

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2018 - 4% Non-Competitive Low Income Housing Tax Credits

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

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

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

- ☒ Resolution of No Objection from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- ☒ Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- ☐ One-Mile/Three-Year Rule
- ☒ Limitations on Developments in Certain Census Tracts
- ☐ TEFRA Approval

Please note: All resolutions being requested are subject to approval by the Austin City Council.

For the request to be considered, the following information will be required.

- 1) Please complete the attached Project Summary Form (Excel)
- 2) A SMART Housing Certification letter
- 3) Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
- 4) Provide a **flood plain map** generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.
- 5) Provide information about the Developer's Experience and Development Background.

Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the [S.M.A.R.T. Housing Program](#), email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Ellis Morgan. E-mail submissions are acceptable as long as they are within the size limit of the City's e-mail system for attachments (approximately 15MB). For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at ellis.morgan@austintexas.gov.

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

Authorized Representative J. Trevino Date 3/19/2019

Tax Credit - Project Summary Form

1) Development Name

Norwood Estates

2) Development Address, City, State, Zip

916 and 918 Norwood Park Blvd., Austin, TX 78753

3) Council District (please use Dropdown box to select)

District 4 - Casar

4) Census Tract

48453001813

5) Block Group

Unknown

6) Is this a 4% or 9% Tax Credit Development? (please select)

4%

7) Is the development New Construction or Rehabilitation? (please use Dropdown box to select)

New Construction

8) Summary of Units by MFI Level

@ or below 30% MFI	
@ >30 to 50% MFI	
@ >50 to 60% MFI	228
@ >60 to 80% MFI	
@ >80 to 120% MFI	
>120% MFI	
Total Units	228

9) Project Attributes (numerical values only)

Units	Bedrooms	Bathrooms	Unit Size (sq ft)	Estimated Rent
36	1	1	851	\$ 967
108	2	2	1094	\$ 1,161
84	3	2	1262	\$ 1,341
228	Total Units			

10) Underserved Populations that are greater than 5% of total unit count (please indicated with an X if one of the following populations will be served)

5%	Persons with disabilities
	Elderly
	Veterans
	Children aging out of foster care

Tax Credit - Project Summary Form

	Homeless
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11) **Permanent Supportive Housing (PSH) or Housing First** populations to be served. Please indicate the number of units and population to be served.

# of PSH Units	Description of Population and Services to be offered
0	

12) **Sources and Uses of funds** (please change descriptions and/or add rows if needed)

Sources

Tax Credit Equity	13,537,957
Other Sources (list)	26,662,000
	2,295,004
Total	\$ 42,494,961

Uses

Acquisition Costs	4,425,347
Hard Costs	26,390,630
Soft & Financing Costs	6,360,470
Reserves & Developer Fee	5,318,514
Total	\$ 42,494,961

13) Is the development located **less than 1/2 mile from an Imagine Austin Corridor**? (Yes/No)

No

14) Is the development **less than 1/4 mile walking distance from high frequency transit**? (Yes/No)

No

15) Is the development **less than 3/4 mile walking distance from a transit stop**? (Yes/No)

Yes



City of Austin

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

Neighborhood Housing and Community Development Department

March 13, 2019

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

LDG Multifamily, LLC – Norwood Estates, 916/918 Norwood Park Blvd. (Project ID 646)

To Whom It May Concern:

LDG Multifamily, LLC - (development contact: Jason Trevino: 512.578.8488 (o); JTrevino@LDGDevelopment.com) is planning to develop a 228 unit multi-family development at 916/918 Norwood Park Blvd, Austin TX 78753. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The applicant has submitted evidence that they have contacted Heritage Hills Property Owners Association. The applicant provided documentation where they are being responsive to neighborhood residents concerns.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units (**228 units**) will serve households at or below **60% MFI**, the development will be eligible for 100% waiver of all fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance, with the exception of Austin Water Utility (AWU) Capital Recovery Fees. This development is not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore is not eligible to receive any Austin Water Utility CRF fee waivers under the S.M.A.R.T. Housing Ordinance. The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~

Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review

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

Land Status Determination

Building Plan Review
Parkland Dedication (by
separate ordinance)

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

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

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility standards have been met.

