

**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](mailto: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](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
- 5) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.

**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](mailto:patrick.russell@austintexas.gov). **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov).

**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 Jason L. Trevino

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) <b>Project Name</b> Walnut Trace	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation?</b> New Construction
4) <b>Location Description</b> (Acreage, side of street, distance from intersection) Hwy 183 & FM 969, Austin, TX 78725		5) <b>Mobility Bond Corridor</b> East MLK/FM 969
6) <b>Census Tract</b> 22.08	7) <b>Council District</b> District 1	8) <b>Elementary School</b> NORMAN EL
9) <b>Affordability Period</b> 40 years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b>

### 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						0
Up to 40% MFI						0
Up to 50% MFI		32	27	18		77
Up to 60% MFI		31	29	22		82
Up to 70% MFI		28	24	23	2	77
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>91</b>	<b>80</b>	<b>63</b>	<b>2</b>	<b>236</b>

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

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

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	12	Continuum of Care Units	0
Accessible Units for Sensory Impairments	5		

### 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

<b>Sources</b>	
Debt	36,623,000
Third Party Equity	16,795,865
Grant	
Deferred Developer Fee	3,146,261
Other	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	
<b>Future AHFC Requests</b>	

**Total \$ 56,565,126**

<b>Uses</b>	
Acquisition	6,670,778
Off-Site	1,180,000
Site Work	4,130,000
Sit Amenities	862,000
Building Costs	21,712,000
Contractor Fees	5,409,423
Soft Costs	242,500
Financing	10,536,579
Developer Fees	5,821,846

**Total \$ 56,565,126**

## **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](mailto:sandra.harkins@austintexas.gov))*



# 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

July 16, 2020

S.M.A.R.T. Housing Certification  
**Texas Quad, LLC – Walnut Trace - (ID 731)**

To Whom It May Concern:

Owner Texas Quad, LLC - (development contact: Meg Greenfield, ph: 425.802.9063; email: [mgreenfield@dunawayassociates.com](mailto:mgreenfield@dunawayassociates.com)) is planning to develop a **236-unit multi-family** development at **Hwy 183 & FM 969, 78725 (TCAD Parcels: 544744, 544752)**. Due to the applicant applying development bonuses under the City of Austin's Affordability Unlocked Program, these units will be subject to a 40-year affordability period. The units will comply with rental rates established annually by Neighborhood Housing and Community Development (NHCD).

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 **33%** of the units (**77 units**) will serve households at or below **50% Median Family Income (MFI)**, **35%** of the units (**82 units**) will serve households at or below **60% MFI** and **33%** of the units (**77 units**) will serve households at or below **70% MFI** the development will be eligible for **100%** waiver of all fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully 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 the 77 units at 70% MFI will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waiver.** 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*)

### **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 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 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](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Senior Planner  
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE  
Mashell Smith, ORES

