



RENTAL HOUSING DEVELOPMENT ASSISTANCE APPLICATION

August 4, 2023



Aspire at BIG Austin

1000 E. Braker Ln.

Austin, TX 78753

ATTACHMENT 1 – PROJECT NARRATIVE

ASPIRE AT BIG AUSTIN

Located on 6.9 acres zoned for multifamily, Aspire at Big Austin will be a 368-unit, Class-A, affordable multifamily community for individuals and families. This high-end workforce housing community will offer residents an affordable, attractive, comfortable, and engaging living experience designed to enhance quality of life through activity, interaction, wellness, and convenience.

Aspire at Big Austin is proposed to be a partnership with Austin Housing Finance Corporation and Alex Radtke and team is analyzing that potential. If AHFC were to not partner on this development, the development has other partnerships that will be pursued. This is the second RHDA application round for this development. The development initially came in late last year for acquisition funding, but were not funded to oversubscription in that particular funding cycle. RHDA staff and leadership urged the team to come back in for funding in the August 2023 cycle. With this in mind, we ask that this funding request soft cost and hard construction funding be a priority for RHDA funding this cycle.

Mission Development Group will be purchasing the site on or around August 2, 2023. Aspire at Big Austin will be submitting a bond application in October 2023 for the 2024 lottery. Funding in this cycle will be critical in order to close out the capital stack and proceed with closing once a bond reservation is received. Mission DG has already put in more than \$600k in architectural and engineering costs into the development and will soon be taking on an acquisition bridge loan in the purchase of the site. Timing is critical to keep this development on target with 2024 bond closing dates.

As home values continue to rise and home-ownership becomes more expensive to moderate and low-income earners, the proposed development provides residents an attractive opportunity to obtain high-quality housing at an approachable price, helping to alleviate the affordability crisis in the Austin market.

As a mixed-income community, the development proposed will offer affordable units to qualifying households as well as some market units. Affordable units will be rent and income restricted, and on average will be for households earning 60% of the Area Median Income (AMI).

A mix of spacious studio, one-, two-, and three-bedroom floor plans will give residents the option to choose the unit type that best fits their individual lifestyle and preferences. With copious amenities, high-end interiors, easy access to Interstate 35, and just minutes from downtown, Aspire at Big Austin is well-positioned to become one of the premiere mixed-income residential communities in North Austin.

The total development cost for Aspire at Big Austin is \$99.6M. The financing structure will include a construction to permanent FHA insured 221(d)(4) mortgage. This structure anticipates the issuance of bonds which will be outstanding during the construction period and which will be collateralized by a portion of the FHA mortgage. The anticipated bond collateral fund will generate bond reinvestment proceeds that will partially offset the bond interest incurred during construction, and which is shown as a source. A bridge loan will also be necessary during construction. The remaining sources will be tax credit equity, a City of Austin RHDA request and deferred developer fee.

Aspire at Big Austin will include a menu of resident-informed supportive services provided by third party partners – CHR Partners and BiGAUSTIN. Services will include:

- Basic Adult Education/GED Preparation/English as a Second Language
- Legal Assistance and Crisis Intervention
- Case Management
- Career Placement & Training
- Health Screening Services/Health and Nutritional Courses
- After School Programs/Scholastic Tutoring
- Social Events and Recreation
- Community Safety, Self-Esteem and Problem Solving
- Income Tax Seminars or Preparation
- Transportation

Mission Development Group, LLC (Mission DG) is a real estate development specializing in mixed-use, age-restricted, historic, affordable, garden-style and urban infill projects. It is the firm's mission to build beautiful, functional, and sustainable living environments that connect people and places and enhance their quality of life. Having constructed over 2,600 units, Mission DG will bring its powerful experience and expertise to Aspire at Big Austin.

Aspire at Big Austin will be a catalytic community that will share guiding principals of affordability, equity and sustainability.

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

**Tab A1 – Executive
Summary/Project Proposal**

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Mission Development Group, LLC	OWNER/BORROWER NAME : Aspire at Big Austin, LP
DEVELOPMENT NAME : Aspire at Big Austin	FUNDING CYCLE DEADLINE : August 4, 2023
FEDERAL TAX ID NO: 85-1394123	DUNS NO: TBD
PROJECT ADDRESS: 1000 E. Braker Ln., 78753	PROGRAM : RHDA
CONTACT NAME : Mark Tolley	AMOUNT REQUESTED: \$7,755,000
CONTACT ADDRESS AND PHONE : 454 Soledad St., Ste. 200, San Antonio, TX 78205 (210) 354-3705	

APPLICATION TABS		INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL	MT
A 2	PROJECT SUMMARY FORM	MT
A 3	PROJECT TIMELINE	MT
A 4	DEVELOPMENT BUDGET	MT
A 5	OPERATING PRO FORMA	MT
A 6	SCORING SHEET	MT

ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	MT
		1.b.	Certificate of Status	MT
		1.c.	Statement of Confidence	MT
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	MT
		2.b.	Resumes of development team	MT
		2.c.	Resumes of property management team	MT
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	MT
		3.b.	Certified Financial Audit	MT
		3.c.	Board Resolution	MT
		3.d.	Financial Statements	MT
		3.e.	Funding commitment letters	MT
4	PROJECT INFORMATION	4.a.	Market Study	MT
		4.b.	Good Neighbor Policy	MT
		4.c.	SMART Housing Letter	MT
		4.d.	MOU with ECHO	n/a
		4.e.	Resident Services	MT
5	PROPERTY INFORMATION	5.a.	Appraisal	MT
		5.b.	Property Maps	MT
		5.c.	Zoning Verification Letter	MT
		5.d.	Proof of Site control	MT
		5.e.	Phase I ESA	MT
		5.f.	SHPO	MT

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.*

SIGNATURE OF APPLICANT



PRINTED NAME

Mark Tolley

TITLE OF APPLICANT

Partner

DATE OF SUBMISSION

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

**Tab A2 – Project Summary
Form**

Project Summary Form

1) Project Name Aspire at Big Austin	2) Project Type Mixed-Income	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 1000 E. Braker Lane, Austin, TX 78753		5) Mobility Bond Corridor
6) Census Tract 18.32	7) Council District District 1	8) Elementary School GRAHAM EL
9) Affordability Period 45 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	2	22	11	2		37
Up to 40% MFI	2	22	11	2		37
Up to 50% MFI	4	40	19	4		67
Up to 60% MFI	6	97	49	8		160
Up to 80% MFI	3	36	17	3		59
Up to 120% MFI						0
No Restrictions	1	3	3	1		8
Total Units	18	220	110	20	0	368

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	37	Continuum of Care Units	0
Accessible Units for Sensory Impairments	8		

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? Yes

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	56,250,000	Acquisition	11,050,000
Equity	31,977,833	Off-Site	
Grant		Site Work	
Other		Sit Amenities	
Deferred Developer Fee (not applicable for OHDA)	3,660,549	Building Costs	51,523,237
Previous AHFC Funding		Contractor Fees	8,387,504
Current AHFC Request	7,755,000	Soft Costs	4,853,362
		Financing	12,981,068
		Developer Fees	10,848,211
Total \$	99,643,382	Total \$	99,643,382

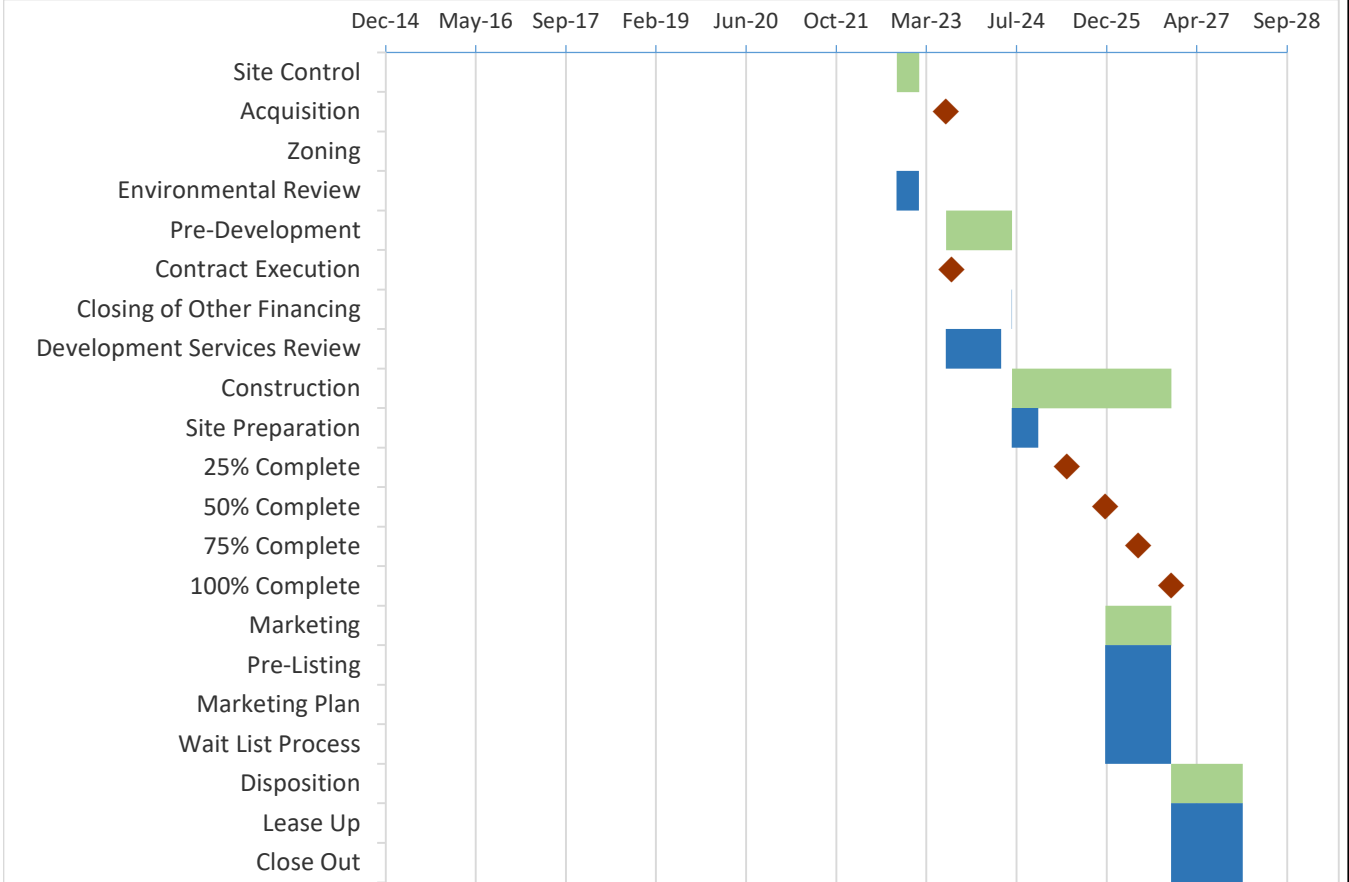
**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

Tab A3 – Project Timeline

Development Schedule

	Start Date	End Date
Site Control	Oct-22	Feb-23
Acquisition	Jul-23	
Zoning	n/a	n/a
Environmental Review	Oct-22	Feb-23
Pre-Development	Jul-23	Jul-24
Contract Execution	Aug-23	
Closing of Other Financing	Jul-24	Jul-24
Development Services Review	Jul-23	May-24
Construction	Jul-24	Dec-26
Site Preparation	Jul-24	Nov-24
25% Complete	May-25	
50% Complete	Dec-25	
75% Complete	Jun-26	
100% Complete	Dec-26	
Marketing	Dec-25	Dec-26
Pre-Listing	Dec-25	Dec-26
Marketing Plan	Dec-25	Dec-26
Wait List Process	Dec-25	Dec-26
Disposition	Dec-26	Jan-28
Lease Up	Dec-26	Jan-28
Close Out	Dec-26	Jan-28



**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

**Tab A4 – Development
Budget**

Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	17,700		
Environmental Review	8,950		
Engineering	372,500	350,000	
Survey	60,750		
Architectural	1,406,750	1,250,000	
Subtotal Pre-Development Cost	\$1,866,650	\$1,600,000	
Acquisition			
Site and/or Land	10,900,000		includes purchase and acquisition bridge loan
Structures			
Other (specify)	150,000		Consulting Fee
Subtotal Acquisition Cost	\$11,050,000	\$0	
Construction			
Infrastructure			
Site Work	3,850,000	2,500,000	
Demolition	206,227		
Concrete	2,550,650	500,000	
Masonry	527,151		
Rough Carpentry	2,455,830	250,000	
Finish Carpentry	7,216,042	500,000	
Waterproofing and Insulation	1,650,052	200,000	
Roofing and Sheet Metal	1,174,810		
Plumbing/Hot Water	3,000,598	750,000	
HVAC/Mechanical	2,409,328	50,000	
Electrical	4,358,109		
Doors/Windows/Glass	3,294,183	700,000	
Lath and Plaster/Drywall and Acoustical	1,893,871	705,000	
Tiel Work	679,827		
Soft and Hard Floor	919,096		
Paint/Decorating/Blinds/Shades	1,002,650		
Specialties/Special Equipment	301,683		
Cabinetry/Appliances	489,061		
Carpet			
Other (specify)	19,081,574		contractor fees, structured parking, signage, security
Construction Contingency	2,850,000		
Subtotal Construction Cost	\$59,910,741	\$6,155,000	
Soft & Carrying Costs			
Legal	596,500		
Audit/Accounting	85,000		
Title/Recordin	155,000		
Architectural (Inspections)			
Construction Interest	5,000,000		
Construction Period Insurance	60,000		
Construction Period Taxes			
Relocation			
Marketing	125,000		
Davis-Bacon Monitoring			
Developer Fee	10,848,211		
Other (specify)	9,946,280		reserves, cost of issuance, loan fees, permits, ffe
Subtotal Soft & Carrying Costs	\$26,815,991	\$0	
TOTAL PROJECT BUDGET	\$99,643,382	\$7,755,000	

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

**Tab A5 – Operating
Proforma**

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$5,796,552	\$5,912,483	\$6,030,733	\$6,151,347	\$6,274,374	\$6,927,416	\$7,648,427
Secondary Income	\$131,595	\$134,227	\$136,911	\$139,650	\$142,443	\$157,268	\$173,637
POTENTIAL GROSS ANNUAL INCOME	\$5,928,147	\$6,046,710	\$6,167,644	\$6,290,997	\$6,416,817	\$7,084,684	\$7,822,064
Provision for Vacancy & Collection Loss	-\$444,611	-\$453,503	-\$462,573	-\$471,825	-\$481,261	-\$531,351	-\$586,655
Rental Concessions		\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$5,483,536	\$5,593,207	\$5,705,071	\$5,819,172	\$5,935,556	\$6,553,333	\$7,235,409
EXPENSES							
General & Administrative Expenses	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$97,858	\$113,444
Management Fee	\$178,215	\$181,779	\$185,415	\$199,919	\$203,917	\$225,141	\$248,574
Payroll, Payroll Tax & Employee Benefits	\$432,871	\$445,857	\$459,233	\$473,010	\$487,200	\$564,798	\$654,756
Repairs & Maintenance	\$199,820	\$205,815	\$211,989	\$218,349	\$224,899	\$260,720	\$302,246
Electric & Gas Utilities	\$30,240	\$31,147	\$32,082	\$33,044	\$34,035	\$39,456	\$45,741
Water, Sewer & Trash Utilities	\$257,600	\$265,328	\$273,288	\$281,486	\$289,931	\$336,110	\$389,643
Annual Property Insurance Premiums	\$166,511	\$171,506	\$176,652	\$181,951	\$187,410	\$217,259	\$251,863
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$92,000	\$94,760	\$97,603	\$100,531	\$103,547	\$120,039	\$139,158
Other Expenses	\$32,320	\$33,290	\$34,288	\$35,317	\$36,376	\$42,170	\$48,887
TOTAL ANNUAL EXPENSES	\$1,464,577	\$1,506,732	\$1,550,116	\$1,605,561	\$1,651,729	\$1,903,552	\$2,194,312
NET OPERATING INCOME	\$4,018,959	\$4,086,475	\$4,154,955	\$4,213,611	\$4,283,827	\$4,649,781	\$5,041,097
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$3,494,747	\$3,494,747	\$3,494,747	\$3,494,747	\$3,494,747	\$3,494,747	\$3,494,747
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$524,212	\$591,728	\$660,208	\$718,864	\$789,080	\$1,155,034	\$1,546,350
CUMULATIVE NET CASH FLOW	\$524,212	\$1,115,940	\$1,776,147	\$2,495,011	\$3,284,091	\$8,144,376	\$14,897,839
Debt Coverage Ratio	1.15	1.17	1.19	1.21	1.23	1.33	1.44

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

APPLICATION TABS

Tab A6 – Scoring Sheet

Project Name	Aspire at Big Austin	
Project Type	Mixed-income	
Council District	District 1	
Census Tract	18.32	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$7,755,000	
Estimated Total Project Cost	\$101,050,789	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	37	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	6	% of annual goal * units * 50%, max of 75
< 40% MFI	37	# of rental units at < 40% MFI
< 50% MFI	67	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	8	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	13	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	41	Total Affordable 2 Bedroom units
3 Bedroom Units	8	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	7	Multi-bedroom Unit/Total Units * 20
TEA Grade	94	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	3	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	45	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	6	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	19	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	20%	% of total project cost funded through AHFC request
Leverage Score	18	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$55,000	Amount of assistance per unit
Subsidy per unit score	18	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$39,167	Amount of assistance per bedroom
Subsidy per Bedroom Score	20	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.23	Measured at the 5 Year mark
Debt Coverage Ratio Score	22.83957577	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	79	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	111	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 1 – Entity Information

**1a. Detailed listing of developer's
experience**



COMPANY PROFILE

INVEST • BUILD • GROW

MISSION DG

FIRM NAME
MISSION DG

PROJECT ROLE
DEVELOPER



WEBSITE
WWW.MISSIONDG.COM

HEADQUARTERS: San Antonio, TX

YEARS OF OPERATION: Mission DG was established in 2015 by Victor Miramontes, Henry Cisneros, and Mark Tolley.