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

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

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



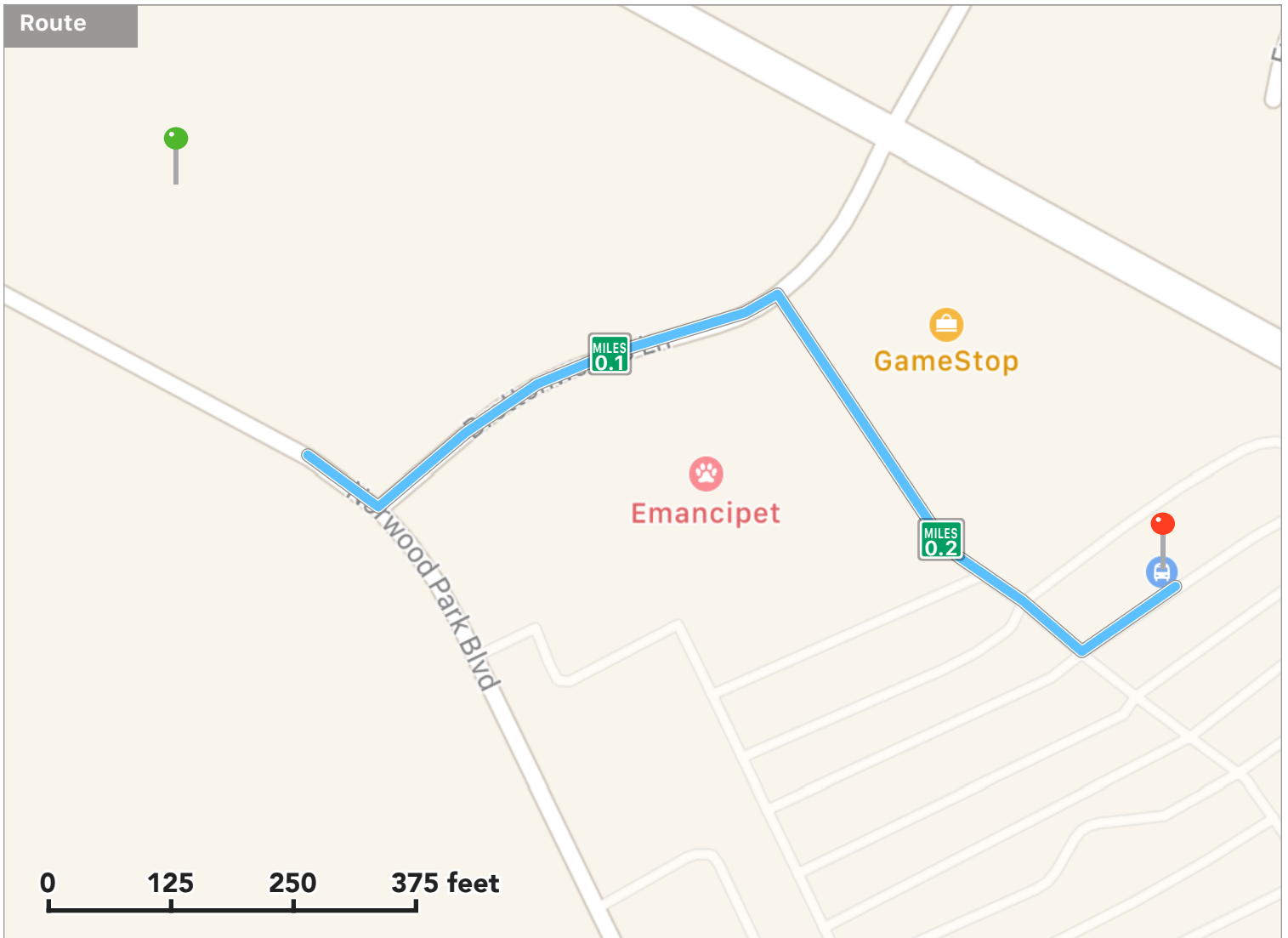
Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE
Melanie Montez, ORES

