

**REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS**  
**for**  
**2020 4% Low Income Housing Tax Credits**

This is the Application for developers requesting resolutions (Requestors) required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications in 2020. **This form and all attachments will be considered on a rolling basis on the first business day of each month.** All resolutions being requested are subject to approval by the Austin City Council.

**1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.**

Resolution of No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments)

Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments)

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development is located within a census tract that has a poverty rate above 40% for individuals (the development must meet criteria outlined in section 4 below, Preference Criteria)

**TEFRA Approval**

**2. Application Requirements. For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:**

- 1) Please complete the Project Summary Form (Excel) and attach it as a PDF to the Application behind the appropriate tab. [The Project Summary Form is available on NHCD's website.](#)
- 2) S.M.A.R.T. Housing Certification Letter. 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](mailto:sandra.harkins@austintexas.gov).
- 3) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
- 4) Provide 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, if any. Attach the map to the Application behind the appropriate tab.
- 5) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.

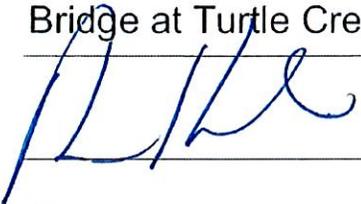
**3. Preference Criteria. In order to receive a Resolution acknowledging that the development is located in a census tract with a poverty rate above 40% and authorizing the development to move forward, a development must meet **one** of the following criteria. If applicable, please select one:**

- 1) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 2) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but “susceptible” are eligible).
  - 3) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 4) The development will meet the TDHCA definition requirement for Supportive Housing.
  - 5) 20% of the units in the development will be dedicated to the local Continuum of Care.
- 5) **How to Submit.** Applications should be sent by email to Patrick Russell at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov). **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov).

**ALL APPLICATIONS WILL BE CONSIDERED**  
**ON A ROLLING BASIS ON THE FIRST**  
**BUSINESS DAY OF EACH MONTH.**

Development Name: Bridge at Turtle Creek

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA	<u>Bridge at Turtle Creek, LP</u>
Authorized Representative Signature	<u></u>
Authorized Representative Printed Name	<u>Ron Kowal</u>
Authorized Representative Title	<u>VP of Sole Member of GP</u>
Date	<u>09/17/2020</u>

MINUTES OF PUBLIC HEARING

Re: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds  
(Bridge at Turtle Creek) Series 2020

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") called the public hearing to order at 5:14 p.m. on September 17, 2020, at the offices of Issuer, 1124 South IH-35, Austin, Texas 78704, regarding the issuance of the above-described Bonds.

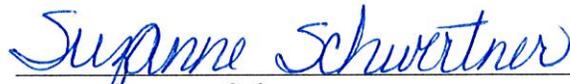
The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to Bridge at Turtle Creek, LP (the "Borrower"), to finance a portion of the costs of the acquisition, constructing and equipping of a multifamily rental housing community containing 306 units and to be located at approximately 735 Turtle Creek Boulevard, Austin, Texas. The proposed multifamily rental housing community will be initially owned and operated by the Borrower.

The required notice of the public hearing for the Project was published in the *Austin American Statesman*, being a newspaper of general circulation in the specific location of the Project and in the jurisdiction in which the public hearing was held, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the Hearing Officer declared the Public Hearing closed.

Dated as of September 17, 2020.



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Suzanne Schwertner  
Hearing Officer

# Order Confirmation

Ad Order Number  
0000594458

Customer  
HOUSING AUTHORITY

Payer Customer  
HOUSING AUTHORITY

PO Number

Sales Rep.  
jrocha

Customer Account  
30650

Payer Account  
30650

Ordered By  
Sarah Scott

Order Taker  
jrocha

Customer Address  
1124 S IH 35  
AUSTIN TX 787042614 USA

Payer Address  
1124 S IH 35  
AUSTIN TX 787042614 USA

Customer Fax

Order Source

Customer Phone  
5124774488

Payer Phone  
5124774488

Customer EMail

Special Pricing

Invoice Text

Ad Order Notes

<u>Net Amount</u>	\$772.98	<u>Total Amount</u>	\$772.98
<u>Tax Amount</u>	\$0.00	<u>Payment Amount</u>	\$0.00
		<u>Amount Due</u>	\$772.98

Ad Number    Ad Type  
0000594458-01    Legal

Production Method  
AdBooker

Production Notes

External Ad Number

Ad Released    Pick Up  
No                      No

Ad Attributes

Ad Size  
1 X 78 li

Color

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Sched Cst</u>	<u>Disc/Prem</u>	<u>Color</u>	<u>Pickup</u>	<u>Tax</u>	<u>Subtotal</u>
09/10/2020	S-Austin American-Statesman	Legals	\$772.98	\$0.00	\$0.00	\$0.00	\$0.00	\$772.98
09/10/2020 - 09/10/2020	S-Web	Legals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Ad Content

**NOTICE OF PUBLIC HEARING**

Notice is hereby given of a public hearing to be held by Austin Affordable PFC, Inc. (the "issuer"), a non-profit public facility corporation created by the Housing Authority of the City of Austin (the Authority), 500 Congress Street, Austin, Texas 78704, at the offices of the issuer, 1124 South IH 35, Austin, Texas 78704, with respect to an issue of multifamily housing revenue bonds (the "Bonds") to be issued by the issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed \$44,000,000. The proceeds of the Bonds will be loaned to Bridge at Turtle Creek, LP (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development to be known as the Bridge at Turtle Creek Apartments (the "Development"), containing approximately 305 units and located at approximately 735 Turtle Creek Boulevard, Austin, Texas 78745.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Bond Act, Chapter 303, Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a leasehold interest in the Development site) will be the Borrower identified above.

