

City of Austin
AHFC
RHDA Funding Application

FOR:
AMTEX Multi-Housing LLC
Manor Apartments
(Austin, Texas)



SUBMITTED TO:
City of Austin AHFC
Subject: RHDA Funding Application
1000 E 11th Street
Austin, Texas 78702



Contact Person: Chad Baker
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May 5, 2023



Austin Housing Finance Corporation - RHDA Funding Application May 2023
Manor Apartments, 6721 Manor Road, Austin, Texas 78723

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APPLICATION

Checklist

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APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : AMTEX Multi-Housing LLC	OWNER/BORROWER NAME : AMTEX Manor Fund LP
DEVELOPMENT NAME : Manor Apartments	FUNDING CYCLE DEADLINE : May 5, 2023
FEDERAL TAX ID NO:	DUNS NO:
PROJECT ADDRESS:6701/6705/6721 Manor Rd	PROGRAM : RHDA
CONTACT NAME : Chad Baker	AMOUNT REQUESTED: \$7,650,000

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		4.e.	Resident Services	CB
5	PROPERTY INFORMATION	5.a.	Appraisal	CB
		5.b.	Property Maps	CB
		5.c.	Zoning Verification Letter	CB
		5.d.	Proof of Site control	CB
		5.e.	Phase I ESA	CB
		5.f.	SHPO	CB

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

Chad Baker

TITLE OF APPLICANT

Senior Dev. Manger

DATE OF SUBMISSION

5/5/2023

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY



Austin Housing Finance Corporation - RHDA Funding Application May 2023 Manor Apartments, 6721 Manor Road, Austin, Texas 78723

Project Summary Proposal

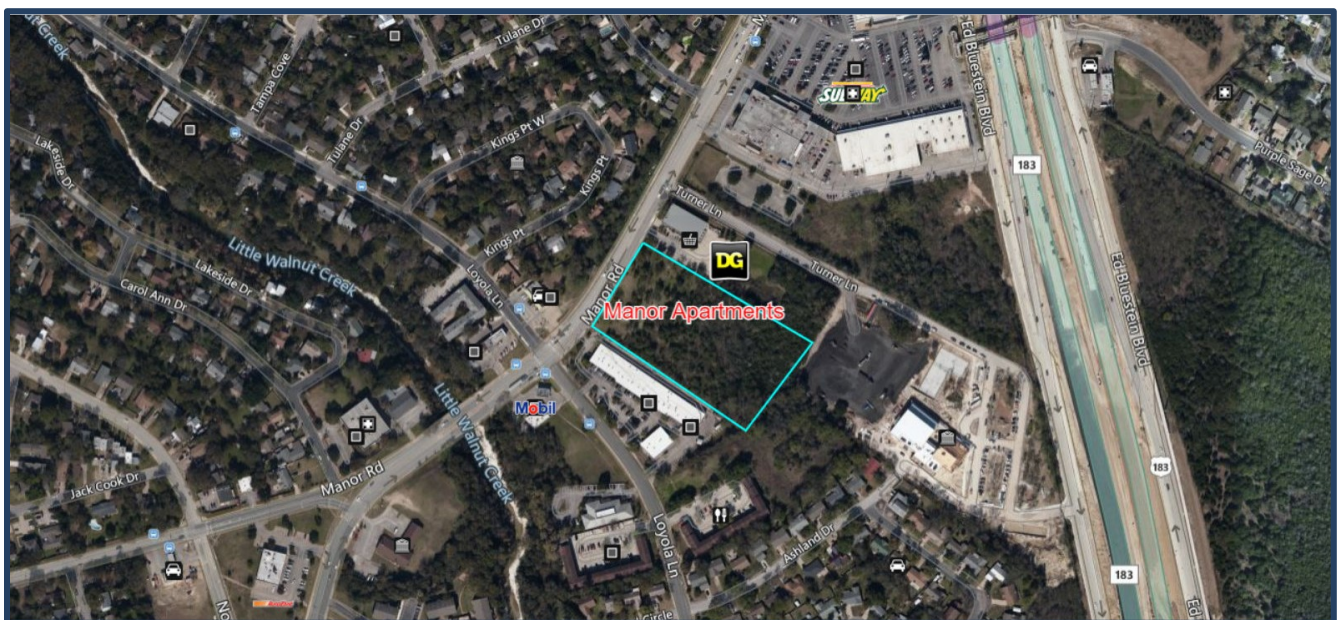
Manor Apartments is a proposed affordable, new construction, family apartment community to be developed at 6701 & 6721 Manor Road, Austin, TX 78723 by AMTEX Multi-Housing LLC in partnership with Travis County Housing Finance Corporation, a nonprofit subsidiary. The development will consist of 181 units, of which 100% will be affordable, and the property will average at or below 60% AMI. Units will serve households ranging from 30% AMI-60% AMI, with at least 80 units serving households at or below 50% AMI.



Finance

Manor Apartments is requesting \$7,650,000 in RDHA funding, which amounts to approximately 13% of the total development costs estimated at \$59,823,047. These funds will go toward construction cost. With the current interest rate environment forcing affordable housing developers across the country to terminate ongoing development projects, affordable housing developments are at risk of falling behind the demand needed and required to help communities, this gap funding is most crucial to the success of completing this development. The developments bond reservation through Travis County Housing Finance Corporation is a 2021 Carry-Forward Bond Reservation of \$24,201,050 and is part of the financing structure, while beneficial to the project, will be rescinded if the developer does not close on this its partnership, bond and gap financing to begin construction by January 2024.

The proposed development will consist of a mix of one-, two-, and three-bedroom units, providing a diverse array of household sizes access to affordable housing in Austin. The site is appropriate for the proposed development under Imagine Austin which emphasizes locating housing near transit. The property site is within $\frac{1}{4}$ mile of a High-Frequency Transit Stop, within $\frac{3}{4}$ mile of Transit Service, Healthy Food Access and within $\frac{1}{2}$ mile of an Austin Corridor. The development where located provides access to numerous jobs and amenities nearby and to the many more opportunities through this transit system. This site is located within the Austin Independent School District. Children living in the proposed development would be zoned for WINN Elementary, WEBB Middle School, and LBJ College High School. The purposed site also has the Boys & Girls Clubs of Austin Area located next door and will be able to provide helpful services for the families.



Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, a dishwasher, washer and dryer hookups, resilient hard surface flooring, granite counters tops in kitchen and bathrooms, kitchen tile backsplash, and tile tub surrounds. AMTEX offers a menu of community amenities such as; an on-site leasing center, sparkling pool, outdoor barbecue areas, children's playground, bicycle storage, open space lawn area, internet serviced business office area with computer and printer available and community multipurpose room with a fitness room. AMTEX developments comply with the Equal Opportunity Housing regulations as well as Fair Housing, ADA and UFAS standards. This development will be designed to meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD. All common spaces will be designed to allow for accessibility to persons with limited mobility.



Additionally, a minimum of 5% of all units, and 100% of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 5% of the units will be also designed for hearing and visual disabilities. An accessible route will connect the accessible parking spaces to the accessible and adaptable units, elevators, as well as the common areas of the development. As a further measure to ensure compliance, the development team retains an Accessibility and Compliance Consultant to provide plan review and inspection services for compliance with the Texas Accessibility Standards (TAS), the Uniform Federal Accessibility Standards (UFAS), Fair Housing Act (FHA), and the International Building Code (IBC) Chapter 11.

Support Services

AMTEX communities offer targeted onsite support services. AMTEX service providers tailor their offerings to meet the specific needs of residents in each community, as determined through resident surveys and meet-and-greets. Such as onsite parenting, nutrition, and personal finance classes, kids' activities and tutoring, and monthly free social events.

Green Energy

Even before the current emphasis on green building methods, AMTEX strived to promote sustainable building practices and energy and natural resource conservation in our communities. These efforts have had a significant positive impact in the cost of operations, and the out-of-pocket costs to our residents. AMTEX commits to a minimum of a 1-star Austin Energy Green Building rating for this development, as required by Austin's S.M.A.R.T Housing program and will endeavor to achieve a higher rating.

Please visit our website for more information about AMCAL/AMTEX/AMWA Group of companies and its beautiful developments and units at; <https://www.amcalhousing.com/>



Project Summary Form

1) Project Name Manor Apartments	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 6701/6721 Manor Road Austin, TX 78723		5) Mobility Bond Corridor
6) Census Tract 21.08	7) Council District District 1	8) Elementary School WINN EL
9) Affordability Period 40 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		3	7	8		18
Up to 40% MFI						0
Up to 50% MFI		15	29	28		72
Up to 60% MFI		18	37	34		89
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions			1	1		2
Total Units	0	36	74	71	0	181

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	19	Continuum of Care Units	
Accessible Units for Sensory Impairments	4		

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

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

Sources	
Debt	34,660,107
Equity	10,023,921
Grant	
Other	2,022,470*
Deferred Developer Fee (not applicable for OHDA)	5,466,549
Previous AHFC Funding	
Current AHFC Request	7,650,000

*Deferred Operating Reserve & Interim NOI

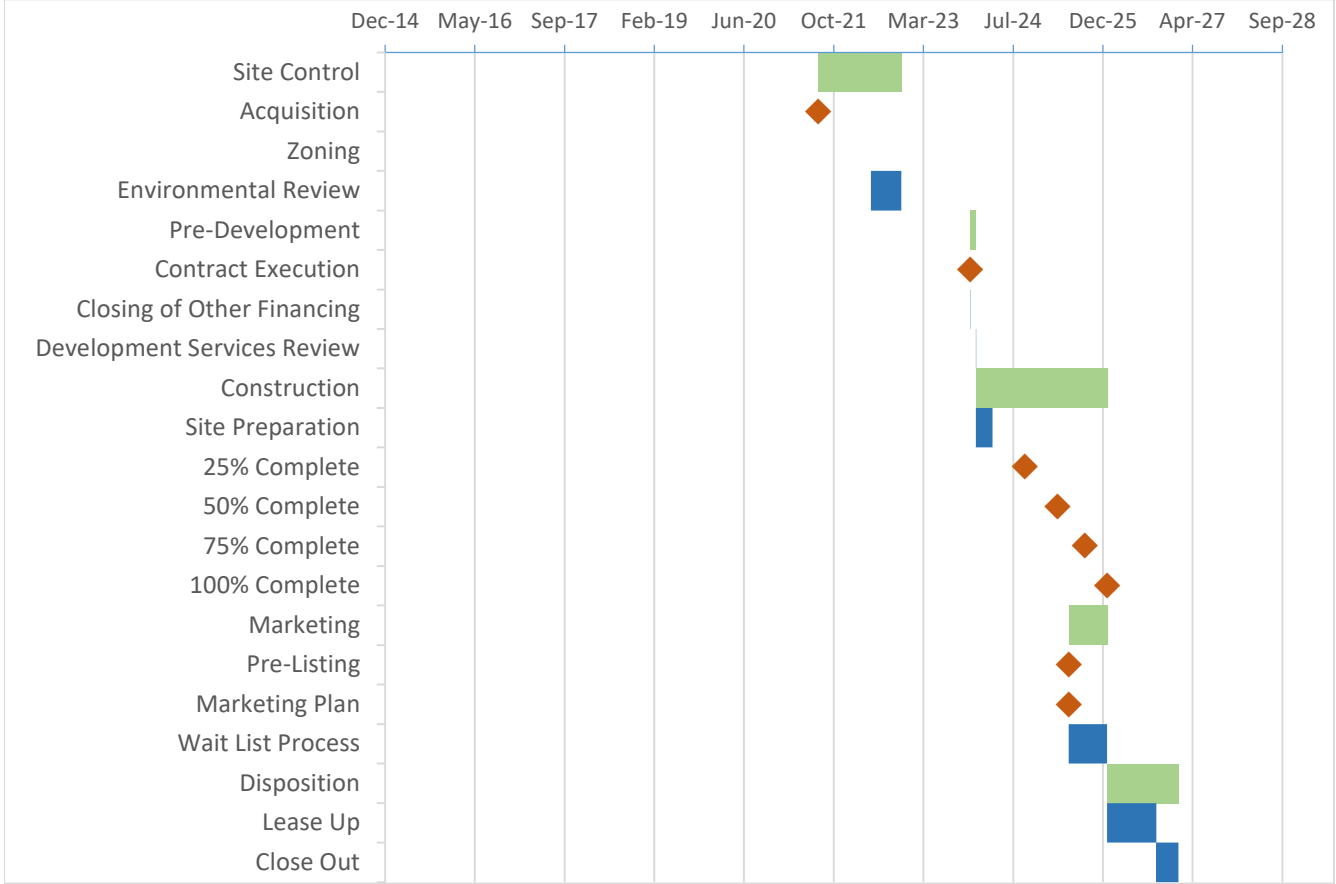
Uses	
Acquisition	2,175,000
Off-Site	406,000
Site Work	2,385,654
Sit Amenities	520,505
Building Costs	33,508,335
Contractor Fees	1,855,000
Soft Costs	4,571,839
Financing	7,567,528
Developer Fees	6,833,186

