

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2021 4% Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credit applications in 2021. All resolutions being requested are subject to approval by the Austin City Council. This Application can also be used to request TEFRA approvals from the Austin City Council.

- Application Deadlines.** Applications will be accepted quarterly on the following dates. The respective Council dates for setting and conducting the public hearings for the 4% LIHTC resolution are noted. A full application (including the Project Summary Form) must be submitted in order to follow the requested timeline. Please select your desired application due date and timeline.

Applicant Requests (please check):	Application Due Date	Council – Set Hearing	Council – Conduct Hearing
	January 15, 2021	March 4, 2021	March 25, 2021
	April 9, 2021	May 20, 2021	June 3, 2021
	July 23, 2021	Sept. 2, 2021	Sept. 30, 2021
	Sept. 10, 2021*	Oct. 21, 2021	Nov. 4, 2021

*The September 10, 2021 4% application is limited only to developments that have applied to the Texas Bond Review Board August Collapse, or that have applied/will apply for traditional carryforward.

- Resolutions & TEFRA.** Please indicate each applicable resolution requested from the City of Austin. If a resolution will ultimately be needed from Council approving a TEFRA hearing for another bond issuer, please note so with the last item below.

Resolution of No Objection from the Local Governing Body

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

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

TEFRA Resolution Requested. The TEFRA hearing is tentatively scheduled for _____ (month) _____ (year).

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

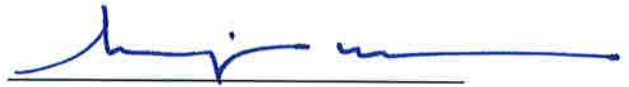
- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
 - 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website](#). **Please also submit the excel sheet when submitting your application.**
 - 3) S.M.A.R.T. Housing Certification Letter if located within the city's jurisdiction and if the development is new construction. 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 Alex Radtke, Planner Senior, at Alex.Radtke@austintexas.gov.
 - 4) 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.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 8) Provide the inducement resolution from the Issuer of bonds for the proposed development.
- 4) **How to Submit.** Applications should be sent by email to Patrick Russell at 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 the Housing and Planning Department, 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.

Development Name: Decker Lake Apartments

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 AMTEX Multi-Housing LLC

Authorized Representative Signature



Authorized Representative Printed Name Arjun Nagarkatti

Authorized Representative Title President

Date 1/12/2021

Attachment 1 - Project Narrative

A brief narrative overview of the proposed development. Specify the TDHCA Target Population, whether Supportive Housing, elderly, or general.



Decker Lake Apartments represents the sixth partnership between AMTEX Multi-Housing LLC and the Travis County Housing Finance Corporation (TCHFC), having previously worked together on McKinney Falls Apartments (completed), Limestone Ridge (under construction), Spring Villas (under construction), Meadow Apartments (pre-construction), and Crystal Bend Apartments (pre-construction).

AMTEX is excited to continue this successful partnership and further assist the City of Austin and Travis County in meeting their affordable housing needs through the development of Decker Lake Apartments, which will include 275 affordable units, 14 of which will be deeply affordable at 30% AMI. The development will feature a mix of one-, two-, and three-bedroom units to meet the needs of a wide range of family sizes. The targeted population will be general families earning up to 60% of the Area Median Income.

Decker Lake Apartments is located at 6200 Blue Bluff Road, Travis County, TX 78660 on 9.8 acres. The site is in a census tract that currently does not have any low income housing tax credit developments, creating an opportunity to provide affordable housing options to residents in an area where currently such options do not exist. The site location also benefits from its proximity to Lake Walter E. Long and adjoining Walter E. Long Park; as well as employment opportunities at the future Tesla Plant, Mueller Regional Center, and Austin-Bergstrom International Airport, among others.

Financing will be provided through a combination of 4% low-income housing tax credits, bonds, and private debt. Any gap in sources will be filled through deferment of developer fee and no loans or grants from the City of Austin or Travis County are being requested.

Site amenities will include a swimming pool with patio area, community room with computer room and fitness center, dog park, and supportive services provided at no cost to the residents.

On-site supportive services will be provided to residents at no charge and by Community Housing Resource Partners and will focus on after school tutoring for children as well as job training and career placement for adults.

The site will also benefit from the proposed Capital Metropolitan Transportation Authority (CapMetro) Expo Center Bus Rapid Transit Station which is slated to be located along Decker Lake Road at the site of the current Travis County Expo Center.

The property is located in the Austin Extraterritorial Jurisdiction and received a Resolution of No Objection from the Travis County Commissioners Court on January 12, 2021.

