP team has a demonstrated track record of successfully partnering with state and local governments to deliver the essential workforce and affordable communities that house the families and seniors who make communities thrive.

With the lack of soft financing available, it has become extremely challenging to feasibly structure the necessary sources to develop quality affordable/workforce housing in the State of Florida. Our

experience and strong relationships with the financial partners allow MHP to secure the most competitive financing terms in the industry. But relationships are often not enough. To mitigate the challenging constraints of developing affordable housing the MHP team relies on in-depth experience of Section 42 of the tax code (LIHTC), creativity in financial structuring, and perseverance to leverage all available sources of funding so we can deliver on time and as promised.

All funding applications are prepared in-house, as well as the financial feasibility analysis to determine the appropriate funding structure and sources to use for each project. The MHP team has demonstrated ability utilizing intricate financing products and methods, such as FHA-insured mortgages (221(d)(4) and 223(f) loans, Multi-family Mortgage Revenue Bonds, HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), Florida's State Apartment Incentive Loan program (SAIL), Community Development Block Grants, Tax-increment Financing, renewable energy incentives, Department of Revenue sales tax rebates, as well as various state and local programs.

MHP's Managing Director has successfully orchestrated the development of over 2,600 affordable units utilizing these tools. A list of Mr. Shear's developments are provided for reference below:

Chris Shear - Project Resume				
Company / Project	Location	Financing Structure	Commencement	Units
Carlisle Development Group				
Northwest Gardens I	Fort Lauderdale, FL	4% LIHTC + AHP + TCEP	2008	143
Northwest Gardens III	Fort Lauderdale, FL	9% LIHTC + Broward HOME Loan +TCEP	2009	150
Kennedy Homes	Fort Lauderdale, FL	9% LIHTC + Broward HOME Loan +TCEP	2009	132
Dixie Court III	Fort Lauderdale, FL	9% LIHTC + AHP + Broward HOME Loan	2008	100
Palafax Landing	Pensacola, FL	4% LIHTC, HHRP, SHIP	2009	96
Dixie Court I/II	Fort Lauderdale, FL	9% LIHTC + TCEP+ Escambia County Hurricane Recovery Loan + TCAP	2007	154
Elderly Housing Development and Operations Corporation				
Mildred & Claude Pepper Towers	Miami, FL	9% LIHTC, FHA Loan + Section 8 HAP	2010	151
Mayfield Manor	Canton, OH	4% LIHTC, FHA Loan, Section 8 HAP	2011	144
Jacksonville Towers	Jacksonville, AR	FHA Loan + Section 8 HAP	2011	100
Johnson Towers	Washington, DC	FHA Loan + Section 8 HAP	2011	55
Robert Sharp Towers	Miami Gardens, FL	4% LIHTC + Section 8 HAP + Surtax	2012	110
Edward M. Marx Apartments	Chicago, IL	HUD Section 202 + City of Chicago Loan	2012	31
J. Michael Fitzgerald	Chicago, IL	HUD Section 202 + City of Chicago Loan	2012	63
John Piazza Apartments	Fontana, CA	HUD Section 202 + Fontana Redevelopment Agency Loan	2012	60
Housing Trust Group				
Village Place	Fort Lauderdale, FL	9% LIHTC, HOME	2013	112
Courtside Family Apartments	Miami, FL	4% LIHTC + City of Miami Loan + Surtax + HOME + Miami-Dade County Land Contribution (Lease	2014	84
Whispering Palms	Largo, FL	9% LIHTC + Pinellas County Loan	2014	63
Cornell Colony	Avon Park, FL	HOME + AHP	2015	44
Wagner Creek Apartments	Miami, FL	LIHTC, Surtax, HOME	2015	73
Park at Wellington Apartments	Pasco County, FL	9% LIHTC + Pasco County Fee Waiver	2016	110
Park at Wellington Apartments II	Pasco County, FL	4% LIHTC + SAIL Loan	2016	110
Arbor View	Broward County, FL	9% LIHTC + HOME	2016	100
Douglas Gardens	Broward County, FL	4% LIHTC + SAIL Loan + Broward County Loan + Stat4e of Florida Land Contribution (Lease)	2016	110
Hammock Ridge	Hernando County, FK	9% LIHTC + Hernando County Loan	2017	104
Hammock Ridge II	Hernando County, FK	9% LIHTC	2017	92
Osprey Pointe	Pasco County, FL	4% LIHTC + SAIL	2018	110