AWARDS: Mission DG received the 2014 San Antonio Business Journal's Best Overhaul and Best Residential awards for The Peanut Factory Lofts.

In 2017, the Company also received the San Antonio Business Journal's Best Multifamily award for Aviator at Brooks City Base.



COMPANY PROFILE

Founded in San Antonio in 2015, Mission DG is an industry-leading real estate development company and development services provider committed to building Class A, affordable housing in Texas. Specializing in mixed-use, age-restricted, historic, affordable, garden-style and urban infill projects, it is the firm's mission to build beautiful, functional, and sustainable living environments that connect people and places and enhance their quality of life. Mission DG's exceptional market knowledge and strategic positioning initiatives continue to create attainable high-quality housing opportunities that promote economic growth and address the needs of the communities we serve.

Having constructed over 2,600 units, Mission DG's experienced team is dedicated to creating value and providing our partners and clients with innovative and comprehensive investment, development, and construction management solutions. Mission DG takes a quality-centric approach to every aspect of the development process, ensuring the consistent and successful delivery of our projects. The Mission DG team diligently researches opportunities to identify the proper product type, unit mix, architectural style, and financing model and sources in order to capitalize on development opportunities and construct properties of the highest quality. Our strong local presence and multifaceted approach offers a distinct advantage over our competitors. Our extensive market knowledge and versatility allows us to capitalize on development opportunities and makes Mission DG a sophisticated and inventive real estate partner that understands the increasingly intricate capital structures under which we operate.

EXPERTISE

Mission DG derives its strength from the expertise and capability of its seasoned principal team, who have extensive planning, financing, development, and construction experience. Mission DG has collaborated with both private and public partners to provide development services, construction management, and Public-Private Partnership (P3) expertise to clients within the private, municipal, state, and federal sectors to achieve its mission of enhancing communities across the state of Texas through Smart Growth objectives.

Investment Management

Mission DG provides investment management services including:

- Equity & Debt Placement
- Pro Forma Development & Financial Modeling
- Feasibility/Economic Analysis
- Cost Control
- Asset Management
- Investment Opportunity Identification

Development Services:

Mission DG also provides third-party development services to clients. These services include:

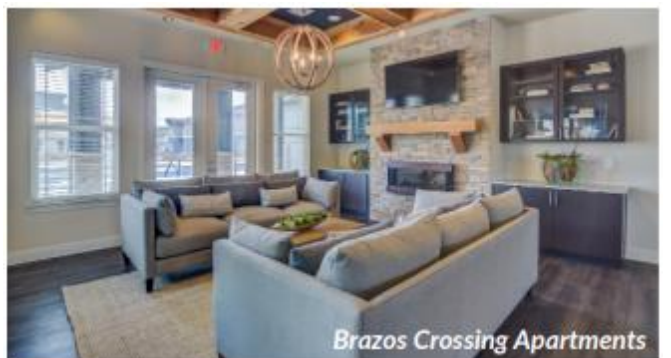
- Project Planning
- Pre-Development Services
- Site Selection & Land Acquisition
- Project Financing
- Zoning & Entitlements
- Site Programming
- Project Design
- Demographic/Market Studies
- Design & Constructibility Review



Construction Management:

Mission DG provides construction management solutions, such as:

- Budget Development & Administration
- Project Timeline Management
- Value Engineering
- Design Coordination
- Contract Negotiations



FINANCIAL CAPACITY

With a project portfolio currently valued at \$345 million, Mission DG follows a prudent investment strategy built on stability, sustainability, and creating value. By identifying and managing risks, the firm has been able to strategically select development initiatives that offer our clients and partners solid investment returns. Over the years, Mission DG has cultivated solid banking and investment relationships from a broad range of private and institutional organizations throughout the United States.



CURRENT PROJECTS & PIPELINE



PROJECT NAME	CITY, STATE	TYPE	UNITS	DEVELOPMENT COST
CURRENT PROJECTS				
LIV at Westover Hills	San Antonio, TX	Multifamily, LIHTC, Seniors	197	\$35.0 MM
LIV at Boerne Hills	Boerne, TX	Multifamily, LIHTC, Seniors	162	\$30.7 MM
St. John's Apartments	San Antonio, TX	Multifamily, LIHTC, Historic	228	\$40.5 MM
The VUE	San Antonio, TX	Multifamily, High Rise, Rehab	91	\$15.1 MM
Aspire at Tampico	San Antonio, TX	Multifamily, LIHTC	200	\$34.1 MM
The Lantana	San Marcos, TX	Multifamily, LIHTC	216	\$48.3 MM
TOTAL			1,094	\$203.7 MM
PIPELINE				
LIV at Whisper Hills	San Marcos, TX	Multifamily, LIHTC, Seniors	267	\$50.1 MM
Aspire at VIDA	San Antonio, TX	Multifamily, LIHTC	288	\$45.2 MM
LIV at VIDA	San Antonio, TX	Multifamily, LIHTC, Seniors	206	\$38.7 MM
Ascension at Southcross	San Antonio, TX	Multifamily, PFC	360	\$66.1 MM
Big Austin	Austin, TX	Multifamily, LIHTC	407	\$89.8 MM
Aspire at Sunset Oaks	San Marcos, TX	Multifamily, LIHTC	296	\$66.2 MM
Heroes Lodge	Austin, TX	Multifamily, LIHTC	306	\$68.4 MM
TOTAL			2,130	\$424.5 MM

PAST & CURRENT RELEVANT PRINCIPAL PROJECT EXPERIENCE



PROJECT NAME	CITY, STATE	TYPE	UNITS	DEVELOPMENT COST
One Hundred Grand	Foster City, CA	Multifamily, Mixed-Income	166	n/a
Berkeley Central	Berkeley, CA	Multifamily, Mixed-Income	143	n/a
VEO	Carson, CA	Multifamily, Mixed-Income	152	n/a
The Enclave	Paramount, CA	Multifamily, Mixed-Income	306	n/a
San Jose State University	San Jose, CA	Student Housing	119	n/a
Lofts at Union City	Union City, CA	Multifamily, Affordable	243	n/a
Peanut Factory Lofts	San Antonio, TX	Mixed-Use, Historic	102	\$13.0 M
Aviator at Brooks City Base	San Antonio, TX	Multifamily, Adaptive Reuse	280	\$33.3 M
Villa Espada Apartments	San Antonio, TX	Multifamily, Mkt Rate Dev	240	\$22.5 M
LIV Westover Hills	San Antonio, TX	Multifamily, LIHTC	197	\$35.0 M
LIV Boerne Hills	Boerne, TX	Multifamily, LIHTC	162	\$30.7 M
St. John's Apartments	San Antonio, TX	Multifamily, LIHTC, Historic	228	\$40.5 M
Four Oaks Tower	San Antonio, TX	Multifamily, High Rise	91	\$15.1 M
Aspire at Tampico	San Antonio, TX	Multifamily, LIHTC	130	\$31.6 M
Billy Mitchell Village	San Antonio, TX	Multifamily, Rehab	374	\$24.0 M
Brazos Crossing Apartments	Richwood, TX	Multifamily, Mkt Rate Dev	308	\$33.2 M
East Bank at Richwood Village	Richwood, TX	Multifamily, Mkt Rate Dev	200	\$21.0 M
Security Building Lofts	Los Angeles, CA	Multifamily, Adaptive Reuse	153	\$12.0 M
Village Court Seniors	Torrance, CA	Multifamily, Mixed-Income	112	\$8.4 M
Braunfels Place	New Braunfels, TX	Multifamily, Mkt Rate Dev	120	\$10.0 M
Club Creek	Austin, TX	Multifamily, Rehab	160	\$12.6 M
The Lookout at Comanche Hill	San Antonio, TX	Multifamily, Mkt Rate Dev	150	\$14.1 M
Cypress Ridge	Houston, TX	Multifamily, Rehab	252	\$15.5 M
Highland Cross	Houston, TX	Multifamily, Rehab	236	\$14.8 M
The Admiral	San Antonio, TX	Multifamily, Rehab	208	\$10.1 M
Newport Apartment Homes	Irving, TX	Multifamily, Rehab	308	\$23.4 M
Sunridge Apartments	Grand Prairie, TX	Multifamily, Rehab	332	\$20.6 M
Tierra Bella	Austin, TX	Multifamily, Rehab	204	\$10.8 M
Water Ridge	Irving, TX	Multifamily, Rehab	476	\$42.4 M
Wildwood I	Austin, TX	Multifamily, Rehab	344	\$26.3 M
Wildwood II	Austin, TX	Multifamily, Rehab	344	\$36.0 M
The 5Fifty	San Antonio, TX	Multifamily, Rehab	200	\$18.0 M
The Quinn	Houston, TX	Multifamily, Rehab	736	\$64.0 M
TOTAL			6,460	\$430.5 M



Victor Miramontes is the co-founder and Vice Chairman of CityView, an institutional asset management firm focusing on urban residential and mixed-use projects. He was responsible for the company's initial conceptualization, formation, funding, and start of operations. He is a member of the CityView board of directors and serves on the investment committees of the company's various funds. To date, CityView has developed 87 projects in 12 states, costing approximately \$5 billion, providing almost 12,000 residential units and supportive commercial mixed-use properties. Multifamily projects are located in the San Francisco, Los Angeles, San Diego, Boulder, Dallas, Houston, and Fort Worth areas.

Mr. Miramontes is a managing member of Mission DG and is active in a number of the company's San Antonio projects.

Prior to the formation of CityView and Avanzar, Mr. Miramontes was the CEO of the North American Development Bank (NADB), an international development bank. NADB provides key infrastructure including water, wastewater treatment, transportation, and energy products in US-Mexico border communities. He was the newly formed institution's first employee in 1994 and was responsible for the bank's initial operations, policy formation, capitalization, programs, and projects. Policies and programs initiated by Mr. Miramontes have provided billions of dollars in new border investments. While at the bank, Mr. Miramontes spearheaded the development of the San Antonio downtown International Center and the unique pocket park (a tribute to clean water) linking the River Walk and Main Plaza.

REPRESENTATIVE PROJECT EXPERIENCE

One Hundred Grand

Foster City, CA
166 Units, Mixed-Income
Podium Style
2012 - Present
Owner/Developer

Berkeley Central

Berkeley, CA
143 Units, Mixed Income
Podium Style
2012 - Present
Owner/Developer

VEO

Carson, CA
152 Units, Mixed-Income
Mixed-Use
2013 - 2017
Developer

The Enclave

Paramount, CA 306
Units, Mixed-Income
Garden Style, Value
Add 2011 - Present
Owner

San Jose State University

San Jose, CA 119 Units,
Market Rate Student
Housing Podium Style
2014 - Present
Owner/Developer

Lofts at Union City

Union City, CA 243
Units, Affordable
Housing Wrap Style
2015 - Present
Owner/Developer

NAME

VICTOR MIRAMONTES

TITLE

MANAGING PARTNER



EDUCATION

Stanford University
Bachelor of Arts, Economics (Honors)
Master of Arts, Economics

Stanford Law School
Juris Doctorate

INDUSTRY & COMMUNITY INVOLVEMENT

Alamo Public Telecommunications
Council
Former Chairman
San Antonio Water Systems
Former Vice Chairman



Mark Tolley has over 30 years of experience within the residential construction industry, focusing predominantly on urban infill, Smart Growth, residential, and mixed-use projects. In 2011, Mr. Tolley joined Mission DG, where his enthusiasm, entrepreneurial spirit, and commitment to excellence are the driving forces behind the ongoing development and success of the company, with over 2,600 residential units either completed or under construction in San Antonio and the surrounding areas. Prior to joining Mission DG, Mr. Tolley worked as Managing Director of B. Knightly Homes in Austin, Texas, and was Co-Founder and Managing Partner of Urban Pacific Builders of Long Beach, California. As Partner, Mr. Tolley’s extensive national experience increases the breadth of Mission DG’s construction and development expertise. He is experienced in all aspects of market rate and affordable housing development, but with special emphasis in the acquisition, renovation, and adaptive reuse of historical affordable tax credit properties. Throughout his career, Mr. Tolley has worked with institutional and high-net private investors from across the nation. He has been responsible for the finance, acquisition, development, construction, and sale of over 7,600 residential units. This list includes multiple historic adaptive reuse projects, condominiums, apartments, and residential detached housing units throughout the United States. Mr. Tolley attended Oxford University and graduated from University of California at Irvine.

NAME
MARK TOLLEY
TITLE
PARTNER



EDUCATION
 University of California at Irvine
 Bachelor of Arts

REPRESENTATIVE PROJECT EXPERIENCE

<p>Brazos Crossing Apartments Richwood, TX 308 Units, Market Rate Garden Style 2014 - Present Owner/Developer</p>	<p>East Bank Richwood Vill. Richwood, TX 200 Units, Market Rate Garden Style 2014 - Present Owner/Developer</p>	<p>Aviator Brooks City Base San Antonio, TX 280 Units, Market Rate Adaptive Reuse 2013 - 2016 Owner/Developer</p>
<p>Villa Espada Apartments San Antonio, TX 240 Units, Market Rate Garden Style 2013 - 2016 Owner/Developer</p>	<p>Peanut Factory Lofts San Antonio, TX 102 Units, Market Rate Adaptive Reuse 2012 - 2016 Owner/Developer</p>	<p>LIV Westover Hills San Antonio, TX 197 Units, LIHTC, Seniors Wrap 2018 - Present Owner/Developer</p>
<p>LIV Boerne Hills Boerne, TX 162 Units, LIHTC, Seniors Wrap 2018 - Present Owner/Developer</p>	<p>The St. John San Antonio, TX 228 Units, LIHTC, HTC Garden Style 2018 - Present Owner/Developer</p>	<p>Calabasas Seniors Calabasas, CA 60 Units, 4% LIHTC Modified Type III, Seniors 2007 Owner/Developer</p>

INDUSTRY & COMMUNITY INVOLVEMENT

- San Antonio Symphony
Board Member
- Southside First Economic Development Council
Board Membe
- Urban Land Institute
Member
- San Antonio North Chamber of Commerce
Membe
- San Antonio South Chamber of Commerce
Member



John Latham is a Principal of the Managing Partner and Member of the Investment Committee. Mr. Latham joined Mission DG after serving as the Chief Investment Officer of The PPA Group, LLC, an Austin, Texas based private investment firm focused on multifamily investments. While there he led the acquisitions, development and asset management teams and was directly involved in all the firm’s investments. He has acquired or developed over 4,000 multifamily units, and as a principal has acquired or developed over \$400 million worth of real estate. Prior to that, Mr. Latham worked with two commercial real estate firms including AIC Ventures and Endure Realty Advisors, L.P., (which he cofounded) where he focused on acquisitions, capital raising, asset management and dispositions. These firms were engaged primarily in single tenant sale/leaseback and build-tosuit transactions for corporate clients that preferred to lease their corporate real estate. Projects included office, industrial, and retail assets. Prior to that, Mr. Latham spent several years working with Banc of America Securities, LLC in their investment banking division, where his teams raised over \$4 billion through IPOs, senior and subordinated debt, convertible equity, and private placements of derivative instruments. Additionally, he spent a short time as a civil engineer building natural gas pipelines and affiliated infrastructure assets across the Midwest and Northeastern United States. He holds a Bachelor’s Degree in Civil Engineering and a Master of Business Administration in Finance from the University of Texas at Austin.

