REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2016 9% 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 (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2016 Tax Credit Cycle. This form and all attachments will be due no later than close of business on *Friday, January 15th 2016*.

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. There is no deadline for the RHDA application.

Indicate below the type of resolution(s) being requested from the City of Austin. If a public hearing is required, please also indicate this as well.

____ Twice the State Average Per Capita *[QAP 11.3(b)]* >>>> **Public hearing required?** ____
____ One-Mile/Three-Year Rule *[QAP 11.3(c)]* ____
____ Limitations on Developments in Certain Census Tracts *[QAP 11.3(d)]* ____
__X__ A Resolution of Support from the Local Governing Body *[QAP 11.9(d)(1)]* ____

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

Per *QAP 11.9(d)(2), Commitment of Development Funding by Local Political Subdivision*, reduced fees, such as fee waivers provided through the S.M.A.R.T. Housing™ Program, will allow tax credit applications to receive the 1 point available through this section of the QAP. In order to receive the point, the proposed project must be certified for S.M.A.R.T. Housing. The S.M.A.R.T Housing application should be submitted separately and is located at: *http://austintexas.gov/sites/default/files/files/Housing/Application_Center/SMART_Housing/SMART_H_Application.pdf*.

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

1) Name of the Proposed Development
2) The address/location of the proposed development
3) City Council District Number
4) Census Tract Number
5) S.M.A.R.T. Housing Certification letter (See paragraph above.)
6) 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.
7) Provide a table of proposed Sources and Uses for the project. It should contain all proposed funding sources, including the amount of tax credits to be requested from TDHCA.
8) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement)
9) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.)
10) Approximate Size of Units in square feet.
11) Number and percentage of units by Median Family Income level.
12) Estimated Rents by unit size/type.
13) Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served.

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2016 9% COMPETITIVE LOW INCOME HOUSING TAX CREDITS

Saltillo Senior Apartments | DMA Development Company, LLC | January 15, 2016

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1) **Proposed Development Name:** Saltillo Senior Apartments

2) **Address:** South of East 5th Street at Onion Street

3) **City Council District**: 3

4) **Census Tract:** 48453000902

5) **S.M.A.R.T. Housing Certification:** Application Submitted

6) **Flood Plain Map:** *Attached*

7) **Sources and Uses:** *Attached*

8) **Type of Development:** New Construction

9) **Number of Units proposed:** 100 total
   a. Efficiency: 28
   b. 1BR/1BA: 62
   c. 2BR/2BA: 10

10) **Approximate Unit Sizes**:
   a. Efficiency: 550 sq. ft.
   b. 1BR/1BA: 650 sq. ft.
   c. 2BR/2BA: 850 sq. ft.

11) **Number and Percentage of units by Median Family Income Level**:
   a. Efficiency: 7 units (7%) at 30% MFI, 12 units (12%) at 50% MFI, 9 units (9%) at 60% MFI
   b. 1BR/1BA: 2 units (2%) at 30% MFI, 22 units (22%) at 50% MFI, 28 units (28%) at 60% MFI, 10 units (10%) at Market Rate
   c. 2BR/2BA: 4 units (4%) at 60% MFI, 6 units (6%) at Market Rate

12) **Estimated Rents by unit size/type**: *Attached, Rent Schedule*

13) **Number and percentage of units dedicated for tenants with Special Housing Needs**:

a. 5% of units will be fully accessible and set aside for people with mobility impairments
b. 2% of units will be set aside for people with sensory impairments
c. As we further develop the project, we will consider setting aside units for people experiencing homelessness, and those at risk of becoming homeless