Total \$ 59,823,047

Total \$ 59,823,047

Development Schedule

	Start Date	End Date
Site Control	Aug-21	Nov-22
Acquisition	Aug-21	
Zoning		
Environmental Review	May-22	Nov-22
Pre-Development	Dec-23	Jan-24
Contract Execution	Dec-23	
Closing of Other Financing	Dec-23	Dec-23
Development Services Review	Jan-24	Jan-24
Construction	Jan-24	Jan-26
Site Preparation	Jan-24	Apr-24
25% Complete	Oct-24	
50% Complete	Apr-25	
75% Complete	Sep-25	
100% Complete	Jan-26	
Marketing	Jun-25	Jan-26
Pre-Listing	Jun-25	
Marketing Plan	Jun-25	
Wait List Process	Jun-25	Jan-26
Disposition	Jan-26	Feb-27
Lease Up	Jan-26	Oct-26
Close Out	Oct-26	Feb-27



Development Budget

	Total Project Cost	Requested AHFC Funds		Description
Pre-Development				
Appraisal	5,000			
Environmental Review	50,000			
Engineering	370,000			
Survey	25,000			
Architectural	600,000			
Subtotal Pre-Development Cost	\$1,050,000		\$0	
Acquisition				
Site and/or Land	2,100,000			
Structures				
Other (specify)	75,000			Closing Costs
Subtotal Acquisition Cost	\$2,175,000		\$0	
Construction				
Infrastructure	1,385,286			
Site Work	2,395,654			
Demolition	50,000			
Concrete	2,499,497	1,213,255		
Masonry	1,055,776	200,000		
Rough Carpentry	6,703,656	1,200,000		
Finish Carpentry	1,395,122	350,000		
Waterproofing and Insulation	260,700	40,000		
Roofing and Sheet Metal	115,340	20,000		
Plumbing/Hot Water	2,051,076	40,000		
HVAC/Mechanical	2,382,493	135,090		
Electrical	1,397,220	40,000		
Doors/Windows/Glass	1,326,371	35,000		
Lath and Plaster/Drywall and Acoustical	1,674,764	300,000		
Tiel Work	119,084	6,000		
Soft and Hard Floor	233,958	43,000		
Paint/Decorating/Blinds/Shades	575,941	125,000		
Specialties/Special Equipment	1,048,000	565,410		
Cabinetry/Appliances	1,309,324	300,000		
Carpet	180,994	50,000		
Other (specify)	5,850,500	1,551,000		Structured Parking
Construction Contingency	1,546,425	1,436,245		
Subtotal Construction Cost	\$35,557,181	\$7,650,000		
Soft & Carrying Costs				
Legal	300,000			
Audit/Accounting	120,065			
Title/Recordin	238,684			
Architectural (Inspections)	324,000			
Construction Interest	6,554,820			
Construction Period Insurance	561,553			
Construction Period Taxes	279,422			
Relocation				
Marketing	300,000			
Davis-Bacon Monitoring				
Developer Fee	7,008,410			
Other (specify)	5,353,912			Structural & MEP, Contingency, Bond Cost, Reserves
Subtotal Soft & Carrying Costs	\$21,040,866		\$0	
TOTAL PROJECT BUDGET	\$59,823,047	\$7,650,000		

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	\$2,745,504	\$2,800,414	\$2,856,422	\$2,913,551	\$2,971,822	\$3,031,258	\$3,091,883
Secondary Income	\$32,580	\$33,232	\$33,896	\$34,574	\$35,266	\$35,971	\$36,690
POTENTIAL GROSS ANNUAL INCOME	\$2,778,084	\$2,833,646	\$2,890,319	\$2,948,125	\$3,007,087	\$3,067,229	\$3,128,574
Provision for Vacancy & Collection Loss	-\$194,466	-\$198,355	-\$202,322	-\$206,369	-\$210,496	-\$214,706	-\$219,000
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$2,583,618	\$2,635,290	\$2,687,996	\$2,741,756	\$2,796,591	\$2,852,523	\$2,909,573
EXPENSES							
General & Administrative Expenses	\$44,300	\$45,629	\$46,998	\$48,408	\$49,860	\$51,356	\$52,897
Management Fee	\$96,767	\$99,670	\$102,660	\$105,740	\$108,912	\$112,179	\$115,545
Payroll, Payroll Tax & Employee Benefits	\$185,000	\$190,550	\$196,267	\$202,154	\$208,219	\$214,466	\$220,900
Repairs & Maintenance	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554
Electric & Gas Utilities	\$74,840	\$77,085	\$79,398	\$81,780	\$84,233	\$86,760	\$89,363
Water, Sewer & Trash Utilities	\$92,000	\$94,760	\$97,603	\$100,531	\$103,547	\$106,653	\$109,853
Annual Property Insurance Premiums	\$164,021	\$168,942	\$174,010	\$179,230	\$184,607	\$190,145	\$195,850
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732
Other Expenses	\$130,159	\$134,064	\$138,086	\$142,228	\$146,495	\$150,890	\$155,417
TOTAL ANNUAL EXPENSES	\$907,087	\$934,300	\$962,329	\$991,198	\$1,020,934	\$1,051,562	\$1,083,109
NET OPERATING INCOME	\$1,676,531	\$1,700,991	\$1,725,668	\$1,750,558	\$1,775,657	\$1,800,961	\$1,826,464
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853
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	\$218,678	\$243,138	\$267,815	\$292,705	\$317,804	\$343,108	\$368,611
CUMULATIVE NET CASH FLOW	\$218,678	\$461,816	\$729,630	\$1,022,335	\$1,340,139	\$2,992,417	\$4,771,714
Debt Coverage Ratio	1.15	1.17	1.18	1.20	1.22	1.24	1.25

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	0	0	0	0	0	0	0
Number of Bedrooms	0	0	0	0	0	0	0
Square Footage	0	0	0	0	0	0	0
Anticipated Sale Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Project Name	Manor Apartments	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	21.08	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$7,650,000	
Estimated Total Project Cost	\$59,823,047	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	18	# of rental units at < 30% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	4	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	72	# of rental units at < 50% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	9	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	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
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	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		
<i>Continuum of Care</i>	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
<i>2 Bedroom Units</i>	36	Total Affordable 2 Bedroom units
<i>3 Bedroom Units</i>	36	Total Affordable 3 Bedroom units
<i>4 Bedroom Units</i>	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	16	Multi-bedroom Unit/Total Units * 20
TEA Grade	72	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	5	Educational Attainment, Environment, Community Institutions, Social Cohesion,
<i>Accessible Units</i>	23	mobility and sensory units
<i>Non-PSH, Non-Voucher Under 20% MFI</i>	0	Total units under 20% MFI
Accessibility Score	4	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	27	MAXIMUM SCORE = 200
UNDERWRITING		
<i>AHFC Leverage</i>	26%	% of total project cost funded through AHFC request
Leverage Score	15	3 points per 5% reduction in leverage below 50% (max 30)
<i>AHFC Per Unit Subsidy (including prior amounts)</i>	\$85,000	Amount of assistance per unit
Subsidy per unit score	14	(\$200,000 - per unit subsidy)*25/\$200,000
<i>AHFC Per Bedroom Subsidy</i>	\$38,636	Amount of assistance per bedroom
Subsidy per Bedroom Score	20	(\$200,000 - per bedroom subsidy)*25/\$200,000
<i>Debt Coverage Ratio (Year 5)</i>	1.22	Measured at the 5 Year mark
Debt Coverage Ratio Score	21.79944085	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	71	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	112	THRESHOLD SCORE = 50
<i>Previous Developments</i>		
<i>Compliance Score</i>		
<i>Proposal</i>		
<i>Supportive Services</i>		
<i>Development Team</i>		
<i>Management Team</i>		
Notes		

ENTITY
INFORMATION

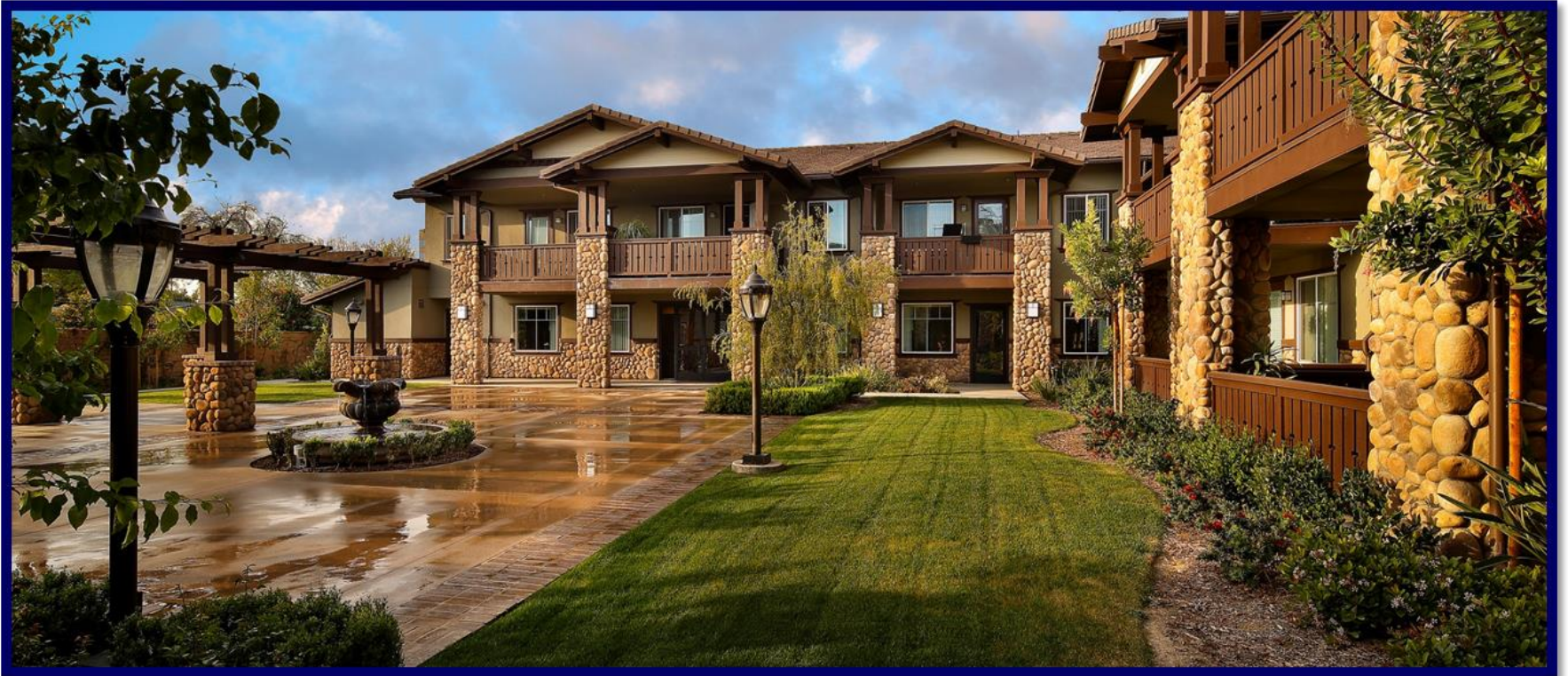
1-A

Detailed Listing of
Developer's Experience



AMTEX

Corporate Portfolio





AMCAL, AMTEX & AMWA COMPANIES

45 Years of Real Estate Development Success!

AMTEX is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission. Celebrating 45 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (AMCAL), Texas (AMTEX) and, most recently, Washington (AMWA) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.

Our companies take every project from idea to reality because they have all the necessary skills and expertise under one roof. AMCAL, AMTEX and AMWA all operate under that same "roof" of experienced team members. This integration of development, finance, construction and asset management ensures projects are delivered on time and on, or under, budget.

You're invited to read more about our success from our website:
www.amcalhousing.com.



COMPANY MISSION

Our company mission is to build affordable, market-rate and student rental housing in California, Texas and Washington that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.