Ellis Morgan, NHCD
Mashell Smith, ORES

Jonathan Orenstein, AWU

Route



Destination





Start

916 Norwood Park Blvd

MILES
0



310 feet

Take a left onto Brettonwoods Ln

MILES
0.06



470 feet

Take a right

MILES
0.15



620 feet

The destination is on your left



FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 2/9/2019

- Address
- Parcel
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year

LDG Development, LLC - Completed Projects

	Property Name / City, State	Construction Contract Amount	No. of Units	Year Closed
1	Elkhorn Creek Phase I / Georgetown, KY	\$380,000	44	2004
2	Falcon Crest Apartments / Louisville, KY	\$490,256	208	2004
3	Elk River / Georgetown, KY	\$535,000	40	2004
4	Elkhorn Creek Phase II, / Georgetown, KY	\$480,000	48	2004
5	Harris Branch Apartments / Austin, TX	\$17,043,500	248	2006
6	Whispering Woods / Louisville, KY	\$4,379,275	48	2006
7	Gleneagles Apartments / Lexington, KY	\$11,594,142	184	2007
8	Park Place at Loyola / Austin, TX	\$19,536,736	252	2007
9	The Villas at Shaver / Pasadena, TX	\$19,385,852	240	2007
10	Santora Villas / Austin, TX	\$15,749,343	192	2007
11	Inwood Crossings / Wichita, KS	\$20,304,900	260	2007
12	Whispering Woods Phase II / Louisville, KY	\$4,379,275	50	2008
13	Overlook Terraces / Louisville, KY	\$12,196,835	144	2008
14	The Muses / New Orleans, LA	\$341,773	211	2009
15	Melbourne Senior / Alvin, TX	\$10,688,875	110	2009
16	The Muses II / New Orleans, LA	\$5,976,530	52	2010
17	Towne Commons / Elizabethtown, KY	\$8,307,933	92	2010
18	Floral Gardens / Houston, TX	\$9,868,290	100	2010
19	Brookstone Senior / Louisville, KY	\$4,609,692	56	2011
20	Steeplechase Farms / Sherman, TX	\$13,514,204	156	2011
21	Cypress Gardens / Houston, TX	\$8,597,521	100	2011
22	Mallard Crossings / Baton Rouge, LA	\$14,310,804	192	2011
23	Woodcrest Apartments / Baton Rouge, LA	\$4,592,550	48	2012
24	Village du Lac / Lafayette, LA	\$4,400,000	140	2012
25	Brookcreek Crossing / Midlothian, VA	\$7,128,601	70	2012
26	The Paddock at Norwood / Austin, TX	\$19,939,327	228	2013
27	Villas at Colt Run / Houston, TX	\$12,505,465	138	2013
28	Newport Village / Crosby, TX	\$8,897,674	80	2014
29	The Pointe at Ben White / Austin, TX	\$24,413,841	250	2014
30	Villages at Ben White / Austin, TX	\$18,029,316	183	2014
31	Harris Branch Senior / Austin, TX **	\$20,341,295	208	2015
32	Port Royal Apartments / LA **	\$18,581,927	192	2015
33	Paddock at Grandview / Nashville, TN **	\$22,213,306	240	2016
34	Stallion Pointe / Sansom Park, TX **	\$25,962,129	252	2016
35	Sansom Ridge / Sansom Park, TX **	\$12,877,303	100	2016
36	Sansom Pointe Senior / Sansom Park, TX **	\$20,375,664	216	2016
37	Peach Orchard / GA **	\$26,539,200	240	2016
38	Riverpot Family Sholar House / Louisville, KY **	\$9,198,314	64	2017
39	Riverport Senior / Louisville, KY **	\$11,040,790	108	2017
40	Villages at Fiskville / Austin, TX **	\$17,634,587	172	2017
41	Pointe at Crestmont	\$18,988,734	192	2017
42	Bridge at Cameron	\$25,378,001	263	2017
43	Commons at Goodnight	\$29,440,169	304	2017
44	Springs Apartments	\$22,744,836	221	2018
	TOTAL		5,956	