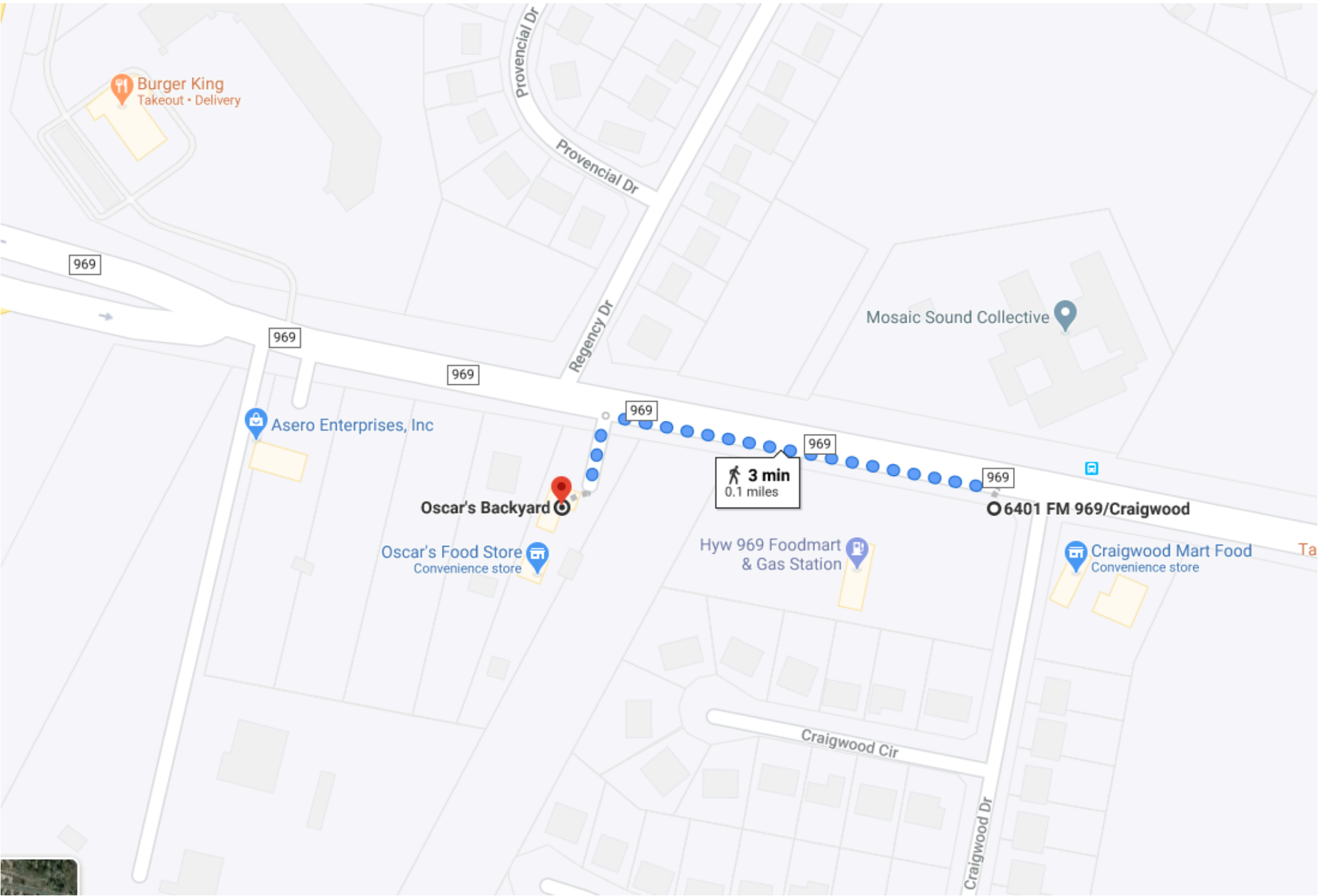
Ellis Morgan, NHCD

Jonathan Orenstein, AWU



### **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)*



**Burger King**  
Takeout • Delivery

969

969

969

969

969

969

**6401 FM 969/Craigwood**

**Oscar's Backyard**

**Oscar's Food Store**  
Convenience store

**Hyw 969 Foodmart & Gas Station**

**Craigwood Mart Food**  
Convenience store

**Mosaic Sound Collective**

**3 min**  
0.1 miles

Provincial Dr

Provincial Dr

Regency Dr

Craigwood Cir

Craigwood Dr

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

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



# FloodPro

Home

To begin using **FloodPro**, tap on the down arrow on the upper right. Then click on the “**I want to**” menu to the upper left.

**This page works best in Chrome, Edge or Internet Explorer.**

## Welcome!

Here you will find useful information about flooding in Austin. Whether you are a homeowner wanting to know if your house is in the floodplain or an engineer designing stormwater controls, you've come to the right place.

For additional floodplain information, click [here](#). For storm drain model inquiries click [here](#). To contact by phone call (512) 974-2843.

[Flood Safety](#)