COMPANY HIGHLIGHTS



AMCAL Executive Team | Monterey Bay Grand Opening | 2015



- ❖ **45 years** business experience
- ❖ **\$4.2 Billion** Portfolio Value
- ❖ **99 employees** with operations in California and Texas
- ❖ **Vertically Integrated** Real Estate Development Company: Acquisitions, Development, General Contractor, and Asset Management
- ❖ **Top-Level Financial Partners:** JP Morgan Chase, Wells Fargo, Bank of America, U.S. Bank, Hudson Housing, Citicorp, AIG, Raymond James, John Hancock Life.
- ❖ Developments include **workforce** housing, **senior** housing, **student** housing, and **market rate**
- ❖ We are **long-term land owner and asset manager** of our properties

AMTEX

DETAILED CORPORATE OVERVIEW

AMTEX is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission of improving the lives of residents and enhancing their futures. The AMTEX affiliated group of companies includes: Acquisitions, Development, General Contracting and Asset Management divisions. The AMTEX advantage is a seamless delivery of real estate solutions, from selecting the best site all the way through the lease-up and operations of vibrant, well-designed housing in strong communities. The AMTEX companies operate together in a cohesive manner with impressive results. Each new project is guided by a dedicated and professional Project Team including an Acquisition Manager, Project Manager, Construction Manager, Asset Manager and a Project Accountant. AMTEX's Senior Management Team provides experienced oversight to every project, ensuring success by implementing quality standards, reviewing the details of building design and material selection, and providing the long term planning necessary to build value for community stakeholders and investors alike.

The goals and incentives of the employees working at AMTEX on site acquisition, planning, financing, construction and asset management are all aligned towards delivering the highest quality development in the most efficient manner to ensure that development projects are the best in the industry. AMTEX holds the entire team accountable for delivering these objectives through extensive planning, communication and project monitoring. What this means for our partners is a greater efficiency in processing development projects through entitlements, permitting and construction with a unified AMTEX team in place with open lines of communication. For example, AMTEX General Contractor's Division with its in-house expertise can quickly assess the constructability and feasibility for a new project at the earliest phases of design development and entitlements.

Efficiency translates to cost efficiency, which ultimately translates to greater success in securing the financing needed for the development. The successfully financed project allows AMTEX to secure better construction pricing during the bid process with our subcontractors by keeping them involved in several projects continuously when possible.

AMTEX's expertise in all phases of development allow us to provide solid returns to our investors based on our in-house expertise which includes an Asset Management Department that oversees more than 70 developed projects that are carefully monitored to enhance asset financial performance resulting in higher values and returns to investors. AMTEX has a close pulse on the return thresholds required by real estate investors, understands the underwriting parameters required by lenders and is constantly in tune with market constraints and trends.



COMPLETED DEVELOPMENT IN TEXAS

❖ Villages at Cypress

11821 Cypress Corner Lane, Houston, TX 77065

- ❖ 162 units, Senior, Affordable & 10% Market-Rate, 9% tax credits, Opening 2014

❖ Avondale Apartments

13101 Avondale Farms Drive, Fort Worth, TX 76052

- ❖ 160 units, Family, Affordable & 10% Market-Rate, 4% tax credits, Opening 2016

❖ Parkdale Villas

4100 Parkdale Lane, Denison, TX 75020

- ❖ 144 units, Family, Affordable & 11% Market-Rate, 9% tax credits, Opening 2018

❖ Harmon Senior Villas

12801 Harmon Rd., Fort Worth, TX 76177

- ❖ 160 units, Senior, Affordable & 10% Market-Rate, 9% tax credits, Opening 2018

❖ Alton Park Apartments

5608 Azle Avenue, Fort worth, TX 76106

- ❖ 195 units, Family, Affordable & 5% Market-Rate, 9% tax credits, Opening 2019

❖ Campus Apartments

4633 Campus Drive, Fort Worth, TX 76119

- ❖ 224 units, Family, Affordable & 5% Market-Rate, 4% tax credits, Opening 2019

Public Agency Partners:

- ❖ Fort Worth Housing Solutions
- ❖ Travis County Housing Finance Corp.
- ❖ Houston Housing Authority



Top Architects and Civil Engineers:

- ❖ BGO Architects
- ❖ Humphreys & Partners Architects LP
- ❖ Brown & Gay Engineers
- ❖ Teague Nall & Perkins, Engineering
- ❖ Kimley-Horn Engineers

Con't COMPLETED DEVELOPMENT IN TEXAS

❖ McKinney Falls Apartments

6609 McKinney Falls Pkwy., Austin, TX 78744

- ❖ 312 units, Family, 4% tax credits, Affordable & 5% Market-Rate, Opening 2020

❖ Florence at the Harbor Apartments

2500 Summer Lee Dr., Rockwall, TX 75032

- ❖ 228 units, Class A Luxury Multifamily Market-Rate, Opening 2020

❖ Lavon Senior Villas

314 Castle Drive, Garland, TX 75040

- ❖ 177 units, Family, 4% tax credits, 100% Affordable, Opening 2020

❖ Green Oaks Apartments

1455 Gears Road, Houston, TX 77067

- ❖ 177 units, Family, 4% tax credits, 100% Affordable
- ❖ Opening 2021

❖ Limestone Ridge Apartments

7011 McKinney Falls Pkwy., Austin (ETJ), TX 78744

- ❖ 225 units, Senior, 4% tax credits, 100% Affordable
- ❖ Opening 2021



❖ Greenwood at Katy

0 Katy Fort Bend Road, Katy, TX 77493

- ❖ 320 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2021

❖ Richcrest Apartments

540 Richcrest Drive, Houston ETJ, TX 77060

- ❖ 288 units, 100% Affordable, 4% Tax Credits
- ❖ Harris County CDBG - Harvey DR Funding
- ❖ Opening 2022

❖ The Holston

3295 Keller Haslet Road, Fort Worth, TX 76244

- ❖ 520 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2021

FUTURE COMMUNITIES IN TEXAS UNDER CONSTRUCTION

❖ Spring Villas

7450 Bluff Springs Road, Austin ETJ, TX 78744

- ❖ 304 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2022

❖ Meadow Apartments

Colton Road, Austin, TX

- ❖ 288 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023

❖ The Opal

Keller Haslet Road, Fort Worth, TX

- ❖ 256 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2023



Florence at the Harbor Apartments, Rockwall (while Under Construction)

UPCOMING GROUND BREAKINGS

❖ **Crystal Bend Apartments**

2313 Crystal Bend Drive, Austin, TX

- ❖ 390 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023

❖ **Decker Lake Apartments**

Decker Lake Road, Austin, TX

- ❖ 275 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023

❖ **Manor Apartments**

6705 Manor Road, Austin, TX

- ❖ 181 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2024



VILLAGES AT CYPRESS – Houston, TX

Year Built: 2014

No. Units: 162

Community Type: Affordable & Market-Rate, Senior



AVONDALE APARTMENTS – Fort Worth, TX

Year Built: 2016

No. Units: 160

Community Type:

Affordable & Market Rate

Family



PARKDALE VILLAS – Denison, TX

Year Built: 2018

No. Units: 144

Community Type: Affordable & Market-Rate, Family



ALTON PARK— Fort Worth, TX



Year Built: 2018

No. Units: 195

Community Type: Affordable & Market-Rate, Family



AMTEX – TYPICAL COMMUNITY AMENITIES

- ❖ Clubhouse with Management Offices
- ❖ Business Center and Computer Room
- ❖ Furnished Fitness Center
- ❖ Media Room/Movie Room
- ❖ Barbecue Grills and Picnic Area
- ❖ Swimming Pool
- ❖ Walking Trails
- ❖ Secured Building Entry
- ❖ Activity Room
- ❖ Full Perimeter Fencing with Card Access Controlled Entry
- ❖ On Site Maintenance
- ❖ Management Member on site 24 hours





AMCAL

Award-Winning Communities

❖ Hollenbeck Terrace – Los Angeles, CA

- ❖ PROJECT OF THE YEAR, Preservation Awards, Los Angeles Conservancy, 2016
- ❖ BEST MULTI-FAMILY, Los Angeles Business Journal, 2016

❖ Alegre Apartments – Irvine, CA

- ❖ BEST AFFORDABLE, Kennedy Commission of Orange County, 2015

❖ Terracina Apartments – Los Angeles, CA

- ❖ BEST RE-USE OF LAND, Multifamily Executive Magazine, 2015

❖ Mirandela Senior Apartments – Rancho Palos Verdes, CA

- ❖ BEST SENIOR (SAGE 55+), National Association of Home Builders, 2013

❖ Mosaic Apartments – Los Angeles, CA

- ❖ BEST INTERGENERATIONAL, Gold Nugget Merit (Pacific Coast Builders Conference), 2012

❖ Avenue 26 Master Plan – Los Angeles, CA

- ❖ DESIGN EXCELLENCE (AFFORDABLE), Professional Builder Magazine, 2008
- ❖ INNOVATION IN WORKFORCE HOUSING, National Association of Home Builders, 2007
- ❖ PROJECT OF THE YEAR (Best Re-Use of Land, Mixed Income), Multifamily Executive Mag., 2007

HOLLENBECK TERRACE – Los Angeles, CA

Year Built: 2015

No. Units: 97

Community Type: Affordable, Senior
Historic Renovation



ALEGRE APARTMENTS – Irvine, CA

Year Built: 2015

No. Units: 104

Community Type: Affordable, Family



TERRACINA APARTMENTS – Los Angeles, CA

Year Built: 2014

No. Units: 72

Community Type: Affordable, Family



MIRANDELA APARTMENTS – Palos Verdes, CA

Year Built: 2010

No. Units: 34

Community Type: Affordable, Senior



MOSAIC APARTMENTS – Los Angeles, CA

Year Built: 2011

No. Units: 56

Community Type: Mixed Use Affordable
Intergenerational
(Seniors + Families)



AVENUE 26 MASTER PLAN – Los Angeles, CA

Year Built: 2006

No. Units: 540 total units across 4 properties

Community Type: Affordable, Family, Seniors, Condos, Townhomes, Retail





AMTEX

Contact Us

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AMTEX COMPLETED DEVELOPMENTS IN TEXAS

Villages at Cypress	11821 Cypress Corner Lane, Houston, TX 77065 162 Units, 9% HTC, Senior Affordable/10% Market-Rate, 2014
Avondale Apartments	13101 Avondale Farms Drive, Fort Worth, TX 76052 160 Units, 4% HTC, Family Affordable/10% Market-Rate, 2016
Parkdale Villas	4100 Parkdale Lane, Denison, TX 75020 144 Units, 9% HTC, Family Affordable/10% Market-Rate, 2018
Harmon Senior Villas	12801 Harmon Road, Fort Worth, TX 76177 160 Units, 9% HTC, Senior Affordable/10% Market-Rate, 2018
Alton Park Apartments	5608 Azle Avenue, Fort Worth, TX 76106 195 Units, 9% HTC, Family Affordable/5% Market-Rate, 2019
Campus Apartments	4633 Campus Drive, Fort Worth, TX 76119 224 Units, 4% HTC, Family Affordable/5% Market-Rate, 2019
McKinney Falls Apartments	6609 McKinney Falls Parkway, Austin (ETJ), TX 78744 312 Units, 4% HTC, Family Affordable/5% Market-Rate, 2020
Lavon Senior Apartments	314 Castle Drive, Garland, TX 75040 177 Units, 4% HTC, Family 100% Affordable, 2020
Florence at the Harbor Apartments	2500 Summer Lee Drive, Rockwall, TX 75032 228 Units, Class A Luxury Market-Rate, 2020
Green Oaks Apartments	1455 Gears Road, Houston, TX 77067 177 Units, 4% HTC, Family 100% Affordable, 2021
Limestone Ridge Apartments	7011 McKinney Parkway, Austin (ETJ). TX 78744 225 Units, 4% HTC, Senior 100% Affordable, 2021
Greenwood AT Katy	0 Katy Fort Bend Road, Katy, TX 77493 320 Units, 50% at 80% AMI, 50% at Market-Rate, 2021
The Holston	3295 Keller Haslet Road, Fort Worth, TX 76244 520 Units, 50% at 80% AMI, 50% at Market-Rate, 2021
Richcrest Apartments	540 Richcrest Drive, Houston (ETJ), TX 77060 288 Units, 4% HTC, Family 100% Affordable, 2022

Unit Summary by City:

Houston 627, Fort Worth 1259, Austin 537, Garland 177, Rockwall 228 and Katy 300.
Total units delivered in Texas 3292

FUTURE COMMUNITIES IN TEXAS UNDER CONSTRUCTION

Spring Villas	7450 Bluff Springs Road, Austin (ETJ), TX 78744 304 Units, 4% HTC, Family 100% Affordable, 2023
The Opal	3295 Keller Haslet Road, Fort Worth, TX 76244 256 Units, 50% at 80% AMI, 50% at Market-Rate, 2023
Meadows Apartments	6224 Colton Road, Austin, TX 78744 288 Units, 4% HTC, Family 100% Affordable, 2024

Unit Summary by City:

Fort Worth 256, Austin 592. Total units under construction in Texas 848

UPCOMING COMMUNITIES IN TEXAS IN DEVELOPMENT

Crystal Bend Apartments	2313 Crystal Bend Drive, Austin (ETJ), TX Purposed 390 Units, 4% HTC, Family, 2025
Manor Apartments	6701 & 6721 Manor Road, Austin, TX Purposed 181 Units, 4% HTC, Family, 2025
Barker Oaks Apartments	2250 Barker Oaks Drive, Houston, TX Purposed 288 Units, Market-Rate, 2025
Northwoods Apartments	Spring Stuebner Road, Houston (ETJ), TX Purposed 288 Units, Market-Rate, 2025

Unit Summary by City:

Houston 576, Austin 571. Total purposed units in development in Texas 1147

ENTITY
INFORMATION

1-B
Certificate of Status



Franchise Tax Account Status

As of : 04/19/2023 18:53:16

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

AMTEX MULTI-HOUSING LLC	
Texas Taxpayer Number	32049326872
Mailing Address	30141 AGOURA RD STE 100 AGOURA HILLS, CA 91301-2020
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/24/2012
Texas SOS File Number	0801674875
Registered Agent Name	PERCIVAL J. VAZ
Registered Office Street Address	4101 MCEWEN ROAD, SUITE 150 FARMERS BRANCH, TX 75244



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 AMTEX Multi-Housing LLC (file number 801674875), a Domestic Limited Liability Company (LLC), was filed in this office on October 24, 2012.