Ana Padilla - Project Resume				
Project	Location	Financing Structure	Year	Units
Sienna Pointe	San Marcos, TX	4% LITHTC + HOME	2013	228
San Juan III	San Antonio, TX	4% LITHTC + HOME + PBV + PHA	2013	252
The Palms at Leopard	Corpus Christi, TX	9% LIHTC + HOME	2013	120
Decatur-Angle	Fort Worth, TX	4% LITHTC + HOME	2014	306
Woodland Creek	Corpus Christi, TX	9%	2014	94
Bruton Apartments	Dallas, TX	4% LITHTC + HOME	2014	264
Emerald Village	San Antonio, TX	9% LIHTC + HOME + CDBG	2014	144
Balcones Lofts	San Antonio, TX	9% + Bexar County/CHDO Loan	2014	84
Eagles Rest	San Antonio, TX	9% + HOME	2015	108
Palo Alto	San Antonio, TX	4% LITHTC + HOME + CDBG	2015	322
The Terrace at Walnut Creek	Austin ETJ, TX	4% LITHTC	2016	324
Denton Apartments	Denton, TX	4% LITHTC	2016	322
Parmer Ranch Trail	Cedar Creek, TX	MR	2016	337
Mercantile Apartments	Fort Worth, TX	4% LITHTC + PBV	2016	324
Broadmoor Apartments	Fort Worth, TX	4% LITHTC + HOME	2016	324
Tuscany Park at Arcola	Arcola, TX	9% LIHTC + TCAP	2017	96
Harris Ridge Apartments	Austin, TX	4% LITHTC + TCAP	2017	324
Del Valle Apartments	Austin ETJ, TX	4% LITHTC	2018	302
Secretariat Apartments	Arlington, TX	9%	2018	74
West Cevallos	Austin, TX	PFC	2019	323
Techride Apartments	Austin, TX	MR	2019	368
SOCO II	Austin, TX	PFC	2019	270
Decker Lofts	Austin, TX	4% LITHTC	2019	262
Bridge at Loyola Lofts	Austin, TX	4% LITHTC + TCAP	2020	204

In summary, McDowell Housing Partners has the capacity to immediately and efficiently begin working on this development. There are no existing time commitments that would impair any member of the proposed development team, internal and external, from proceeding expeditiously. Any capital requirements, including all pre-development expenses, shall be the responsibility of MHP. Most importantly, MHP, commits to unwaveringly pursue any and all sources of funding available to complete the Bembridge development as quickly as possible.

Patrick McDowell – Managing Member

Mr. McDowell has 48 years of experience in the real estate industry. McDowell Properties was formed in 2004 and has an investment strategy that focuses on the opportunistic acquisition of multifamily properties. McDowell Properties is also an active buyer of subordinate CMBS debt. Since inception the company has purchased over 40,000 rental units valued at over \$2.75BN and has made investments in subordinate, commercial mortgage-backed securities representing \$14BN of multifamily loans secured by over 200,000 units.

Mr. McDowell was a founder and partner of The Fox Group and its successor company Metric Realty, a joint venture with Metropolitan Life Insurance Company, from 1971 until 1993. Fox/Metric invested in and managed over \$4 billion in real estate assets, comprising in excess of 400 individual properties located in more than 30 states. Mr. McDowell was Executive Vice President of Fox from 1975 until 1986, in charge of all acquisition, disposition and financing activities, and from 1986 until 1993, he was President and Chief Executive Officer.

Mr. McDowell has extensive experience investing and managing capital as a fiduciary for investors in public and private securities offerings and for public pension funds. While at Metric Realty, Mr. McDowell raised and managed over \$1 billion in capital for more than 30 public pension plans, including CALPERS and CALSTRS. Mr. McDowell has also been the Managing Member of Limited Liability Companies which invested selectively in real estate partnership interests and has invested in tender offerings of public real estate securities.