14) **Transit Map:** *Attached*

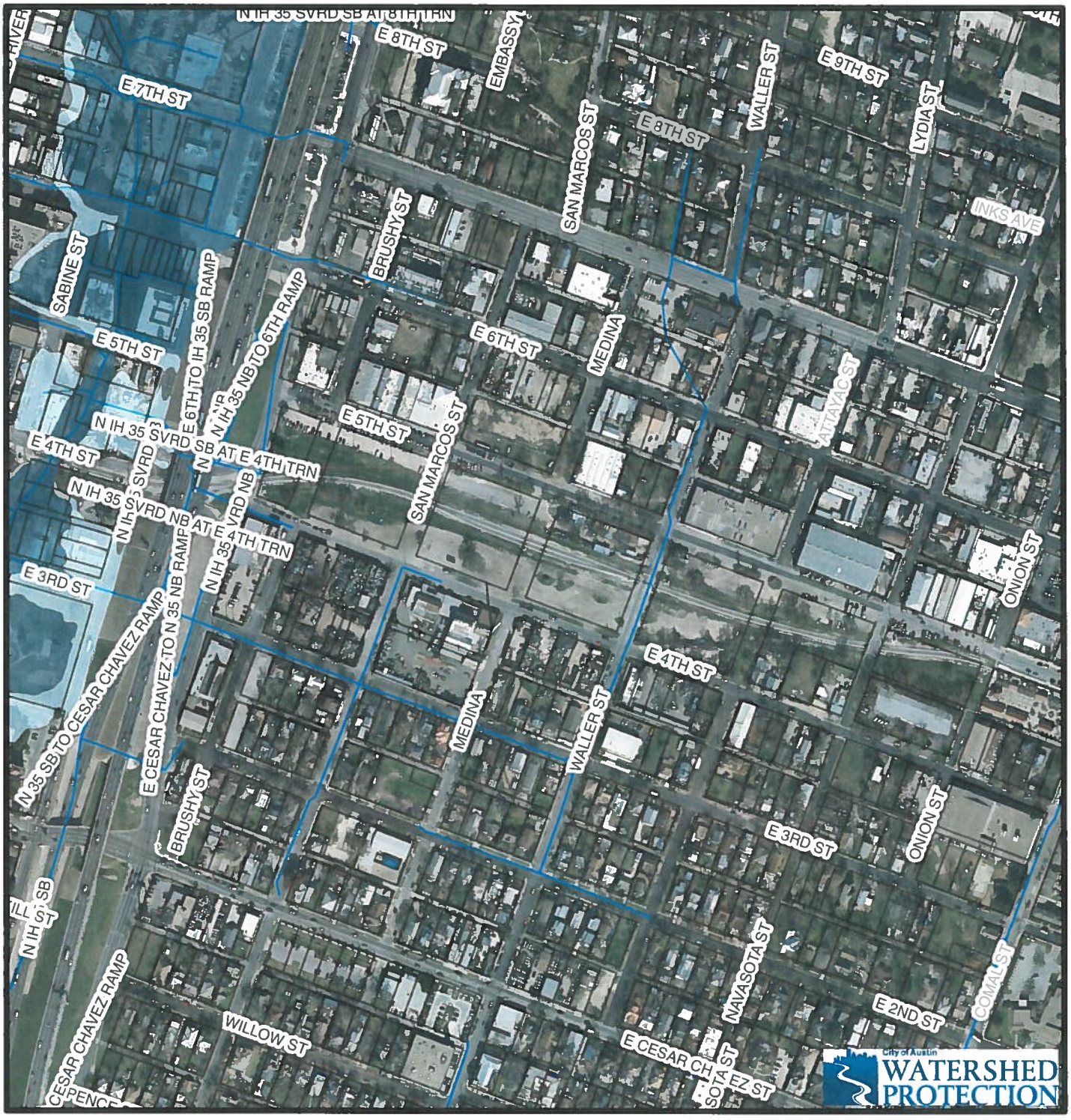
15) **Resident Services**: On-site services will include:

a. Information and referral to other social service agencies and adult education programs
b. Scheduling of health related services such as blood pressure checks, health screenings, and health education that can be provided on site and at no cost to the residents
c. Assistance in obtaining Medicare/Medicaid benefit counseling and access
d. Arranging transportation
e. Scheduling volunteers to assist with miscellaneous services such as letter reading/writing, translation, etc.
f. Assistance in planning social activities such as potluck suppers, monthly birthday/anniversary parties, book clubs, movie nights, and educational programs

16) **On-Site Amenities**: Amenities will include:

a. community activity room
b. movie theater
c. fitness center
d. art studio
e. library
f. laundry facilities
g. business center
h. management/leasing offices

17) **Developer's Experience and Background**: *Attached, DMA Corporate Profile*



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, a base flood elevation (BFE) must be determined from the flood profiles contained within the Flood Insurance Study report.

- 100 Year (Detailed-AE)
- 100 Year (Shallow-AO)
- 100 Year (Approx-A)
- X Protected by Levee
- 500 Year