REPRESENTATIVE PROJECT EXPERIENCE

<p>Aviator Brooks City Base San Antonio, TX 280 Units, Market Rate Adaptive Reuse 2013 - 2016 Owner/Developer</p>	<p>Braunfels Place Apartments New Braunfels, TX 120 Units, Market Rate, New Construction 2003 - 2006 Owner/Developer</p>	<p>The Lookout at Comanche Hill San Antonio, TX 150 Units, Market Rate, New Construction 2015 - Present Owner/Developer</p>
<p>Club Creek & Wildwood Austin, TX 504 Units, Market Rate, Acquisition Rehab 2016 - 2018 Owner/Principal</p>	<p>Tierra Bella Austin, TX 204 Units, Market Rate, Acquisition Rehab 2013 - 2016 Owner/Principal</p>	<p>Newport Apartments Irving, TX 308 Units, Market Rate, Acquisition Rehab 2015 - Present Owner/Principal</p>
<p>Sunridge Apartments Grand Prairie, TX 332 Units, Mixed-Income, Acquisition Rehab 2017 - Present Owner/Principal</p>	<p>The 5Fifty San Antonio, TX 200 Units, Market Rate, Acquisition Rehab 2018 - Present Owner/Principal</p>	<p>Water Ridge Irving, TX 476 Units, Market Rate, Acquisition Rehab 2019 - Present Owner/Principal</p>

NAME
JOHN LATHAM
TITLE
PARTNER



EDUCATION
University of Texas at Austin
Bachelor of Science, Civil Engineering
Master of Business Administration

INDUSTRY & COMMUNITY INVOLVEMENT
American Lung Association
Former Board Member
Chancellor University
Former Board Membe
Urban Land Institute
Member
Austin High School Girls’ Lacrosse
Executive Committee



PROJECT NAME
THE ST. JOHN

LOCATION
222 E. MITCHELL ST. | SAN ANTONIO, TX 78210



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

Historic, Adaptive Reuse, Urban Infill, Multifamily, Class-A, Mixed-Income, LIHTC

PROJECT SIZE: 269,351 Gross SF
228 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
NRP Construction - General Contractor
B&A Architects - Architect
Lincoln Properties - Property Management/Owner's Liaison
Big Red Dog - Civil Engineer
Bellwether Enterprise - Lender
International Bank of Commerce - Construction Lender
Monarch Private Capital - HTC Equity
42 Equity - LIHTC Equity
Archdiocese of San Antonio - Landlord

PROJECT COST: \$40.5 million

2021 ULI Jack Kemp Chairman's Award

DEVELOPMENT SCOPE

Adjacent from Mission Concepción, a UNESCO World Heritage site, St. John's Apartments incorporates the historic adaptive reuse of the former St. John's Seminary college in addition to supplemental new construction to provide an attractive and unique 228-unit workforce housing community finished to Class-A standards. Located on approximately 11.2-acres allocated to Mission DG these apartment homes are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 75% of the units set aside for individuals and families who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken approximately 56 months from planning through construction, and is scheduled to be completed in 2020.

COSTS & FINANCING

\$26 million of the total development cost was financed as construction debt with International Bank of Commerce. \$10.3 million in equity was provided by 42 Equity for the purchase of Low Income Housing Tax Credits, and an additional \$3.5 million in equity was provided by Monarch Private Capital for the purchase of State and Federal Historic Tax Credits. The remaining \$700,000 required to fully fund the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the San Antonio Housing Trust Public Facility Corporation in the partnership structure as the Lessee and General Partner. This project received incentives, including impact and permit fee waivers, through a Chapter 380 Economic Development Loan Agreement and a CCHIP Agreement with the City of San Antonio, and Chapter 381 Grant Agreement with Bexar County. The land was acquired via a long term ground lease with the Archdiocese of San Antonio, with lease payments payable from the property's operation.

GOVERNMENT & APPROVALS

- Incentives (City of San Antonio & Bexar County)
- Permitting (City of San Antonio)
- Bond Inducement (SAHTFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Zoning (Planning/Zoning Commission)
- Variances (Board of Adjustments)

- Design (HDRC, UNESCO, NPS, THC)
- Low Income Housing Tax Credits (TDHCA)
- Historic Tax Credits(THC/SHPO & NPS/Dept. Interior)
- Financing/Underwriting (Fannie Mae)

DESIGN EXCELLENCE & SUSTAINABILITY

Sensitively and purposefully designed to provide an innovative housing solution that honors the historic, architectural, and cultural significance of the site, the architectural massing and overall design of the new construction is centered on Drossaert's Hall (c. 1920) and highlights the historic campus structures which also serve as a visual buffer between the new construction to the east and Mission Concepción to the west. Apart from challenges related to the declining state of the original buildings, the project's proximity to Mission Concepción presented numerous obstacles. Mission DG worked closely with Moule & Polyzoides to create a concept design compatible with the competing architectural styles of the Mission and the seminary. Also, the proposed plan underwent many revisions to ensure the development abided by all overlay and viewshed requirements to certify the project would not interfere, but rather enhance, the World Heritage nomination. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- Dynamic and energetic urban multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Utilizes “placemaking” to create a unique lived experience for residents;
- Enhances housing options by offering affordable high-end rental product in a submarket with few comparable housing options;
- Creates the kind of housing that attracts highly skilled, high wage workers, promoting an immersive live-work-play environment with proximity to entertainment, leisure, cultural, and recreational opportunities; and
- Comparable legal and financing structure to proposed developments.



PROJECT NAME
THE PEANUT FACTORY LOFTS

LOCATION
939 S. FRIO | SAN ANTONIO, TX 78207



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

Historic, Adaptive Reuse, Urban Infill, Mixed-Use
(Multifamily & Retail), Class-A, Market Rate

PROJECT SIZE: 115,000 Gross SF
102 Multifamily Residential Units
2,868 SF of Retail/Leasing Space

DEVELOPMENT TEAM:

*Mission DG - Developer/Owner
Catamount Constructors - General Contractor
B&A Architects - Architect
Big Red Dog Engineering - Civil Engineer
Greystar - Property Management/Owner's Liaison
Comerica Bank - Lender
The Betz Companies - Private Equity

PROJECT COST: \$13 million



DEVELOPMENT SCOPE

Dating back to 1912, the historic peanut factory and accompanying 60-foot tall storage silos were renovated and retrofitted to create 25 loft-style units, including a 3,047 SF penthouse. Supplemental new construction was also incorporated providing an additional 77 units in a variety of studio, 1BR, 2 BR, 3BR, and townhome configurations. Situated on 3.5 acres on the Near West side of downtown San Antonio, this Class-A community provides amenities which include a resort-style pool with sundeck, outdoor kitchen, 24-hour fitness center, dog park, food truck park, fire pit, resident services/leasing center, and approximately 3,000 SF of retail/leasing space. Units feature open concept kitchens, black and stainless steel appliances, accent walls, walk-in closets, 9-foot ceilings, gooseneck kitchen faucets, sleek and modern fixtures, and incredible views of Downtown San Antonio.

The project took approximately 36 months from planning through construction, and was completed in 2016.

COSTS & FINANCING

\$8.8 million of the total development cost was financed as construction debt with Comerica Bank. The remaining \$4.2 million required to fully fund the project was provided by The Betz Companies out of Houston and BC Realty out of Dallas. This project received incentives through a Chapter 380 Economic Development Loan Agreement and a CCHIP Agreement with the City of San Antonio, and Chapter 381 Grant Agreement with Bexar County. The land was acquired for \$860,000, so the total development cost for the project (hard costs, soft costs, fees) was approximately \$12.14 million.

GOVERNMENT & APPROVALS

- Incentives (City of San Antonio & Bexar County)
- Permitting (City of San Antonio)
- Design (Historic and Design Review Commission)
- Zoning (Planning/Zoning Commission)
- Variances (Board of Adjustments)

DESIGN EXCELLENCE & SUSTAINABILITY

This project adaptively reused and converted a historic peanut factory built circa 1912 and four 60-foot tall silos into high-end lofts. The unique circular nature of the silos and antiquated structure made design and construction of the historic units a challenge. Historic units featured original graffiti walls, exposed concrete floors, sleek urban interior finishes, and other features that highlighted the features of the existing structure.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

The Peanut Factory Lofts was awarded Best Overhaul and Best Residential in the San Antonio Business Journal's Best in Commercial Real Estate awards.

RELATION TO DEVELOPMENT VISION

- Dynamic and energetic urban community;
- Utilized "placemaking" to create a unique lived experience for residents;
- Attractive architecture, interior finishes, and desirable amenities; and
- Promoted additional economic development and investment in the Near West side, expanding the urban renewal outside of the immediate urban core.



PROJECT NAME
AVIATOR AT BROOKS CITY BASE

LOCATION
8010 AEROMEDICAL | SAN ANTONIO, TX 78235



FIRM ROLE: Developer

TYPE OF BUILDING/USE:

Adaptive Reuse, Multifamily, Class-A, Market Rate

PROJECT SIZE: 242,000 Gross SF
280 Multifamily Residential Units

DEVELOPMENT TEAM:

*Mission DG - Co-Developer
Brooks Development Authority - Owner
PPA Group - Co-Developer/Co-Owner
Catamount Constructors - General Contractor
Mark Odom Studio - Architect
Big Red Dog Engineering - Civil Engineer
Clear Property Management - Property Management/Owner's Liaison
InterNational Bank - Lender
The Betz Companies - Private Equity
Brevet Capital - Bridge Lender

PROJECT COST: \$33.3 million



DEVELOPMENT SCOPE

Paying homage to Brooks Air Force Base and San Antonio's military roots, one-third of the units were converted from former military barracks, in addition to supplemental new construction, to create a 280-unit Class-A market rate project at Brooks City Base. Located on 13.64 acre, community features include a clubhouse/leasing office that was renovated and retrofitted from an old military dining facility, in addition to a resort-style pool, dog park, Bocce ball court, yoga studio, fitness center, billiards table, and other Class-A amenities.

The project took approximately 26 months from planning through construction, and was completed in 2016.

COSTS & FINANCING

Since Brooks Development Authority (BDA) is a local government entity, Mission DG had to create an incentive financing structure to allow BDA to own the project while the development team guaranteed the project. Inter National Bank (INB) presented the best financing option out of the five debt term sheets presented. INB funded \$21 million of the construction loan, while Brevet Capital, an EB-5 bridge lender out of New York, funded \$5 million; and BDA's land subordinated to INB accounted for the final equity piece.

The project received impact and fee waivers through the City of San Antonio's ICRIP program. In November 2016, after the successful build and stabilization of the project, Mission DG sold its ownership interests to an existing property management company/investment partner. The project was structured as a Public-Private Partnership with BDA, in which BDA contributed the land to the partnership.

GOVERNMENT & APPROVALS

- Design (Brooks Development Authority)
- Permitting (City of San Antonio)
- Fee Waivers (CCDO)

DESIGN EXCELLENCE & SUSTAINABILITY

Originally built as barracks to house the military personnel at Brooks Air Force Base, Buildings 718, 719, and 754 were transformed into apartment homes with design elements accentuating the original structures. For the facade of these buildings, the existing concrete grid structures were highlighted, and the interior concrete columns and ceilings in the apartment units were exposed where possible. The 8,000 square foot modern-style dining hall was converted into the community's amenity center and leasing office. The existing metal roof was retained and the interior ceiling was exposed to take advantage of the building's high ceilings and celebrate the existing steel truss structure. White, metal ceiling panels were installed to enhance the industrial and utilitarian aesthetic. As a nod to the property's aviation history and the unique architectural style of the building, interior fixtures such as tail fin pendant lighting and propeller-style fans were also incorporated to elevate the design.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

Aviator was awarded the San Antonio Business Journal's Best Multifamily award in 2017.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Provided additional rooftops and residents to continue fuel growth and attract additional employers, events, and services; and
- Embraced the design concepts outlined in the Design Guidelines + Development Standards for the Brooks campus.



PROJECT NAME
VILLA ESPADA APARTMENTS

LOCATION
12910 CLUBHOUSE | SAN ANTONIO, TX 78221



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Garden Style, Multifamily,
Class-A, Market Rate

PROJECT SIZE: 198,000 Gross SF
240 Multifamily Residential Units

DEVELOPMENT TEAM:

*Mission DG - Developer/Owner
Catamount Constructors - General Contractor
B&A Architects - Architect
Big Red Dog Engineering - Civil Engineer
Greystar - Property Management/Owner's Liaison
Bank of the Ozarks - Lender
Brevet Capital - Bridge Lender
The Betz Companies - Equity
BC Realty – Equity

PROJECT COST: \$22.5 million



DEVELOPMENT SCOPE

Situated on 12.1 acres within the master planned Mission Del Lago community, Villa Espada Apartments is a Class-A apartment community providing 240 market-rate apartment homes on San Antonio's South side. Directly overlooking the 520-acre Mission Del Lago Golf Course and the Mitchell Lake bird sanctuary, this garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, swinging hammocks, private cabanas, fitness center, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk in closets, and upgraded fixtures and appliances.

The project took approximately 21 months from planning through construction, and was completed in 2015.

COSTS & FINANCING

Of the \$22.5 million required to develop this project, \$12.7 million was financed through Bank of the Ozarks as construction debt. The remainder was provided by Brevet Capital (EB-5 bridge) and the Betz Companies in the amounts of \$3 million and \$6.8 million, respectively. The project received incentives through a one-off Chapter 380 Economic Development Program Grant Agreement with the City of San Antonio. The land was acquired for \$1.7 million, so the total development cost for the project (hard costs, soft costs, fees) was approximately \$20.8 million.

GOVERNMENT & APPROVALS

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

DESIGN EXCELLENCE & SUSTAINABILITY

Villa Espada Apartments is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Enhanced housing options on Southside by offering high end rental product in a submarket lacking comparable housing options; and
- Contributed to Southside revitalization objectives by adding additional rooftops and residents to increase tax basis and attract additional investment.



PROJECT NAME
BRAZOS CROSSING APARTMENTS

LOCATION
4501 BRAZOSPORT BLVD N | RICHWOOD, TX



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Garden Style, Multifamily, Class-A, Market Rate

PROJECT SIZE: 315,000 Gross SF
308 Multifamily Residential Units

DEVELOPMENT TEAM:

*Mission DG - Developer/Owner
Catamount Constructors - General Contractor
B&A Architects - Architect
Big Red Dog Engineering - Civil Engineer
BH Management - Property Management/Owner's Liaison
Inter National Bank - Debt
Pensam Capital – Equity

PROJECT COST: :\$33.2 million



DEVELOPMENT SCOPE

Brazos Crossing Apartments is a 308-unit, Class-A multifamily development located on 17 acres in Richwood, Texas - a quaint coastal town adjacent to Lake Jackson, the commercial center for Brazoria County. This garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, 24-hour fitness center, cyber café, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk-in closets, and upgraded fixtures and appliances.

The project took approximately 24 months from planning through construction, and was completed at the end of 2016.

COSTS & FINANCING

Mission DG partnered with Pensam Capital to fund the \$4 million equity tranche. A construction loan was obtained with Inter National Bank in the amount of \$18.5 million to fund the rest of the development cost. A Chapter 380 Incentive Agreement was negotiated with the City of Richwood, granting annual partial tax reimbursements. A Rental Assistance Agreement was also negotiated with Zachry Industrial, ensuring full occupancy for 5 years. The land was acquired for \$1.4 million, so the total development cost was \$31.8 million.

GOVERNMENT & APPROVALS

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

DESIGN EXCELLENCE & SUSTAINABILITY

Brazos Crossing Apartments is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a

warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities; and
- Enhanced housing options in Richwood by offering high end rental product in a submarket with few comparable housing options.



PROJECT NAME
EAST BANK AT RICHWOOD VILLAGE

LOCATION
100 CREEKWOOD LANDING | RICHWOOD, TX



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Garden Style, Multifamily,
Class-A, Market Rate

PROJECT SIZE: 220,000 Gross SF
200 Multifamily Residential Units

DEVELOPMENT TEAM:

*Mission DG - Developer/Owner
Cadence McShane - General Contractor
B&A Architects - Architect
Big Red Dog Engineering - Civil Engineer
BH Management - Property Management/Owner's
Liaison
Southside Bank - Debt
Pensam Capital – Equity

PROJECT COST: \$21.0 million



EAST BANK AT RICHWOOD VILLAGE

DEVELOPMENT SCOPE

Located on the banks of Oyster Creek, East Bank at Richwood Village is our second project for Zachry Industrial in Richwood, Texas. The 200-unit, Class-A apartment community sits on 9.5 acres and is conveniently located near major local employment and commercial centers, such as Freeport, Lake Jackson, and Brazos Mall. This garden-style community features a spacious clubhouse, resort-style pool, fire pit, outdoor kitchen, 24-hour fitness center, cyber café, and a dog park. Interior amenities included open concept kitchens, 9-foot ceilings, large walk-in closets, and upgraded fixtures and appliances. The apartment homes are well-appointed with high-end interior fixtures, finishes, and appliances, providing residents with a luxurious living experience.

The project took approximately 22 months from planning through construction, and was completed at the end of 2016.

COSTS & FINANCING

Mission DG partnered again with Pensam Capital to fund the \$10 million equity tranche. A construction loan was obtained with Southside Bank in the amount of \$12.5 million to fund the rest of the development cost. A Chapter 380 Incentive Agreement was negotiated with the City of Richwood, allowing the project to receive partial tax reimbursements. A 5-year Rental Assistance Agreement was also negotiated with Zachry Industrial. The land was contributed to the project partnership for equity in the deal.

GOVERNMENT & APPROVALS

- Incentives (City of San Antonio)
- Permitting (City of San Antonio)

DESIGN EXCELLENCE & SUSTAINABILITY

East Bank at Richwood Village is a visual expression of updated traditional garden-style architectural design. With clean lines and warm stone accents, the exterior aesthetic presents a warm and welcoming façade. Spacious interiors provide residents with attractive apartment homes designed for comfort and convenience.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities; and
- Enhanced housing options in Richwood by offering high end rental product in a submarket with few comparable housing options.



