

APPLICATION FOR CITY OF AUSTIN RESOLUTIONS
for
2019 - 4% 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>.

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

☒ Resolution of Support 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

☐ TERA Approval

I will follow up with TERA approval to hopefully get it on the same meeting as Support Resolution

For the request to be considered, please attach the following information:

- 1) Please complete the attached Project Summary Form. Tips to fill the form appear when cursor is placed near field.
- 2) A SMART Housing Certification Letter
- 3) Provide a map (8 1/2" 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. For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at ellis.morgan@austintexas.gov. E-mailed submissions are acceptable in PDF format.

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

Authorized Representative

Supanne Schwertner Date *07-17-2019*

Project Summary Form

1) Project Name

Oaks on North Plaza

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

Rehabilitation

4) Location Description

62-unit affordable family project located at 9125 N. Plaza in Austin.

5) Census Tract

484530001813

6) Council District

4

7) Elementary School

Hart Elementary

8) Affordability Period

20 years

9) Type of Structure

Multi-family

10) Occupied?

Yes

11) How will funds be used?

Acquisition, Pre-Development

12) Summary of Units by MFI Level

Income Restrictions	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
At or below 30% MFI						0
						0
At or below 50% MFI						0
						0
At or below 60% MFI	0	16	40	6	0	62
At or below 80% MFI						0
At or below 120% MFI						0
No Restrictions						0
Total Units	0	16	40	6	0	62

13) Initiatives and Priorities

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	4	PSH Units (Non-Housing First)	0
Accessible Units for Sensory Impairments	2	Housing First Units	0

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

14) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes

15) Is the property within 1/4 mile of a High-Frequency Transit Stop? No

16) Is the property within 3/4 mile of a Transit Stop? Yes

17) The property has Healthy Food Access within: >1 Mile

18) Estimated Sources and Uses of funds

Sources

Debt	9,078,000
Third Party Equity	4,494,774
Grant	0
Deferred Developer Fee	473,489
Other	0
City of Austin	0

Total \$ NaN**Uses**

Acquisition	6,324,000
Off-Site	0
Site Work	0
Sit Amenities	0
Building Costs	3,232,382
Contractor Fees	406,224
Soft Costs	1,453,572
Financing	1,027,368
Developer Fees	1,602,716

Total \$ NaN

Residents at the Subject Property can walk 5 minutes (on paved surfaces) to the Rundberg/Hansford bus stop (stop ID 1142) on the Route 325 bus line.



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



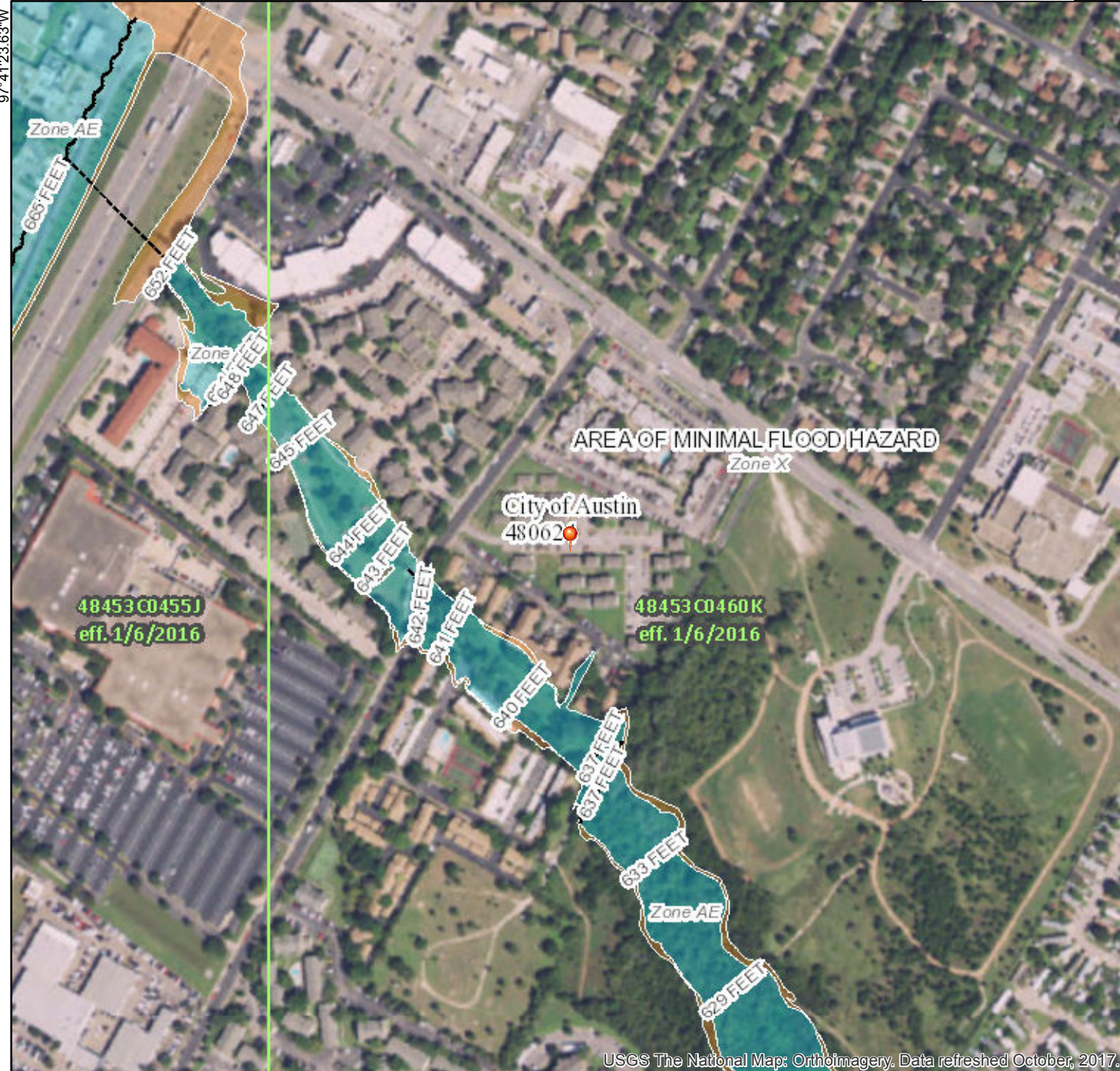
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/22/2019 at 1:24:02 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

30°21'30.63"N



USGS The National Map: Orthoimagery. Data refreshed October, 2017.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

30°20'59.58"N

97°40'46.17"W