0 190 380 760 Feet

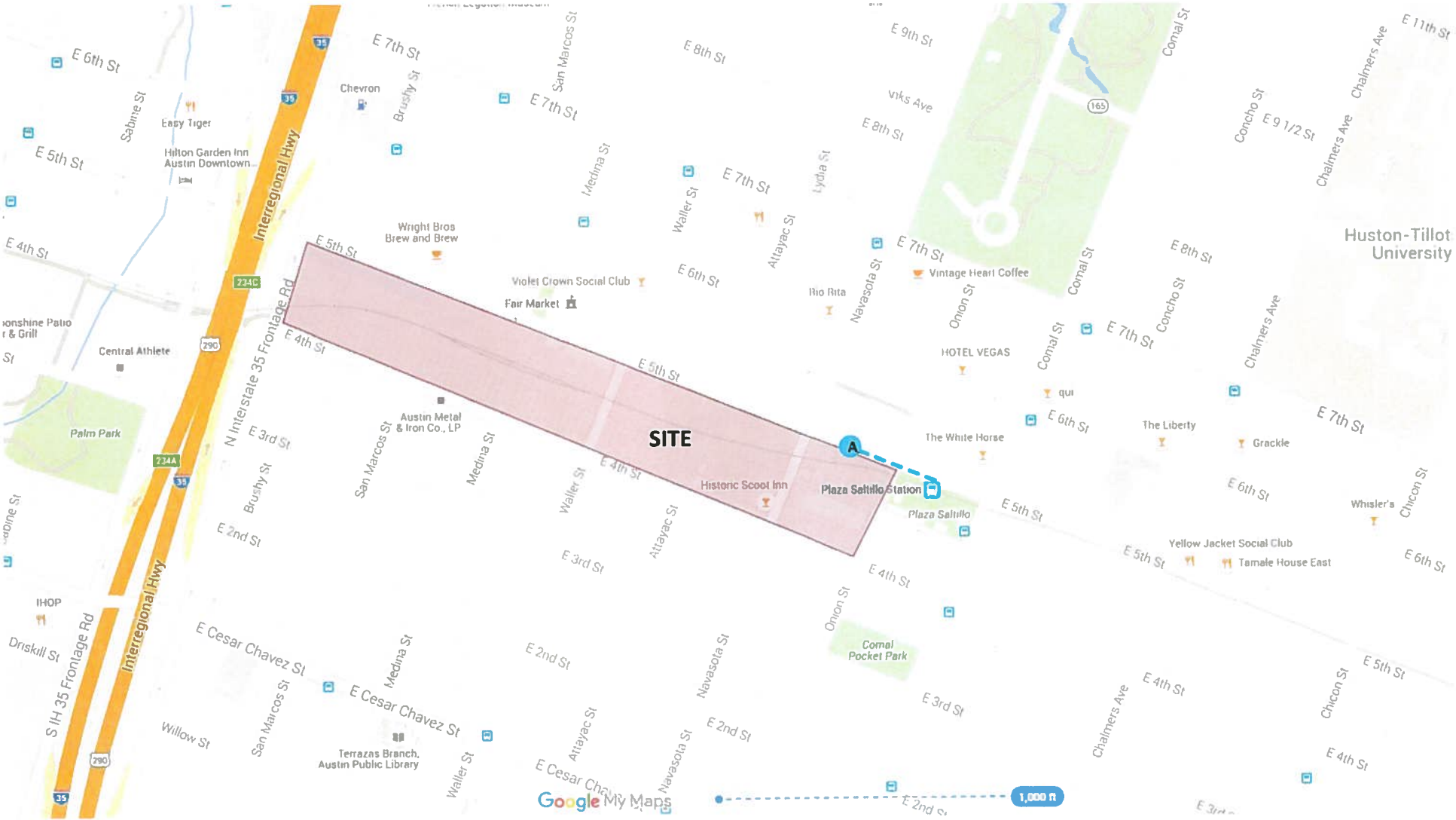
Prepared: 1/13/2016

SUMMARY OF SOURCES AND USES OF FUNDS

Financing Participants	Funding Description	Construction Period			Permanent Period						
		Loan/Equity Amount	Interest Rate (%)	Lien Position	Loan/Equity Amount	Interest Rate (%)	Amort	Term	Syndication Rate ($)	Debt Service	Lien Position
Debt											
0	Conventional Loan	$10,000,000	5.50%		$3,000,000	6.25%	30	18		$221,658	
COA	Local Government Loan	$1,500,000	0.00%		$1,500,000	0.00%	0	99		#NUM!	
0		$0	0.00%		$0	0.00%	0	0		#NUM!	
0		$0	0.00%		$0	0.00%	0	0		#NUM!	
										#NUM!	
										#NUM!	
	Other (Please Describe)									#NUM!	
	Other (Please Describe)									#NUM!	
Third Party Equity											
	HTC Allocation $1,194,724	$4,539,497			$11,348,743				0.95		
	Other (Please Describe)										
Grant											
	Other (Please Describe)										
Deferred Developer Fee											
	Deferred Developer Fee				$13,797						
	Other (Please Describe)										
Other											
	TOTAL SOURCES OF FUNDS	$ 16,039,497			$ 15,862,540						
	TOTAL USES OF FUNDS				**$ 15,862,540**						

RENT SCHEDULE

HTC Units	HOME Units (Rent/Inc)	HTF Units	MRB Units	Other/ Subsidy	# of Units (A)	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.) (B)	Total Net Rentable Sq. Ft. (A) x (B)	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit (E)	Total Monthly Rent (A) x (E)
TC 30%					7	0	1.0	600	4,200	403	45	358	2,506
TC 50%					12	0	1.0	600	7,200	672	45	627	7,524
TC 60%					9	0	1.0	600	5,400	807	45	762	6,858
TC 30%					2	1	1.0	750	1,500	432	51	381	762
TC 50%					22	1	1.0	750	16,500	720	51	669	14,718
TC 60%					28	1	1.0	750	21,000	848	51	797	22,316
MR					10	1	1.0	750	7,500	848		848	8,480
TC 60%					4	2	2.0	950	3,800	1,038	73	965	3,860
MR					6	2	2.0	950	5,700	1,038		1,038	6,228



Transit Map

From **Point A** on site to **Plaza Saltillo Station**: walk 331 ft, *1 minute*

HOUSING DEVELOPMENT | **MANAGEMENT** | **CONSULTING**



The DMA Companies

Diana McIver & Associates, Inc.
DMA Development Company, LLC
DMA Properties, LLC
DMA Property Advisors, LLC

4101 PARKSTONE HEIGHTS DRIVE
SUITE 310
AUSTIN, TX 78746

www.dmacompanies.com

PHONE: 512-328-3232
FAX: 512-328-4584

THE DMA COMPANIES

HOUSING DEVELOPMENT: **DMA Development Company, LLC (DDC)** was originally created in recognition of the need for affordable housing in small cities and rural communities. DMA Development enjoys an excellent reputation in the industry as a "for profit" developer with a "nonprofit" heart. Building upon the success of Diana McIver & Associates as development consultants for nonprofits, Diana McIver embarked upon the development of small to mid-size apartment communities in rural areas and smaller cities utilizing the Housing Tax Credit program. Over time DMA Development Company has expanded its reach to include developments in major metropolitan areas as well, allowing DMA Development Company to assist communities of all sizes with their housing needs.

CONSULTING: **Diana McIver & Associates, Inc. (DMA)** provides a full range of development and financial services to individuals, organizations, and public agencies involved in the development, acquisition, and management of multifamily housing, with special emphasis on affordable and special needs housing. Services typically provided include demographic and feasibility analysis, site selection and negotiation, applications for financing, identification and selection of development team members, development oversight and coordination, financing, construction monitoring, and review of administrative and management functions.

MANAGEMENT: **DMA Properties, LLC (DP)** was formed for the purpose of providing property management services to multifamily rental communities developed by DMA Development Company. DMA Properties oversees 1,500 units of affordable and market rate housing and provides services for residents of DMA communities. **DMA Property Advisors, LLC (DPA)** was formed in October 2010 for the purpose of providing third party property management services to multifamily rental communities. DPA currently manages 420 units of affordable and market rate housing.