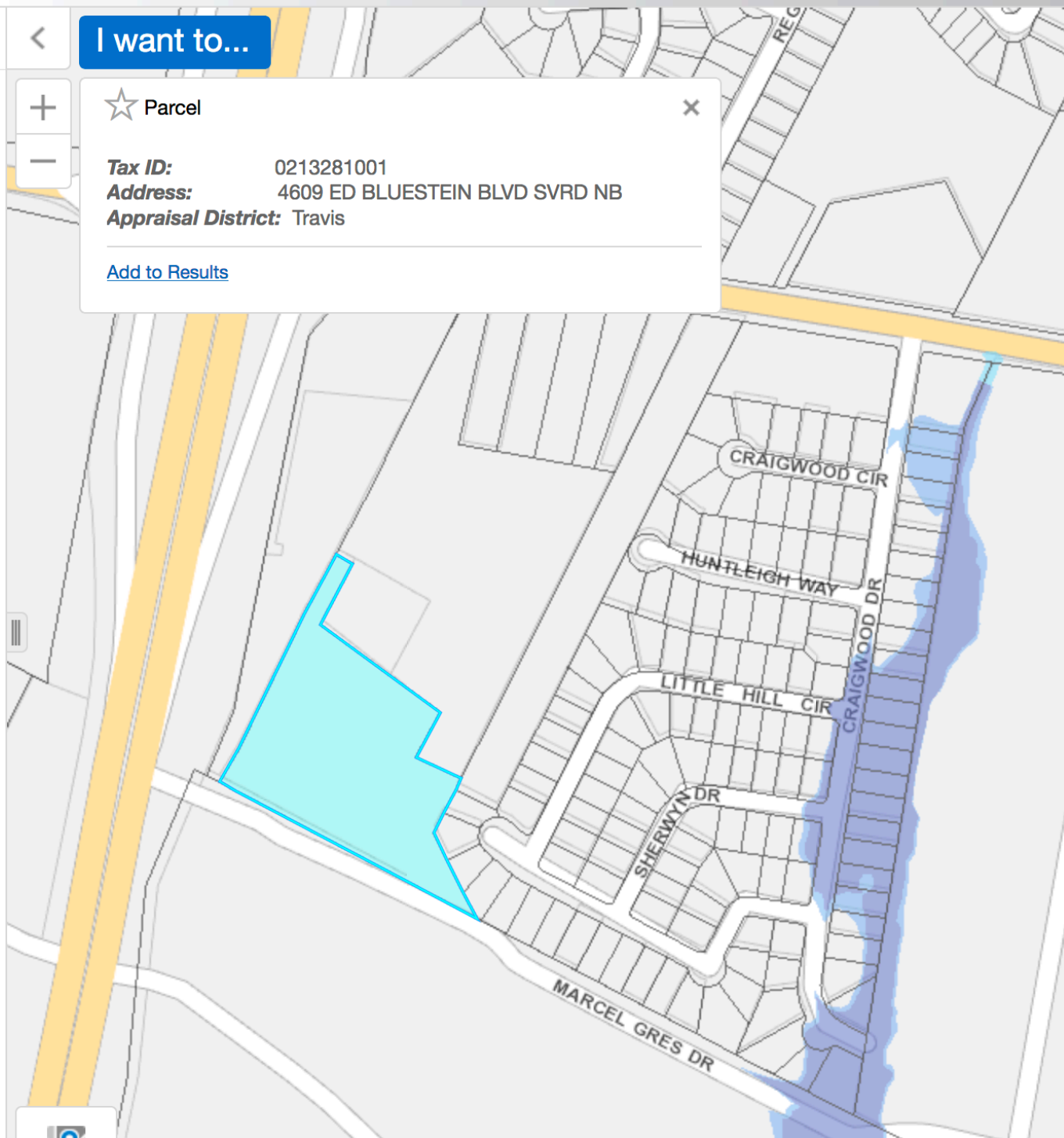
[Current Road Closures Due to Flooding](#)

