

## REQUEST FOR CITY OF AUSTIN RESOLUTIONS

### 2017 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>.

Please indicate what resolution(s) is(are) being requested by the City of Austin. If a public hearing is required, please also indicate this as well.

<input type="checkbox"/> Twice the State Average Per Capita	>>>> Public hearing required?	<input type="checkbox"/>
<input type="checkbox"/> One Mile, Three Year Rule		<input type="checkbox"/>
<input type="checkbox"/> Limitations on Developments in Certain Census Tracts		<input type="checkbox"/>
<input checked="" type="checkbox"/> A Resolution of No Objection from the Local Governing Body		<input type="checkbox"/>
<input type="checkbox"/> TEFRA Approval		<input type="checkbox"/>

*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) Name of the Proposed Development

**McKinney Falls Apartments**

- 2) The address/location of the proposed development

**6609 McKinney Falls Parkway, Austin, TX 78744**

- 3) City Council District Number

**The site is located outside the city (or City Council) limits. However, it is adjacent to Council District 2 and would presumably be part of District 2 in the event of annexation. (See Exhibit A)**

- 4) Census Tract Number

**48453002432 (See Exhibit B: Census Tract Maps from 2011, 2015 and 2017)**

- 5) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement)

**Demolition of an existing single-family home and New Construction of 312 units of multi-family housing.**

- 6) SMART Housing Certification letter

**The proposed development is located outside the Austin City Limits in Travis County.**

- 7) A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.

**The attached map shows the nearest Capital Metro Transit Stop at 5100 William Cannon/Pleasant Valley Road) approximately 1.75 miles from proposed development when measured linearly. (See Exhibit C)**

- 8) A corresponding map of transit stops showing the distance a resident would actually have to walk on a paved surface to get to the nearest transit stop

**The attached map shows the nearest Capital Metro Transit Stop at 5100 William Cannon/Pleasant Valley Road) approximately 2.8 miles from proposed development along the paved route as shown. (See Exhibit C)**

- 9) A flood plain map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones.

**A flood plain map is provided as produced by ATXFloodPro. A FEMA FIRM map is also provided. The entirety of the development site is located outside any floodplain delineated either by FEMA or local jurisdiction models. (See Exhibits D & E, respectively)**

- 10) 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 and the amount of Private Activity Bonds to be issued and the Issuer name.

**A Sources and Uses table is provided. See Exhibit F, which was taken directly from the Developer's 4% Low Income Housing Tax Credit application to TDHCA.**

- 11) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.)

**1 BR – 36 units  
2 BR – 153 units  
3 BR – 93 units  
4 BR – 30 units  
TOTAL 312 units**

- 12) Approximate Size of Units in square feet.

**A table showing the size of units in square feet has been provided. See Exhibit G.**

**13) Number and percentage of units by Median Family Income level.**

**A table showing the number and percentage of units by Median Family Income level has been provided. See Exhibit G.**

**14) Estimated Rents by unit size/type.**

**A table showing the estimated rents by unit size/type has been provided. See Exhibit G.**

**15) Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served.**

**The proposed development has a minimum of 5% of all units set aside for mobility impaired and an additional 2% set aside for hearing and/or visually impaired. With 312 total units planned, there are 16 mobility impaired and 7 hearing and/or visually impaired units. See Exhibit H for the Architect's Certification submitted with the Developer's 4% Low Income Housing Tax Credit application to TDHCA.**

**16) Specify Resident Services, if any, intended to be provided to tenants.**

**At this time the Resident Services that will be provided to the tenants have not been defined. A range of options will be provided to the tenants by the Resident Services Provider once the property has been leased-up. These options include things like:**

- Organized youth programs**
- Arts and crafts**
- ESL courses**
- Tax preparation services**
- Health fairs / health and nutrition courses**
- Financial planning seminars**
- Exercise classes**

**17) Provide information about on-site amenities intended, if any (e.g. recreation facilities, computer lab, Wi-Fi). Please be as specific as possible.**

**On-site amenities intended to be included are as follows:**

- Clubhouse with Management Offices**
- Business Center and Computer Room**
- Furnished Fitness Center**
- Media Room/Movie Room**
- Barbecue Grills and Picnic Area**
- Swimming Pool**
- Secured Building Entry**
- Activity Room (stocked with supplies for arts and crafts)**
- Full Perimeter Fencing with Card Access Controlled Entry**
- On Site Maintenance**
- Management Member on site 24 hours**

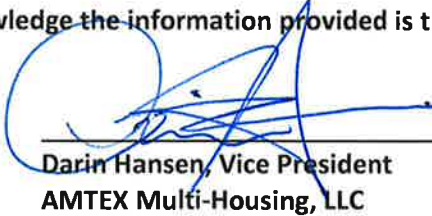
- 18) Provide Developer's Experience and Development Background for past 10 years. Provide the names of Development Team Members expected to be involved in the proposed project (architect, general contractor, etc.)

**See Exhibit I for a summary of the developer's experience and development background for the past 10 years, as well as the names of the development team members involved in this project.**

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11<sup>th</sup> Street, 2<sup>nd</sup> 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](mailto:ellis.morgan@austintexas.gov).