DMA DEVELOPMENT COMPANY, LLC

DMA DEVELOPMENT COMPANY, LLC (DDC) was formed in 1999 by Diana McIver for the purpose of developing and owning affordable and market-rate properties. It was an outgrowth of Diana McIver & Associates, Inc. (DMA), which has a successful history of providing development consulting services to nonprofit organizations. Both companies share staff and office space. The distinction between DMA Development Company, LLC (DDC), and Diana McIver & Associates, Inc. (DMA) is that DDC develops properties for its own portfolio, whereas DMA provides development services on a consulting basis for clients. DMA Development Company, LLC is 100% owned by Diana McIver and certified as a Historically Underutilized Business.





DMA DEVELOPMENT COMPANY, LLC—DEVELOPMENT EXPERIENCE SUMMARY

Property Name	City	# Of Units	Population	Placed In Service Year	Financing Structure
Completed Developments					
Sandia Crossing	Luling, TX	40	WF	2000	Housing Tax Credits
The Oaks at Winding Way	Gonzales, TX	40	WF	2000	Housing Tax Credits
Mariposa Gardens	Mathis, TX	66	WF	2001	Housing Tax Credits
Legend Oaks	Llano, TX	48	SR	2002	Housing Tax Credits/Housing Trust Funds
Eden Place	Seguin, TX	60	SR	2002	Housing Tax Credits/Housing Trust Funds
Mission Oaks	Refugio, TX	32	WF	2003	Housing Tax Credits/Housing Trust Funds
The Pines at Willowbrook	Hinesville, GA	80	WF	2003	Housing Tax Credits
Prairie Commons	Dallas, TX	72	WF	2004	Housing Tax Credits
Grove Park Terrace	Waxahachie, TX	60	WF	2004	Housing Tax Credits
Westview Ranch	Pearsall, TX	72	WF	2005	Housing Tax Credits
The Village at Morningstar	Texas City, TX	100	SR	2006	Housing Tax Credits/Housing Trust Funds/Federal Home Loan Bank
Seton Home Center for Teen Moms	San Antonio, TX	24	SH	2006	Housing Tax Credits/City of San Antonio HOME Funds
The Arbors at Rose Park	Abilene, TX	80	SR	2007	Housing Tax Credits/Housting Trust Funds/City of Abilene HOME Funds
Prospect Point	Jasper, TX	72	WF	2009	Housing Tax Credits
Morningstar Villas	Texas City, TX	36	SR	2009	Housing Tax Credits
The Bluestone	Mabank, TX	76	WF	2009	Housing Tax Credits
The Grove at Brushy Creek	Bowie, TX	48	WF	2009	Housing Tax Credits/TCAP
Shady Oaks	Georgetown, TX	60	WF	2009	Housing Tax Credits
Sunchase Square	Lockhart, TX	96	WF	2009	HUD 221(d)(4) Mortgage Insurance Program
Cambridge Crossing	Corsicana, TX	60	SR	2010	TDHCA Exchange/TDHCA HOME Funds
Heritage Crossing	Santa Fe, TX	72	SR	2011	TDHCA Exchange/TDHCA HOME Funds
Wildflower Terrace	Austin, TX	201	SR	2012	Housing Tax Credits/City of Austin GO Bonds
Samuel J. Simmons NCBA Estates	Washington, DC	174	SR	2012	Multifamily Housing Revenue Bonds/4% Bond
The Terrace at MidTowne	Midlothian, TX	92	SR	2013	Housing Tax Credits/TDHCA HOME Funds
The Overlook at Plum Creek	Kyle, TX	94	SR	2013	Housing Tax Credits/TDHCA HOME Funds
Developments Completed: 25	*Units Completed:*	*1855*			
Developments Under Construction					
Bailey Square	Cuero, TX	56	WF	2015	Housing Tax Credits/TDHCA HOME Funds
The Trails at Carmel Creek	Hutto, TX	61	SR	2015	Housing Tax Credits/TDHCA HOME Funds
Developments Under Construction: 2	*Units:*	*117*			

Workforce Properties (WF): 14 ***Senior Properties (SR): 12*** ***Supportive Housing Properties (SH): 1***

DMA DEVELOPMENT COMPANY PORTFOLIO — MIXED USE/HIGH RISE DEVELOPMENTS

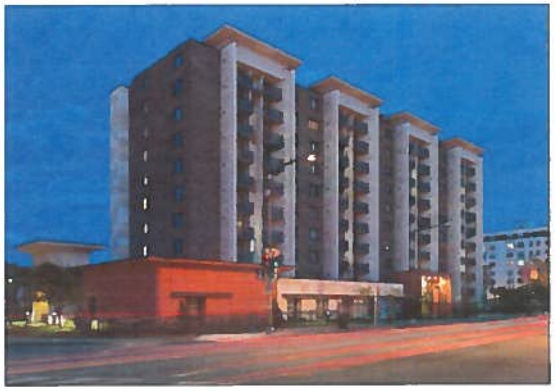
DMA Development Company recently completed two high density, mid- to high-rise developments. Wildflower Terrace in Austin is a LEED certified building consisting of 201 units, ground floor commercial space, and a four story parking garage on 2.4 acres. Samuel J. Simmons NCBA Estates is a 174-unit senior development in Washington, DC originally constructed in 1981 under the HUD Section 202 Supportive Housing for the Elderly Program. DMA Development Company partnered with the National Caucus and Center on Black Aged to refinance and renovate the development.