PROJECT NAME
LIV WESTOVER HILLS

LOCATION
9015 INGRAM RD | SAN ANTONIO, TX 78245



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Multifamily, Seniors, Class-A, Mixed-Income, LIHTC

PROJECT SIZE: 255,656 Gross SF
197 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
Cadence McShane - General Contractor
B&A Architects - Architect
Big Red Dog Engineering - Civil Engineer
Capstone - Property Management/Owner's Liaison
Berkadia Commercial Mortgage - Lender
Affordable Housing Partners - LIHTC Equity
SAHTPFC - Landlord

PROJECT COST: \$35 million



LIV WESTOVER HILLS

DEVELOPMENT SCOPE

Located in San Antonio's booming Northwest Side near Loop 410 and Potranco Road, LIV Westover Hills is a 197-unit, Class-A active adult (62+) apartment community ideally located with accessibility to over 2 million square feet of nearby retail, dining, entertainment, employment, and medical services. The 5.84-acre site is just off of the interstate access road, providing excellent access to nearby areas such as Downtown, Alamo Ranch, The Rim, and La Cantera. These luxurious units are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 70% of the units set aside for seniors who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken 36 months from planning through construction, and is scheduled to be completed in 2019.

COSTS & FINANCING

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. Affordable Housing Partners is the LIHTC investor, funding the deal's \$8.2 million equity tranche. Berkadia Commercial Mortgage provide the debt in the form of a HUD 221(d)(4) loan in the amount of \$24.3 million. The remainder of the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the San Antonio Housing Trust Public Facility Corporation in the partnership structure as the land owner and General Partner, and it also received SAWS impact fee waivers through the City of San Antonio's ICRIP program. The land was acquired through a long term ground lease

with a one-time lease payment of \$1.35 million, so the total development cost for the project (hard costs, soft costs, fees) was \$33.65 million.

GOVERNMENT & APPROVALS

- Fee Waivers (CCDO)
- Permitting (City of San Antonio)
- Bond Inducement (SAHTFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Design (Park West Property Owners' Association)
- Zoning (City of San Antonio)
- Low-Income Housing Tax Credits (TDHCA)
- Financing/Underwriting (HUD)

DESIGN EXCELLENCE & SUSTAINABILITY

LIV Westover Hills is designed for the modern, active senior. Community amenities include a resort-style pool, 24-hour fitness center with a yoga studio, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center, salon/barbershop, a wellness clinic, elevators, trash chutes, dog park, zen courtyard, and herb, vegetable, and flower gardens. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, pendant lighting, wood-style flooring, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities
- Promotes an exciting, interactive, and social resident lifestyle for residents
- Enhances quality of life for seniors by providing luxurious, thoughtfully-designed apartments homes at an attainable price point outside of the immediate urban core



PROJECT NAME
LIV BOERNE HILLS

LOCATION
3 SHOOTING CLUB RD | BOERNE, TX 78006



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Multifamily, Seniors, Class-A, Mixed-Income, LIHTC

PROJECT SIZE: 189,490 Gross SF
162 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
NRP Construction - General Contractor
B&A Architects - Architect
Matkin Hoover - Civil Engineer
Capstone - Property Management/Owner's Liaison
Greystone - Lender
Affordable Housing Partners - LIHTC Equity
Boerne PFC - Landlord

PROJECT COST: \$30.8 million



LIV BOERNE HILLS

DEVELOPMENT SCOPE

Home to the Hill Country Mile and well-known for its rich German roots, LIV Boerne Hills is located in Boerne, Texas – the charming and affluent San Antonio suburb in the Texas Hill County. The 162-unit, Class-A active adult community sits on 11.76 acres and is well-appointed and highly amenitized for an attractive, comfortable, and engaging living experience for seniors 62+. These luxurious units are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. This mixed-income community provides both market rate and affordable units, with 75% of the units set aside for seniors who income qualify with incomes at or below 60% of the Area Median Income (AMI). The remainder of the units are market rate. The project is expected to have taken 36 months from planning through construction, and is scheduled to be completed in 2020.

COSTS & FINANCING

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. Affordable Housing Partners is the LIHTC investor, funding the deal's \$7.7 million equity tranche. Greystone & Co. provide the debt in the form of a HUD 221(d) (4) loan in the amount of \$22 million. The remainder of the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the participation of the Boerne Public Facility Corporation in the partnership structure as the land owner and General Partner. The land was acquired through a long term ground lease with a one-time lease payment of \$2 million, so the total development cost for the project (hard costs, soft costs, fees) was \$30.8 million.

GOVERNMENT & APPROVALS

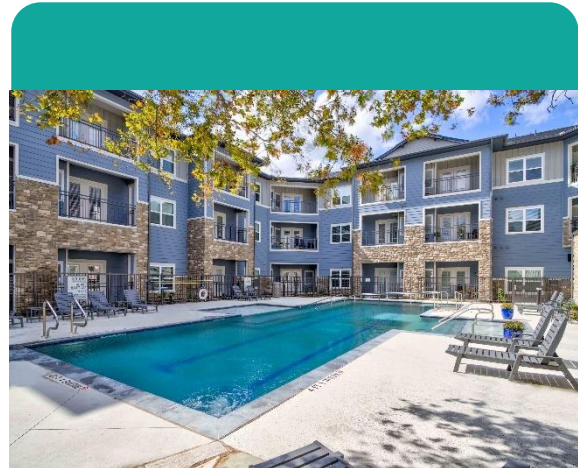
- Permitting (City of Boerne)
- Bond Inducement (BPFC)
- Ad Valorem Tax Exemption thru SAHTPFC (City Council)
- Low-Income Housing Tax Credits (TDHCA)
- Financing/Underwriting (HUD)

DESIGN EXCELLENCE & SUSTAINABILITY

LIV Westover Hills is designed for the modern, active senior. Community amenities include a resort-style pool, 24-hour fitness center with a yoga studio, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center, salon/barbershop, a wellness clinic, elevators, trash chutes, dog park, zen courtyard, and herb, vegetable, and flower gardens. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, pendant lighting, wood-style flooring, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Promotes an exciting, interactive, and social resident lifestyle for residents;
- Enhances quality of life for seniors by providing luxurious, thoughtfully-designed apartments homes at an attainable price point; and
- Comparable legal and financing structure to proposed developments.



PROJECT NAME

THE VUE

LOCATION

11327 EXPO BLVD | SAN ANTONIO, TX 78230



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

Adaptive Reuse, High Rise, Multifamily, Class-A+,
Luxury, Market Rate

PROJECT SIZE: 82,206 Gross SF
91 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
Mission Construction Group - General Contractor
DHR Architects - Architect
Roscoe Properties - Property Management/Owner's
Liaison
Simmons Bank - Lender
Asset Management Consultants - Equity

PROJECT COST: \$15.1 million

THE VUE

DEVELOPMENT SCOPE

The Vue is centrally located in San Antonio on 2.04 acres off of Interstate 10 at Huebner Road on the city's Northside - just minutes from shopping, dining, entertainment districts, and centers of employment such as Huebner Oaks, La Cantera, The Rim, USAA headquarters, and Valero headquarters. Just off of the Interstate 10 access road, the project site also enjoys easy access to the Downtown, Stone Oak, and Park North areas via I-10, Loop 410, and Loop 1604. Originally built in 2004, the existing 9-story structure will be finished out into 91 ultra luxe, Class-A apartment homes with oversized balconies and breathtaking views of the city. The apartment homes are well-appointed with on-trend high-end interior fixtures, finishes, and appliances, providing residents with a luxurious living experience.

The project is expected to have taken 20 months from planning through construction, and is scheduled to be completed in 2019.

COSTS & FINANCING

Mission DG partnered with Asset Management Consultants to fund the \$5.29 million equity tranche. A construction loan was obtained with Bank SNB in the amount of \$9 million to fund the rest of the development cost. The land was acquired for \$8.1 million,

GOVERNMENT & APPROVALS

- Permitting (City of San Antonio)

DESIGN EXCELLENCE & SUSTAINABILITY

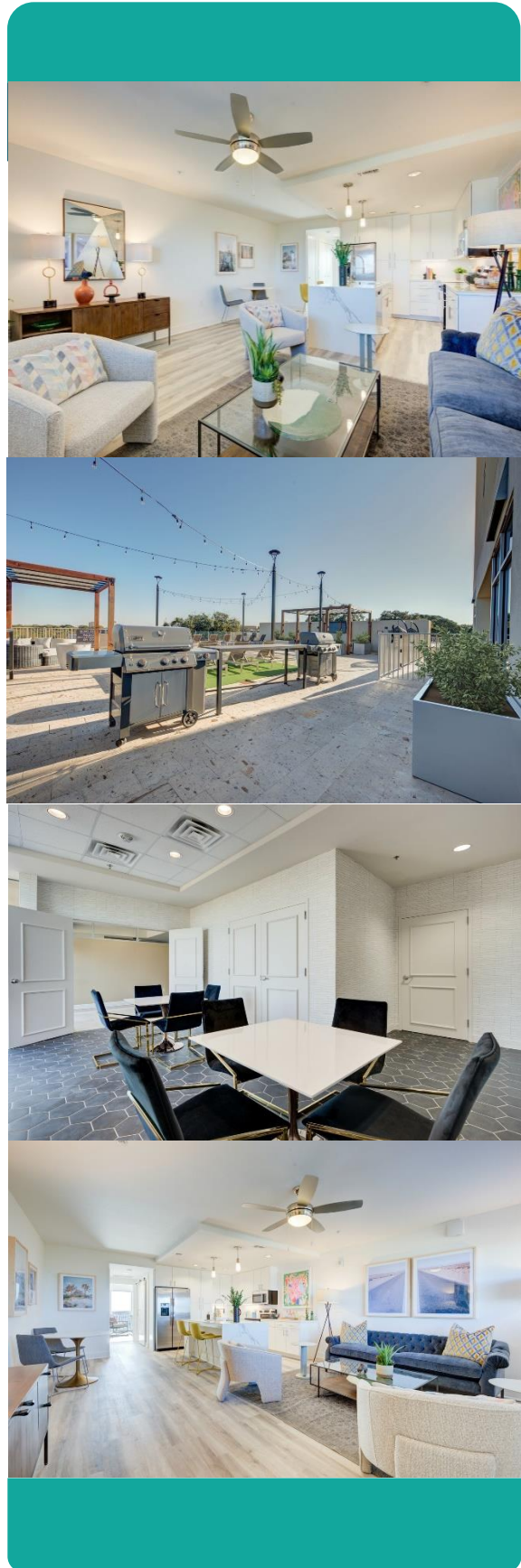
With upscale, on-trend interiors such as European cabinetry,

quartz countertops, sleek stainless steel appliances, gourmet eat-in kitchens, and open concept floorplans, Four Oaks Tower is the essence of modern luxury.

Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- Dynamic and energetic semi-urban community;
- New high rise multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Utilizes "placemaking" to create a unique lived experience for residents;
- Enhances housing options by offering high-end rental product in a submarket with few comparable housing options; and
- Creates the kind of housing that attracts highly skilled, high wage workers, promoting a live-work-play environment.



PROJECT NAME
ASPIRE AT TAMPICO

LOCATION
218 TAMPICO | SAN ANTONIO, TX 78207



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

High Rise, Multifamily, Class-A+,
Luxury, Mixed Income, LIHTC

PROJECT SIZE: 156,149 Gross SF
200 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
Concept Builder - General Contractor
GRG Architecture - Architect
Lincoln Property Company - Property Management
IBC Bank - Lender
Asset Management Consultants - Equity

PROJECT COST: \$34.1 million

Under Construction

ASPIRE AT
Tampico
A P A R T M E N T S

DEVELOPMENT SCOPE

The Aspire at Tampico is centrally located in San Antonio on 3.76 acres off Interstate 10 at 218 Tampico Rd at the Southdown - blocks from some of the city's best parks, galleries, restaurants, and shops. Bike to the Blue Star Arts Complex for coffee or easily hop onto the Mission Reach Trail for a morning run. The apartment homes are well-appointed with on-trend high-end interior fixtures, finishes, and appliances, providing residents with a luxurious living experience.

The project is currently under construction, and the whole project will be completed in May 2022.

COSTS & FINANCING

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. 42 Equity Partners LLC is the LIHTC investor, funding the deal's \$7.3 million equity tranche. IBC Bank provided the construction loan in the amount of \$26.4 million. San Antonio Housing Authority (SAHA) and Mission DG formed a joint venture. SAHA contributed the land as equity. The remainder of the project was deferred through the deferred developer fee, which will be paid out through the project's operational cashflow. Additionally, the project enjoys ad valorem tax exemption due to the partnership, so the total development cost for the project (hard costs, soft costs, fees) was \$34.1 million.

GOVERNMENT & APPROVALS

- Permitting (City of San Antonio)
- Bond Inducement (SAHA)
- Ad Valorem Tax Exemption thru SAHA (City Council)
- Low-Income Housing Tax Credits (TDHCA)

DESIGN EXCELLENCE & SUSTAINABILITY

Aspire at Tampico is designed for the modern, active workforce. Community amenities include a resort-style pool, 24-hour fitness center, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center and rooftop terraces. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- Dynamic and energetic semi-urban community;
- New high rise multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Utilizes “placemaking” to create a unique lived experience for residents;
- Creates the kind of housing that attracts highly skilled, high wage workers, promoting a live-work-play environment.



PROJECT NAME
THE LANTANA

LOCATION
2401 Ratter Rd | SAN MARCOS, TX 78666



FIRM ROLE: Developer/Owner

TYPE OF BUILDING/USE:

New Construction, Multifamily, Class-A,
100% Affordable, LIHTC

PROJECT SIZE: 203,464 Gross SF
216 Multifamily Residential Units

DEVELOPMENT TEAM:

Mission DG - Developer/Owner
Concept Builders - General Contractor
B&A Architects - Architect
KFW Engineers and Surveying - Civil Engineer
Lincoln Property Company - Property Management
Berkadia Commercial Mortgage - Lender
Affordable Housing Partners - LIHTC Equity

PROJECT COST: \$48.4 million

The Lantana

DEVELOPMENT SCOPE

Located in the picturesque Texas Hill Country on 10 acres in San Marcos, the Lantana at Rattler Road will be a 216-unit Class-A 100% affordable housing community for individuals and families. This high-end affordable housing community will offer residents a charming, comfortable, and engaging living experience designed to enhance quality of life through activity. These luxurious units are well-appointed with granite countertops, wood-style flooring, stainless steel appliances, contemporary cabinetry, and other Class-A amenities. The project is under construction and is scheduled to be completed in 2023.

COSTS & FINANCING

To finance the project, Mission DG sought Low Income Housing Tax Credits (LIHTC) through the Texas Department of Housing and Community Affairs. Affordable Housing Partners is the LIHTC investor, funding the deal's \$18.4 million equity tranche. Berkadia Commercial Mortgage provide the debt in the form of a HUD 221(d)(4) loan in the amount of \$30 million. Additionally, the project enjoys ad valorem tax exemption due to the participation of the San Marcos Housing Trust Public Facility Corporation in the partnership structure as the General Partner, so the total development cost for the project (hard costs, soft costs, fees) was \$48.4 million.

GOVERNMENT & APPROVALS

- Permitting (City of San Marcos)
- Bond Inducement (SMPFC)
- Ad Valorem Tax Exemption thru SMPFC (City Council)
- Low-Income Housing Tax Credits (TDHCA)
- Financing/Underwriting (HUD)

DESIGN EXCELLENCE & SUSTAINABILITY

The Lantana is designed for the modern, active workforce. Community amenities include a resort-style pool, 24-hour fitness center, clubhouse with a demonstration kitchen and resident lounge, a recreation room, resident business center, dog park, fire pit, and on-site self storage. The apartment homes are well-appointed and designed for the comfort and convenience of residents. Apartment features include fully equipped gourmet kitchens with energy efficient stainless steel appliances, granite countertops, contemporary cabinetry, pendant lighting, wood-style flooring, large walk-in closets, pantries and linen cabinets, walk-in showers, and in-unit washers and dryers. Sustainable features incorporated into the project's design include: water conserving plumbing fixtures; energy efficient appliances, fixtures, and windows; drip irrigation in planters; low VOC finish materials; native trees and plants to reduce irrigation consumption; and compact fluorescent and LED light fixtures.

RELATION TO DEVELOPMENT VISION

- New garden-style multifamily community with attractive architecture, interior finishes, and desirable amenities;
- Promotes an exciting, interactive, and social resident lifestyle for residents;
- Comparable legal and financing structure to proposed developments.





**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 1 – Entity Information

1b. Certificate of Status



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Mission Development Group, LLC (file number 803639486), a Domestic Limited Liability Company (LLC), was filed in this office on June 04, 2020.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on July 31, 2023.



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 1 – Entity Information

1c. Statement of Confidence



November 1, 2022

James May
City of Austin
Neighborhood Housing and Community Development
1000 East 11th Street
Austin, Texas 78702

Subject: Reference for Mission DG

Dear Mr. May:

This letter is in reference to Mission DG's experience and ability to effectively utilize Low Income Housing Tax Credits (LIHTC), tax-exempt bonds, and other sources of affordable housing financing.

Mission DG has developed 5 supportive housing communities in Texas. Importantly, they have a good compliance history with the TDHCA.

We worked closely with the Mission DG as they built Aspire at Tampico, a 200 unit development near downtown San Antonio. I am pleased that it came in on budget despite the escalating material costs. Mission DG has proven their ability to work with community partners, city officials, and neighborhoods to best serve the greater good. If you have any questions, regarding this letter, please contact me at timothy_alcott@homesa.org

Sincerely,

Tim Alcott
Chief Legal and Real Estate Officer



**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 2 – Principals Info

2a. Resumes of principals



Victor Miramontes is the co-founder and Vice Chairman of CityView, an institutional asset management firm focusing on urban residential and mixed-use projects. He was responsible for the company's initial conceptualization, formation, funding, and start of operations. He is a member of the CityView board of directors and serves on the investment committees of the company's various funds. To date, CityView has developed 87 projects in 12 states, costing approximately \$5 billion, providing almost 12,000 residential units and supportive commercial mixed-use properties. Multifamily projects are located in the San Francisco, Los Angeles, San Diego, Boulder, Dallas, Houston, and Fort Worth areas.