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

Authorized Representative

  
Darin Hansen, Vice President  
AMTEX Multi-Housing, LLC

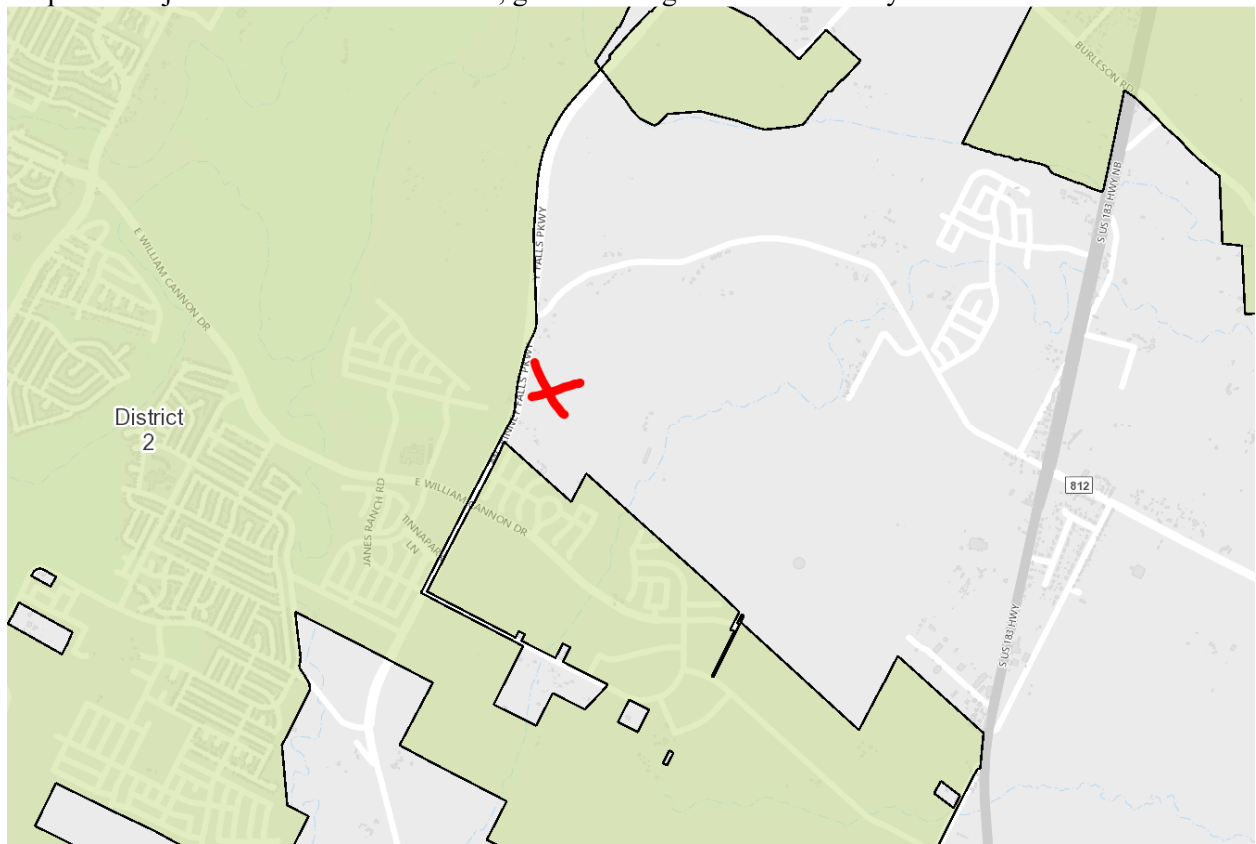
Date

10-12-17



**EXHIBIT A**  
**CITY COUNCIL DISTRICT MAP**

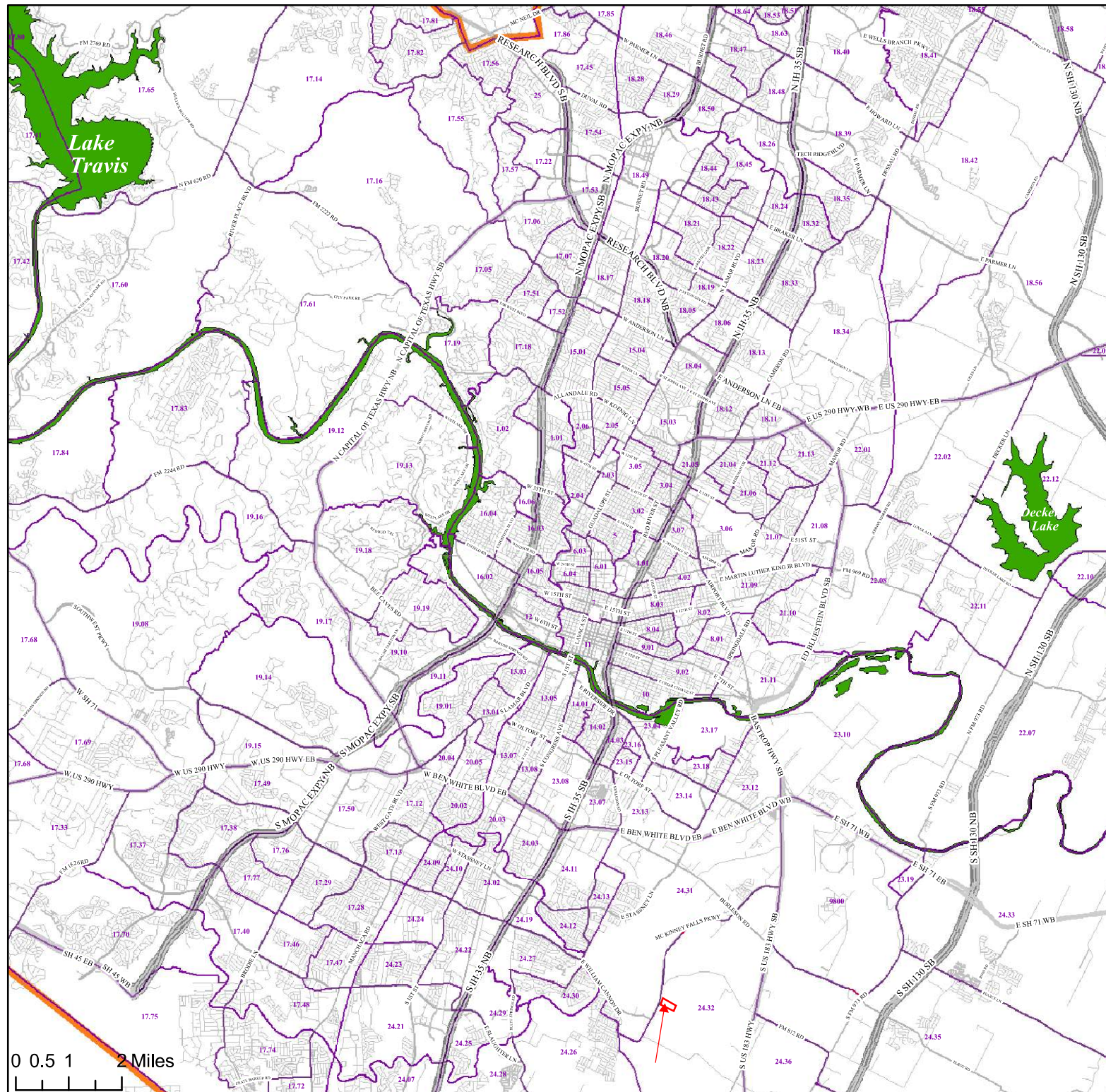
Proposed Project Location marked in Red, green shading shows Austin City Council District 2.