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 April 20, 2023.



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

Jane Nelson
Secretary of State

ENTITY
INFORMATION

1-C
Statement of
Confidence

NOT
APPLICABLE

PRINCIPALS
INFORMATION

2-A

Resumes of Principals



AMTEX MULTI-HOUSING LLC

DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & COMMUNITIES LIST

AMTEX is one of AMCAL's group of companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission. Celebrating 45 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (**AMCAL**), Texas (**AMTEX**) and, most recently, Washington (**AMWA**) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities. Our companies take every project from idea to reality because it has all the necessary skills and expertise under one roof. AMCAL, AMTEX and AMWA all operate under that same "roof" of experienced team members. This integration of development, finance, construction and asset management ensures projects are delivered on time and on or under budget.

AMTEX's dedicated team is able to leverage the financial, personnel and knowledge resources of the larger AMCAL entities. Financial partners include JP Morgan, Citibank, Bank of America, BBVA/Compass Bank, Community Bank of Texas, and Hudson Housing Capital. Through its depth of experience, AMTEX is intimately familiar with entitling, permitting and constructing projects in Texas. In every Project, AMTEX is committed to understanding the unique needs of all stakeholders to develop meaningful communities that benefit our residents and local community.

AMTEX's special expertise include:

Tackling distinctive and challenging development projects, employing expert in-house development and construction teams, no outsourcing of key oversight, having primary development expertise under one roof, nimble project management.

The AMTEX Management Team

- CEO: Percy Vaz
- President: Arjun Nagarkatti
- Senior Vice President: Lux Vaz
- Senior Vice President: Darin Hansen
- VP of Market Rate & Student Housing: Stephen Clarke
- VP of Finance: David Yarden
- VP of Asset Management: Michael McCloud
- Director of Acquisitions: Mark Morgan
- Director of Project Accounting: Nicole Vaz-Huerta
- Director of Construction: Thomas Watchorn
- Senior Development Manager: Chad Baker
- Project Management: Lisa Davis, Jeremy Hill
- Assistant Development Manager: Sheri Wilhelm

AMTEX DEVELOPMENT TEAM
Contact Information

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VP of Asset Management

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DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & RESUMES

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- CFO: Dan Hubbard
- President: Arjun Nagarkatti
- Senior Vice President: Lux Vaz
- Senior Vice President: Darin Hansen
- VP of Market Rate & Student Housing: Stephen Clarke
- VP of Development: Alex Pratt
- VP of Finance: David Yarden
- VP of Acquisitions: Frank Chang
- VP of Construction: Gerry Huerta
- VP of Asset Management: Michael McCloud

AMCAL MANAGEMENT TEAM

Resumes

Percival Vaz, Chief Executive Officer

Percival “Percy” Vaz founded AMCAL in 1978 and has led the AMCAL Group of Companies’ dramatic growth for more than 40 years. AMCAL and its affiliated companies is a fully integrated real estate development firm with a stellar track record of delivering high-quality market rate, student, affordable, and workforce/middle-income housing across California, Texas, and Washington. Mr. Vaz has provided leadership on the development, construction, property management and real estate investment of more than 7,000 multi-family apartment homes that consistently exceed industry benchmarks in design, construction, sustainability, property management and social service delivery. Percy is widely known as a premier real estate developer, and has received many national, regional and local awards for his work. In 2018, Mr. Vaz was awarded the highly prestigious recognition of [“Executive of the Year” by Multifamily Executive Magazine](#), a leading U.S. real estate development publication, and was inducted into the California Housing Consortium’s Affordable Housing Hall of Fame in 2012 for his contributions to the industry. Percy has been a featured speaker at many Forums, including the Urban Land Institute, Pacific Coast Builders Conference, National Housing Conference, Building Industry Association, the University of Southern California, UCLA and the Southern California Association of Non-Profit Housing (SCANPH). Mr. Vaz is a licensed general building contractor and is a member of the California Redevelopment Association. Percy holds two degrees from UCLA — a Master’s of Science in Engineering and a Bachelor’s of Science in Engineering.

Arjun Nagarkatti, President

Mr. Nagarkatti oversees the company’s acquisition, finance/development, construction, and asset management departments and has headed up the firm’s expansion in the California, Texas and Washington affordable housing markets. Mr. Nagarkatti’s expertise in public financing for low-income housing is unmatched, gained through decades of experience in structuring market-rate and affordable housing financing for both residential only and mixed-use communities. He has managed the funding of nearly 100 market-rate, workforce, affordable and student housing developments since 1988. Mr. Nagarkatti holds a Master’s degree in Architecture from the Massachusetts Institute of Technology (MIT) in Cambridge, Massachusetts.

Dan Hubbard, Chief Financial Officer

Mr. Hubbard has more than 25 years in real estate finance and investment including: acquisition and development, project feasibility, financial reporting, budgeting, construction accounting, asset management and investor reporting. His extensive experience includes project financing, market analysis, project valuation, accounting and tax planning, and evaluating internal controls and property operations. Mr. Hubbard worked previously for Ernst & Young Kenneth Leventhal Real Estate Group and Casden Properties where he was instrumental in the financing development of more than \$1 billion of multifamily projects in Southern California. He is a licensed Certified Public Accountant in California. He graduated magna cum laude from California State University, Northridge and earned an MBA in Corporate Finance from the University of Southern California.

Luxmi Vaz, Senior Vice President

Mrs. Vaz has over 40 years of experience in accounting and administration at AMCAL. Ms. Vaz is responsible for corporate accounting and due diligence for all developments. Her team of accountants is expert in accounting for the complex multiple layers of public and private financing in affordable housing developments. In addition, she manages all administrative functions including human resources and organizational structure.

Darin Hansen, Senior Vice President

Mr. Hansen has more than 30 years of entitlement and project management experience. Mr. Hansen manages the due diligence, entitlement and design oversight of all AMCAL projects in California and Texas. He collaborates regularly with planning department staffs, and his developments are on the front line to increase housing at infill and transit-oriented locations and in redevelopment areas to accommodate the anticipated large growth in both states in future decades. Prior to joining AMCAL, he had two decades of experience with Southern California regional market-rate home builders.

Alex Pratt, Vice President of Development

Mr. Pratt manages and oversees all aspects of development in Los Angeles and the surrounding counties, as well as Northern California and Texas from the company's West Los Angeles office. His responsibilities encompass site acquisition, obtaining entitlements, feasibility analysis, project scheduling, securing public and private financing and overseeing construction and marketing.

Mr. Pratt has focused on the revitalization of urban communities for the past 20 years working in both the for-profit and nonprofit sectors. He has developed multifamily affordable, mixed-use, and transit-oriented housing, as well as single family homes. Mr. Pratt holds a Juris Doctorate and a Master of Real Estate Development degree from the University of Southern California and BA in Economics from the University of Michigan.

Stephen Clarke, Vice President of Market Rate & Student Housing

Mr. Clarke joined AMCAL in September, 2011, after 18 years in multifamily development. He is responsible for the production of nearly \$1 billion in market rate and student housing in 11 California communities. He formerly was CFO at Los Angeles Housing Partnership and prior to that was Director of Development at Cedar Signature Homes. He graduated cum laude from Catholic University of America and then earned an MBA from the Simon Business School at University of Rochester, Beta Gamma Sigma.

David Yarden, Vice President of Finance & General Counsel

Mr. Yarden oversees the financial structuring of projects in California and Texas, arranging commercial debt and equity facilities and public agency financing. He supervises the acquisition, due diligence, underwriting, and closing of new projects, manages AMCAL's relationships with financial partners, and handles company legal matters. Mr. Yarden joined AMCAL in 2003 and has worked in the real estate and affordable housing industries, for over 20 years, including acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds. He also has served as corporate counsel for a national syndicator of housing tax credits. Mr. Yarden obtained a Bachelor's of Science in Engineering from the University of California, Los Angeles, a juris doctorate from the University of Texas School of Law at Austin, and a Master's Degree in Real Estate Development from the University of Southern California.

Gerardo Huerta, Vice President of Construction

Mr. Huerta brings more than 15 years of multi-family construction management expertise to AMCAL, responsible for over 2,000 units throughout his career. Joining AMCAL in 2005, he has supervised construction of more than \$200 million in projects. He has managed many complex projects involving high-density buildings with shoring, methane mitigation systems, caissons, low water tables, and tight infill sites with limited access. He has demonstrated acumen in conflict resolution and identifying and solving design issues. He is well seasoned in affordable market rate and student housing construction, including managing prevailing wage and LEED rated projects. Mr. Huerta attended California State University, Northridge where he received a BA in Real Estate and Finance.

Frank Chang, Vice President of Acquisitions

Frank B. Chang joined AMCAL in 2008 and is responsible for implementing the company's acquisition strategies, including sourcing, underwriting, negotiating and managing acquisition opportunities. Prior to rejoining AMCAL, Mr. Chang was Director of Land Acquisitions for SummerHill Apartment Communities. He has extensive experience in affordable housing development as Project Manager for Enhanced Affordable Development Co. and in affordable housing finance as an analyst for an investment advisory firm specializing in bond financing for municipalities and affordable housing developers. Mr. Chang earned his BS degree in Finance from the University of Southern California Marshall School of Business.

Michael McCloud, Vice President of Asset Management

Mr. McCloud joined AMCAL in April 2017 and oversees the company's 7,000+ unit multi-family portfolio which includes affordable, market-rate and student housing assets across California, Texas and Washington. He has taken a leadership role in optimizing the value of the portfolio through the refinance, sale and repositioning of select assets in addition to supporting key strategic functions including market research, project feasibility, operations and risk mitigation. A graduate of the W.P. Carey School of Business at Arizona State University, Mr. McCloud brings more than 13 years of expertise in real estate development and business management both nationally and internationally.

AMCAL DEVELOPMENT TEAM
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Luxmi Vaz

Senior Vice President

Corporate Office

30141 Agoura Rd., Ste. #100 Agoura Hills, CA 91301

Phone: (818) 706-0694 x 101

lux@amcalhousing.com

Darin Hansen

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Alex Pratt

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Stephen Clarke

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David Yarden

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Gerardo Huerta

VP of Construction

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gerry@amcalhousing.com

Michael McCloud

VP of Asset Management

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mmccloud@amcalhousing.com



PASSION — *for* — HOUSING

PERCIVAL VAZ started AMCAL in his garage 40 years ago and has nurtured it into a respected firm that now builds affordable, market-rate, and student housing.

story by **DONNA KIMURA**

portrait by **SCOTT WITTER**



Brick by brick and town to town, the AMCAL group of companies does the hard work of building affordable and market-rate housing throughout California and Texas.

During its 40 years, the firm has developed more than 80 communities with 7,500 units and an equally impressive reputation for creating quality housing for families, seniors, and, more recently, college students.

Not bad for a company that Percival Vaz and his wife, Lux, began in their garage.