Mr. Miramontes is a managing member of Mission DG and is active in a number of the company's San Antonio projects.

Prior to the formation of CityView and Avanzar, Mr. Miramontes was the CEO of the North American Development Bank (NADB), an international development bank. NADB provides key infrastructure including water, wastewater treatment, transportation, and energy products in US-Mexico border communities. He was the newly formed institution's first employee in 1994 and was responsible for the bank's initial operations, policy formation, capitalization, programs, and projects. Policies and programs initiated by Mr. Miramontes have provided billions of dollars in new border investments. While at the bank, Mr. Miramontes spearheaded the development of the San Antonio downtown International Center and the unique pocket park (a tribute to clean water) linking the River Walk and Main Plaza.

REPRESENTATIVE PROJECT EXPERIENCE

One Hundred Grand

Foster City, CA
166 Units, Mixed-Income
Podium Style
2012 - Present
Owner/Developer

The Enclave

Paramount, CA 306
Units, Mixed-Income
Garden Style, Value
Add 2011 - Present
Owner

Berkeley Central

Berkeley, CA
143 Units, Mixed Income
Podium Style
2012 - Present
Owner/Developer

San Jose State University

San Jose, CA 119 Units,
Market Rate Student
Housing Podium Style
2014 - Present
Owner/Developer

VEO

Carson, CA
152 Units, Mixed-Income
Mixed-Use
2013 - 2017
Developer

Lofts at Union City

Union City, CA 243
Units, Affordable
Housing Wrap Style
2015 - Present
Owner/Developer

NAME

VICTOR MIRAMONTES

TITLE

MANAGING PARTNER



EDUCATION

Stanford University
Bachelor of Arts, Economics (Honors)
Master of Arts, Economics

Stanford Law School
Juris Doctorate

INDUSTRY & COMMUNITY INVOLVEMENT

Alamo Public Telecommunications
Council
Former Chairman

San Antonio Water Systems
Former Vice Chairman



Mark Tolley has over 30 years of experience within the residential construction industry, focusing predominantly on urban infill, Smart Growth, residential, and mixed-use projects. In 2011, Mr. Tolley joined Mission DG, where his enthusiasm, entrepreneurial spirit, and commitment to excellence are the driving forces behind the ongoing development and success of the company, with over 2,600 residential units either completed or under construction in San Antonio and the surrounding areas. Prior to joining Mission DG, Mr. Tolley worked as Managing Director of B. Knightly Homes in Austin, Texas, and was Co-Founder and Managing Partner of Urban Pacific Builders of Long Beach, California. As Partner, Mr. Tolley’s extensive national experience increases the breadth of Mission DG’s construction and development expertise. He is experienced in all aspects of market rate and affordable housing development, but with special emphasis in the acquisition, renovation, and adaptive reuse of historical properties. Throughout his career, Mr. Tolley has worked with institutional and high-net private investors from across the nation. Over the tenure of his career, he has been responsible for the finance, acquisition, development, construction, and sale of over 6,000 residential units. This list includes multiple historic adaptive reuse projects, condominiums, apartments, and residential detached housing units throughout the United States. Mr. Tolley attended Oxford University and graduated from University of California at Irvine.

NAME
MARK TOLLEY
TITLE
PARTNER



EDUCATION
 University of California at Irvine
 Bachelor of Arts

REPRESENTATIVE PROJECT EXPERIENCE

<p>Brazos Crossing Apartments Richwood, TX 308 Units, Market Rate Garden Style 2014 - Present Owner/Developer</p>	<p>East Bank Richwood Vill. Richwood, TX 200 Units, Market Rate Garden Style 2014 - Present Owner/Developer</p>	<p>Aviator Brooks City Base San Antonio, TX 280 Units, Market Rate Adaptive Reuse 2013 - 2016 Owner/Developer</p>
<p>Villa Espada Apartments San Antonio, TX 240 Units, Market Rate Garden Style 2013 - 2016 Owner/Developer</p>	<p>Peanut Factory Lofts San Antonio, TX 102 Units, Market Rate Adaptive Reuse 2012 - 2016 Owner/Developer</p>	<p>LIV Westover Hills San Antonio, TX 197 Units, LIHTC, Seniors Wrap 2018 - Present Owner/Developer</p>
<p>LIV Boerne Hills Boerne, TX 162 Units, LIHTC, Seniors Wrap 2018 - Present Owner/Developer</p>	<p>The St. John San Antonio, TX 228 Units, LIHTC, HTC Garden Style 2018 - Present Owner/Developer</p>	<p>Calabasas Seniors Calabasas, CA 60 Units, 4% LIHTC Modified Type III, Seniors 2007 Owner/Developer</p>

INDUSTRY & COMMUNITY INVOLVEMENT

- San Antonio Symphony
Board Member
- Southside First Economic Development Council
Board Membe
- Urban Land Institute
Member
- San Antonio North Chamber of Commerce
Membe
- San Antonio South Chamber of Commerce
Member





John Latham is a Principal of the Managing Partner and Member of the Investment Committee. Mr. Latham joined Mission DG after serving as the Chief Investment Officer of The PPA Group, LLC, an Austin, Texas based private investment firm focused on multifamily investments. While there he led the acquisitions, development and asset management teams and was directly involved in all the firm’s investments. He has acquired or developed over 4,000 multifamily units, and as a principal has acquired or developed over \$400 million worth of real estate. Prior to that, Mr. Latham worked with two commercial real estate firms including AIC Ventures and Endure Realty Advisors, L.P., (which he cofounded) where he focused on acquisitions, capital raising, asset management and dispositions. These firms were engaged primarily in single tenant sale/leaseback and build-to-suit transactions for corporate clients that preferred to lease their corporate real estate. Projects included office, industrial, and retail assets. Prior to that, Mr. Latham spent several years working with Banc of America Securities, LLC in their investment banking division, where his teams raised over \$4 billion through IPOs, senior and subordinated debt, convertible equity, and private placements of derivative instruments. Additionally, he spent a short time as a civil engineer building natural gas pipelines and affiliated infrastructure assets across the Midwest and Northeastern United States. He holds a Bachelor’s Degree in Civil Engineering and a Master of Business Administration in Finance from the University of Texas at Austin.

REPRESENTATIVE PROJECT EXPERIENCE

<p>Aviator Brooks City Base San Antonio, TX 280 Units, Market Rate Adaptive Reuse 2013 - 2016 Owner/Developer</p>	<p>Braunfels Place Apartments New Braunfels, TX 120 Units, Market Rate, New Construction 2003 - 2006 Owner/Developer</p>	<p>The Lookout at Comanche Hill San Antonio, TX 150 Units, Market Rate, New Construction 2015 - Present Owner/Developer</p>
<p>Club Creek & Wildwood Austin, TX 504 Units, Market Rate, Acquisition Rehab 2016 - 2018 Owner/Principal</p>	<p>Tierra Bella Austin, TX 204 Units, Market Rate, Acquisition Rehab 2013 - 2016 Owner/Principal</p>	<p>Newport Apartments Irving, TX 308 Units, Market Rate, Acquisition Rehab 2015 - Present Owner/Principal</p>
<p>Sunridge Apartments Grand Prairie, TX 332 Units, Mixed-Income, Acquisition Rehab 2017 - Present Owner/Principal</p>	<p>The 5Fifty San Antonio, TX 200 Units, Market Rate, Acquisition Rehab 2018 - Present Owner/Principal</p>	<p>Water Ridge Irving, TX 476 Units, Market Rate, Acquisition Rehab 2019 - Present Owner/Principal</p>

NAME
JOHN LATHAM
TITLE
PARTNER



EDUCATION
University of Texas at Austin
Bachelor of Science, Civil Engineering
Master of Business Administration

INDUSTRY & COMMUNITY INVOLVEMENT

- American Lung Association
Former Board Member
- Chancellor University
Former Board Member
- Urban Land Institute
Member
- Austin High School Girls’ Lacrosse
Executive Committee



**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 2 – Principals Info

2b. Resumes of Development Team



DEVELOPMENT TEAM

Mission Development Group has engaged the following high-quality development team to oversee the development of Aspire at Big Austin:

Development Team for Aspire at Big Austin	
Developer	Mission Development Group, LLC John Latham and/or Mark Tolley 454 Soledad St., Ste. 200 San Antonio, TX 78205 (210) 354-3705 John@missiondg.com Mark@missiondg.com
Co-Developer (PROPOSED)	Austin Housing Finance Corporation Nicole Joslin/Alex Radtke 1000 East 11 th Street, Suite 200 Austin, TX 78702
Development and Financing Consultant	True Casa Consulting, LLC Jennifer Hicks (512) 203-4417 jennifer@truecasa.net Texas HUB and WBE
Architect	hatch + ulland owen architects 1010 E.11th Street Austin, TX 78702 Erik Ulland, AIA + LEED AP + NCARB Partner o: 512.474.8548 x310 m: 512.695.9346 erikulland@huoarchitects.com Jason John Paul Haskins, AIA + NCARB + LEED AP BD+C Senior Associate + Director of Architecture o: 512.474.8548 x307 m: 512.293.2460 jasonhaskins@huoarchitects.com
Engineer	Civilitude LLC Fayez Kazi (512) 761-6161 fayez@civilitude.com



Attorney	Shackelford 9201 N. Central Expressway, 4 th Floor Dallas, TX 75231 Michael McKinley II, Esq. (214) 780-1315 Mmckinley2@shackelford.law
Property Manager	Lincoln Property Management Amber Edwards 1540 Bitters Rd., Suite 2721 San Antonio, TX 78248 (210)499-0314 aedwards@lpsi.com
Supportive Service Provider	CHR Partners Meghan Cano 110 E. Houston St., 7 th Floor San Antonio, TX 78205 (210) 387-4059 meghan@chrpartners.org BiGAustin 8000 Centre Park Dr., Suite 200 Austin, TX 78754 (512) 928-8010 x 104 melissa@bigaustin.org

The assembled team brings together vast experience in real estate development, LIHTCs, affordable housing, local development and supportive housing.

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 2 – Principals Info

**2c. Resumes of Property
Management Team**

An aerial photograph of a swimming pool and a parking lot. The pool is rectangular and filled with bright blue water, with two people standing in it. The parking lot is paved and contains several cars, including yellow taxis and dark sedans. The background shows a building with a wooden facade. A large teal diagonal shape is overlaid on the image, containing the text.

A COMPANY FOR YOUR

Success

LINCOLN
PROPERTY
COMPANY

THE LINCOLN

Advantage

203,000 UNITS MANAGED/ 10,000 AFFORDABLE

The second most in the United States

215,000 UNITS DEVELOPED

Valued at over \$12 Billion

5,200 EMPLOYEES IN 34 STATES AND 200 CITIES

Spanning the United States

\$6 BILLION IN MULTIFAMILY PROJECTS ACQUIRED

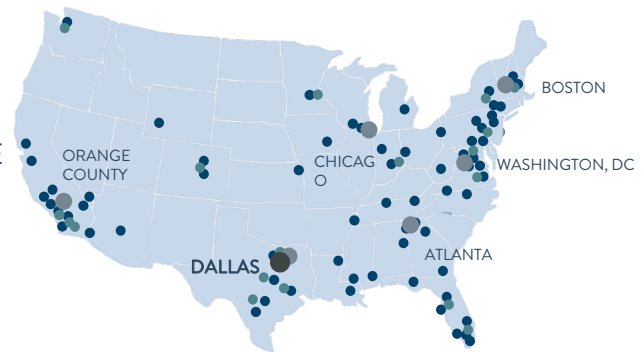
In the country

37,000 MILITARY HOMES OWNED AND MANAGED

For Army, Navy and Marine families

ONE OF THE LARGEST NON-REIT MULTIFAMILY DEVELOPERS

In the country



- CORPORATE HEADQUARTERS
- REGIONAL OFFICE
- SATELLITE OFFICE
- MARKET COVERAGE

Lincoln Property Company is a privately-held, vertically-integrated real estate investment, development and management company headquartered in Dallas, Texas, with regional and satellite offices located throughout the United States.

Founded in 1965 as a builder and operator of high-quality residential communities, Lincoln currently operates multiple business lines spanning the residential and commercial real estate spectrum in the U.S. and abroad. Lincoln Property Company prides itself on being an industry leader through every facet of multifamily property management. Their 50+ years of experience developing, constructing and managing all types of apartment communities allows LPC to tap into vast depths of property management knowledge.

To facilitate management of its multifamily operations across the United States, Lincoln Property Company maintains 6 regional management and development offices and 15 satellite offices in addition to the Dallas Corporate Headquarters.

RESIDENTIAL

Services

DEVELOPMENT

LPC is the largest private (non-REIT) developer in the United States. Since its founding in 1965, LPC has developed more than 215,000 multifamily residential units. More recently, since 1995, LPC has developed more than 16,000 multifamily residential units. LPC also performs fee development services.

ACQUISITIONS

LPC has acquired over 16 properties totaling more than 13,280 multifamily residential units since 1995.

MANAGEMENT

LPC currently manages 203,000 residential units. LPC's experience in the property management arena is diverse and with excellent performance. The national scope of its management portfolio means that Lincoln can obtain high-quality services from vendors at the most advantageous prices and terms. It also has national agreements with major suppliers of appliances, plumbing supplies, and mechanical equipment that result in lower costs and increased service levels.

FINANCIAL MANAGEMENT

LPC has significant experience in arranging and structuring financing for its investment opportunities. LPC has arranged more than \$17 billion in equity and debt financing for its multifamily residential projects. LPC has financed more than \$3 billion in military housing privatization projects utilizing AAA-rated bond financing.

CONSTRUCTION

LPC provides professional construction services ranging from due diligence to complete ground-up construction. With more than four decades of construction experience of all product types, LPC offers a comprehensive base of technical knowledge and mechanical application for effective general contracting to its clients and institutional joint venture partners. LPC has developed a service-based pricing division that caters to all members of the planning team. The preconstruction department integrates site analysis, conceptual designs, budgets, and scheduling. Lincoln's development and construction team prepares detailed budget reports to support and expedite timely decisions.

ASSET MANAGEMENT

The Asset Management function is at the core of LPC's approach to effective management of its real estate portfolio and to maintain long-standing, profitable relationships with its institutional partners. LPC provides its partners with the information, detailed reports, advice, and guidance needed to collaborate on important decisions as well as a means to implement those decisions.

DISPOSITIONS

LPC utilizes its experience gained over 50 years and leverages the local market knowledge of its regional offices to lead timely portfolio divestitures, which generate strong returns for LPC's institutional partners.

Lincoln Property Company's experience in providing housing for families with low and moderate incomes began in the late 1970's in Oak Cliff, a suburb of Dallas. That experience included managing Section 8 at five of the properties managed by Lincoln.

The management program was successful due to applying the same standards and expectations that were used on all other properties managed by Lincoln. The resident applications were screened using the same criteria as for all other properties. Lincoln's policies and procedures were implemented, as well as those from the Dallas Housing Authority for the Section 8 communities. The company mandated that the property management personnel provide the same quality of management service for these communities as Lincoln did at their affluent communities, i.e., the same carefree lifestyle that the company was known for previously in the most affluent areas of Dallas. We were able to improve the standard of living and service, as well as provide a professionally operated office and an aesthetically appealing community as a working environment for the employees.

Multi-Family Housing Revenue Bonds fka Industrial Revenue Bonds (IDB's):

Lincoln Property Company has substantial experience with the compliance and administration of the Multi-Family Housing Revenue Bond program and Section 501(c)(3) of the Internal Revenue Code. This program was developed to provide tax incentives for developers of multifamily properties in order to provide housing for persons qualified as low to moderate-income residents. A low income resident under this program is defined as a person with an annual income that is less than 80% of the median income of any specific county, as defined yearly by HUD. Lincoln has a successful track record of program compliance that spans over 15 years and includes over 4,200 units.

Lincoln Property Company is an active member of the Assisted Housing Management Association. In addition, one of Lincoln Property Company's Regional Vice Presidents, Brad Williams, was recently asked to serve on the National Focus Group for Section 8, sponsored by the National Apartment Association (NAA). This focus group was commissioned to make the Section 8 program more attractive to all conventional owners. strong returns for LPC's institutional partners.