**EXHIBIT B**  
**CENSUS TRACT MAP, FEBRUARY 2011**

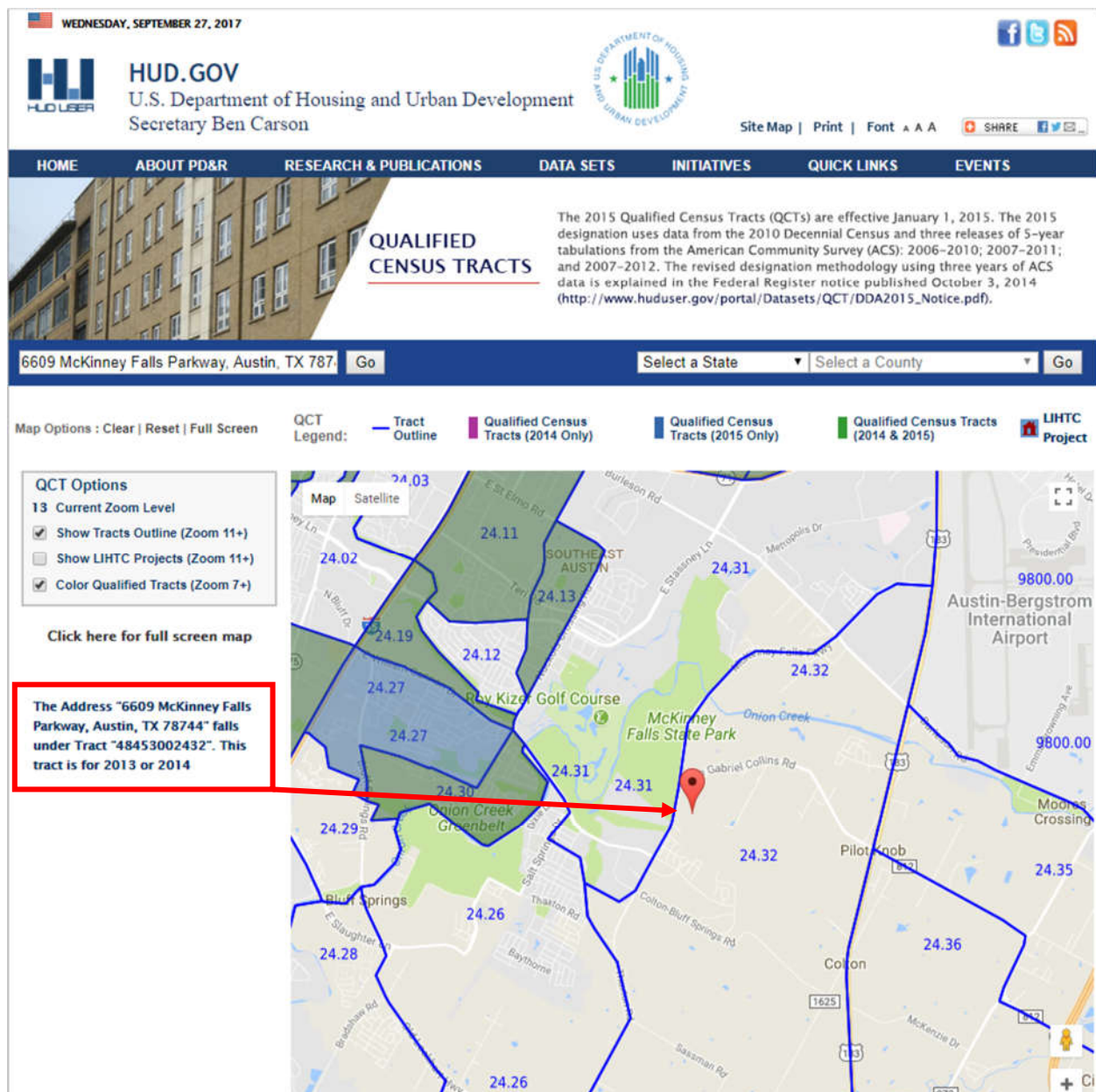
# Census 2010 Census Tracts

## Central Travis County





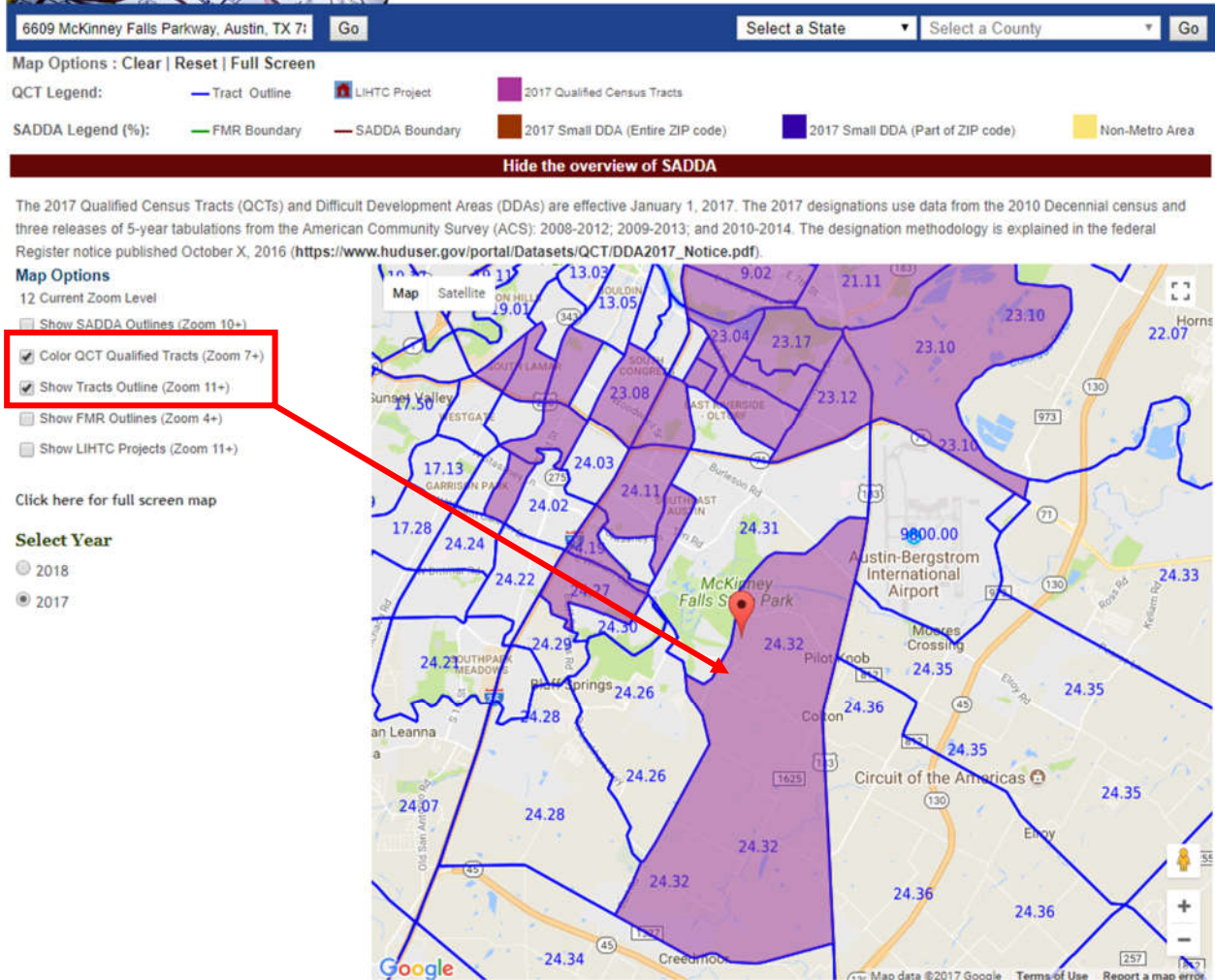
## 2015 Census Tract Map (showing 11-digit Census Tract Number)



## 2017 Census Tract Map



### 2017 and 2018 Small DDAs and QCTs

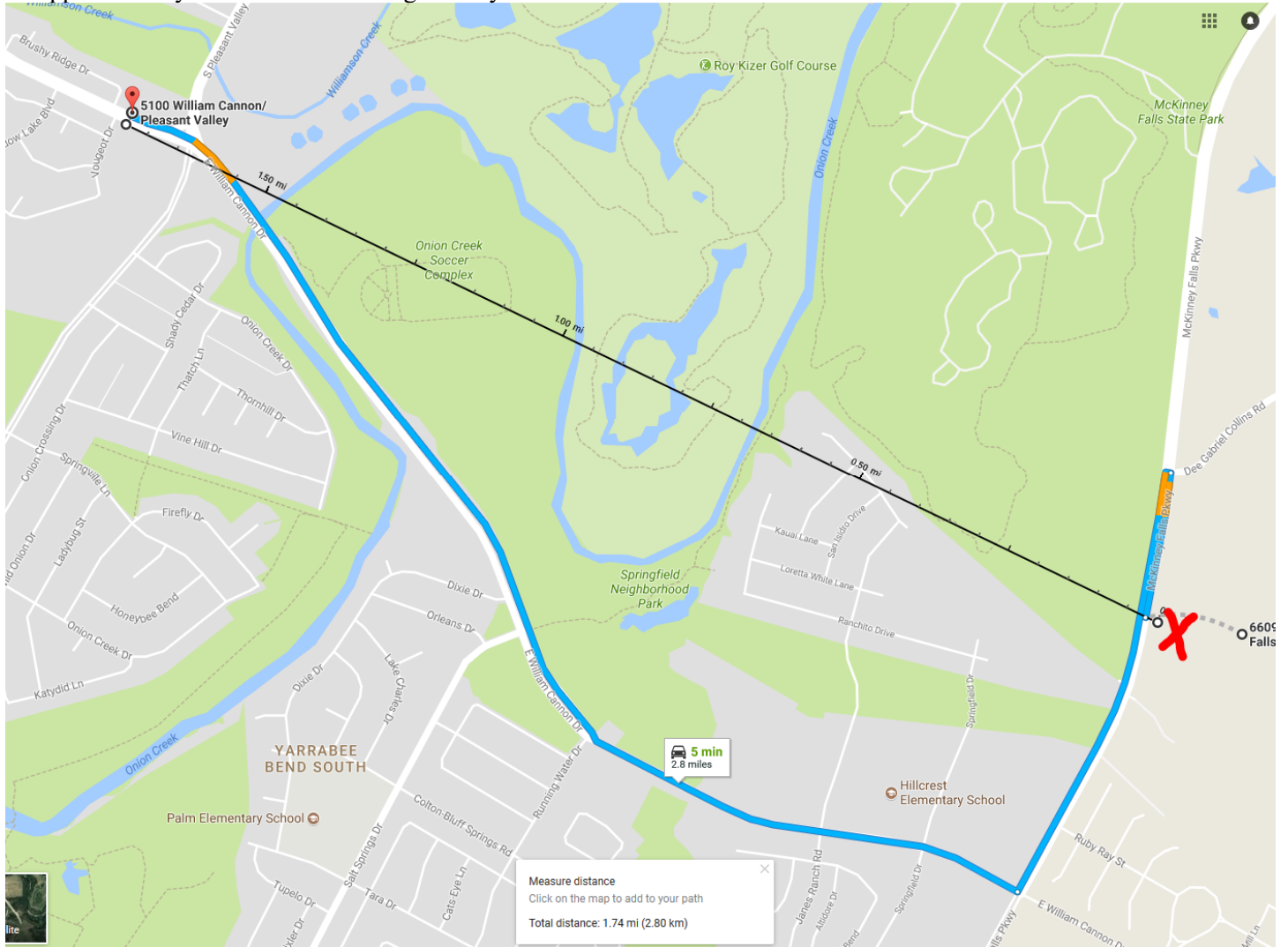


**EXHIBIT C**  
**MAP, NEAREST CAPITAL METRO TRANSIT STOP**

## MAP SHOWING CLOSES CAPMETRO TRANSIT STOP (at 5100 William Cannon/Pleasant Valley Rd.)

\*Approximately 2.3 miles along route shown, assuming a future break in the median