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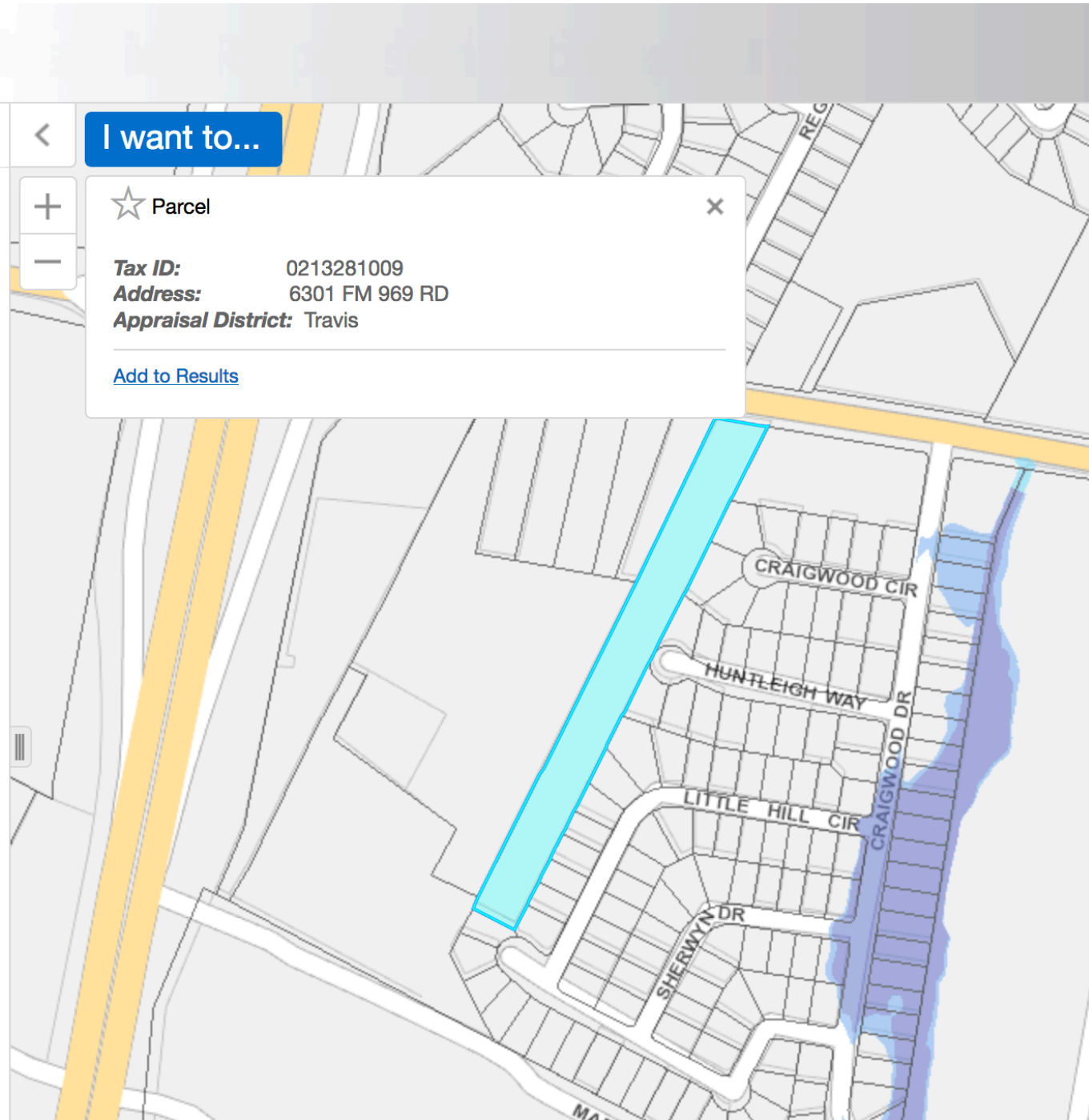
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## **Attachment 5 - Developer's Experience and Development Background**