Wildflower Terrace, 3801 Berkman Drive, Austin, TX





Samuel J. Simmons NCBA Estates, 2801 14th Street, Washington, DC





DMA DEVELOPMENT COMPANY PORTFOLIO — SENIOR COMMUNITIES

DMA Development Company has perfected its senior independent living design in recent years. The typical DMA senior community consists of one two- or three-story elevator structure surrounded by single story cottages. The elevator structure is attractive to seniors who want the security of proximity to the onsite staff and amenities, while the single story cottages, which often have integrated carports, are attractive to independent residents who are perhaps downsizing from single family homes.





The Terrace at MidTowne, 991 Abigail Way, Midlothian





The Overlook at Plum Creek, 4850 Cromwell Drive, Kyle, Texas

DMA DEVELOPMENT COMPANY PORTFOLIO — SENIOR COMMUNITIES

The Arbors at Rose Park, 2702 S. 7th Street, Abilene, TX



Cambridge Crossing, 1900 Cambridge Street, Corsicana, TX



Heritage Crossing, 12402 11th Street, Santa Fe, TX



Eden Place, 1220 Jefferson Avenue, Seguin, TX



DMA DEVELOPMENT COMPANY PORTFOLIO — WORKFORCE HOUSING

DMA Development Company has developed and now manages 13 communities for families in Texas. These communities are designed with the resident population in mind, so all include recreational amenities for the residents, such as children's activity rooms, computer centers, play-scapes and in some cases swimming pools. Our management company also provides a full slate of supportive services at all of our properties, including youth mentoring, budget counseling and financial fitness, and resume and job interview skills training.

Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX







The Grove at Brushy Creek, 1101 El Dorado Street, Bowie, TX







DMA DEVELOPMENT COMPANY PORTFOLIO — WORKFORCE HOUSING CLUBHOUSES

Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX



Westview Ranch, 225 Westview Avenue, Pearsall, TX



Prospect Point, 215 Premier Drive, Jasper, TX



Prairie Commons, 9850 Military Parkway, Dallas, TX



DMA PROPERTIES — CREATING COMMUNITIES

DMA's apartment communities are all managed by DMA Properties, LLC, which is 100% owned by Diana McIver. DMA Properties provides a different menu of services at every property, depending on the resident needs in that particular community, but intended to foster a sense of community and resident responsibility. At our workforce housing communities, for example, DMA may offer services such as an aftercare program for school age children to include tutoring, computer classes, art and music classes, recreational activities, and character building curriculum. Adult classes are also offered in the areas of financial counseling/literacy, first time homebuyer education, English as a second language, and computer classes. At our senior communities, services are offered that encourage health and wellness, such as exercise classes and health screenings; facilitate social interaction such as potluck suppers, coffee gatherings, and movie nights; foster creativity, such as art and writing classes; and stimulate the mind, such as book clubs, literary salons, and computer classes. DMA encourages and supports volunteerism at all properties, both from the standpoint of encouraging our residents to volunteer in the community, as well as encouraging community volunteers to be active with our resident programs.



DIANA MCIVER & ASSOCIATES, INC.

Company History

Diana McIver & Associates, Inc. was incorporated in January 1987, as the successor company to Conroy & McIver, a Texas general partnership founded by Pat Conroy and Diana McIver in 1979. DMA is wholly owned by Diana McIver and is certified by the State of Texas as a Historically Underutilized Business (HUB). Since inception, the company has expanded its focus from one of assisting nonprofit housing organizations with the development of housing for the elderly under a specialized federal program to one of providing a comprehensive package of services to address the needs of housing providers who must compete in an increasingly more complex environment. Today, DMA provides both development and financial services to a wide-ranging clientele including for profit companies, nonprofit organizations, and governmental agencies.

Major Accomplishments

Major accomplishments of **Diana McIver & Associates, Inc.** include:

- **Affordable Special Needs Housing.** Since 1980, the firm has provided development services to nonprofit organizations resulting in the successful development of nearly 300 projects of affordable special needs housing in 41 states. Many of these are financed under HUD's 202 Housing for the Elderly, HUD's 811 Housing for Persons with Disabilities, or the Housing Tax Credit Program (Section 42 of the Internal Revenue Code).

- **Affordable Multifamily Housing Development.** Since 1998, Diana McIver & Associates and its development affiliate, DMA Development Company, LLC, have been actively involved in the development of affordable multifamily housing through the utilization of the Housing Tax Credit Program. To date, DMA and DMA Development Company have successfully obtained funding for more than 46 tax credit developments in Texas, Colorado, Utah, Louisiana, Georgia, Kansas, and Washington, DC. Diana McIver is General Partner in a majority of these.

- **Affordable Housing Acquisition and Preservation.** DMA provided consulting services to nonprofit purchasers of existing federally assisted housing under the Low Income Housing Preservation & Resident Homeownership Act of 1990 (LIHPRHA) from 1994 until the program was terminated by the Congress in 1997. DMA served as consultants for the first sale to a community-based nonprofit in the country under the LIHPRHA program and successfully assisted nonprofit purchasers in obtaining more than $76 million in financing to acquire and rehabilitate 17 LIHPRHA projects, totaling 1,660 units in 9 states.