\*\*Approximately 1.75 when measuring linearly





**EXHIBIT D**  
**ATX FLOODPRO FLOODPLAIN MAP**



# 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.

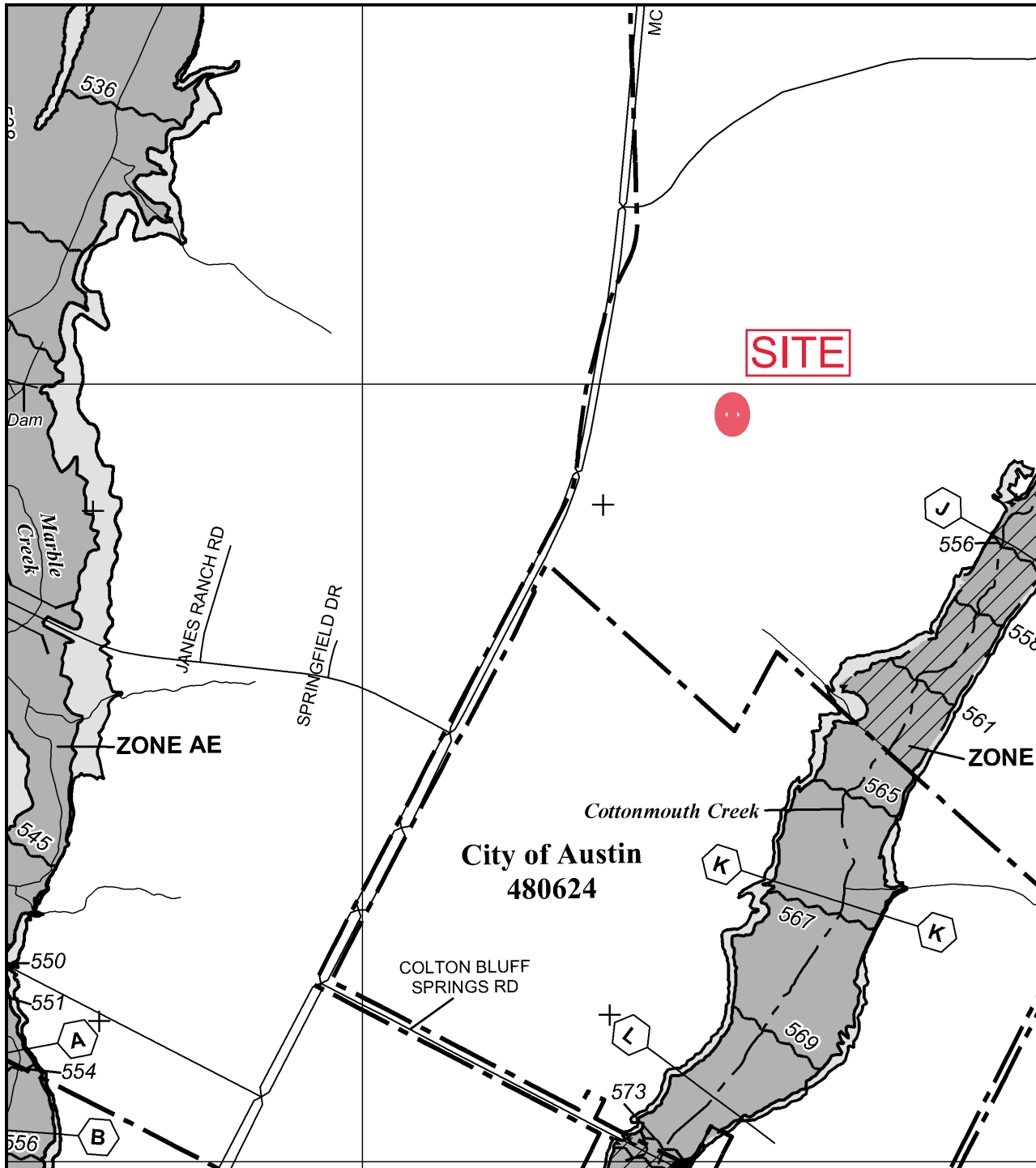
0 200 400 Feet



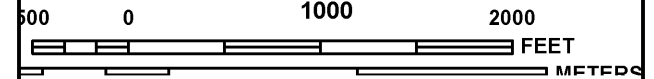
Prepared: 10/10/2017

- Address
- Parcel
- FEMA Floodplain
  - 100 Year (Detailed-AE)
  - 100 year (Shallow-AO)
  - 100 Year (Approx-A)
  - X Protected by Levee
  - 500 Year
- Police Stations-Labels-07-11
- Libraries-Labels-07-11
- Lakes Centerline-Labels-02-11
- Lakes-Labels-02-11

**EXHIBIT E**  
**FEMA FLOOD INSURANCE RATE MAP**



MAP SCALE 1" = 1000'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0615J

## FIRM

FLOOD INSURANCE RATE MAP  
TRAVIS COUNTY,  
TEXAS  
AND INCORPORATED AREAS

PANEL 615 OF 730

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
AUSTIN, CITY OF	480624	0615	J
TRAVIS COUNTY	481026	0615	J

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
48453C0615J

MAP REVISED  
JANUARY 6, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**EXHIBIT F**  
**PROPOSED SOURCES AND USES**

## Financing Narrative and Summary of Sources and Uses

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

Financing Participants	Funding Description		Construction Period		Lien Position	Permanent Period					Lien Position
			Loan/Equity Amount	Interest Rate (%)		Loan/Equity Amount	Interest Rate (%)	Amort - ization	Term (Yrs)	Syndication Rate	
Debt											
TDHCA	<a href="#">Multifamily Direct Loan (Repayable)</a>		\$0	0.00%		\$ -	0.00%	30	0		
TDHCA	<a href="#">Multifamily Direct Loan (Soft Repayment)</a>		\$0	0.00%		\$ -	0.00%	0	0		
TDHCA	<a href="#">Mortgage Revenue Bond</a>		\$0	0.00%		\$ -	0.00%	0	0		
Mason Joseph Company	Conventional/FHA		\$38,915,592	4.25%	1	\$ 38,915,592	4.25%	40	40		1
TCHFC McKinney GP LLC	CDBG		\$750,000	0.00%	2	\$ 750,000	0.00%		30		
Third Party Equity											
Hudson Housing Capital	<a href="#">HTC</a>	\$ 1,909,145	\$ 12,318,393	n/a	n/a	\$ 17,945,962	n/a	n/a	n/a	0.94	n/a
Grant											
Deferred Developer Fee											
AMTEX Development, LLC	Deferred Developer Fee		\$ 3,940,294	0.00%	n/a						
Other											
	<a href="#">Direct Loan Match</a>										
AMTEX Development, LLC	Def. Operating Reserves		\$ 1,687,275	0.00%	n/a						
Total Sources of Funds			\$ 57,611,554			\$ 57,611,554					
Total Uses of Funds						\$ 57,611,554					