*(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)*

# LDG CLOSED DEVELOPMENTS - ALL STATES

Development Name	City	State	Units	Year Closed
Renaissance Housing	Louisville	Kentucky	27	1998
Woods of Glen Hill Manor	Louisville	Kentucky	108	2002
Elkhorn Creek	Georgetown	Kentucky	44	2004
Cambridge Station	Indianapolis	Indiana	200	2004
Falcon Crest Apartments	Louisville	Kentucky	208	2004
Elk River	Georgetown	Kentucky	40	2004
Elkhorn Creek II	Georgetown	Kentucky	48	2004
Cambridge Fox Run	Indianapolis	Indiana	256	2005
Harris Branch Apartments	Austin	Texas	248	2006
Whispering Woods	Louisville	Kentucky	48	2006
Santora Villas	Austin	Texas	192	2007
The Villas at Shaver	Pasadena	Texas	240	2007
Park Place at Loyola	Austin	Texas	252	2007
Gleaneagles Apartments	Lexington	Kentucky	184	2007
Inwood Crossing	Wichita	Kansas	260	2007
Whispering Woods II	Louisville	Kentucky	50	2008
Overlook Terrace	Louisville	Kentucky	144	2008
Melbourne Senior	Alvin	Texas	110	2009
The Muses	New Orleans	Louisiana	211	2009
Floral Gardens	Houston	Texas	100	2010
The Muses II	New Orleans	Louisiana	52	2010
Towne Commons	Elizabethtown	Kentucky	92	2010
Cypress Gardens	Houston	Texas	100	2011
Steeplechase Farms	Sherman	Texas	156	2011
Brookstone Senior	Louisville	Kentucky	56	2011
Mallard Crossing	Baton Rouge	Louisiana	192	2011
Woodcrest Apartments	Baton Rouge	Louisiana	48	2012
Village Du Lac	Lafayette	Louisiana	140	2012
Brookcreek Crossing	Midlothian	Virginia	70	2012
Villas at Colt Run	Houston	Texas	138	2013
Paddock at Norwood	Austin	Texas	228	2013
Villages at Ben White	Austin	Texas	183	2014
The Pointe at Ben White	Austin	Texas	250	2014
Newport Village	Houston	Texas	80	2014
Harris Branch Senior	Austin	Texas	216	Aug-15
Port Royal	Baton Rouge	Louisiana	192	Nov-15
Stallion Pointe	Fort Worth	Texas	264	May-16
Paddock at Grandview	Nashville	Tennessee	240	May-16
Sansom Ridge	Sansom Park	Texas	100	Jul-16
Sansom Pointe	Sansom Park	Texas	216	Jul-16

Peach Orchard	Augusta	Georgia	240	Nov-16
Riverport FSH & Acedemic Center	Louisville	Kentucky	64	Feb-17
Riverport Senior	Louisville	Kentucky	108	Feb-17
Villas at Jeffersonville	Jeffersonville	Indiana	264	Feb-17
Villages at Fiskville	Austin	Texas	172	Mar-17
Pointe at Crestmont	Houston	Texas	195	Apr-17
Riverport Family	Louisville	Kentucky	240	Jun-17
Bristol Bluffs	Louisville	Kentucky	216	Sep-17
Bridge at Cameron	Austin	Texas	264	Dec-17
Commons at Goodnight	Austin	Texas	304	Dec-17
Meadows at Nicholson	Baton Rouge	Louisiana	204	Dec-17
Jefferson Grove	Newnan	Georgia	160	Feb-18
Springs Apartment	Balch Springs	Texas	221	May-18
Edgewood Place	Longview	Texas	74	Jun-18
Copper Pointe	San Antonio	Texas	252	Jul-18
MLK the Rail	Austin	Texas	235	Jul-18
Jefferson Green	Louisville	Kentucky	312	Jul-18
Le Jolliet	Lake Charles	Louisiana	264	Aug-18
Aria Grand	Austin	Texas	76	Sep-18
Forestwood	Balch Springs	Texas	220	Oct-18
Commons at Manor Village	Manor	Texas	172	Nov-18
Sansom Bluff	Sansom Park	Texas	296	Nov-18
Elysium Grand	Austin	Texas	90	Dec-18
Brook Point	Lafayette	Louisiana	192	Dec-18
Avoca Ridge	Louisville	Kentucky	240	Feb-19
Patriot Pointe	Fort Worth	Texas	220	Apr-19
Manchaca Commons	Austin	Texas	240	Apr-19
Stallion Ridge	Fort Worth	Texas	204	Apr-19
Sunrise View (Indian Creek)	Dekalb	Georgia	240	May-19
Union Landing	Union City	Georgia	240	May-19
The Oaks	Austin	Texas	96	Jun-19
Frontgate	Louisville	Kentucky	212	Jul-19
Buffalo Trail	Nashville	Tennessee	240	Jul-19
Heritage Townhomes	Stonecrest	Georgia	240	Aug-19
Horizon Ridge	Augusta	Georgia	240	Aug-19
Bridge at Canyon View	Austin	Texas	215	Dec-19
Norwood Estates	Austin	Texas	228	Dec-19
Moonlight	Austin	Texas	264	May-20
Riverstone	San Marcos	Texas	336	Jun-20

**Total Closed Units 14,273**

**Total Closed Projects 79**