Mr. McDowell is active in numerous industry organizations. He has served on the Advisory Committee for Troubled Projects of the U.S. Department of Housing and Urban Development, as well as the Vice Chairman of the National Multi Housing Council. He is on the Advisory Board of the Fisher Center for Real Estate at the University of California, Berkeley, a Research Sponsor for the Samuel Zell and Robert Lurie Real Estate Center at The Wharton School, a member of the Urban Land Institute, Lambda Alpha International and a Board member of the National Multi Housing Council.

Kenneth Lee – Managing Member

Mr. Lee is responsible for the firm's overall investment strategy, acquisitions, dispositions, financing activities and capital raising. During his tenure, Mr. Lee has acquired over \$2 billion of real estate assets and debt. In addition, Mr. Lee is President of Bay View Advisors, LLC overseeing the company's investments in mortgage backed securities.

Prior to joining McDowell Properties, he was at GMS Realty, LLC, a private real estate investment company focused on retail properties. From 1997 to 2001, Mr. Lee was with Chase Securities and its affiliates where he evaluated high-yield debt investments, completed over \$2 billion in merger

advisory and debt/equity placement transactions and worked in the finance department of a portfolio company.

Christopher Shear – Managing Director / Chief Operating Officer

In February 2019, Mr. Shear joined McDowell Properties as Managing Director to facilitate the formation of McDowell Housing Partners (MHP), an affiliated company focused on affordable and workforce housing development and investment.

Having developed over 2,600 affordable/workforce housing units within an array of complex financial and partnership structures over his career, Mr. Shear maintains a resolute passion for the development and preservation of housing that serves low and moderate income families and seniors.

As Head of Affordable Housing for McDowell Properties Mr. Shear continues to apply his experience and leadership across MHP's acquisition, development, accounting, and operational teams for all income/rent restricted assets. Moreover, Mr. Shear is responsible for devising and implementing MHP's growth, development and investment strategies; hiring and assignment of key personnel; and formulating strategic partnerships with local governments, mission driven non-profits, housing authorities, faith and community-based organizations.

Prior to joining McDowell Housing Partners, Mr. Shear served in leadership roles with prominent for-profit and non-profit development firms. Most recently, Mr. Shear served as Senior Vice President for Housing Trust Group (HTG), one of Florida's largest affordable housing development companies. Mr. Shear was instrumental in HTG's rapid growth. Over his 7 year tenure with the company he orchestrated and managed the development of 12 competitively-funded new construction developments (1,112 units) throughout Florida, by creatively utilizing 9% and 4% LIHTCs, tax-exempt bonds, tax-increment financing, Community Development Block Grants, HOME investment Partnership Loans, Federal Home Loan Bank AHP loans, FHA insured mortgage products, Section 8 project-based rental assistance, and various local affordable housing subsidies.

Mr. Shear is a LEED Accredited Professional and holds a B.S. in Economics, with a concentration in Real Estate and Urban Land Economics, from the University of Wisconsin-Madison.

Mario A. Sariol – Chief Financial Officer

Mario A. Sariol is the Chief Financial Officer (CFO) at McDowell Housing Partners (MHP) and brings nearly three decades of experience in accounting, finance and compliance in the real estate sector, specifically within Low-Income Housing Tax Credits financed assets. He is responsible for leading project and corporate accounting functions; asset management including lender, investor, and partner reporting and Section 42 (LIHTC) compliance; insurance programs; and MHP's acquisition and rehab underwriting.

Prior to MHP Mario acted as CFO of at Housing Trust Group, LLC, where he was part of the executive team that established development strategies, policies and procedures that propelled the company to the largest in the State of Florida and into the top twenty-five affordable housing developers in the Country. He served as Vice President of Accounting and Corporate Controller at The Related Group, a large affordable housing, market rate rental and condominium developer in Florida for over eight years. During his tenure at The Related Group he was part of the team that delivered over 7,500 units to market.

He received his BBA from the University of Miami and Master of Accounting with a concentration in Taxation from Florida International University. When not working or spending time with his family, Mario thoroughly enjoys the great outdoors as well as volunteering at environmentally oriented non-profit organizations.