**EXHIBIT G**  
**UNIT SIZE, AMI LEVEL, ESTIMATED RENTS**

# **McKinney Falls - Unit Size, AMI Level, Rents**

Unit Type	# of Units	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit	Total Monthly Rent
	(A)			(B)	(A) x (B)			(E)	(A) x (E)
TC 50%	2	1	1.0	715	1,430	700	63	700	1,400
TC 60%	32	1	1.0	715	22,880	853	63	853	27,296
MR	2	1	1.0	715	1,430			916	1,832
TC 50%	7	2	2.0	887	6,209	841	75	841	5,887
TC 60%	138	2	2.0	887	122,406	1,024	75	1,024	141,312
MR	8	2	2.0	887	7,096			1,099	8,792
TC 50%	6	3	2.0	1070	6,420	969	89	969	5,814
TC 60%	33	3	2.0	1070	35,310	1,181	89	1,181	38,973
TC 60%	48	3	2.0	1096	52,608	1,181	89	1,181	56,688
MR	6	3	2.0	1096	6,576			1,270	7,620
TC 50%	2	4	2.0	1349	2,698	1,079	102	1,079	2,158
TC 60%	28	4	2.0	1349	37,772	1,315	102	1,315	36,820
	312				302,835				334,592



**EXHIBIT H**

**ARCHITECT'S CERTIFICATION: SPECIAL HOUSING NEEDS UNITS**

## Architect Certification

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I (We) certify that the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 C.F.R. Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 C.F.R. Parts 35 and 36, and the Department's Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov't Code, and the Texas Public Information Act.

I (We) certify that in accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units per building), at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA Standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" (Federal Register 79 FR 29671) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

I (We) have attached a statement describing how the requirements Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 will be met as described in 10 TAC Chapter 1, Subchapter B. At a minimum, the statement will include (1) The total number of Units (2) Number and description of Unit types, and the number of Units of each Type (3) Number of Units of each Type that will meet the accessibility requirements.

I (We) certify that if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed and built to meet the accessibility requirements of Tex. Gov't Code §2306.514, as it may be amended from time to time.

I (We) certify that for New Construction (excluding New Construction of non-residential buildings) Developments, if some Units are normally exempt from Fair Housing accessibility requirements, a minimum of 20% of each Unit Type of otherwise exempt units (i.e., one bedroom one bath, two bedroom one bath, two bedroom two bath, three bedroom two bath)

will provide an accessible entry level and all common-use facilities in compliance with the Fair Housing Guidelines, and include a minimum of one bedroom and one bathroom or powder room at the entry level.

☐ The Development does not include Units that are exempt from Fair Housing accessibility requirements.

☒ The Development includes Units that are exempt from Fair Housing accessibility requirements.


If the Development includes exempt Units, I (We) have attached a statement describing how the requirements at 10 TAC §10.101(b)(8)(B) will be met. At a minimum, the statement will include (1) The total number of exempt Units (2) Number and description of exempt Unit types, and the number of Units of each Type (3) Number of Units of each Type that will meet the requirement at 10 TAC 10.101(b)(8)(B).

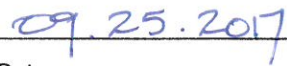
I(We) certify that all accessible Units under 10 TAC Chapter 1, Subchapter B, and all exempt Units meeting the requirements under 10 TAC 10.101(b)(8)(B) will be dispersed throughout the Development.

If the Applicant is applying for HOME funds and the Development consists of New Construction, I (We) further certify that the Development meets the Construction Site Standards in 24 C.F.R §983.57(e)(1).

This certification meets the requirement that the Applicant provide a certification from the Development engineer, an accredited architect or Third Party accessibility specialist. A similar certification will also be required after the Development is completed from an inspector, architect, or accessibility specialist.

2017 Architect Certification

By:  \_\_\_\_\_  
Signature

 \_\_\_\_\_  
Date

Jaron Daily  
\_\_\_\_\_  
Printed Name

BGO Architects  
\_\_\_\_\_  
Firm Name (If applicable)



Sharon Gamble  
Director of Multifamily Finance  
Texas Dept. of Housing & Comm. Affairs  
Austin, TX 78711

RE: McKinney Falls Apartments, Travis County, Texas TDHCA # 17438

Dear Ms. Gamble:

Please note that the proposed Development will be designed to meet 10 TAC Chapter 1, Subchapter B, 1.207. "Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired." With (312) total units planned for this new construction housing development, we have included (16) mobility impaired and (7) hearing and/or visually impaired units within the application drawing documents. They are designated as such; "ADA" for the mobility impaired units and "A/V" for the visual impaired units per Section 504. All common use facilities and exterior amenities will be designed on an accessible route. As part of the formal review process, final construction documents will be submitted for State Accessibility review prior to starting construction. Additionally, intermittent accessibility inspections will be performed throughout construction to confirm compliance with such. If you have any questions or require further clarification, don't hesitate to ask.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jaron Daily', with a stylized, flowing script.

Jaron Daily  
Partner  
BGO Architects



Sharon Gamble  
Director of Multifamily Finance  
Texas Dept. of Housing & Comm. Affairs  
Austin, TX 78711

RE: McKinney Falls Apartments, Travis County, Texas TDHCA # 17438

Dear Ms. Gamble:

Please note that the proposed Development will be designed to meet 10 TAC 10.101(B)(8)(B). Due to the fact that the proposed buildings do not have elevators all units above the grade level will be exempt from needing to comply with FHA. This affects exactly 2/3 of the unit plans and unit types on site (208 total units). The grade level units (104 total units) will comply fully with all required accessibility regulations.

All common use facilities and exterior amenities will be designed on an accessible route. As part of the formal review process, final construction documents will be submitted for State Accessibility review prior to starting construction. Additionally, intermittent accessibility inspections will be performed throughout construction to confirm compliance with such. If you have any questions or require further clarification, don't hesitate to ask.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jaron Daily', with a large, stylized loop at the end.

Jaron Daily  
Partner  
BGO Architects

**EXHIBIT I**  
**DEVELOPMENT TEAM MEMBERS &**  
**DEVELOPER EXPERIENCE**

## Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the "Other" category should be used to list all known Development Team members that are included in the "Development Cost Schedule." If the team member that will be utilized is not yet known, indicate "TBD." If it is anticipated that the Development Team category will not be utilized, indicate "N/A."

*\* If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).*

### Developer:

<b>AMTEX Development, LLC</b>	<b>Arjun Nagarkatti</b>	<b>(818) 706-0694</b>
	Contact Name	Phone
<b>arjun@amcalhousing.com</b>	<b>TBD</b>	<b>43-11333482</b>
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<b>No</b>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<b>Yes</b>		

### Housing General Contractor:

<b>AMTEX Construction, LLC</b>	<b>Arjun Nagarkatti</b>	<b>(818) 706-0694</b>
	Contact Name	Phone
<b>arjun@amcalhousing.com</b>	<b>TBD</b>	<b>46-1330397</b>
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<b>No</b>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<b>Yes</b>		

### Infrastructure General Contractor:

<b>AMTEX Construction, LLC</b>	<b>Arjun Nagarkatti</b>	<b>(818) 706-0694</b>
	Contact Name	Phone
<b>arjun@amcalhousing.com</b>	<b>TBD</b>	<b>46-1330397</b>
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<b>No</b>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<b>Yes</b>		

### Cost Estimator:

<b>AMTEX Construction, LLC</b>	<b>Arjun Nagarkatti</b>	<b>(818) 706-0694</b>
	Contact Name	Phone
<b>arjun@amcalhousing.com</b>	<b>TBD</b>	<b>46-1330397</b>
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<b>No</b>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<b>Yes</b>		

### Architect:

<b>BGO Architects</b>	<b>Jaron Daily</b>	<b>(214) 520-8878</b>
	Contact Name	Phone
<b>jdaily@bgoarchitects.com</b>	<b>TBD</b>	<b>27-1710301</b>
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	<b>No</b>	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		
<b>No</b>		