- **Public Policy.** Ms. McIver's previous work for the U.S. Senate Committee on Aging has kept her involved in public policy issues affecting the elderly and persons with disabilities. In Texas, she is past president of the Texas Affiliation of Affordable Housing Providers, and has served on its Board of Directors since 2002. Since 2010, she has served on the Board of Directors of the Texas Association of Local Housing Finance Agencies (TALHFA). In January 2001, Diana received a congressional appointment to the fourteen-member Commission on Affordable Housing and Health Care Facility Needs of Seniors in the 21st Century. It was created as a bipartisan Commission, which released its report to the Congress in June 2002. In March 1995, Ms. McIver led the Special Housing Needs component of the White House Conference on Aging Mini-Conference on Elderly Housing. Executive Vice President, JoEllen Smith, has served on the Housing Committee of the Texas Association of Homes and Services for the Aging (TAHSA).

- **Affordable Housing Research.** In 2006, the City of Austin contracted with DMA to develop an Affordable Housing Element in conjunction with each of the City's planned Transit Oriented Districts (TODs), which accompany a planned commuter rail system for the Austin area. This study was completed in January 2009. Additionally, DMA provided consulting services for the City of Austin Affordable Housing Incentives Task Force, which recommended affordable housing incentives to the City Council in February 2007. DMA was also a consultant to ROMA Design Group in the development of Austin's Downtown Plan.

DIANA MCIVER & ASSOCIATES, INC. — HUD SECTION 202 AND 811 DEVELOPMENT MAP



Diana McIver & Associates, Inc. has been involved in the award and development of more than 11,840 units of affordable housing under the HUD Section 202 and 811 programs.

DIANA MCIVER & ASSOCIATES, INC. — HOUSING TAX CREDIT PROJECTS FUNDED AS CONSULTANT

Project	Developer	Location	Awarded	Units
Pavilion Gardens	Volunteers of America National Services	Montrose, CO	1998	30
San Antonio Seniors Apartments	National Church Residences	San Antonio, TX	1998	50
Holiday Village Apartments	Mountainlands Community Housing Trust	Park City, UT	1999	80
Babcock North Expansion	Alamo Area Mutual Housing Association	San Antonio, TX	2001	72
Woodland Ridge	Alamo Area Mutual Housing Association	San Antonio, TX	2001	150
Bentley Place	Alamo Area Mutual Housing Association	San Antonio, TX	2003	208
Spring Garden V	Affordable Housing of Parker County, Inc.	Springtown, TX	2005	40
La Vista de Guadalupe	Guadalupe Neighborhood Development Corp	Austin, TX	2006	22
Oak Creek Apartments	Apartment Advisors	Conroe, TX	2006	176
Skyline Terrace	Foundation Communities	Austin, TX	2006	100
Good Samaritan Towers	Evangelical Lutheran Good Samaritan Society	Olathe, KS	2006	172
San Gabriel Crossing	Texas Housing Foundation	Liberty Hill, TX	2009	76
Skytop Apartments	Apartment Advisors	Conroe, TX	2009	192
The Canyons Retirement Community	Sears Methodist Retirement Systems, Inc.	Amarillo, TX	2009	111
Magnolia Acres	National Church Residences	Angleton, TX	2011	67
Bluebonnet Villa/Primrose Park	National Church Residences	Bedford, TX	2011	104
Parkview Place	National Church Residences	Huntsville, TX	2012	41
Prairie Village	National Church Residences	El Campo, TX	2013	38
Gateway Northwest	Texas Housing Foundation	Georgetown, TX	2013	180
			TOTAL UNITS	**1,909**

FEATURED PROJECTS: LA VISTA DE GUADALUPE — AUSTIN, TEXAS







Completed in October of 2008, La Vista de Guadalupe is a 22 unit affordable rental community with breathtaking views of down-town Austin developed by the Guadalupe Neighborhood Development Corporation (GNDC.) DMA provided consultant services to GNDC for La Vista de Guadalupe's funding through the Housing Tax Credit Program. In addition to $3,127,000 in tax credit equity, La Vista received $2,138,000 from the City of Austin, $93,000 from the Meadows Foundation, $350,000 in land contribution from GNDC, and permanent financing of $280,000 from Wells Fargo, ensuring the ability to serve residents at 30%, 40% and 50% Area Median Incomes.

FEATURED PROJECTS: LYONS GARDENS — AUSTIN, TEXAS





Completed in the Fall of 2004, Lyons Gardens is a premiere example of affordable senior housing developed through the HUD Section 202 program. This 54 unit, senior housing community is sponsored by Family Eldercare, a local nonprofit dedicated to meeting the daily needs of Austin's seniors, and combines a $3.3 million HUD Section 202 fund reservation with seven other city, federal, and private foundation funding sources. Lyons Gardens features a computer lab, community room, ice cream shop, beauty parlor, and an extensively landscaped outdoor area equipped with a gazebo, fountain and walking paths. Seniors residing at Lyons Gardens also benefit from nearby public transportation stops and proximity to a senior center. Diana McIver and Associates served as Family Eldercare's consultant throughout the development/construction process and assisted in securing the additional funding sources needed to meet the $5.8 million in total development costs. Lyons Gardens received the Terrance Duverney Excellence award in 2005.

FEATURED PROJECTS: MOHR PLACE II — WICHITA, KANSAS



Mohr Place II is a 24-unit project that serves qualifying low-income seniors in Wichita, Kansas. Completed in 2008, the project was funded through the award of a HUD Section 202 grant in the amount of $2,375,100. The development consists of four single-story cottage-style buildings and a community center situated around a central green space. The project was designed to accommodate elderly residents, including adaptable units with accessible features such as oversized corridors and low counters, to allow initially independent seniors to age in place.