All interested persons are invited to attend such public hearing or submit comments in writing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Mr. Ron Kowal, Housing Authority of the City of Austin, 1124 South IH35, Austin, Texas 78704 or (512) 477-4488.

Persons who intend to appear at the hearing and express their views are invited to contact Mr. Kowal in writing or by telephone in advance of the hearing. Any interested persons unable to attend the hearing are encouraged to submit their views in writing to Mr. Kowal at the address above prior to the date scheduled for the hearing.

This notice is published, and the above-described hearing is to be held, in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any taxable

9/10/20

000059458-01

**Project Summary Form**

1) **Project Name**       2) **Project Type**       3) **New Construction or Rehabilitation?**

4) **Location Description** (Acreage, side of street, distance from intersection)       5) **Mobility Bond Corridor**

6) **Census Tract**       7) **Council District**       8) **Elementary School**       9) **Affordability Period**

10) **Type of Structure**       11) **Occupied?**       12) **How will funds be used?**

**13) Summary of Rental Units by MFI Level**

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI	62					62
Up to 60% MFI	64	104	15			183
Up to 70% MFI			62			62
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>126</b>	<b>104</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>307</b>

**14) Summary of Units for Sale at MFI Level**

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**15) Initiatives and Priorities (of the Affordable Units)**

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	16	Continuum of Care Units	
Accessible Units for Sensory Impairments	7		

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

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

**20) Estimated Sources and Uses of funds**

<b>Sources</b>	
Debt	42,800,000
Third Party Equity	21,143,805
Grant	
Deferred Developer Fee	991,855
Other	1,555,893
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	
<b>Future AHFC Requests</b>	

<b>Uses</b>	
Acquisition	4,762,362
Off-Site	65,835
Site Work	1,437,873
Site Amenities	155,479
Building Costs	36,774,777
Contractor Fees	5,278,334
Soft Costs	3,147,098
Financing	7,569,795
Developer Fees	7,300,000

**Total \$ 66,491,553**

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**Attachment 1 - Project Summary**

*(please insert a PDF of the Excel Project Summary Form)*

**Project Summary Form**

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Up to 120% MFI						0
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## **Attachment 2 – S.M.A.R.T. Housing Certification Letter**

*(S.M.A.R.T. Housing Certification Letter. 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](mailto:sandra.harkins@austintexas.gov))*



# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

March 11, 2020 (Revision to letter dated February 28, 2020)

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

JCI Residential, LLC – Bridge at Turtle Creek – (ID 707)

TO WHOM IT MAY CONCERN:

JCI Residential, LLC (contact Ross Hamilton, ph: 512-247-7000; email: [rhamilton@journeymanco.com](mailto:rhamilton@journeymanco.com)) is planning to develop a **310-unit multi-family** development, Bridge at Turtle Creek, located at 735 Turtle Creek Blvd, 6020 and 6102 South 1<sup>st</sup> Street, Austin TX 78745. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The revision was to update the total unit count from 304 to 310 units and recalibrated the unit MFI percentages and unit count to the following:

- **20% of units (63) at or below 50% MFI**
- **60% of units (185) at or below 60% MFI**
- **20% of units (62) at or below 70% MFI**

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units are reserved for households at or below 70% MFI the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

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

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

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

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ♦ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ♦ An administrative hold will be placed on the certificate of occupancy, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

Please contact me by phone 512.974.3173 or by email at [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Senior Planner  
Neighborhood Housing and Community Development uu

Cc: Kristin Martinez, AE  
Mashell Smith, ORS

Patrick Russell, NFCD    Jonathan Orenstein, AWU

### **Attachment 3 – Map and Nearest Transit Stop**

*(please insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)*



Development:  
Bridge at Turtle Creek

Nearest Transit Stop  
Walking Distance: Less than  
100 feet on a paved surface

Second Nearest Transit Stop  
(Same side of the street)  
Walking distance: 125 feet on a  
paved surface

800 ft

Google Earth

© 2020 Google

## **Attachment 4 - Flood Plain Map**

*(Please insert a 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, if any)*



## City of Austin Regulatory 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: 5/13/2020

Address	
Contour	
Index	
Intermediate	
Parcel	
Fully Developed Floodplain	
COA Fully Developed 25-Year	
COA Fully Developed 100-Year	
COA Master Plan 25-Year	
COA Master Plan 100-Year	
100-Year (Detailed-AE)	
100-Year (Shallow-AO,AH)	

## **Attachment 5 - Developer's Experience and Development Background**

*(Please provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)*