**Engineer:**

BGE, Inc.	Seth Mearing	(972) 464-4800
	Contact Name	Phone
smearing@bgeinc.com	TBD	741817951
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Civil Engineer:**

BGE, Inc.	Seth Mearing	(972) 464-4800
	Contact Name	Phone
smearing@bgeinc.com	TBD	741817951
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Market Analyst:**

Affordable Housing Analysts, LLC	Bob Coe	(281) 387-7252
	Contact Name	Phone
robertocoe2@gmail.com	\$8,000.00	448649731
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Appraiser:**

TBD		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**Attorney:**

Coats Rose	Barry Palmer	(713) 653-7395
	Contact Name	Phone
bpalmer@coatsrose.com	TBD	76-0294490
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Accountant:**

Cohn Reznick	Stephen Shumrak	(916) 930-5730
	Contact Name	Phone
stephen.shumrak@cohnreznick.com	\$10,000.00	22-1478099
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Property Manager:**

UAH Property Management, LP	Michael Clark	(214) 265-7227
	Contact Name	Phone
mclark@uahmgt.com	TBD	26-0052388
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Originator of Underwriter:**

TBD		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**Bond Issuer:**

Travis County Housing Finance Corp.	Andrea Shields	(512) 854-9116
	Contact Name	Phone
andrea.shields@co.travis.tx.us	TBD	52-1300379
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Syndicator:**

Hudson Housing Capital, LLC	Blake Davis	(949) 623-8563
	Contact Name	Phone
blake.davis@hudsonhousing.com	TBD	54-1884498
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?	No	
This is a direct or indirect, financial, or other interest with Applicant or other team members*		No

**Supportive Services Provider:**

TBD		
	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**Supportive Services Provider:**

	Contact Name	Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**Application Consultant:**

n/a		
Contact Name		Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**ESA Provider:**

Partner Engineering and Science, Inc.		Scott Chiu	(214) 234-9561
Contact Name		Phone	
schiu@partneresi.com		TBD	20-8264379
Email	Proposed Fee	Tax ID Number (TIN)	
Certified Texas HUB?	No		
This is a direct or indirect, financial, or other interest with Applicant or other team members*			No

**PCA Provider:**

n/a		
Contact Name		Phone
Email	Proposed Fee	Tax ID Number (TIN)
Certified Texas HUB?		
This is a direct or indirect, financial, or other interest with Applicant or other team members*		

**Other:**

AMCAL Enterprises, Inc. - Guarantor		Arjun Nagarkatti	(818) 706-0694
Contact Name		Phone	
arjun@amcalhousing.com		n/a	95-4677941
Email	Proposed Fee	Tax ID Number (TIN)	
Certified Texas HUB?	No		
This is a direct or indirect, financial, or other interest with Applicant or other team members*			Yes

**Other:**

Travis County Housing Finance Corporation - Co-Developer		Andrea Shields	(512) 854-9116
Contact Name		Phone	
andrea.shields@co.travis.tx.us		TBD	52-1300379
Email	Proposed Fee	Tax ID Number (TIN)	
Certified Texas HUB?	No		
This is a direct or indirect, financial, or other interest with Applicant or other team members*			Yes



## **McKinney Falls Austin, Texas**

### **AMTEX Development, LLC**

Since entering the Texas market, AMTEX has delivered over 300 units in the Dallas/Fort Worth and Houston areas. It has quickly established itself as a presence in the affordable housing landscape in Texas. AMTEX has another four projects in predevelopment or construction, representing over 500 units that will be delivered in the next two years. AMTEX has partnered with Fort Worth Housing Solutions on four projects: one recently completed (Avondale Apartments) and three in predevelopment (Harmon Senior Villas, Alton Park, and Campus Apartments), each of which include rental assistance demonstration (RAD) units and Section 8 Project-Based Vouchers (PBVs). AMTEX worked closely with the FWHS team throughout the tax credit application, design, and finance steps of each project.

### **The AMTEX Team**

- Team Leader: Arjun Nagarkatti
- VP of Finance: David Yarden
- VP of Forward Planning: Darin Hansen
- Director of Construction: Matt Kelly
- Superintendent: John Bowen
- Acquisitions: Gary Lacey, Mark Morgan, Owen Dundee
- Project Management: Alex Pratt, Lisa Davis, Benton Heimsath
- Asset Management: Kimberly Khepri

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. Public agency partners include Harris County Housing Authority and Fort Worth Housing Solutions.

## **AMTEX/AMCAL DEVELOPMENT TEAM - Resumes**

### **Percival Vaz, Chief Executive Officer**

Mr. Vaz, AMCAL's founder and Chief Executive Officer, has four decades of experience in single and multifamily developments, construction, property management and real estate investment. AMCAL is a vertically integrated real estate development and investment company, founded in 1978 by Percival Vaz. AMCAL has developed more than 6,000 rental units and for-sale units representing over \$1.5 billion in development costs. After founding AMCAL in 1978, Mr. Vaz transformed the company into one of the industry's leading developers. Mr. Vaz has served on the Board of the California Housing Consortium and on the Board of the Ziman Center at UCLA.

### **Arjun Nagarkatti, President – TEAM LEADER**

Mr. Nagarkatti, as President, oversees all departments at AMCAL including: operations, acquisitions, finance and development, construction and asset management. He has decades of experience in structuring market rate and affordable financing, which includes residential and mixed-use developments. He has been with AMCAL since 1988 and is an expert in multifamily project development and financing. He is a specialist in low-income tax credit financing and he has developed more than \$1 billion of real estate including market rate and affordable housing. He graduated from the Massachusetts Institute of Technology with a Master's of Science in Architecture Studies.

### **Maurice Ramirez, Executive Vice President**

Mr. Ramirez has over 30 years of experience in real estate construction and development. Mr. Ramirez has been with AMCAL since 2006 and is involved in all aspects of corporate operations for the AMCAL/AMTEX companies and project development. As Executive Vice President, he supervises the financing, development and management of AMCAL's portfolio and projects in development. He is very experienced in all phases of the development process from acquisition through construction and lease-up and interfaces with all departments at AMCAL including: Acquisitions, Forward Planning/Entitlements, Finance, Construction, Accounting, and Asset Management. He has decades of experience in multifamily and affordable housing and has been a key player in developing over one hundred multifamily communities in California, including over 45 communities with AMCAL. Mr. Ramirez has worked extensively in the public/private sectors and plays a pivotal role in managing and expanding those relationships for AMCAL.

### **Luxmi Vaz, Vice President of Accounting and Administration**

Mrs. Vaz has 37 years of experience in accounting and administration at AMCAL. She is responsible for corporate accounting and project accounting for all projects in the AMCAL portfolio including more than 50 stabilized projects and several other projects in pre-development and under construction. She interacts directly with the independent accounting firm to help facilitate all audits and tax returns. She also manages the company's line of credit. In addition, in her capacity as Vice President of Administration, she oversees the company's personnel department, payroll, and accounts payable. She oversees the Accounting Department comprising six project accountants and an Accounting Manager.

### **Darin Hansen, Vice President of Forward Planning and Entitlements**

Mr. Hansen has more than 20 years of entitlement and project management experience. Mr. Hansen is responsible for all due diligence, entitlements and design oversight for all projects developed by AMCAL. He is directly involved in obtaining project entitlements and works closely with the appropriate governmental agencies, communities and other project stakeholders. He oversees outside consultants and collaborates with all of the departments at AMCAL to acquire and process entitlements for the "to be developed" sites based on the company's strategic goals. He is instrumental in obtaining entitlements by working closely with outside consultants and he has decades of experience with single family and multifamily developments, including master planned communities primarily in California and Texas.

**Dan Hubbard, Chief Financial Officer**

Mr. Hubbard has more than 25 years in the real estate industry, including: acquisition and development, project feasibility, financial reporting, budgeting, construction accounting, asset management and investor reporting. He has extensive experience in 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 development of more than \$1 billion of multifamily projects in Southern California. He is a licensed Certified Public Accountant in California and has an MBA in Corporate Finance from the University of Southern California.