CORPORATE

Leadership



TIM BYRNE
CHIEF EXECUTIVE OFFICER



SCOTT WILDER CPM
PRESIDENT RESIDENTIAL MANAGEMENT



MARGETTE HEPFNER
COO RESIDENTIAL MANAGEMENT



ANDY ATALIS
CHIEF ACCOUNTING OFFICER



DENNIS STREIT
CHIEF FINANCIAL OFFICER



BILL GRANT
SENIOR VICE PRESIDENT CONSTRUCTION



KIM MCCORMICK
GENERAL COUNSEL



SHERI KILLINGSWORTH
VICE PRESIDENT MARKETING & COMMUNICATIONS



KRISTA WASHBOURNE
VICE PRESIDENT LEARNING & TALENT DEVELOPMENT



MID-ATLANTIC
DUNCAN SLIDELL
EVP

MIDWEST
BRIAN BYRNE
EVP

NORTHEAST
JOHN NOONE
EVP

SOUTHEAST
CHUCK SHALLAT
EVP

SOUTHWEST
JEFF COURTWRIGHT
EVP

WEST
REG DELPONTE
EVP

+RICHARD ROSE
+CHRISTINA BOLTER
-TED EGNER

+BRUCE WEBSTER
-JOE SEGOBIANO

+GREG MARCHAND

+CHRIS BURNS
-MICHELLE LARA
-BROOK BAREFOOT
-STEVE SOCKRIDER

+ALLYSON MCKAY
+SHEILA CARTER
-JIM PATON

LINCOLN PROPERTY COMPANY AFFORDABLE DIVISION

PROGRAM EXPERIENCE...

- **Section 8**
 - MOD Rehab
 - Project Base
 - Certificate/Voucher Program
- **HOME Multifamily Program**
- **MultiFamily Housing Revenue Bonds**
- **Industrial Bond Programs (IDB)**
- **Federal Home Loan Bank Affordable Housing Program**
- **Public Housing**
- **Low Income Housing Tax Credit (LIHTC)**
 - 40/60 Minimum Set Aside
 - 100% Low Income Housing
- **Walker Units**
- **RTC/FDIC Affordable Housing Disposition Program**
 - Low Income Restrictions
 - Very Low Income Restrictions
- **Right To Relocate**
- **Rental Assistance Demonstration Program (RAD)**

CERTIFICATES ACHIEVED BY TEAM MEMBERS...

- **CMH**
 - Certified Manager of Housing
- **COS**
 - Certified Occupancy Specialist
- **CPM**
 - Certified Property Manager
- **CFM**
 - Certified Financial Manager
- **CMM**
 - Certified Maintenance Manager
- **CPA**
 - Certified Public Accountant

SOCIAL SERVICES & INNOVATIVE PROGRAMS...

- Resident Council
- Social Services
- Boys & Girls Clubs
- Adult Learning Center
- Computerized Labs
- Assisted Housing Management
- Police Store Fronts
- Big Brothers & Big Sisters
- Family Health Services
- Aging Information Office for Senior Citizens
- GED Graduates Programs
- English Second Language

LINCOLN PROVIDES THESE LEISURE ACTIVITIES...

- In-Home Gardening/Flower Arranging
- Art/Painting
- Color Analysis
- Dressing for Success
- Community Newsletters
- Crime Watch Meetings
- Storytelling
- Tutoring
- How to write a Resume
- Interviewing Process

Lincoln Property Company's experience in providing housing for low-income families began in the late 1970's and since then Lincoln has developed an expertise managing 10,000 units in the Affordable Industry. In 1995, Lincoln formed the Affordable Division, dedicated to providing quality services to its residents in the Affordable Housing Market that the company is known for providing in the luxury market.

Lincoln Property Company's commitment to the Affordable Housing is a long term one. We view this as an opportunity to give back to our community.

Current/Past MFHRB Properties:

Windridge I & II	720 Units (LPC owned)
Amherst Apartments	204 Units (Fee Managed)
Windcliff I & II	680 Units (LPC owned)
Winterspark	344 Units (Fee Managed)
Highland Oaks	340 Units (Fee Managed)
Hurst Manor	112 Units (Fee Managed)

Past IDB Properties:

Parc du Lac	272 Units (3rd party managed)
Oaklodge	348 Units (3rd party managed)
Longbranch	104 Units (3rd party managed)
Lincoln Oaks	576 Units (LPC owned)
Lincoln Meadow	280 Units (LPC owned)
University Gardens	160 Units (LPC owned)
Wildflower	264 Units (LPC owned)
Summit Ridge	264 Units (LPC owned)

Additionally, Lincoln Property Company has managed over 3,800 units with an Affordable Housing Program including projects administered under Section 42 of the Internal Revenue Code. Some of these properties include:

Willow Tree	112 Units Grand Prairie Housing Finance ◆ Project Based Section 8
Cotton Creek	112 Units Grand Prairie Housing Finance ◆ Project Based Section 8
Clayton Pointe	246 Units Quality of Life Foundation ◆ AffordableHousing Disposition Program
Pebble Creek	352 Units Joshua Muss & Assoc. ◆ HUD Section 8 Mod Rehab ◆ Low Income Housing Tax Credit
89 East	240 Units ◆ Low Income Housing Tax Credit
Highpoint Family Living	161 Units ◆ Low Income Housing Tax Credit
Highpoint Senior Living	140 Units

◆ Low Income Housing Tax Credit

Parks at Wynnewood 276 Units

◆ Low Income Housing Tax Credit

◆ Project Based Section 8 contract

Renaissance Courts 150 Units

◆ Low Income Housing Tax Credit

Villas of Sorrento 220 Units

◆ Low Income Housing Tax Credit

The St. John 228 Units

◆ Low Income Housing Tax Credit

Refugio Place 210 Units

◆ Low Income Housing Tax Credit

Legacy on O'Connor Road 150 Units

◆ Low Income Housing Tax Credit

Legacy at Science Park 120 Units

◆ Low Income Housing Tax Credit

HemisView Village 245 Units

◆ Low Income Housing Tax Credit

Carousel Court	280 Units Dallas City Homes
Summer Tree	◆ AffordableHousing Disposition Program 228 Units Property Company of America
Treymore @ City Place	◆ AffordableHousing Disposition Program 180 Units Carleton Residential
Treymore North	◆ Low Income Housing Tax Credit 70 Units Carleton Residential
Treymore At McKinney	◆ Low Income Housing Tax Credit 192 Units Carlton Residential
Kingsgate	◆ Low Income Housing Tax Credit 144 Units Carlton Residential/Banc One
Hillburn Hills	◆ 80% Affordable Housing 163 Units DCH Inc.
Summercitiy	◆ AffordableHousing Disposition Program 220 Units JNP Properties.
WestCreek	◆ Low Income Housing Tax Credit 220 Units JANAR, INC.
LaPrada	◆ Low Income Housing Tax Credit 196 Units Carleton Residential
Woodland Meadows	◆ Low Income Housing Tax Credit 1100 Units PM Group
	◆ Low Income Housing Tax Credit

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 3 – Financial Info

3a. Federal IRS Certification

**NOT
APPLICABLE**

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 3 – Financial Info

3b. Certified Financial Audit

**NOT
APPLICABLE**

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 3 – Financial Info

3c. Board Resolution

**NOT
APPLICABLE**

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 3 – Financial Info

3d. Financial Statements

**FINANCIAL
STATEMENTS
TO BE
PROVIDED
UNDER
SEPARATE
COVER**

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 3 – Financial Info

3e. Funding Commitment Letters



August 3, 2023

Mission Development Group, LLC
c/o Mr. John Latham
454 Soledad Street
San Antonio, TX 78205

Re: **Aspire at Big Austin** (the “Project”)
Austin, Texas

Dear Mr. Latham,

On behalf of 42 Equity Partners, LLC (“42 Equity”), I am pleased to submit this preliminary letter of intent to provide tax credit equity financing for the Project through the purchase of a 99.98% interest in Aspire at Big Austin GP, LP (the “Partnership”). The principal terms for this investment, as well as certain assumptions upon which we have based our proposal, are set forth below. We look forward to assisting you with this exciting opportunity.

1. Property Information

The Project consists of the new construction of 368 multifamily units, including 360 low-income housing tax credit units for rental to seniors, to be located at East Braker Lane and Wedgewood Drive in Austin, Travis County, Texas. 98% of the units will meet the affordability restrictions set forth in Section 42 of the Internal Revenue Code. Site control will be established via a 100-year ground lease.

2. Property Ownership

Partnership:	Aspire at Big Austin GP, LP, a Texas Limited Partnership.
General Partner:	AHPFC Big Austin GP, LLC, a Texas Limited Liability Company (to be formed).
Special Limited Partner:	Aspire at Big Austin SLP, LLC, a Texas Limited Liability Company.
Developer:	Mission Development Group, LLC, a Texas Limited Liability Company.
Guarantor(s):	The General Partner, Developer, and such other entities and/or individuals as may be required by 42 Equity.
Limited Partner:	An affiliate of 42 Equity.

3. Project Financing

All interim financing sources must be closed prior to admission of the Limited Partner to the Partnership. Permanent financing must be fixed rate and non-recourse. The anticipated financing sources for the Project are as follows:

A. Construction Financing

Lender	Amount	Interest Rate	Term
Lender TBD (Tax-Exempt Bond)	\$56,000,000	5.30%	36 mos.

B. Permanent Financing

Lender	Amount	Interest Rate	Term	Amort	Payment	Hard/ Soft
Lender TBD (221(d)4)	\$56,000,000	5.30%	40	40	\$3,515,002	Hard
City of Austin RHDA	\$7,050,000	0.00%	30	30	\$0	Deferred

4. Timing Assumptions

Benchmark	Date
Partnership Closing	October, 2024
Construction Start	October, 2024
Placed in Service	October, 2026
100% Qualified Occupancy	July, 2027
Permanent Loan Funding/Conversion	January, 2028

5. Tax Credit Reservation

Projected Annual Tax Credits:	\$3,297,225
State Allocating Agency:	Texas Department of Housing and Community Affairs
Award/Reservation Year:	2024
Credit Percentage:	4.00%
DDA/QCT 30% Boost:	No
Income Averaging:	Elected (Yes)

6. Capital Contribution Schedule

Assuming the material assumptions set forth in this offer are accurate, and subject to the terms and conditions of the Partnership Agreement, the Limited Partner will make capital contributions to the Partnership in the aggregate amount of **\$30,328,406**, equal to **\$0.92** per dollar of projected federal tax credit.

The Limited Partner shall pay its capital contributions upon receipt and approval of documentation evidencing satisfaction of installment conditions in accordance with the Partnership Agreement, summarized below:

Installment	Benchmark	% of Capital	Capital
First	Partnership Admission	15.0%	\$4,549,261
Second	Construction	25.0%	\$7,582,102
Third	Placed in Service	15.0%	\$4,549,261
Fourth	Permanent Loan Conversion	42.5%	\$12,889,572
Fifth	IRS 8609	2.5%	\$758,210
Totals		100.0%	\$30,328,406

7. Fees to the General Partner, Managing Agent and the Limited Partner

Asset Management Fee. The Limited Partner will be paid an annual, cumulative asset management fee in the amount of \$15,000 payable from cash flow. The asset management fee will be paid after payment of the deferred developer fee.

8. Closing Conditions and Termination

The Limited Partner's admission to the Partnership is conditioned upon (i) completion of due diligence to our satisfaction and (ii) approval of the investment by our investment committee. Notwithstanding anything to the contrary contained herein, the provisions of this LOI represent the entire understandings of 42 Equity, the General Partner and/or the Partnership with respect to the matter hereof, and all prior understandings, agreements and representations with respect thereto, whether written or oral are superseded hereby and merged herein.


The closing of the acquisition of the Investor Partner interest is subject to the availability of funds and the ability of 42 Equity to identify an investor. The capital contributions set forth in Paragraph 6 above may be recalculated or changed prior to the closing to reflect changes in interest rates or other changing market conditions and the Investor Partner's then-current yield requirements. This agreement shall not create any liability on the part of 42 Equity. All rights and obligation of the investor shall be set forth in the Partnership Agreement and shall not be binding on 42 Equity until 42 Equity delivers a fully executed copy of the Partnership Agreement to the General Partner.

This LOI shall terminate upon the execution and delivery of the definitive agreements relating to the proposed investment.

We look forward to working with you on this exciting opportunity. Thank you for your consideration.

Sincerely,

42 EQUITY PARTNERS, LLC



Constantine Chigounis
Managing Director

42 Equity Partners, LLC
2660 EastChase Lane, Suite 100
Montgomery, Alabama 36117-7024

cc: Michael Haynes, Esq.
Oscar Leal, CPA
Robert Waller, Esq.

ref: 42-0549_01 Aspire Big Austin | Aug-3-2023 | 1:53 PM

NOTE: HUD Loan Amount will adjust as the development nears closing with the final amount being below 1.15 DCR.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Southwest Multifamily Region

Serving Arkansas, Iowa, Kansas, Louisiana, Missouri, Nebraska,

New Mexico, Oklahoma, and Texas

Multifamily Customer Service Telephone Line 1-800-568-2893

www.hud.gov

via email: ctye@communitytp.com;

SUBJECT Concept Meeting Response:
Aspire at Big Austin
Austin, TX
221(d)(4)
New Construction

Basic Proposal Information:	
Project Name:	Aspire at BIG Austin
Date:	Thursday, September 08, 2022
Time:	11:00:00 AM
Lender:	The Community Preservation Corporation
Loan Amount:	\$52,798,200
# of Units:	407
Program:	221(d)(4)
Address:	1000 E Braker Ln
	Austin, TX, 78753

Thank you for the virtual concept meeting on Thursday, September 08, 2022, to discuss financing for Aspire at BIG Austin. Based upon our review of the submitted concept meeting package materials and preliminary discussions with you, HUD determined that Aspire at BIG Austin is worthy of further consideration for FHA mortgage insurance under the 221(d)(4) program.

We encourage submission of a Firm Application within the next 120 days. Before submitting the application, please be sure that the Borrower has absolute confidence in the market and in the marketability of this project. Please stay abreast of the rental rates, vacancy rates, and absorption rates in the subject’s market. Failure to prove demand may result in the rejection of the Firm Application.

Project Highlights:

- **4% LIHTC Equity:**
- **Opportunity Zone:** please include tract identification with application
- **Green MIP:** property must be able to achieve and sustain a score of 75 or higher during the life of the mortgage
- **Broadly Affordable:** 100% of units at 60% AMI. Restricted rents must provide significant rent advantage, as defined by MAP 3.3.4.
- **Undeveloped Site:** Ground disturbing activities beyond minimal soil borings or minimal archaeological tests for site assessment purposes are choice limiting actions and cannot be taken prior to completion of the environmental review.
- **Ground Lease:** please describe ground lease in narrative and underwrite per MAP 7.15.
- **Commercial Space:** please describe commercial space in narrative and identify it in plans and specifications. Cite square footage and percent of total sf. Provide construction costs and projected income.
- Please be sure the application includes complete Cost Certification.

COVID-19:

Due to the economic impact of covid-19, HUD may add conditions/mitigants necessary to offset risks that are identified during the processing of the Pre-application or Firm-application as a result of the existence of material changes in the market occurring since the date of the HUD encouragement letter. These mitigants may include but are not limited to a reduction in rents; an increase in the operating deficit and/or working capital account; or an increase in construction period. An update to the market study and appraisal will be required as part of the firm

*Fort Worth Regional Office
307 West 7th Street, Suite 1000
Fort Worth, Texas 76102*

*Kansas City Satellite Office
400 State Avenue, Suite 300
Kansas City, KS 66101*

commitment application to address any change in the market and to confirm adequate demand for the subject project. HUD staff may require additional information or updates based upon the application review.

At the Application stage, we will conduct a more thorough analysis of your proposal.

1. Please be sure your Loan Narrative, Appraisal and Market Study reports, address the impact of the COVID-19 pandemic on your project. .
2. If prepayment approval is needed, please submit the approval application to the assigned Account Executive/Resolution Specialist as quickly as possible and send a copy to me for follow-up
3. Any Personal Financial Statement(s) for individual principal must match the information in the Real Estate Owned Schedules and the Credit Reports
4. The PFS must include all information required to complete the HUD 92417 form
5. REO Schedules must be submitted in the Excel format and include all required information; if a real estate asset is not owned completely (100%) by the principal, please add three columns prorating the Market Value, Mortgage Balance(s) owed and Annual Debt service prorated by ownership interest.
6. Please include the CNA eTool submission name and number created by the system in the cover letter.
7. Please submit the AFHMP as soon as possible to prevent delays in Initial Endorsement.
8. Please include the list of exhibits as identified in Mortgagee Letter 2014-05, Standardized Multifamily FHA Mortgage Insurance Applications.
9. HUD *may* require a higher Initial Operating Deficit(IOD) due to the current market conditions. The actual amount will be determined upon review of the comparable unit absorption.
10. Please provide any letters of support for the project from local community groups and associations.
11. List of exhibits as identified in Mortgagee Letter 2014-05, *Standardized Multifamily FHA Mortgage Insurance Applications*.
12. Multifamily Housing completes environmental reviews in the HUD Environmental Online System (HEROS). HEROS offers a consistent approach to environmental reviews and more clearly states what is required for environmental compliance. MF Partners gained direct access to HEROS from May to October 2018. In order to avoid delays in processing and allow Multifamily Production staff to meet processing timeframes HUD expects you or your third-party environmental engineer to enter documentation directly into HEROS. HUD staff will independently evaluate the work and prepare the environmental reviews (i.e. supplement, correct and append, as needed). Certain aspects of the review, such as contacting tribal entities for consultation, must be completed by HUD. In summary, HUD staff is still the preparer and legally responsible for environmental determinations. Important links to assist are provided below:

Partner Worksheets: <https://www.hudexchange.info/resource/5119/environmental-review-record-related-federal-laws-and-authorities-partner-worksheets/>

Detailed information about each Federal Law and Authority: <https://www.hudexchange.info/environmental-review/federal-related-laws-and-authorities/> _

An electronic copy of the application, preferably flash drive, should be submitted to the following address within 120 days of receipt of this email:

Production Division
c/o Lisa Campfield
Office of Multifamily Housing

**U.S. Department of Housing & Urban Development
801 Cherry Street, Unit #45, Suite 2500
Fort Worth, Texas 76102**

Per Mortgagee Letter 2015-13, all FHA-insured Multifamily Program fees must be paid electronically by the Lender directly to Pay.gov. Please refer to the Mortgagee Letter for instructions on paying the application fee and requesting the early generation of an FHA project number.