Armed with an entrepreneurial spirit, Vaz, the firm's founder and CEO, emigrated to California from India in the mid-1960s to study electronics, earning bachelor's and master's degrees from the University of California at Los Angeles, with the idea of returning to his home country to open an electronics assembly plant.

However, his interests soon turned elsewhere. While searching for a home to buy for his family, Vaz saw how housing prices were quickly appreciating and recognized that real estate offered an interesting opportunity. He teamed with a home builder to develop several single-family homes in Southern California, serving as a gofer and learning real estate development.

"I was fascinated by the business because it gave me exposure to design, marketing, finance, operations, construction," says Vaz. "I was like a sponge, wanting to learn about everything. I was a voracious reader. I took lots of courses and seminars. I talked with a lot of people in the real estate development business and tried to accelerate my learning as quickly as possible."

The multiple disciplines involved in real estate development were a welcome change from the job Vaz had at the time as a microelectronics project engineer. Although he was earning good money design-

ing microcircuits for cardiac pacemakers and other products, his contribution to each project was limited, and he wanted to do more. "It was too specialized and didn't give me exposure to life in general," says the soft-spoken executive. "I was a highly specialized cog in a very, very big company."

Vaz grew up in a family that operated a customs clearing and freight company, and he'd always wanted to own his own business. After getting a taste for real estate, he got a contractor's license and struck out on his own to develop a 10-unit apartment complex in Hollywood. He launched the business in 1978 out of his home.

"The first couple of years was all in the garage," recalls Vaz. "We set up two desks. My wife worked at one, and I worked at the other."

The couple had a growing family, so they juggled watching their young kids while taking business calls. Their company would eventually become AMCAL, bringing together "America" and "California" in the name.

From its humble beginnings, the firm has grown to be a major provider of multifamily housing. Its continued success has helped make Vaz MFE's 2018 Executive of the Year.

STEADY RISE

Throughout its early years, the firm remained small, working on modest projects. Its first pivotal moment came in the mid-1990s when AMCAL did its first joint venture with a public institution, the California Public Employees' Retirement System (commonly known as CalPERS), on a market-rate development in Oak Park, Calif. The partnership pushed AMCAL to bolster its internal systems and introduce more checks and balances, moves that helped the company grow and improve.

AMCAL then took another leap forward around 1997 when it came across a site in Santa Barbara, Calif., where it normally would have built a condominium or a market-rate apartment project. However, local officials asked Vaz if he would build needed affordable housing instead. With the county's support, the 118-unit Positano Apartments became the firm's first affordable housing deal.

Vaz discovered he liked the affordable housing space for several reasons, including its mission. It also allowed the company to reduce some of the risks that came with market-rate housing and be more entrepreneurial.

Today, AMCAL is one of the nation's leading developers of affordable housing. The firm's notable recent developments include transforming the abandoned Linda Vista Community Hospital in

"The fact [AMCAL] is building three business lines provides a good opportunity during different cycles."

—MICHAEL FOWLER, PRESIDENT, AFFORDABLE HOUSING PARTNERS



the Boyle Heights neighborhood of Los Angeles into 120 affordable apartments for seniors. The \$38.2 million effort, which was done as two separate projects, returns the historic property to a good use and boosts the entire area after years when the hospital sat empty.

Matthew Karatz, managing partner at MDK Angelo Holdings, had a close-up view of the Linda Vista and other AMCAL projects while overseeing the city's housing-related departments as deputy mayor from 2011 to 2013.

"For all of Los Angeles' prosperity, we have challenges," Karatz says. "Today, it's home affordability and homelessness even while the economy thrives." AMCAL's work to repurpose the old hospital added essential affordable housing and was a good use of existing infrastructure, he says.

Karatz calls Vaz a "developer's developer."

"I can judge a good developer pretty easily," says Karatz, whose own background is in real estate. "A good developer can envision and create opportunities most others can't. Some of it's financially driven. Some, market driven. Some, tactically driven. Some, public-policy driven. A developer has to have a complete set of tools to envision the finished product many, many years in

AMCAL's 97-unit Hollenbeck Terrace (above) is part of the firm's transformation of the abandoned Linda Vista Community Hospital into affordable housing for seniors in Los Angeles.

The company developed the market-rate Cadence (right) as one of two TODs next to the BART station in Hayward, Calif.



Above: David Guettler; below: Courtesy AMCAL



AT A GLANCE

Percival Vaz

Company: AMCAL group of companies	Title: Founder and CEO Age: 70
--	--

Headquarters:
Agoura Hills, Calif.

Number of employees:
More than 90 across four offices

Advice for others:
“Follow your passion.”

Favorite book: “I have many, but if I had to pick one, it would be *Good to Great: Why Some Companies Make the Leap ... and Others Don't*, by Jim Collins.”

Interests: Travel. His most recent trip was to Japan. “I love traveling to new places as opposed to going to the same place every year.”

AMCAL's 60-unit Pacific Pointe in San Francisco features two four-story buildings atop a ground-level garage that provides parking for 45 cars and 44 bicycles.



advance In my opinion, Percy is the 1% of the 1% of those who really know what they're doing.”

Vaz continues to chart the firm's path. AMCAL entered the Texas market as AMTEX Development in 2012 and has completed two affordable communities in Houston and Fort Worth, with a third about to be completed in Denison and nearly 900 more affordable units under construction. It also entered the market-rate sector with a 228-unit project in Rockwall.

Vaz also led the firm into the student housing business around the same time. AMCAL Equities has completed four student housing communities with 752 units (2,614 beds) and has 500 units (1,839 beds) in the pipeline, including a big, 1,039-bed project near San Jose State University that's set to be completed in 2020.

The company's next big step is entering the Washington state market this year by developing an affordable seniors housing property in Arlington, a community north of Seattle.

“Percy has very good vision. The fact that his company is build- ing affordable, market, and student housing—three different busi- ness lines—provides a good opportunity during different market cycles and economic changes,” says Michael Fowler, president of Affordable Housing Partners, a subsidiary of Berkshire Hathaway, who has known Vaz for 20 years. “It's a very diversified company.”

Vaz and Fowler met when the latter was president of Sun America Affordable Housing Partners, which invested in 21 of AMCAL's low-income housing tax credit developments.

“I think everybody respects the quality of what [AMCAL] pro- duces,” Fowler says. “The whole organization can be very proud of what they've accomplished.”

STRONG SENSE OF FAMILY

Although the company is no longer a mom-and-pop operation, Percival and Lux Vaz, who've been married 47 years, remain at the helm. Lux is vice president of accounting, administration, and human resources. Vaz credits her with being a good “anticollision device,” cautioning him to slow down when he's moving too quickly or heading in the wrong direction.

The couple has four daughters and three grandchildren. One daughter, Nicole, is director of project accounting at AMCAL. President Arjun Nagarkatti, who has been with the firm about 30 years, has been another key figure in the company's growth.

“I've worked with Percy from early on in his career—watching him dig deep to understand the industry, make connections, and learn the ropes, then watched him as all his hard work and per- sistence bore fruit along the way and succeeded tremendously— sometimes against all odds,” says Nagarkatti. “Percy's the kind of entrepreneur who embodies the very essence of hard work.”

In addition to bricks and mortar, AMCAL delivers social services to affordable housing residents by working with differ- ent partners. Its efforts have included working with nonprofit LifeSTEPS to establish the Partnership for HOPE program, which has raised more than \$600,000 in college scholarships, emergency assistance, and youth enrichment activities support over the past seven years for eligible AMCAL residents.

“That's very rewarding to not just me and my wife and my daughter but many people in the company,” Vaz says. “They like that part of the business, to give back.” MFE

Bruce Damonte

PRINCIPALS
INFORMATION

2-B
Resumes of
Development Team

OUR HISTORY

In 1968, HEDK Architects was established as an architectural partnership which has provided professional design services for half a century through a wide range of building types and planning assignments. Since then, HEDK Architects has designed almost 1 million dwelling units, multiple office buildings, hotels and hospitality, space planning, and master planning for several top 100 corporate real estate firms nationwide.

OUR LEADERSHIP

We believe the best leaders have an innate desire to serve others. To that end, our leadership has a proven track record of providing time-tested business savvy, impressive design integration, successful technical solutions, anticipating problems with a quick resolution, and the effective management of projects and processes.

OUR CULTURE

We encourage creative collaboration to not only meet the expectations of our clients, but endeavor to exceed them. We are keenly aware that like the environments we design, HEDK Architects is only as good as the sum of its parts: its people. It's our people that take our clients beyond expectations.

BEYOND EXPECTATIONS

We are passionate about going Beyond Expectations at every level of the development process: site analysis, land planning, building design, city codes/permit facilitation, construction documentation, including coordination with the team's professional consultants, civil engineers, landscape architects, structural engineers, MEP engineers, interior design, and coordination with contracting budgeting, the entire process, and delivery of today's most sophisticated multifamily developments. HEDK Architects has been designing award winning living and working environments since 1968.

The firm's capabilities include; but is not limited to luxury market rate, low to mid-rise / high-rise multi-family, mixed use, commercial, adaptive/reuse, and various forms of multifamily housing including student housing, independent senior living, assisted, memory care, and 4% and 9% tax credit affordable housing. We are expert specialists in HUD 221 (d)(4) financed developments throughout the United States.

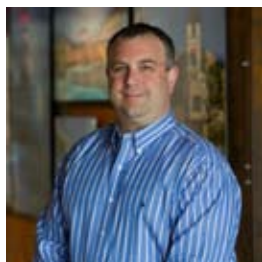
BEYOND BGO

In the last 50 years, a lot has changed. Then again, much has stayed the same. Names have changed. Our reputation hasn't. Relationships change, but not our commitment. So, what's different as we enter the next half-century? Not much and also everything. BGO is now HEDK. Our new name, HEDK, is less about the names or the letters, and more about what they stand for. It's about pursuing the potential and promise that lies beyond.



Richard Heidenreich
*Bachelor of Environmental
Design, Texas A&M
University*

Richard is a principal of HEDK Architects. Since joining HEDK, more than two decades ago, he has developed outstanding relationships with both the developers he serves and the municipalities where he works. Richard also leads the company recruiting efforts, mentoring of new employees, as well as developing and maintaining office standards.



Erik Earnshaw, NCARB
*Bachelor of Architecture,
Texas Tech University*

Erik is a principal of HEDK Architects. He is highly recommended by multiple repeat clients, and contributes with over two decades of experience. He has represented clients in numerous zoning cases throughout the country. Erik represents his firm's work through both speaking engagements and as an expert judge. He has served as a moderator and panelist for Crittenden, GreenPearl, MFE and APA. Erik is a licensed architect in 22 states and holds a NCARB certificate.



Jaron Daily, NCARB
*Bachelor of Architecture,
Texas Tech University*

Jaron is a principal of HEDK Architects. For nearly two decades, he has overseen production of projects from schematic through construction with HEDK. His project responsibilities include team management, project scheduling, code compliance, permit facilitation, as well as client communication and overall project coordination. Jaron is a licensed architect in 8 states and holds a NCARB certificate.



**Minho Kim, NCARB,
LEED AP**
*Master of Architecture,
Texas A&M University*

Minho is a principal of HEDK Architects. He brings two decades of experience in a wide range of civic and commercial works in South Korea and the United States. Minho has extensive experience in multiple Architectural project design types and oversees the Conceptual and Schematic design of the firm's projects. Minho is a licensed Architect, LEED AP, and holds a NCARB certificate.

PRINCIPALS
INFORMATION

2-C
Resumes of
Property Management
Team



ALPHA BARNES
REAL ESTATE SERVICES



PROFESSIONAL QUALIFICATIONS STATEMENT

STATEMENT OF PURPOSE AND PHILOSOPHY

Alpha Barnes Real Estate Services is a full-service, third-party management firm presently managing approximately 30,000 multi-family units. Founded in 2000, Alpha Barnes maintains six offices across three states and 950 staff members in the field of property management, and our portfolio extends to over 85 cities.

In late 2020, Alpha Barnes was acquired by **Asset Living**, a Houston-based real estate management firm. Founded in 1986, Asset Living holds a NMHC Top 4th Ranking with a growing portfolio well over 170,000 units, which includes a multitude of properties and employees across the nation. Combined, Alpha Barnes/Asset Living manages a portfolio of over 200,000 units to include conventional, student housing and affordable units.