**David Yarden, Vice President of Finance & General Counsel**

Mr. Yarden is Vice President of Finance and General Counsel at AMCAL. He oversees project finance, including public and private sources of acquisition, construction and permanent financing, manages project underwriting and feasibility, and handles company legal matters for all projects in California and Texas. Mr. Yarden has worked in the real estate and affordable housing industries for 20 years, including work in acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds.

**Gerardo Huerta, Director of Construction**

Mr. Huerta has over 12 years of multi-family construction experience, including managing construction for over 2,000 units throughout his career. He joined AMCAL in 2005 where he moved up the ranks and, in 2013, was promoted to Director of Construction. Mr. Huerta has managed many complex projects involving high-density buildings with shoring, methane mitigation systems, caissons, low water tables, and tight infill sights with limited access. He has extensive knowledge and experience in conflict resolution and identifying design issues. He is well seasoned in affordable housing projects, prevailing wage projects, market rate and purpose-built student housing projects, and LEED rated projects. Mr. Huerta attended Cal State Northridge, where he received a BA in Real Estate and Finance.

**Gary Lacey, Director of Acquisitions & Development**

Mr. Lacey has over 23 years' experience in Affordable Housing development, construction and property management throughout Texas. Mr. Lacey began his work in affordable housing in early 1990, putting together investment groups to take advantage of the LIHTC program in Texas. During this time, Mr. Lacey worked directly with then Secretary of HUD, Jack Kemp, in giving presentations introducing the LIHTC program to investment groups and municipalities. Mr. Lacey graduated from Angelo State University in San Angelo, Texas. Gary will act as the primary contact with FWHS.

**Matt Kelly, Director of Construction**

Matt will be involved in pre-construction budgeting, selection of the team, scheduling and cost efficiency, plan development, and supervising the management of all aspects through completion of construction.

**Lisa M Davis, Project Manager**

Ms. Davis has over 20 years of experience in the real estate and affordable housing industries, including work in real estate sales, acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds for over 2,000 units throughout her career. She joined AMCAL in 1996 as an Administrative Assistant, where she moved up the ranks and is now in Project Management. Ms. Davis attended Cal State Long Beach, where she received a BS in Psychology and was a Licensed Realtor in California.

## AMTEX/AMCAL DEVELOPMENT – Project Examples

Villages at Cypress – Houston, TX  
Completed 2014





**Avondale Apartments – Fort Worth, TX**  
**Completed April 2017**



**Vista Del Rio – Santa Ana, CA**  
**Completed 2013**





**AMCAL Multi-Housing, Inc.**

# Alegre

## 100+ Unit Affordable Housing

**Total Units**  
104 Apartments

**Irvine, CA**

**Total Development Cost**  
\$42,625,000

**Cost per Unit**  
\$409,855

**Financing Sources above \$500,000**  
\$26,982,000 Bank of America / Equity  
\$27,961,000 Bank of America / Construction  
\$4,450,000 California Community Re-investment Corporation / Permanent  
\$9,605,000 City of Irvine & Irvine Community Land Trust / Agency  
(HOME & CDBG Funds & Land Donation)  
\$1,286,000 CalHFA / Agency

**100% affordable**  
22 units – 30% AMI  
16 units – 45% AMI  
65 units – 50% AMI  
1 Manager's Unit

**Project Type**  
Affordable Family / Special Needs / Formerly Homeless

**Sustainable Features**  
LEED Gold Certified

**Time to Complete**  
2013-2015

**Completion Date**  
August 20, 2015

**Social Services Partners**  
LifeSTEPS  
County of Orange Health Care Agency  
United Cerebral Palsy  
Families Forward  
**Non-Profit** / Las Palmas Foundation

**Contractor**  
AMCAL General Contractors, Inc.

**Architect**  
MVE & Partners



Alegre Apartments provides 104 affordable apartment homes with spacious 1-4 bedroom units. On-site amenities include a pool, kid's water splash feature, BBQ area, tot-lot and a large 2-story clubhouse with offices, computer lab, kitchen, media room, game room and fitness center.

Alegre achieved LEED Gold certification. Alegre Apartments is the 60th residential community developed by AMCAL.

Alegre set aside units for people requiring mental services. AMCAL has partnered with United Cerebral Palsy to provide services and the County of Orange, which provided Mental Health Services Act funds and supportive services.

Another 10 units are reserved for formerly homeless individuals with services provided by Families Forward.





**AMCAL Multi-Housing, Inc.**

# Casa Bella

## 100+ Unit Affordable Housing

**Total Units**

288 Apartments

**Victorville, CA**

**Total Development Cost**

\$38,310,000

**Cost per Unit**

\$133,020

**Financing Sources above \$500,000**

\$27,256,000 SunAmerica Affordable Housing Partners / Equity

\$1,078,000 AMCAL Enterprises / Equity

\$33,824,000 SunAmerica / Construction

\$10,176,000 SunAmerica / Permanent

**100% affordable**

30 units - 30% AMI

30 units - 40% AMI

143 units - 50% AMI

51 units - 60% AMI

3 Manager's Units

**Project Type**

Family

**Sustainable Features**

N/A

**Time to Complete**

2004-2006

**Completion Date**

September 1, 2006

**Non-Profit**

Foundation for Affordable Housing

**Contractor**

AMCAL General Contractors

**Architect**

KTGY Group

Casa Bella is located on 20 acres at the intersection of Nisqualli and Hesperia Roads in Victorville, a growing city in the Victor Valley of Southern California.

Phase 1 included 96 affordable family apartment units in a garden-style design with a community clubhouse and pool.

Two additional phases were completed for a total of 288 units with on-grade surface parking. Shopping and other amenities, including schools and parks, are conveniently located near the new community.

Financing is via 9% low-Income Housing Tax Credits.



**AMCAL Multi-Housing, Inc.**

# Flores del Valle

## 100+ Unit Affordable Housing

### Total Units

146 Apartments

### Los Angeles, CA

### Total Development Cost

\$29,876,000

### Cost per Unit

\$204,630

### Financing Sources above \$500,000

\$15,500,000 SunAmerica Affordable Housing Partners / Equity

\$555,000 AMCAL Enterprises / Equity

\$7,100,000 California Bank & Trust / Construction

\$7,100,000 California Community Reinvestment Corporation / Permanent

\$4,800,000 Los Angeles Housing Department / Agency

### 100% affordable

15 units - 30% AMI

15 units - 40% AMI

72 units - 50% AMI

42 units - 60% AMI

2 Manager's Units

### Project Type

Family

### Sustainable Features

N/A

### Time to Complete

2003-2006

### Completion Date

April 1, 2006

### Non-Profit

W.O.R.K.S

### Contractor

AMCAL General Contractors

### Architect

Van Tilburg, Banvard & Soderbergh, AIA

Flores del Valle is a 146-unit affordable development with two-, three- and four bedroom large family apartments replacing a blighted, vacant warehouse and is helping to revitalize a historic neighborhood northeast of downtown Los Angeles. It is part of a large area master development that includes workforce apartments, market-rate condominiums and lofts, and retail shops. A childcare center is available for tenants and area residents.

The 100% affordable housing is located next to the Avenue 26 Gold Line Station northeast of downtown Los Angeles and conveniently near The Golden State and Pasadena freeways and Dodger Stadium.

Construction is a Type V wooden structure over a Type I concrete podium for secure subterranean parking.

Flores del Valle is funded by 9% Low-income Housing Tax Credit equity.