Shortly after we receive your application and application fee, you will be notified of the Underwriter processing the application and you will receive instructions as to where to forward a hard copy of the application. Please be sure to include your MAP team approval in the application package.

It is important to note that an encouragement to submit an application after a concept meeting does not represent a commitment by HUD. Proper due diligence and risk analysis must be performed once all reports and supporting documentation have been received. Please also note that concerns and issues discussed in concept meetings do not constitute prior approval. The lender is responsible to mitigate any and all risks, regardless of any understanding derived from discussion at the concept meeting.

Should you have any questions, please contact Marcus Warr, Senior Underwriter, at Marcus.C.Warr@hud.gov

Sincerely,

Marcus Warr, Senior Underwriter
Multifamily Production Division
Southwest Multifamily Region

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 4 – Project Info

4a. Market Analysis

**MDG will have market
study for TDHCA app -
attached is initial capture
rate analysis and
Neighborhood Scout
report**

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 4 – Project Info

4b. Good Neighbor Policy

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*

Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

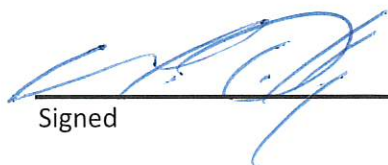
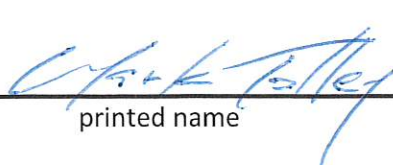

(4) Application requirements

Provide communications plan

Provide documentation showing the content of the notice, and proof of delivery

Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

  
Signed _____ printed name _____ date _____



GOOD NEIGHBOR POLICY

Aspire at Big Austin

1000 E. Braker Lane
Austin, TX 78753

CONTACT

John A. Latham
Mission Development Group, LLC
454 Soledad St., Ste. 200
San Antonio, TX 78205
(210)354-3705
John@missiondg.com

COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Before any other facets of a development are pursued, Mission Development Group, LLC will approach the neighborhood and talk to key stakeholders about the project, target population and share examples of the future development.

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 1000 E. Braker Lane, Austin, TX 78753.

Preliminary Research: Using the City of Austin's Community Registry site and general Internet searches, True Casa Consulting researched the neighborhood organizations that contain the proposed site and identified the following active organizations.

Northeast Walnut Creek Neighborhood Association
TechRidge Neighbors
Yager Community

Neighborhood Plan: The development is not located in a City of Austin neighborhood planning area.

- 1) **Neighborhood Contact:** Mission Development Group, LLC will reach out to the priority neighborhood organization(s) to share info on plans for the development of Aspire at Big Austin. HPD will be updated once those meetings have occurred.
- 2) **Neighborhood Notification** – The organizations above will be notified as part of the TDHCA notification process. No zoning change is necessary. The team will also reach out to neighborhood and publicly engage, as a neighbor, on the plans for development of the site.



- 3) **Neighborhood Engagement** – At the any upcoming neighborhood meetings, Mission Development Group, LLC will present information about their firm, plans for design of the building and talk about who will live at the property and what services will be offered.
- After initial phone contact, meetings will be scheduled with any organization that should request such.
 - Mission Development Group, LLC will invite neighborhood members to volunteer events to get more involved with the project.
- 4) **Implementation/Ongoing Relations** – Mission Development Group, LLC will implement the following processes to encourage ongoing relations with neighborhood members:
- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
 - The property will invite neighborhood members to participate in service programs being offered at our community.
 - The property will invite and educate neighborhood members on the many ways to volunteer with the property.
 - Mission Development Group, LLC will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 4 – Project Info

4c. SMART Housing Letter



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

August 2, 2023

S.M.A.R.T. Housing Certification
Aspire at BigAustin, LP
1000 E. Braker Ln. (ID 919-6018)

TO WHOM IT MAY CONCERN:

Owner Aspire at BigAustin, LP (development contact John Latham; ph: 210-354-3705; email: john@missiondgc.com) is planning to develop Aspire at Big Austin, an 368-unit multifamily residential development at 914 E. Braker Ln. Austin, TX 78753.

S.M.A.R.T. Housing – Rental – 914 E. Braker Ln.	
Total units: 368 units	
<u>Minimum Required:</u> 40% (148 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 11% (39 units) at or below 30% MFI 28% (102 units) at or below 50% MFI 43% (158 units) at or below 60% MFI 17% (61 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 299/368 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of 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 Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on 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, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers include, but are not limited to, the following fees:

- | | | |
|---------------------------|-----------------------|-------------------|
| AWU Capital Recovery Fees | Concrete Permit | Mechanical Permit |
| Building Permit | Electrical Permit | Plumbing Permit |
| Site Plan Review | Demolition Permit Fee | |
| Construction Inspection | | |

Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)

Regular Zoning Fee
Zoning Verification
Land Status Determination

Building Plan Review

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 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 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 4 – Project Info

4d. MOU with ECHO

NOT APPLICABLE

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AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 4 – Project Info

4e. Resident Services

Aspire at Big Austin **Supportive Service Provision**

Aspire at Big Austin will include a menu of resident-informed supportive services in common areas provided on-site at the development. These services will be provided by two supportive service providers – CHR Partners and BiGAUSTIN. Services provided on similar Mission DG properties include:

- Basic Adult Education/GED Preparation/English as a Second Language
- Legal Assistance and Crisis Intervention
- Case Management
- Career Placement & Training
- Health Screening Services/Health and Nutritional Courses
- After School Programs/Scholastic Tutoring
- Social Events and Recreation
- Community Safety, Self-Esteem and Problem Solving
- Income Tax Seminars or Preparation
- Transportation

Aspire at Big Austin will be financed with 4% Housing Tax Credits and will comply with the provision of Supportive Services that is required in the Qualified Allocation Plan.

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 5 – Property Info

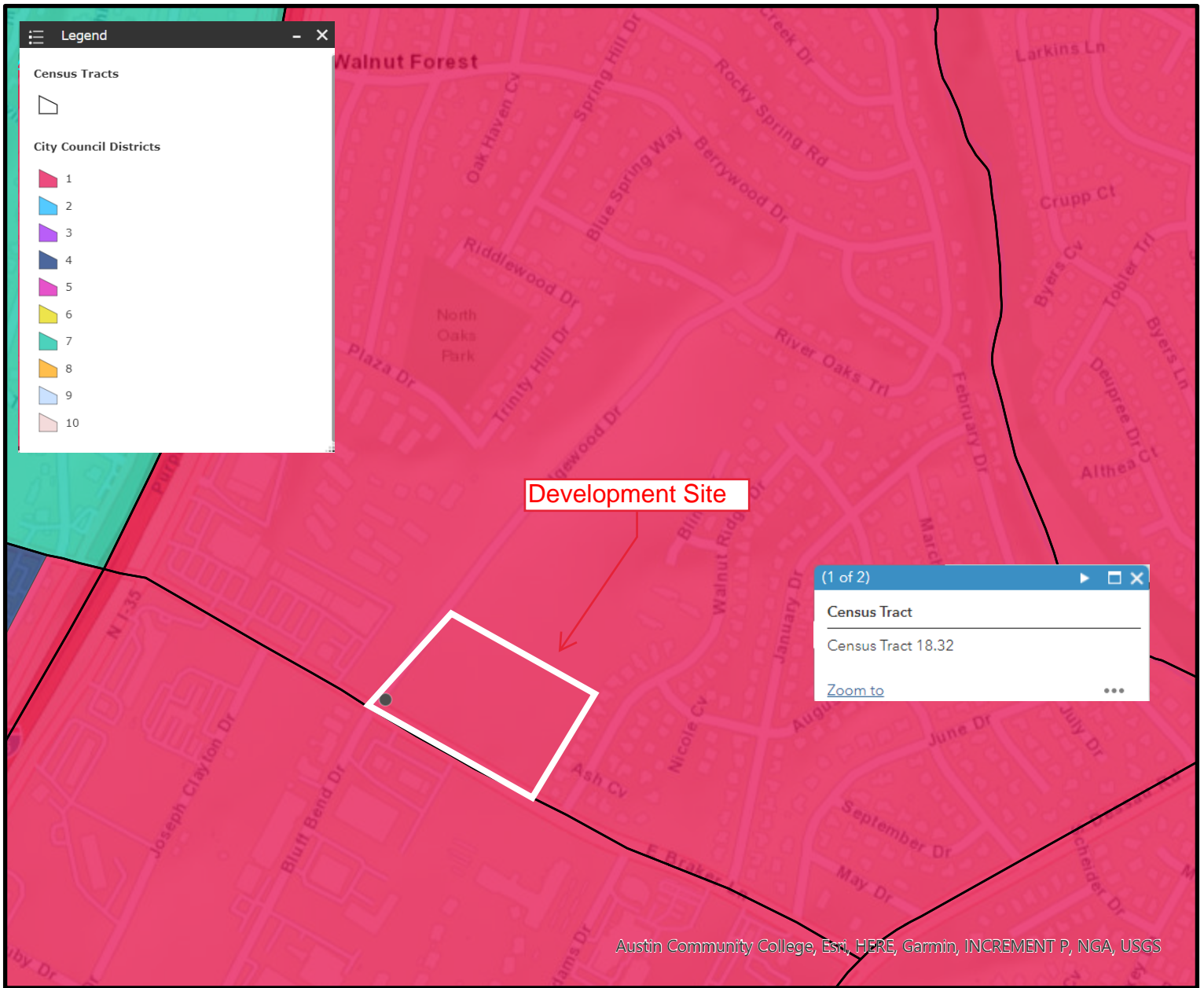
5a. Appraisal

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 5 – Property Info

5b. Property Maps



Property Label

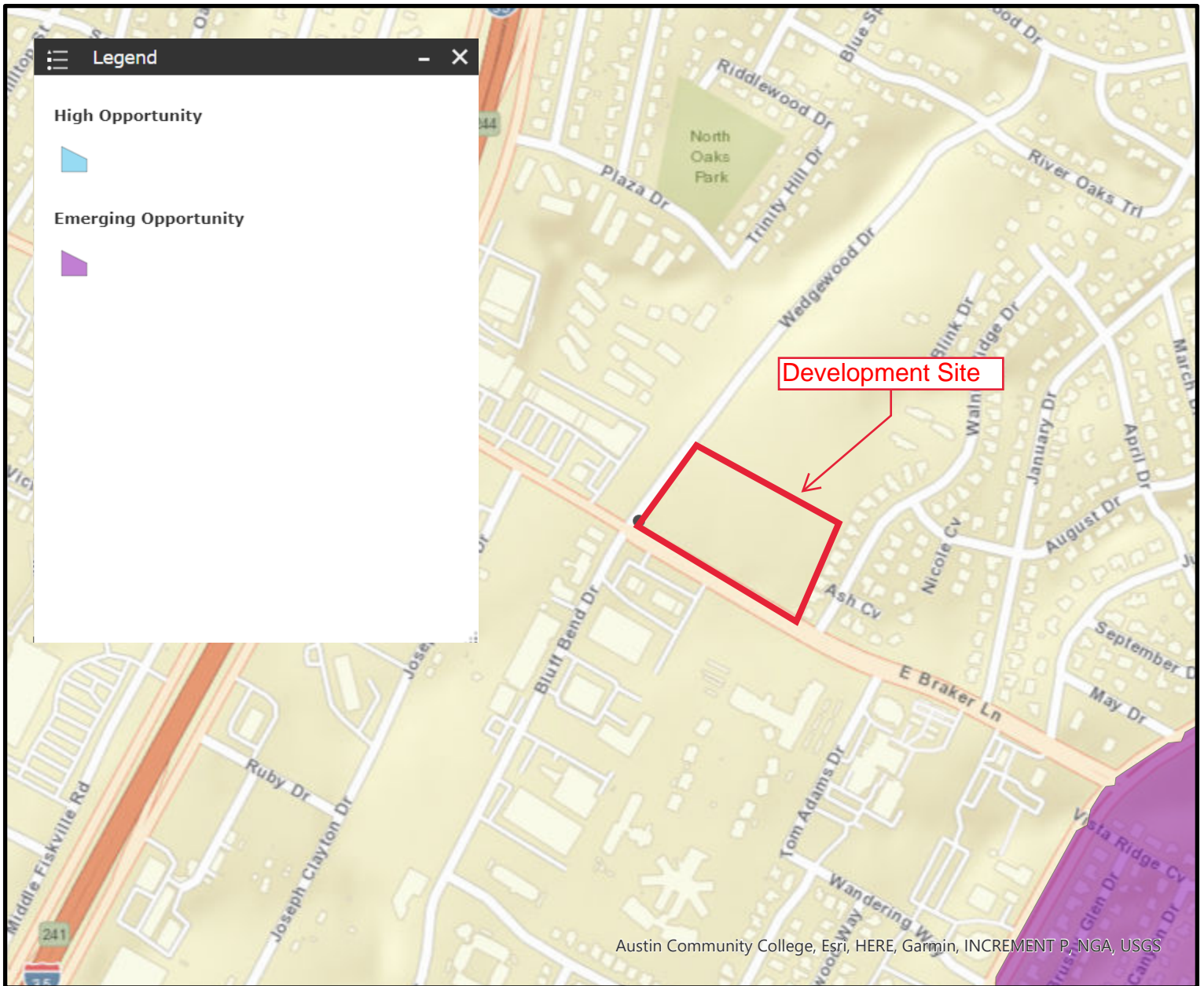
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- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