The development's Sponsor, The Mental Health Association of South Central Kansas (MHASCK), also partnered with DMA to develop 14 units of housing for persons with mental disabilities on the adjacent parcel of land through a separate HUD Section 811 grant of $1,184,500. The dually-developed site allows MHA to efficiently deliver affordable housing options and provide much needed services for the area's seniors and mentally disabled individuals.

With DMA's help, MHASCK hopes to replicate this successful model at another site in Wichita. That site's Section 811 project, The Gardens at Wichita Place, received a FY 2009 award and is scheduled to complete construction in late 2012. The counterpart Section 202 application recently received a FY 2010-11 award for funding.

PROFILE OF OFFICERS

DIANA L. MCIVER, PRESIDENT

Diana is the President and sole owner of Diana McIver & Associates, Inc., DMA Development Company, LLC, and DMA Properties, LLC. Diana also co-founded Conroy & McIver, the predecessor firm to DMA, in late 1979.

Diana has more than thirty years experience in the development of nonprofit-sponsored affordable housing. Since 1979, Diana has assisted nonprofit housing developers in obtaining more than $600,000,000 in funding commitments for affordable housing for low income families, the elderly and persons with disabilities, primarily through federal grants, loans, and mortgage insurance programs. Formerly with the U.S. Senate Special Committee on Aging, Diana was instrumental in getting appropriations for the Section 202 Program upon its reinstatement in 1974 as well as staffing the first congressional hearings on congregate housing for the elderly. As Director of Elderly Programs for the National Center for Housing Management, Diana developed a Model Management System for Nonprofit Sponsors of Housing for the Elderly under a grant from the Administration on Aging. She also designed, developed, and delivered training programs across the country on such topics as Congregate Housing for the Elderly, Developing Section 202 Housing, Developing FmHA 515 housing, HUD's Section 8 Program, and Management of Housing for the Elderly.

In January 2001, Diana received a Congressional appointment to the fourteen-member Commission on Affordable Housing and Health Care Facility Needs for Seniors in the 21st Century, a bipartisan Commission charged with developing comprehensive aging-in-place strategies, which released its findings to the Congress in June 2002. In July 2002, she was elected to the Board of Directors for the Texas Affiliation of Affordable Housing Providers and served as its President during 2005/2006. She was elected to the Board of the Texas Association of Local Housing Finance Agencies in October 2010. In 2012, Diana received the Community Vision Award from the Austin Chapter of the AIA. She is a frequent speaker and lecturer and has authored several publications and articles on senior housing. Diana has a Bachelor of Arts in Sociology, College of Idaho, Caldwell, Idaho, and has completed graduate courses at George Washington University, Washington, DC.

JOELLEN SMITH, EXECUTIVE VICE PRESIDENT

JoEllen has more than fifteen years of experience in senior and special needs housing. Since joining DMA in March 1998 to assist in DMA's activities under the Section 202 and Section 811 Programs, JoEllen has worked with nonprofit organizations on the development of more than 75 communities for seniors and persons with disabilities located throughout the U.S. Following a successful career path of serving as DMA's 202/811 Program Manager and then Program Director, JoEllen was promoted to Vice President in July 2002 and to Executive Vice President in 2008. In this role she is responsible for client relations, business development activities, oversight of DMA's consulting services and providing leadership for DMA's development staff. Additionally, she manages several tax credit projects for DMA and its clients, specializing in those that involve HUD financing in addition to tax credits.

JoEllen received a Bachelor of Arts in Political Science from California State University, Long Beach, California, in May 1997 and a Certificate of Gerontology in 1996.

PROFILE OF OFFICERS

JANINE SISAK, SENIOR VICE PRESIDENT/GENERAL COUNSEL

Janine has thirteen years of experience in the development of affordable housing. She joined DMA in December 2001 as a Development Associate, was promoted to Vice President in October 2005, named General Counsel in 2006, and promoted to Senior Vice President in September 2009. Janine manages projects funded through the Section 202 and Section 811 programs, along with the Housing Tax Credit Program. As General Counsel, she handles all legal matters for the firm and is involved in closings and land acquisitions. Additionally, she handles all asset management responsibilities for DMA Development, working very closely with DMA Properties. Janine currently serves on the board of directors for two Austin-based non-profits: Generous Art, Inc. and Rosewood Senior Housing I, Inc. In July 2014, she was elected to the Board of Directors for the Texas Affiliation of Affordable Housing Providers.

Prior to joining DMA, Janine was an Employment Law Associate for Paul,Hastings, Janofsky & Walker LLP, New York, September 1998 through October 2000. She received her Bachelor of Arts in Economics from Tufts University, Medford, Massachusetts, where she graduated *cum laude* in May 1993. In May 1998, she received her Juris Doctorate from Fordham University School of Law, New York, New York, where she was Notes and Articles Editor for the Fordham Law Review. Janine is a member of the State Bar of Texas and a Member of the New York Bar Association. She was a visiting lecturer at the Law School, College of Management, Rishon Lezion, Israel.

SERGIO AMAYA, EXECUTIVE VICE PRESIDENT, DMA PROPERTIES, LLC

Sergio has thirty years of experience in property and asset management and joined DMA Properties, LLC as Vice President in February 2005. In September 2009, Sergio was named Executive Vice President. In this role, Sergio oversees tax properties managed by DMA Properties, LLC, and develops policies and procedures for the firm's management activities. This includes activities related to budgeting, operations, personnel, maintenance, compliance, investor relations, and the supervision of more than 50 employees.