**AMCAL Multi-Housing, Inc.**

# Portofino Villas

## 100+ Unit Affordable Housing

**Total Units**

174 Apartments

**Pomona, CA**

**Total Development Cost**

\$17,105,000

**Cost per Unit**

\$98,304

**Financing Sources above \$500,000**

\$11,713,000 SunAmerica Affordable Housing Partners / Equity

\$930,000 AMCAL Enterprises / Equity

\$5,400,000 California Bank & Trust / Construction

\$5,463,000 California Community Reinvestment Corporation / Permanent

**100% affordable**

18 units - 30% AMI

18 units - 40% AMI

86 units - 50% AMI

50 units - 60% AMI

2 Manager's Units

**Project Type**

Senior

**Sustainable Features**

N/A

**Time to Complete**

2004-2006

**Completion Date**

January 1, 2006

**Non-Profit**

Foundation for Affordable Housing

**Contractor**

AMCAL General Contractors

**Architect**

Van Tilburg, Banvard & Soderbergh, AIA

Portofino Villas consists of 174 senior affordable apartments accessed by elevators in a three-story, garden-style design.

The site is 4.7 acres at Garey Avenue and Phillip Boulevard in the suburban city of Pomona in eastern Los Angeles County.

The site is conveniently located a half-mile from City Hall and the MetroLink rail station in downtown Pomona. The landmark Jules Hugues Winery, which is planned for renovation, is nearby.

Financing is via 9% Low-Income Housing Tax Credit equity.





**AMCAL Multi-Housing, Inc.**

# Camino al Oro

## 100+ Unit Affordable Housing

**Total Units**

102 Apartments

**Los Angeles, CA**

**Total Development Cost**

\$13,810,000

**Cost per Unit**

\$135,392

**Financing Sources above \$500,000**

\$6,540,000 SunAmerica Affordable Housing Partners / Equity

\$577,000 AMCAL Enterprises / Equity

\$3,560,000 Wells Fargo / Construction

\$3,560,000 California Community Reinvestment Corporation / Permanent

\$682,000 Los Angeles Housing Department / Agency

**100% affordable**

10 units - 30% AMI

10 units - 40% AMI

50 units - 50% AMI

30 units - 60% AMI

2 Manager's Units

**Project Type**

Senior Affordable Living

**Sustainable Features**

Located within 1/4 mile of Metro Gold Line Station

**Time to Complete**

2004-2005

**Completion Date**

December 1, 2005

**Contractor**

AMCAL General Contractors

**Architect**

Van Tilburg, Banvard & Soderbergh, AIA

Camino al Oro is a 102-unit senior affordable housing development with 1 & 2-bedroom units that replaced a blighted, abandoned warehouse in the revitalized Lincoln Heights neighborhood.

Construction is a Type V wooden structure over a Type I concrete podium for secure subterranean parking.

Camino al Oro is located on a 1.54-acre site, part of the award-winning 10.0-acre "Avenue 26 Master Plan" with condominiums and retail next to the Avenue 26 Gold Line Station northeast of downtown Los Angeles.

The housing is adjacent to the Golden State and Pasadena freeways, along with Dodger Stadium and numerous amenities that make the project site a convenient location.

Camino al Oro was funded by an allocation of 9% Low-Income Housing Tax Credits in 2003.





**AMCAL Multi-Housing, Inc.**

# Tesoro del Valle

## 100+ Unit Affordable Housing

**Total Units**

121 Apartments

**Los Angeles, CA**

**Total Development Cost**

\$21,012,000

**Cost per Unit**

\$173,652

**Financing Sources above \$500,000**

\$11,095,000 SunAmerica Affordable Housing Partners / Equity

\$6,050,000 California Bank and Trust / Construction

\$5,900,000 California Community Reinvestment Corporation / Permanent

\$913,000 Los Angeles Housing Department / Agency

**100% affordable**

12 units - 30% AMI

12 units - 40% AMI

60 units - 50% AMI

35 units - 60% AMI

2 Manager's Units

**Project Type**

Senior Affordable

**Sustainable Features**

Located within 1/4 mile of Metro Gold Line Station

**Time to Complete**

2005-2005

**Completion Date**

December 1, 2005

**Non-Profit**

W.O.R.K.S

**Contractor**

AMCAL General Contractors

**Architect**

Van Tilburg, Banvard & Soderbergh, AIA

Tesoro del Valle is a 121-unit affordable development with 2-4-bedroom family apartments that replaced a blighted, abandoned warehouse in the revitalized Lincoln Heights neighborhood.

Tesoro del Valle is built on a 2.28-acre site, part of the 10.0-acre "Avenue 26 Master Plan" with condominiums and retail located next to the Avenue 26 Gold Line station northeast of downtown Los Angeles. The project is also adjacent to the Golden State and Pasadena freeways as well as Dodger Stadium and numerous amenities that make the development site a convenient location.

Construction is a Type V wooden structure over a Type I concrete podium for secure subterranean parking.

Tesoro del Valle was funded by a \$14,313,000 allocation of 9% Low-Income Housing Tax Credits in 2003.



**AMCAL Multi-Housing, Inc.**

# Argyle

## TOD Mixed-Income Housing

**Total Units**  
40 Apartments

**Los Angeles, CA**

**Total Development Cost**  
\$16,821,000

**Cost per Unit**  
\$420,525

**Financing Sources above \$500,000**  
\$10,360,000 / Equity  
\$9,927,000 / Construction  
\$2,227,000 / Permanent  
\$3,435,000 City of Los Angeles CRA / Agency

**100% affordable**  
4 units – 30% AMI  
10 units – 45% AMI  
16 units – 50% AMI  
9 units - 60% AMI

**Project Type**  
Family

**Sustainable Features**  
LEED Silver Certified  
Exceeded Title 24 energy standards by 17.5%  
Energy Star Appliances to minimize utility costs  
Located near Metro Red Line Station

**Time to Complete**  
2013-2014

**Completion Date**  
August 1, 2014

**Non-Profit**  
Gay and Lesbian Elder Housing

**Contractor**  
AMCAL General Contractors

**Architect**  
Killefer Flammang



Argyle rises from a vacant lot on Western Avenue as part of the revitalization of Hollywood near a Red Line subway station. The 0.8-acre redevelopment site includes 40 family apartments at 71 du/ac.

Designed as historic Art Deco, the site is located near a hospital, pharmacy and market. Construction is 3-4 levels of Type V with a level of underground parking. Amenities include a large community room with a computer lab, barbecue area, and children's playground.

An allocation of \$10,058,000 in 9% Low-Income Housing Tax Credits was awarded in 2012. The Los Angeles CRA funded \$3,435,000.





**AMCAL Multi-Housing, Inc.**

# Puerta del Sol

## TOD Mixed-Income Housing

### Total Units

165 Apartments

### Los Angeles, CA

### Total Development Cost

\$42,000,000

### Cost per Unit

\$254,545

### Financing Sources above \$500,000

\$6,000,000 Phoenix Realty Group / Equity

\$35,400,000 Citibank Community Development / Construction

### 100% affordable

Up to 40% of units purchased with LA Housing Department Moderate Income Purchase Assistance

### Project Type

Family

### Sustainable Features

Located within 1/4 mile of Metro Gold Line Station

### Time to Complete

2005-2006

### Completion Date

December 1, 2006

### Unit Mix

39 Studios

13 Studio Lofts

15 Live/Work

50 2-Bedroom

4 2-Bedroom Lofts

28 3-Bedroom

16 4-Bedroom

### Contractor

AMCAL General Contractors

### Architect

Newman Garrison Gilmour + Partners

Puerta del Sol is a 165-unit mixed-use condominium /retail project located northeast of downtown Los Angeles in historic Lincoln Heights. The development is part of the ongoing revitalization of the neighborhood.

Puerta del Sol is located on a 2.9-acre site, part of a master development adjacent to the new Avenue 26 / Cypress Park Gold Line station.

The homes are designed around a large courtyard and have a mix of studios, lofts, and 2-, 3- and 4-bedroom family flats, most with balconies or patios. Live-work units line the frontage and have street access, creating a pedestrian environment.

Equity funding was provided by the Genesis LA Economic Development Corporation's "Genesis Workforce Housing Fund." The fund is managed by Phoenix Realty Group, and Puerta del Sol is its inaugural investment in Los Angeles.