Home is one of the most important places for everyone. For this reason, we, at Alpha Barnes, are meticulous in every aspect of our responsibility. Our Team aims is to provide the best home for every person who chooses to live at one of the many Alpha Barnes communities. We understand the faith our residents place in us, as well as, the fiduciary responsibility our clients place in us, these factors are the basis of our management. We provide personalized services to each Client, Resident and Property. The Alpha Barnes Teams focus on surpassing expectations; we understand the goals of ownership. The reputation of Alpha Barnes is based on trust, integrity and commitment.

Asset Living is an **Accredited Management Organization® (AMO®)**. This AMO® designation ensures that Asset Living has met the ongoing requirements of The Institute of Real Estate Management. These requirements include increased levels of fidelity and liability coverage, proven financial stability and continuing education for the Executive Property Managers. Less than 650 firms across the United States and Canada have achieved and maintained this prestigious designation and it is further evidence of ABRES's commitment to excellence.

#5

Our ranking among Housing
Credit (LIHTC) Property
Management Companies

#8

Our ranking among
managers of Affordable
housing across the U.S.

AREAS OF EXPERTISE

The primary business of **Alpha Barnes Real Estate Services** is the management of residential, rental real estate for private owners, non-profit entities, financial institutions and government agencies. In this role, **Alpha Barnes Real Estate Services** provides comprehensive management services that cover all phases of property operations including management, leasing maintenance, financial management and owner and government compliance and reporting. Presently, the firm manages properties in all areas of Texas and operates from its main office in Dallas with regional offices in San Antonio and Austin, as well as staff based in Texarkana, Houston and Corpus Christi.

In addition to its overall expertise in apartment management, **Alpha Barnes Real Estate Services** possesses a specific capability in the management and operation of affordable housing for families or for the elderly. This category of property includes the follows:

1. Low Income Housing Tax Credit (LIHTC)

Alpha Barnes Real Estate Services presently manages over 225 properties which utilize the LIHTC. Compliance with LIHTC program requirements is controlled by direct supervisory and compliance staff review of all work and extensive training of all personnel. **Alpha Barnes Real Estate Services** takes special pride in its reputation as an expert in this program and works hard to maintain that reputation.

2. New Construction

Alpha Barnes's new construction lease-up experience is impressive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease-up for over **175+ properties**, totaling over **30,000 units across Texas**. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. **About 75% of our lease-ups have been completed in 9 months or less and a full 51% have been completed in 6 months or less.**

3. Value Add Experience

Real estate assets require periodic improvements, repairs, or in some cases, a complete repositioning. Alpha Barnes understands this facet of investment ownership and has maintained a personnel base with the knowledge, expertise, and experience to assist our clients when such projects are contemplated. Coordinating the rehab process with the management of the property is essential, and ABRES has perfected our role in this process to ensure operational goals are either met or exceeded. We have a proven track record of successful repositioning that have continued to earn us praise from our clients, residents, and industry peers. In fact, in recent years ABRES managed properties have undergone comprehensive rehabs ranging from \$125,000 to over \$3 million.

4. HUD Financed Properties

Alpha Barnes Real Estate Services operates projects financed by the U.S. Department of Housing and Urban Development (HUD) under the 221(d)(4) and 223(f) programs, the Section 202 program, and the Section 811 program. **Alpha Barnes Real Estate Services** is familiar with the reporting requirements of all housing related HUD programs as well as the management intricacies.

5. Properties with HUD Section 8

Alpha Barnes Real Estate Services is under contract to operate 17 entities that have projected-based Section 8 rent subsidies. In addition, **Alpha Barnes Real Estate Services** completes the paperwork for Section 8 projects for several other management companies on a contract basis. **Alpha Barnes Real Estate Services** has five Certified Occupancy Specialists' (COS) on staff.

6. Tax Exempt Bonds

Alpha Barnes Real Estate Services currently manages dozens of properties that utilized tax exempt bonds to assist in their financing and we are familiar with the restrictions imposed on leasing and the reporting requirements necessary to dovetail with the LIHTC program and to produce program compliance with both programs.

7. Non-Profit Groups and Public Agencies

As one of the primary aspects of this proposed management assignment is the ability to work with non-profit groups and public agencies, prior experience working with non-profits appears to be particularly important. Over its history, **Alpha Barnes Real Estate Services** has served to manage property for, consult for and to assist many non-profit groups. Current non-profit clients include:

Deaf Action Center, Dallas, Texas

Alamo Community Group, San Antonio, Texas

Mental Health Association of Oklahoma, Oklahoma

Texas Inter-Faith Housing, Houston, Texas

Operation Relief Center, Dallas, Texas



Through our unwavering commitment to quality, we have grown organically from a small property management firm to one of the most trusted allies in real estate.

SUMMARY OF APARTMENT MANAGEMENT SERVICES

Alpha Barnes Real Estate Services strives to provide our multi-family clients with the best and most complete services available. A summary of these five major areas of service follows:

a. MANAGEMENT AND LEASING

- Advertise, market and lease units.
- Develop and enforce property rules and regulations.
- Recruit, hire, and train on-site managers and leasing agents.
- Provide daily operating procedures and training for on-site office.
- Establish and adjust rental rates and security deposit levels based on occupancy and regular competitive market analysis.
- Administer all personnel records for all on-site management and maintenance employees.

b. MAINTENANCE

- Provide for overall routine maintenance of the property including tenant requested maintenance and make ready preparation.
- Recruit, hire, and train all on-site maintenance and porter personnel.
- Completion of cost-effective and efficient contract bidding, negotiation and administration, including, but not limited to contracts for landscaping, pool maintenance, and non-routine improvements.
- Verifying insurance and bond coverage for all contractors providing services.
- Implementation of a preventative maintenance program.
- Completion of regular property inspections to review property appearance and condition as well as overall curb appeal.
- Identifying and bringing to the attention of the Owner serious non-routine maintenance needs along with proposed solutions.
- Provide 24 hour a day, seven day a week emergency telephone answering and maintenance services.
- Maintain records of all contracts, warranties and other items important to the verification of services performed on the property.

c. COMPLIANCE

- Train all staff in the importance and basic requirement of affordable housing compliance.
- Provide ongoing supervision and retraining of staff through initial lease up and re-certifications.
- Review every file prior to move-in for completeness and eligibility.
- Monitor and maintain the applicable fraction in mixed income properties.
- Prepare for and participate in all site reviews by owners, lenders, monitoring agencies or partners.
- Prepare and submit annual certifications as well as any other reports requested by the owners, lenders, monitoring agency or the partners.

d. FINANCE

- Receipt, recording and processing of all accounts payable.
- Billing, posting receipt and depositing of rents, security deposits, vending income, late fees, electric charges, and any other miscellaneous income.
- Pursuing collection of delinquent rents to the fullest possible extent, including periodic reports to the regional credit bureau and filing of lawsuits in small claims court.
- Maintaining all files and records necessary to insure a good record of financial activities.
- Monthly reconciliation of all accounts and bank statements.
- Provision of monthly and annual financial reporting including but not limited to Balance Sheets, Income and Expense Statements, complete detailed General Ledger, and Budget Variance Analyses.
- Provide assistance and cooperation in periodic auditing.
- Compilation and submission to the client of a recommended annual budget.
- Review and recommendation of all property insurance coverage, upon request of client.

e. COMMUNICATIONS

- Frequent verbal and written communication with client and participation in property-related meetings.
- Communication and coordination with lenders, real estate agents and appraisers, as instructed by the Owner.
- Planning and assistance in coordination of any property-related social functions relative to the overall marketing plan.
- Processing of information requests from outside parties (as authorized by client) and resolution of any problem or complaint originating from property resident.

3.B. Certified Financial Audit

The Certified Financial Audit Document will be provided under a separate confidential cover by AMTEX Senior Vice President Lux Vaz, Lux can be contacted at lux@amcalhousing.com or office phone line (818) 706 -0694 ext. 101

FINANCIAL
INFORMATION

3-C
Board Resolution

NOT
APPLICABLE

3.D. Financial Statements

The Financial Statement will be provided under a separate confidential cover by AMTEX Senior Vice President Lux Vaz, Lux can be contacted at lux@amcalhousing.com or office phone line (818) 706 -0694 ext. 101.



TEXAS BOND REVIEW BOARD

Governor Greg Abbott, Chairman
Lieutenant Governor Dan Patrick
Speaker Dade Phelan
Comptroller Glenn Hegar

Robert B. Latsha II
Executive Director

Carryforward Designation Certificate Docket Number 21CF-007

Pursuant to the terms of the Internal Revenue Code of 1986 (the "Code"), the Texas Civil Statutes, Article 5190.9a, as amended (the "Act"), and Chapter 1372 of the Government Code (the "Act"), the undersigned on behalf of the Texas Bond Review Board, hereby issues this Carryforward Designation Certificate for the purpose of confirming that the Issuer has received a carryforward designation for 2021.

The undersigned certifies that the State ceiling for calendar year 2021, imposed by the Code, was \$3,229,683,490 and the aggregate amount of 2021 private activity bonds issued during 2021 pursuant to the State ceiling was \$1,473,102,822. The excess State ceiling of \$1,756,580,668 is hereby available for carryforward designation for one or more carryforward purposes.

The undersigned certifies that on September 30, 2021, an "Application for Carryforward" was filed with the Texas Bond Review Board by Travis County Housing Finance Corporation (the "Issuer") for the issuance of bonds to pay costs related to a qualified residential rental housing project. The amount of \$24,201,050.40 is hereby confirmed as carryforward to the Issuer for the purpose of issuing bonds under Section 1312 of the Tax Act.

The undersigned further certifies that no independent investigation or verification of the matters contained in the "Application for Carryforward" or additional documents relating thereto has been performed by the Texas Bond Review Board.

A handwritten signature in blue ink, appearing to read "RBL", written over a horizontal line.

Robert B. Latsha II
Executive Director

Dated this 21st day of January, 2022

PROJECT
INFORMATION

4-B

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.



Chad Baker

05/05/23

Signed

printed name

date

Community Registry

Community Information

Name: Pecan Springs/Springdale Hills Neighborhood Assoc.

Planning Id: 1505

Organization Email Address: pssnapresident@gmail.com

Organization Website: <http://www.pecansprings.org>

Organization Zip Code(s): 78723

Number of Households: 2300

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mr Nathaniel Bradford

E-mail: No E-mail Provided

Phone: 512-913-2930

Secondary Phone: 512-913-2030

Address: P.O. Box 14206 ,Austin, TX 78761

Office Held: President

Secondary Contact Information

Name: Mr Matthew Tyson Brown

E-mail: pssnavicepresident@gmail.com

Phone: 512-921-9935

Secondary Phone:

Address: P.O. Box 14206
Austin, TX 78761

Office Held: Vice President

Boundaries

North: Follows the south side of Little Walnut Creek until it meets Ed Bluestein Boulevard

South: Martin Luther King Jr. Blvd

East: Ed Bluestein Blvd

Community Registry

Community Information

Name: University Hills Neighborhood Assn.

Planning Id: 84

Organization Email Address: uhnaemail@yahoo.com

Organization Website: <http://www.Universityhillsna.org>

Organization Zip Code(s): 78723

Number of Households: 1465

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mr. Seth Fowler

E-mail: sf.fowler@sbcglobal.net

Phone: 512-926-8255

Secondary Phone: 512-658-3001

Address: 6907 Drexel Drive ,Austin, TX 78723

Office Held: Zoning

Secondary Contact Information

Name: Ms. Vera Givens

E-mail: No E-mail Provided

Phone: 512-922-8894

Secondary Phone:

Address:

,

Office Held: Past President

Boundaries

North: Hwy 290 East

South: Loyola/Little Walnut Creek to Ed Bluestein Blvd. (US Hwy 183)

East: Ed Bluestein Blvd. (US Hwy 183)

West: Northeast Drive to Vanderbilt to Columbia/ Colgate to Northeast Drive.

Community Registry

Community Information

Name: Windsor Park Neighborhood Association

Planning Id: 174

Organization Email Address: Info@windsorpark.info

Organization Website: <http://www.windsorpark.info>

Organization Zip Code(s): 78723

Number of Households: 3500

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Ms. Jackie Brooks

E-mail: President@windsorpark.info

Phone: 321-431-1666

Secondary Phone:

Address: PO Box 16183 ,Austin, TX 78723

Office Held: President

Secondary Contact Information

Name: Cesar Benavides

E-mail: vicepresident@windsorpark.info

Phone:

Secondary Phone:

Address: PO Box 16183
Austin, TX 78723

Office Held: Vice president

Boundaries

North: Hwy 290 (Between IH 35/ Northeast Dr.)

South: 51st (Between Manor Rd. and IH 35)and all parcels south of E. 51st Street between IH35 and Manor Rd. and north of Mueller that are NOT a part of Mueller.