Ana Padilla – Senior Development Manager

Ms. Padilla joined McDowell Housing Partners in March 2020 as a Senior Development Manager with extensive experience in Low Income Tax Credit (LITC) developments. Having worked in Construction and Development of Affordable Projects for the past 15 years, Ms. Padilla has closed over 5,500 units with emphasis in LITC mixed financing developments. She has successfully closed 9%, 4%, PFC and MR developments with several layers of finance such as HOME, CDBG, TCAP, PHA and PBV units with overlapping timelines, while delivering on time. Previously she worked as an Architect, Design Manager and General Manager.

At MDPH, she will be responsible for managing LITC projects with emphasis in financial closings. This will include responsibility in identifying critical paths and securing all documents required for closings, managing each development through local permit approvals, ensuring that State Agency regulatory obligations are being followed, and commitments made during development are effectively incorporated into design development, construction, ownership, and management. She will manage external relationships with professionals and consultants, securing timely deliverables for closing. In addition, she will assist in evaluating potential sites, submit applications, manage budgets and facilitate communication between design, development and construction teams.

Previously, Ms. Padilla worked at The NRP Group as Project Manager and The Cleveland Housing Network as Construction Project Manager. In 2017 The NRP Group was ranked by the Affordable Finance magazine as the #1 affordable developer with 1,798 units closed, of which Ms. Padilla closed 1,294 units. She also worked at Rysar Properties where she assisted in the Construction of single-family houses as Design Manager. She worked as Architect of multifamily and single-family developments and as Construction Project Manager. She has also worked independently as an interior designer.

Ms. Padilla graduated from the University of Maryland, College Park with a Bachelor of Science in Architecture, and a Bachelor of Architecture from the Universidad Central de Venezuela. In addition, Ana holds a professional license in real estate.

Ariana Brendle – Development Manager

Ms. Brendle serves as Development Manager at McDowell Housing Partners ("MHP"), where she is responsible for managing all aspects of the development process from asset acquisition through debt conversion and stabilization. As lead project manager Ms. Brendle will serve as the liaison between the financing, construction and tax credit allocation sides of the deal with the full support of the MHP's vertically integrated team, including legal, finance, underwriting, asset management, construction management, accounting, and compliance executives.

Ms. Brendle's professional experience encompasses both affordable & market-rate multifamily housing development and financing. She was previously employed with AGM Financial Services, Inc., a HUD FHA Lender, where she underwrote over \$100M in FHA insured loans utilizing

221(d)(4) New Construction & Sub- Rehabilitation, 223(f)/(a)(7), 202 and 231 loan products. The capital stacks of these developments typically included Low Income Housing Tax Credits (4% & 9%), Tax Exempt Bonds, and subordinate debt.

Inspired by the work of many low- income housing developers, as well as her desire to be actively involved in preserving and creating new affordable housing for low income families, Ms. Brendle joined AHC Inc.- one of the largest nonprofit developers of affordable and mixed- income housing in the Washington -Baltimore metro area. As their Development Manager, Ms. Brendle helped identify potential new projects, evaluate financial feasibility, obtain financing, and manage the development team members during all phases of the project.

Bill Zunamon – Development Associate

Bill Zunamon is a Development Associate for McDowell Housing Partners. Mr. Zunamon's responsibilities include assisting the development team with underwriting, financial closing, and stabilization of properties. Mr. Zunamon researches site constraints, zoning/land-use issues, and other potential challenges to the development process. Mr. Zunamon is responsible for site acquisition along with preparing/submitting applications for Low Income Housing Tax Credit financing, including SAIL, Tax-Exempt Bonds, Surtax, HOME, CDBG, and other financing sources.

Prior to joining McDowell Housing Partners, Mr. Zunamon worked as a Sales Associate with Levya International Realty and Leyva Development. In his time there he managed a luxury single-family real estate portfolio worth over 100+ Million. Prior to his career in Real Estate, Mr. Zunamon worked in Business Operations for the Miami HEAT. He speaks functional Portuguese from his time abroad in Rio de Janeiro, Brazil.