Sergio began his property management career as a part-time employee while a student at the University of Texas and evolved from onsite management responsibilities to the oversight of a national portfolio of multifamily and commercial properties. Prior to joining DMA Properties, Sergio served in key positions in several property management firms and most recently was the Managing Director for Kennedy Wilson where he supervised 2,600 units of residential properties in Austin, Dallas, College Station, San Marcos, and San Antonio.

KAREN SPARKS, VICE PRESIDENT/CONTROLLER

Karen has more than 25 years accounting experience and joined DMA in July 2007 as Controller for the DMA Companies. In May 2012, she was promoted to Vice President, where she oversees all of the financial operations and directs accounting and office staff. Prior to joining DMA, she was Vice President of Accounting for Wyndham Worldwide in Dallas and prior to that was Vice President of Accounting for Wyndham International and Senior Manager/Controller for the Trammel Crow Company. She has a BS in Business and Public Administration with a concentration in Accounting, University of Texas at Dallas, and is licensed as a Certified Public Accountant in the State of Texas.

PROFILE OF ASSOCIATES

Development/Consulting Staff

Audrey Martin, Director of Real Estate Development. Audrey joined The DMA Companies in July 2012 in the newly-created position of Director of Real Estate Development. In this position she directs the firm's development activities with responsibilities ranging from planning to production to construction to cost certification. Audrey has eleven years of experience in the development of multifamily affordable housing, including six years in the private sector working for real estate development companies, serving most recently as Director of Affordable Housing Development for a private development firm. Additionally, she has five years of experience with the Texas Department of Housing and Community Affairs (TDHCA), during which her career was split between the Multifamily Finance Division and the Real Estate Analysis Division. While at TDHCA, Audrey gained wide-ranging experience in multiple aspects of the housing tax credit program, as well as other state and federal funding programs such as the tax-exempt mortgage revenue bond, HOME Investment Partnership, CDBG, NSP, and Housing Trust Fund programs. While at TDHCA, Audrey oversaw the State's tax credit allocation process as the 9% Housing Tax Credit Program Administrator and also served as the Manager of the Real Estate Analysis Division where she oversaw the underwriting of all multifamily developments recommended for financing from TDHCA, as well as the amendment and cost certification processes. Audrey received her BBA in Finance from The University of Texas in 2003 and her MBA from Texas State University in 2009.

Valentin DeLeon, Development Coordinator. Valentin joined DMA in September 2013 as a Development Coordinator for affordable housing. As the Development Coordinator, Valentin provides support to each of the project managers during all phases of the development process. Valentin received a Masters of Public Administration from Texas State University in 2011, and a BA in Political Science from Texas State University in 2007. Valentin has five years of experience with the Texas Department of Housing and Community Affairs (TDHCA), where he was a Multifamily Housing Specialist in the Multifamily Finance Division.

Property Management Staff

Amanda Burrier, Operations Coordinator. Amanda has seven years of administrative and customer service experience and joined DMA as Operations Assistant in May 2009. In July 2012, Amanda was promoted to Systems Administrator where she provides support to the property management staff. Amanda's primary focus is compliance and software systems implementation; however, she covers all facets of property management. She holds an Associate's degree in Communications from Austin Community College.

Lisa Zaiontz, Marketing Director. Lisa joined DMA in May 2011. In her role as Marketing Director, she oversees marketing, communication and leasing strategies for DMA Properties. This includes branding, digital design, advertising campaigns, lease up and retention solutions, corporate culture development, and local engagement. She has over 10 years of experience in the multifamily industry.

Elizabeth Good, Operations Support Specialist. Elizabeth joined DMA in 2012 as a Leasing Professional with more than 12 years of customer service and sales experience. In 2014 she began work at the corporate office as Operations Support Specialist. In this role, Elizabeth assists in developing policies and procedures for the firm's management activities along with supporting all property management staff. Prior to joining DMA, Elizabeth spent seven years at Avis Budget Group coordinating special services for business members.

PROFILE OF ASSOCIATES

Accounting Staff

Nasrin Jozani, Accounting Manager. Nasrin has 25 years of accounting and bookkeeping experience and joined DMA in August 2007 where she provides accounting support for DMA's Vice-President/Controller and for DMA Properties, LLC. Nasrin has a BS in Business Management from Woodbury University, Los Angeles, California.

Dawn Delaney, Accounting Manager. Dawn joined DMA in July 2009 in a part-time position to provide support to accounting staff and the DMA Controller. She became a full-time employee in 2010. Dawn graduated from the University of Texas in May 2006 with a BBA in Management.

Tommy Valentine, Staff Accountant. Tommy has two years of accounting and bookkeeping experience and joined DMA in October 2013 where he provides accounting support for DMA's Vice-President/Controller and for DMA Properties, LLC. Tommy graduated from Texas A&M University, Corpus Christi, with a BA in Accounting.

Katherine Graves, Accounting Support. Katherine joined DMA in April of 2011 as an Operations Assistant. In April 2014 she joined the Accounting Staff and now supports the day to day operations in the Accounting Department. Katherine graduated from the University of Texas in August 2009 with a BS in Nutrition.

Christine McAdams, Accounting Support. Christine joined DMA in July 2013 and supports the day to day operations in the Accounting Department. Christine graduated from the University of Texas in 2005 with a BS in Applied Learning & Development. She worked previously as a research assistant.

Administrative Support

Nancy Hardin, Administrative Support. Nancy joined DMA in January 2014 and provides part-time support to DMA and the development/consulting staff. She is retired from 32 years in State Government with the Texas Water Development Board legal staff and spent three years with the Texas Affiliation of Affordable Housing Providers. She is a graduate of Texas State University.