East: Northeast Dr. (Between Hwy. 290 & Manor Rd.) Manor Road (between Northeast Dr. and 51st Street)



4101 MCEWEN RD. ♦ STE. #150 ♦ FARMERS BRANCH, TX ♦ 75244
PHONE: (214) 295-4462 ♦ FAX: (818) 706-3752

April 28, 2023

Dear Neighbor,

AMTEX Multi-Housing LLC is making an application for Rental Housing Development Assistance with the City of Austin, Texas for Manor Apartments, 6721 Manor Road Austin, TX 78723. This New Construction Development is an apartment community, and composed of approximately 181 units of which 179 will be for low-income families and individuals. The residential density of the Development, i.e., the number of Units per acre is approximately 36. Once completed the property will consist of 1, 2, & 3 bedroom units, as well as a pool, playground and community spaces for residents.

The development will add a beautiful addition to the neighborhood. Please feel free to see more of AMTEX developments on our website at <https://www.amcalhousing.com/texas-communities/> and if you have any questions about this development or would like further information please email me at cbaker@amtexhousing.com.

Sincerely,

Chad Baker

Chad Baker
Senior Development Manager

Manor Apts 500 ft Radius



PROJECT
INFORMATION

4-C

Smart Housing Letter

Form Name: COA SMART Housing App
Submission Time: April 21, 2023 11:52 am
Browser: Chrome 111.0.0.0 / Windows
IP Address: 23.113.182.251
Unique ID: 1093562025

Please select one of the following options:

I am applying for SMART Housing certification

Property Information

Help with Property Profile Tool

No thank you I know how to use the Property Profile Tool

Address

6721 Manor Road
Austin 78723

Council District

District 1

County

Travis

TCAD/WCAD Parcel ID

219426/812851

Current Zoning

LR-MU-CO-NP

Is this a special district?

No

Applicant Information

Legal name of the ownership entity

AMTEX Multi-Housing LLC

You will need to provide the name, titles and contact information for all principles. How many principles are there?

1

Principal 1 Name

Arjun Nagarkatti

Principal 1 Title

President

Principal 1 Phone Number

(818) 706-0694

Principal 1 Email

Arjun@AmcalHousing.com

Agent Information

What is the legal form of the organization?

LLC

Is the applicant a different LLC than the property owner?

No

Agent Name

Chad Baker

Agent Phone Number	(214) 295-5645
Agent Email Address	cbaker@amtexhousing.com

Development Details

What is the proposed name of the development?	Manor Road Apartments
What is the proposed product type? (Select all that apply)	Rental
What type of construction will be required? (Select all that apply)	New Construction
How many total housing units will be included in the development?	181
Number and affordability level (as % of MFI) of affordable units	17 units @ 30% MFI, 63 units @ 50% MFI, 99 units @ 60% MFI
Is the development located within one-half mile walking distance of a local public transit route at time of application?	Yes
Provide the deed or sales contract. Documents must be fully signed and dated or they will be returned to the agent.	https://cityofaustin.formstack.com/admin/download/file/14516993500
Upload Site Map	https://cityofaustin.formstack.com/admin/download/file/14516993502
Additional Affordability Tools: Please select all additional affordability tools being considered for the development	RHDA LIHTC
Will you be applying for Affordability Unlocked (AU) certification?	Yes

SMART Housing Certification

Applicant understands that the development must comply with the Land Development Code and the adopted Building Codes for the City of Austin.



A handwritten signature in black ink, appearing to be 'C. Baker', is written over a horizontal line.

Applicant understands that all reasonably-priced dwellings must be occupied by an income-eligible family for a period of five years from the date of initial occupancy (or, one year for single-family homeownership units). Developments with some types of assistance or developed as part of some policy initiatives may require a longer affordability period. Applicant will provide annual documentation of income compliance for the duration of the affordability period.



Applicant understands that the development must comply with the Accessibility and Visibility standards outlined in the SMART Housing Guide.



Applicant understands that the transit-oriented standards apply to the development.



Applicant understands that the Austin Energy Green Energy Program minimum standards apply to the development.



Applicant understands that non-compliance of any of the applicable requirements that occur after the waiver of a development application fee will require repayment before any further applications are approved.



Applicant understands that if other federal, state, or local affordable housing program requirements apply to the development, the strictest program rules apply.





Property Profile

Manor Road Apartments



Legend

Property

- Jurisdictions (No Fill)
 - FULL PURPOSE

Jurisdictions Fill

- Jurisdiction
 - FULL PURPOSE

Environmental 2

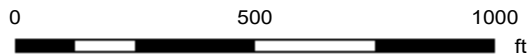
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 500 Year

Environmental 1

- Underground Storage Tanks
 - Facility Currently Permitted Through C.O.A.

Transportation 1

- Capital Metro Bus Stops
- Capital Metro Bus Routes



4/21/2023

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. 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.

Notes

PROJECT
INFORMATION

4-D
MOU with ECHO

NOT
APPLICABLE

PROJECT
INFORMATION

4-E
Resident Services

RESIDENT SERVICES

As part of the property's Land Use Restriction Agreement ("LURA"), we coordinate with third party non-profits to provide a variety of services, including (but not limited to):

- Scheduled transportation to shopping and medical appointments
- Assistance to persons with disabilities with routine maintenance needs (changing lights, etc.) that might normally be handled by the resident.
- Community Events and Social Gatherings
- Community Game Nights
- Dining Events and Potluck Gatherings
- Gardening Classes in the Community Garden
- Health and Wellness Classes
- Fitness Classes
- Referrals to entities that can help pay rent and charges when the resident cannot due to temporary financial/employment issues.
- Referrals to Food Banks and Pantries as well as other food related services and entities.
- Referrals to Medical Services and Clinics

We typically utilize third party non-profit groups that specialize in providing tenant services that meet project-specific Agency requirements. Below are two non-profit groups we use on some of the properties we manage. They are always happy to provide a service proposal and plan based on the level of services required. Both firms are reputable and professional.

- Melissa Frazer – Portfolio Resident Services, mfrazer@prspurpose.org www.portfolioresidentservices.org
Mike Clark, Asset Living Principal, serves on the Board.
- Justin Walker – Rainbow Housing Assistance, jwalker@rainbowhousing.com, www.rainbowhousing.org
Hugh Cobb, Asset Living Principal, serves on the Board.



RESIDENT SERVICES - EXAMPLES

- Provision of services that will assist residents and are part of the benefit of living at the property such as:
 - Scheduled transportation to shopping and medical appointments
 - Assistance to persons with disabilities with routine maintenance needs (changing lights, etc.) that might normally be handled by the resident.
- Events organized and provided directly by on-site staff for the benefits of the residents. Examples include:
 - Community Events and Social Gatherings
 - Community Game Nights
 - Dining Events and Potluck Gatherings
- Events coordinated by on-site staff but delivered by outside service providers or individuals. Examples include:
 - Gardening Classes in the Community Garden
 - Health and Wellness Classes
 - Fitness Classes
- Management staff will also build a list of social service agencies in the Dallas Fort Worth area that can provide various services to residents in need and staff will provide referrals to residents whenever possible. Examples include:
 - Referrals to entities that can help pay rent and charges when the resident cannot due to temporary financial/employment issues.
 - Referrals to Food Banks and Pantries as well as other food related services and entities.
 - Referrals to Medical Services and Clinics
- All services provided, and referrals provided will be documented in the resident files or in a central file in order to be able to prove up the required level of services when necessary



PROPERTY
INFORMATION

5-C
Zoning Verification
Letter



Property Profile Report

General Information

Location: **6729 MANOR RD**
Parcel ID: **0223260803**
Grid: **MN26**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Mixed Use**
Regulating Plan: **No Regulating Plan**
Zoning: **LR-MU-CO-NP**
Zoning Cases: [C14-2008-0034](#)
Zoning Ordinances: [19990225-070b](#)
[20070809-056](#)
[20071011-087](#)
Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances
Neighborhood Plan: [UNIVERSITY HILLS](#)
Infill Options: **Parking Placement/Imp Cover Design Option, Garage Placement Design Option**
Neighborhood Restricted Parking Areas: **University Hills Neighborhood Assn.**
Mobile Food Vendors: **University Hills NPA**
Historic Landmark: **--**
Urban Roadways: **Yes**

Zoning Guide

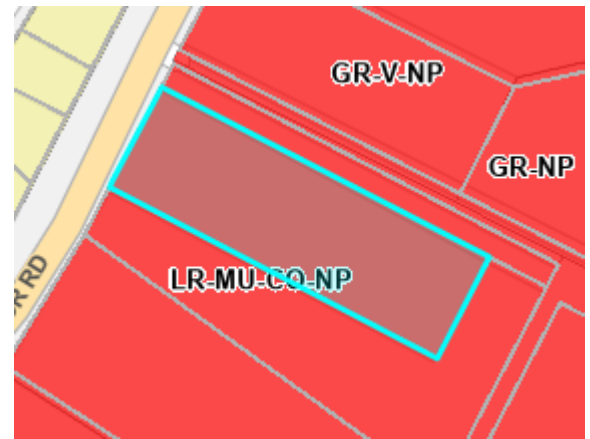
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Little Walnut Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

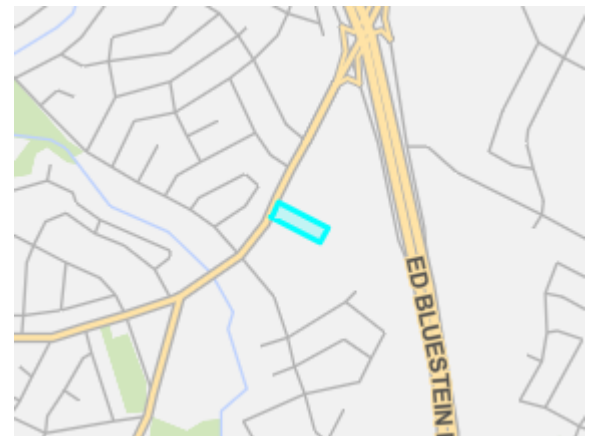
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, University Hills Neighborhood Assn., University Hills Neighborhood Plan Contact Team**



Zoning Map



Imagery Map



Vicinity Map



Property Profile Report

General Information

Location: **6721 MANOR RD**
Parcel ID: **0221251201**
Grid: **MN26**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Higher-Density Single Family, Mixed Use**

Regulating Plan: **No Regulating Plan**

Zoning: **LR-MU-CO-NP**

Zoning Cases: [C14-2008-0034](#)
[C14-96-0059](#)

Zoning Ordinances: [19990225-070b](#)
[20070809-056](#)
[20071011-087](#)
[960523-Q](#)

Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**

Neighborhood Plan: [UNIVERSITY HILLS](#)

Infill Options: **Parking Placement/Imp Cover Design Option, Garage Placement
Design Option**

Neighborhood Restricted Parking Areas: **University Hills Neighborhood Assn.**

Mobile Food Vendors: **University Hills NPA**

Historic Landmark: **--**

Urban Roadways: **Yes**

Zoning Guide

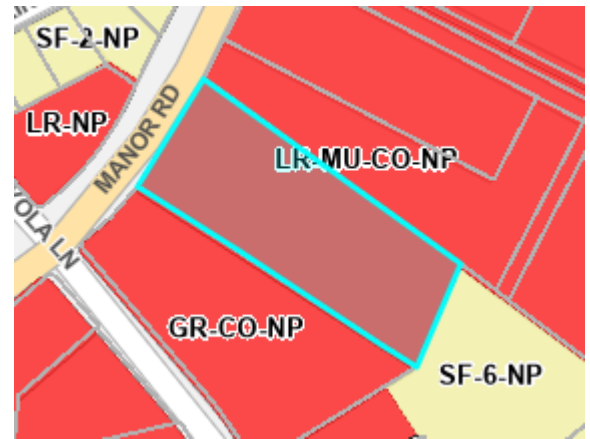
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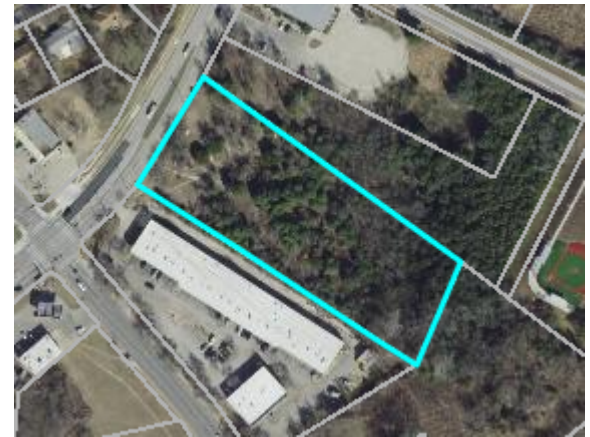
Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Little Walnut Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