Property Label

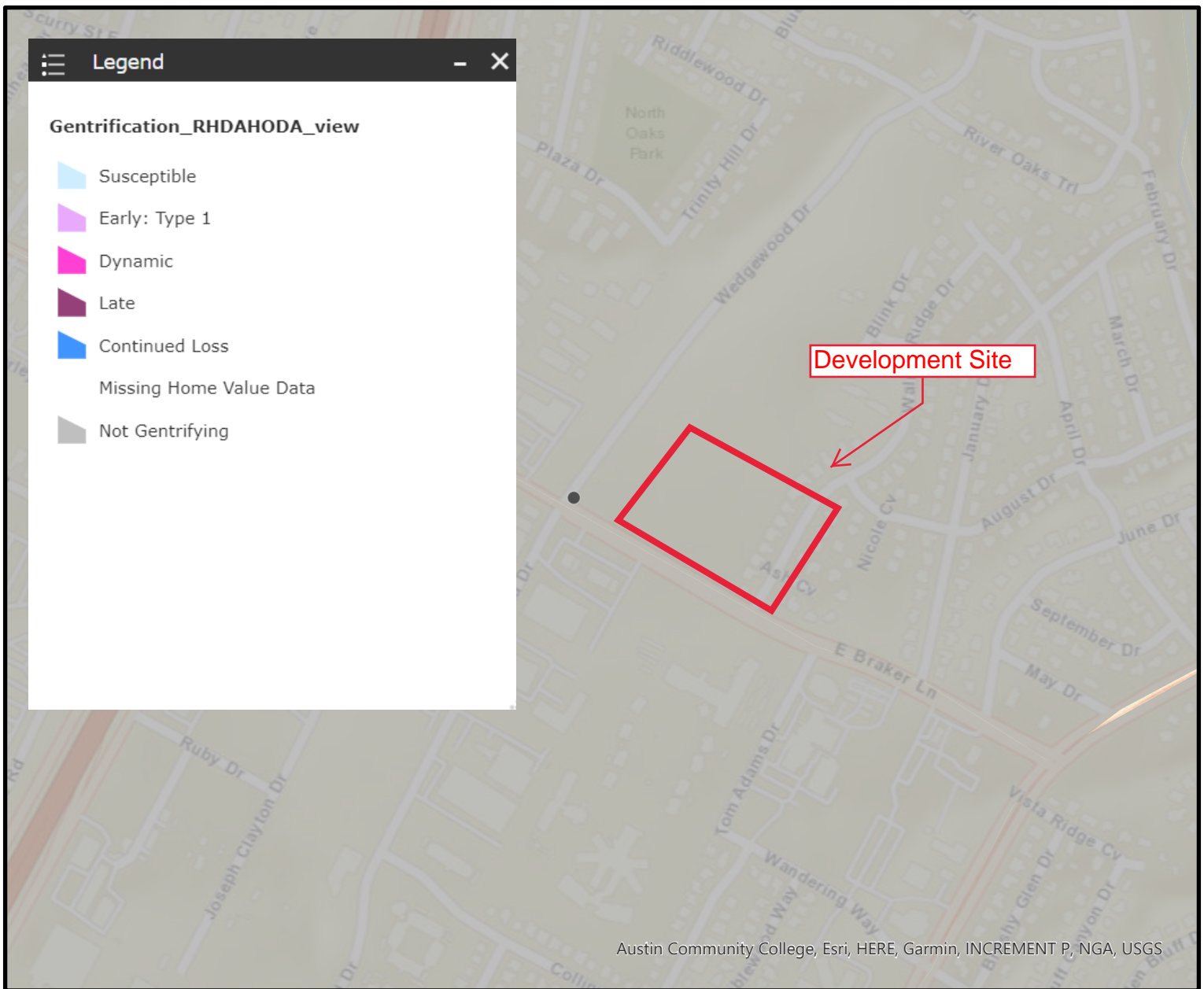
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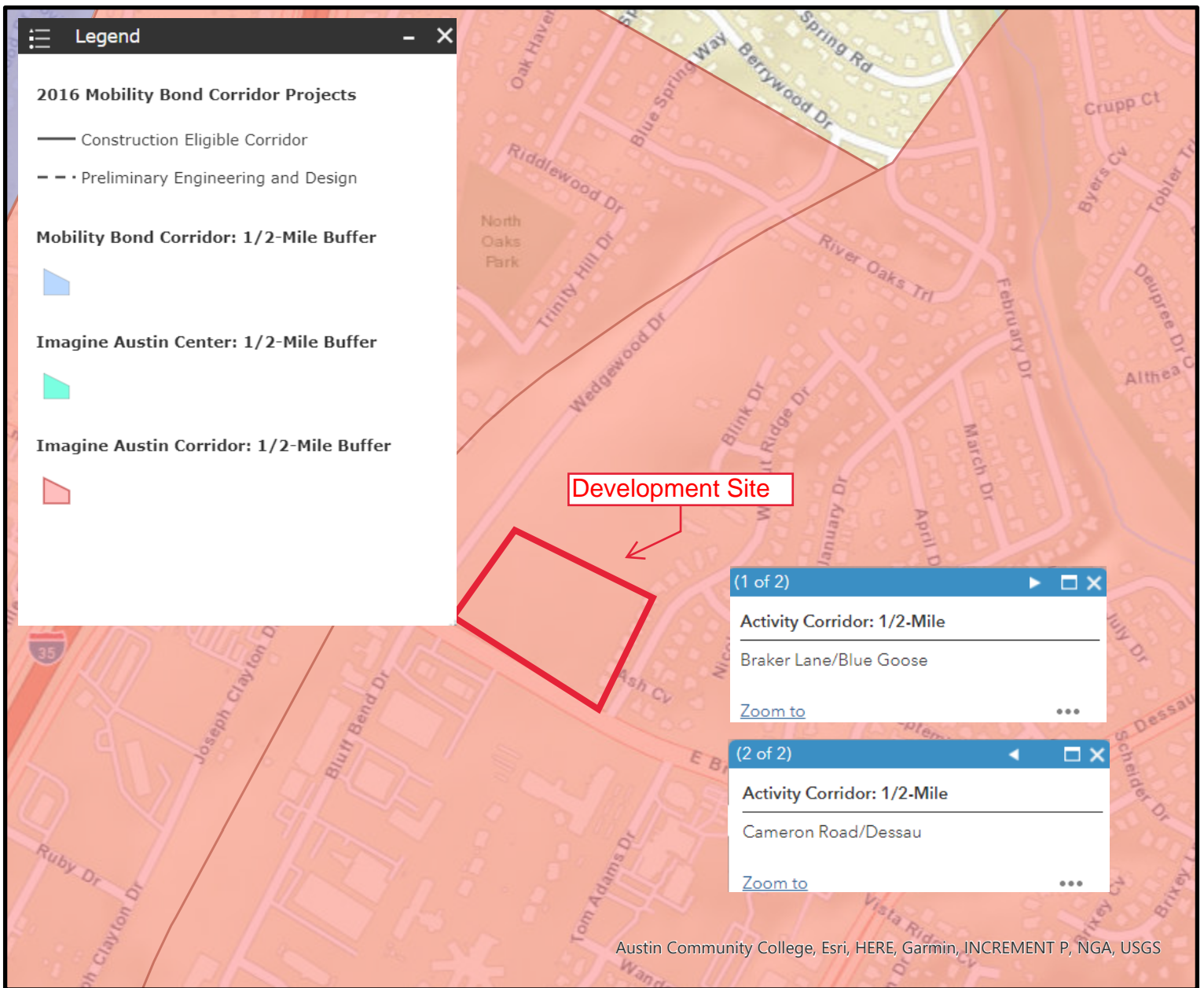
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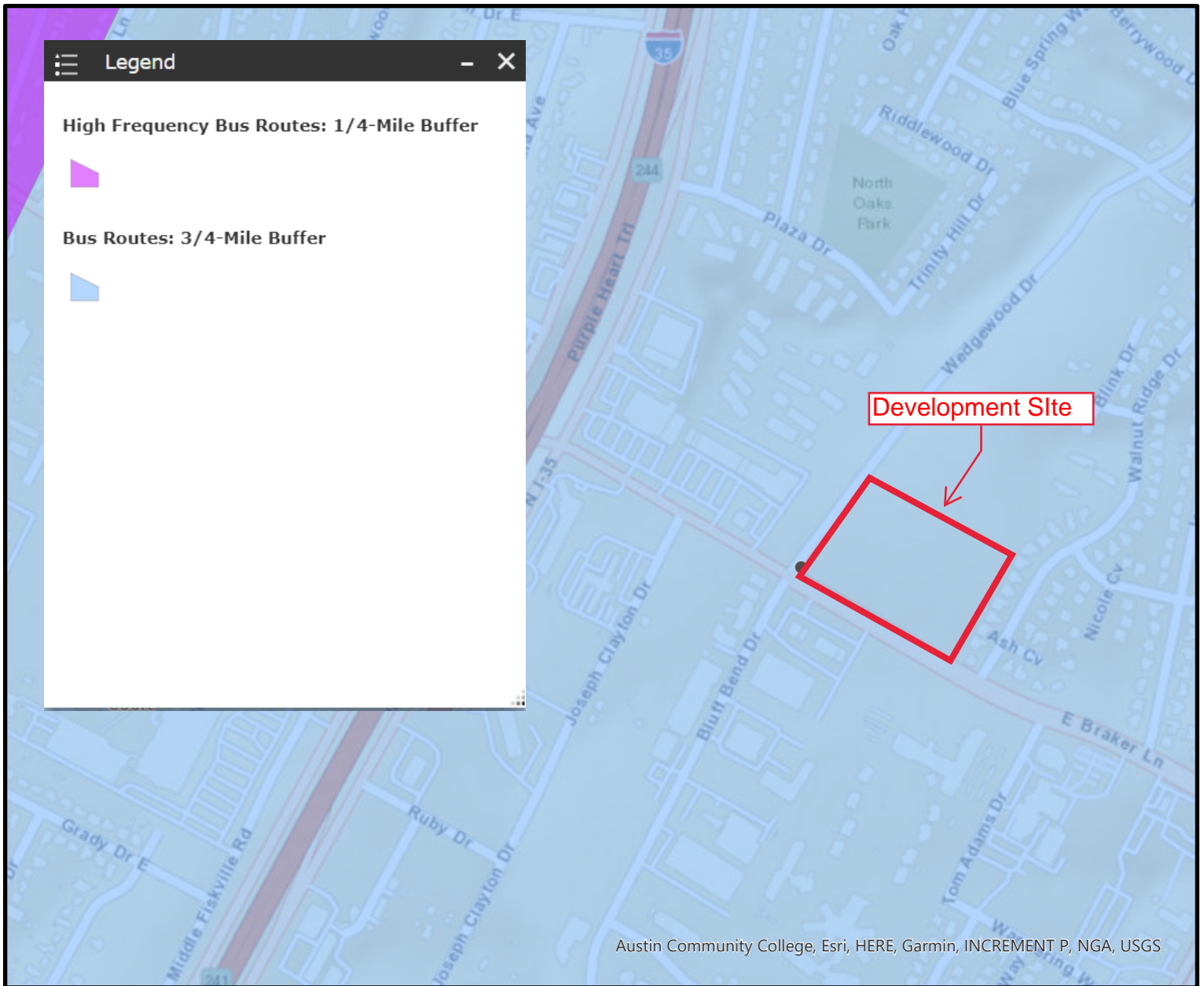
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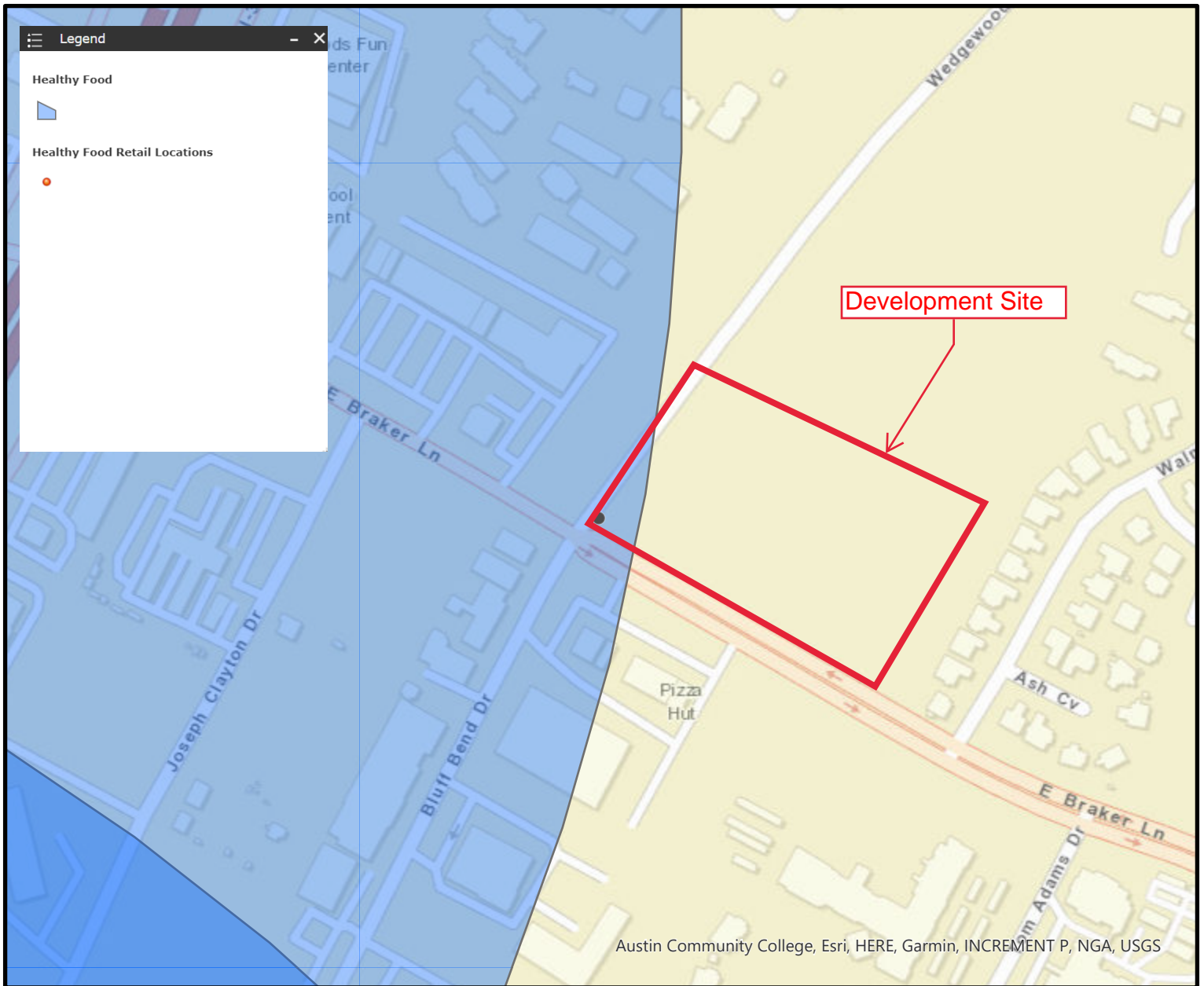
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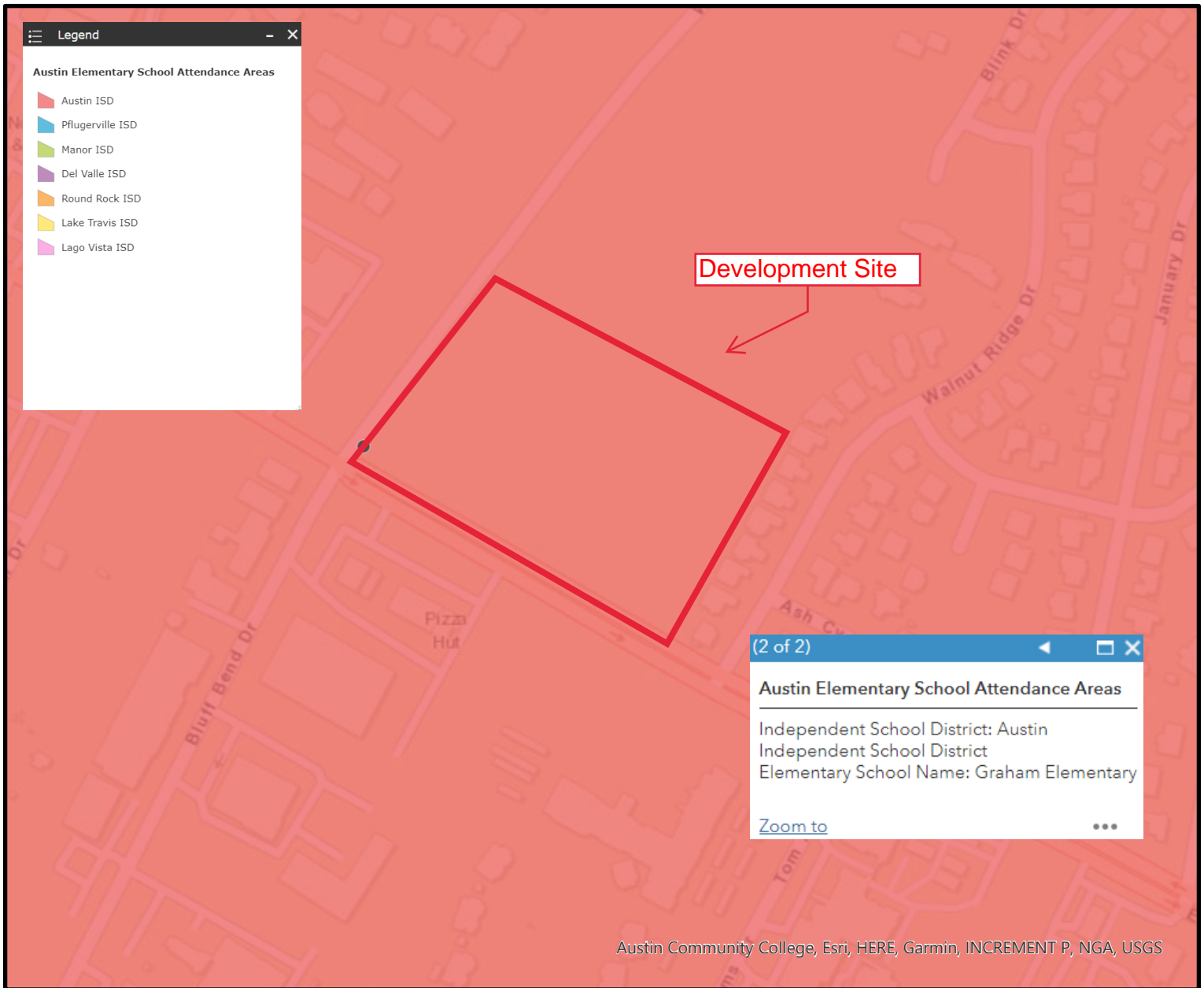
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FEMA Floodplains



Legend

FloodPro

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

0 500 1000
ft

Wednesday, November
2, 2022



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.

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 5 – Property Info

5c. Zoning Verification Letter

**Mission Development
Group has applied for
Affordability Unlocked
Certification and will
forward upon approval**



City of Austin

P.O. Box 1088, Austin, TX 78767
<https://www.austintexas.gov/department/housing-and-planning>

Housing and Planning Department

November 4, 2022

Mission Development Group, LLC

Re: Affordability Unlocked Application Verification for the Property located at 914 E. Braker Lane, Austin, TX 78753

Dear Mission Development Group, LLC:

This letter is to confirm that the property located at 914 E. Braker Ln. Austin, TX 78753 is the subject of an application for the City's Affordability Unlocked Program (AU Program).

The AU program is a residential affordable housing development bonus program, *see* Division 4 (*Affordability Unlocked Bonus Program*) in Article 15 of City Code Chapter 25-1. The AU program makes a qualifying development a permitted use in certain eligible base zoning districts and permits certain increases to density and entitlements as established by ordinance. See the [City of Austin's AU program webpage](#) for additional information.

If the current application meets all program requirements, the proposed development will be eligible to be certified as a qualifying development. If certified under the AU Program, the project will be eligible to take advantage of the waivers and modifications of development regulations as established by ordinance.

Sincerely,

Brendan Kennedy

Brendan Kennedy, Project Coordinator
Housing and Planning Department

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 5 – Property Info

5d. Proof of Site Control

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ATTACHMENT TABS

Attachment 5 – Property Info

5e. Phase I ESA

**ASPIRE/BIG AUSTIN
AUSTIN, TEXAS**

ATTACHMENT TABS

Attachment 5 – Property Info

5f. SHPO

**NOT
APPLICABLE**