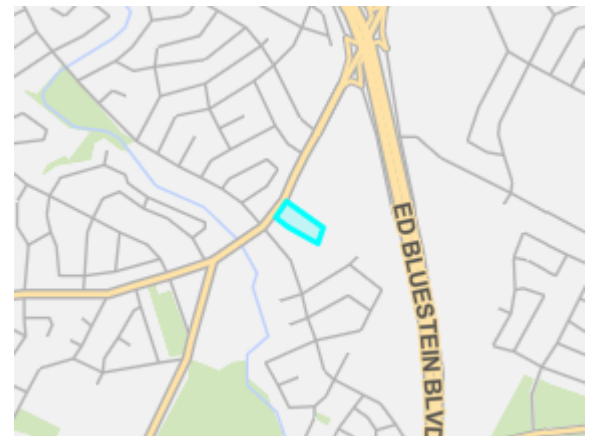
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
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School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, University Hills Neighborhood Assn., University Hills Neighborhood Plan Contact Team**



Zoning Map



Imagery Map



Vicinity Map

ORDINANCE NO. 20080821-050

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO TRACT ONE AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS TWO THROUGH SIX LOCATED IN THE UNIVERSITY HILLS NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to Tract One (the "Property") described in Zoning Case No. C14-2008-0034, on file at the Neighborhood Planning and Zoning Department, as follows

Approximately 29 445 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (*University Hills Neighborhood Planning Area*),

located in the University Hills neighborhood planning area, locally known as the area bounded by U S Highways 290 and 183 on the north, U.S Highway 183 on the east, Manor Road on the south and Northeast Drive on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (*the Zoning Map*)

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 2. The zoning district for Tract One is changed from community commercial-neighborhood plan (GR-NP) combining district to community commercial-vertical mixed use building-neighborhood plan (GR-V-NP) combining district as more particularly described and identified in the chart below:

TRACT #	TCAD PROPERTY ID#	COA ADDRESS	From	To
1	222703	6901 1/2 MANOR RD	GR-NP	GR-V-NP
		7112 ED BLUESTEIN BLVD SB		
	222704	7206 ED BLUESTEIN BLVD SB		
		7210 ED BLUESTEIN BLVD SB		
	500429	LOT 1 HEB/AUSTIN NO 13 SUBD		

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*) as follows

- 1 The property is exempt from the dimensional standards identified in Article 4 3 3 E 2 (*Dimensional and Parking Requirements*)
- 2 The property is subject to the parking reductions identified in Article 4 3 3 E 3 (*Dimensional and Parking Requirements*)
- 3 For property in office districts, the additional uses allowed under Article 4 3 3 C 2 (*Ground-Floor Commercial Uses Allowed*) apply
4. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 60 percent of the Annual Median Family Income


PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2 through 6, located as shown in this Part and identified on Exhibit "A" These tracts are not subject to Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*)


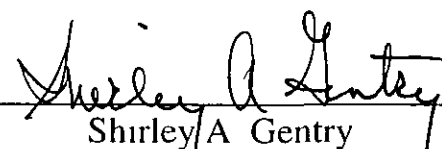
TRACT #	TCAD PROPERTY ID#	COA ADDRESS
2	222818	ABS 22 SUR 29 TANNEHILL J C ACR 4 798
	219426	ABS 258 SUR 26 TANNEHILL J C ACR 2 821
	219427	4700 LOYOLA LN
3	219436	LOT 2A BLUFFS OF UNIVERSITY HILLS RESUB OF LTS 1 & 2 BLK A
	219430	4607 LOYOLA LN
4	219422	6700 MANOR RD
5	219400	6650 MANOR RD
	219418	6618 MANOR RD
	219419	6608 MANOR RD
6	219355	6500 MANOR RD

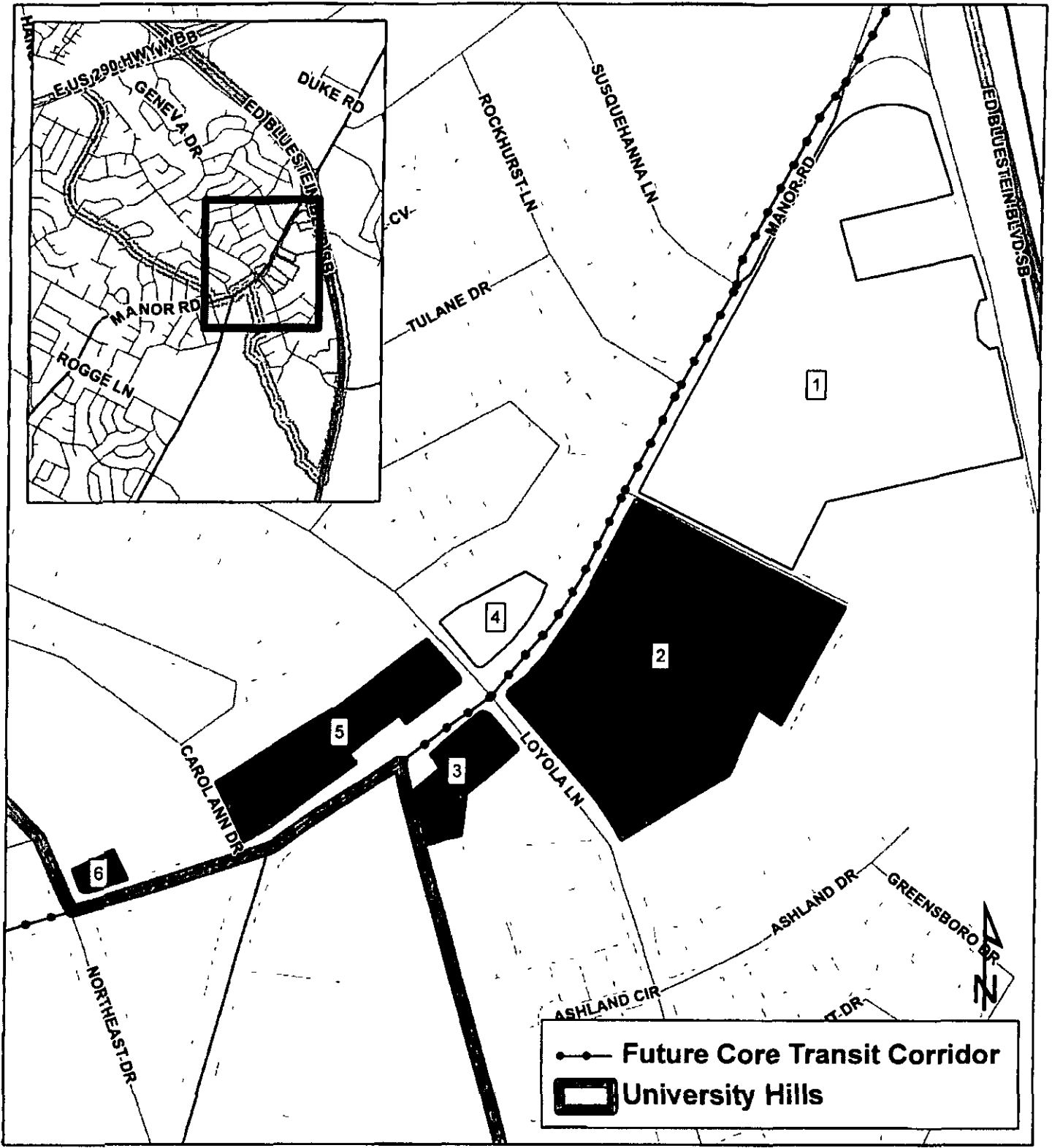
PART 5. This ordinance takes effect on September 1, 2008.

PASSED AND APPROVED

_____ August 21 _____, 2008 §
 §
 §

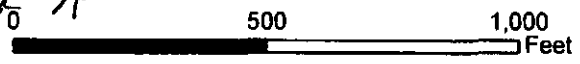

 Will Wynn
 Mayor

APPROVED:  **ATTEST:** 
 David Allan Smith Shirley A Gentry
 City Attorney City Clerk



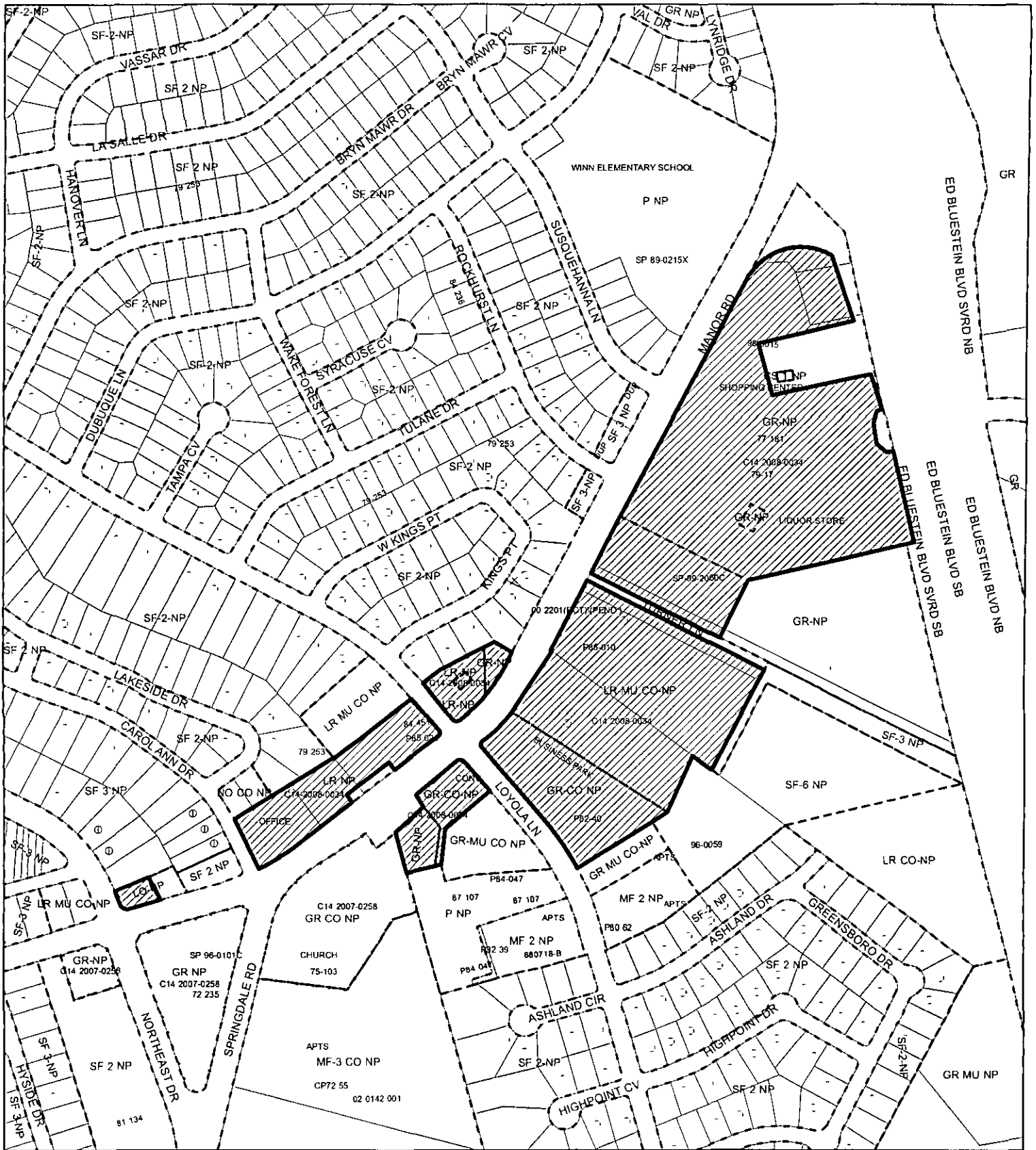
University Hills Neighborhood Planning Area
Part of University Hills/Windsor Park Combined
Neighborhood Planning Area
Tract Map - C14-2008-0034

EXHIBIT A






Produced by City of Austin
 Neighborhood Planning and Zoning Dept
 May 7 2008

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2008-0034
 ADDRESS UNIVERSITY HILLS PLANNING AREA
 SUBJECT AREA 29 945 ACRES
 GRID M25-26 & N26
 MANAGER M BHAKTA



OPERATOR S MEEKS

1" = 400'

This map has been produced by G I S Services for the sole purpose of geographic reference
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PROPERTY
INFORMATION

5-F
SHPO

NOT
APPLICABLE