TABULATIONS

SITE AREA: 9.96 AC.

UNIT TABULATION:

1 BEDROOM: 52 UNITS (18.91%)

2 BEDROOM: 118 UNITS (42.91%)

3 BEDROOM: 105 UNITS (38.18%)

TOTAL: 275 UNITS

@ 27.61 UNITS/ACRE

PARKING TABULATION:

SURFACE PARKING: 471 SPACES

TOTAL PROVIDED: 471 SPACES

@ 1.71 PARKING/UNIT

@ 0.78 PARKING/BED

ALLOWABLE IMPERVIOUS COVERAGE:

+/- 260,314 SQ FT (60%)

IMPERVIOUS COVERAGE SHOWN:

+/- 260,000 SQ FT (59.9%)



Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: Decker Lake Apartments

2) Project Type: 100% Affordable

3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): AMTEX Multi-Housing LLC

5) Developer Company: AMTEX Multi-Housing LLC

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 6200 Blue Bluff Road, Travis County, TX 78724

7) Mobility Bond Corridor: None

8) Census Tract: 22.11

9) Council District: District 1

10) Elementary School: OAK MEADOWS EL

11) Affordability Period: 30 Years

12) Type of Structure: Multi-family

13) Occupied?: No

14) How will AHFC funds be used?: No funds requested

15) Bond Issuer (if applicable): TCHFC

16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): Travis County Housing Finance Corporation

17) Target Population: General

18) 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		3	6	5		14
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI		49	112	100		261
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	52	118	105	0	275

19) 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
Total Units	0	0	0	0	0	0

20) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	14	Continuum of Care Units	
Accessible Units for Sensory Impairments	6		

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

- 18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 19) Is the property within 1/4 mile of a High-Frequency Transit Stop? No
- 20) Is the property within 3/4 mile of Transit Service? Yes
- 21) The property has Healthy Food Access? No

22) Estimated Sources and Uses of funds

	Sources
Debt	41,476,044
Third Party Equity	14,418,493
Grant	
Deferred Developer Fee	5,305,742
Other	
Previous AHFC Funding	
Expected AHFC Request	

	Uses
Acquisition	2,804,636
Off-Site	341,548
Site Work	4,863,189
Site Amenities	556,400
Building Costs	30,907,079
Contractor Fees	2,449,943
Soft Costs	5,995,825
Financing	6,364,626
Developer Fees	6,917,033

Total \$ 61,200,279

Total \$ 61,200,279

CRP Name	<input type="text"/>	
CRP Ordinance 1	<input type="text"/>	Date <input type="text"/>
CRP Ordinance 2	<input type="text"/>	Date <input type="text"/>
CRP Ordinance 3	<input type="text"/>	Date <input type="text"/>
CRP Ordinance 4	<input type="text"/>	Date <input type="text"/>
CRP Ordinance 5	<input type="text"/>	Date <input type="text"/>



Attachment 3 – S.M.A.R.T. Housing Certification Letter

(S.M.A.R.T. Housing Certification Letter for developments located in the city's jurisdiction and that are new construction. 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 Alex Radtke, Planner Senior, at Alex.Radtke@austintexas.gov.



AMTEX MULTI-HOUSING LLC

30141 Agoura Rd. • Ste. #100 • Agoura Hills, CA • 91301-4332

phone: (818) 706-0694 • fax: (818) 706-3752

The Subject Site is not located in the City of Austin and is not applying for SMART Program.

Attachment 4 – Map and Nearest Transit Stop

(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)

Currently, the closest bus stop is located 0.9 miles from the site at 9301 Hog Eye Road. This stop is served by Route 237 Northeast Feeder and connects passengers to Route 337 with service every hour.

Though the current closest bus stop is located at 9301 Hog Eye Road, it should also be noted that the Capital Metropolitan Transportation Authority (CapMetro) proposes to implement the Expo Center Bus Rapid Transit (BRT) project, an approximately 12-mile corridor-based BRT line in Austin, Texas primarily along Trinity Street, San Jacinto Boulevard, and Manor Road with 22 stations. The corridor serves several major employment areas and key activity centers, including downtown Austin, The University of Texas at Austin, Dell Seton Medical Center, St. David's Medical Center, Dell Children's Medical Center, LBJ High School, and the Travis County Expo Center, which is located in close proximity to the Subject Site along Decker Road.

Per information from CapMetro's website, project features will include frequent bi-directional service, near-level boarding stations, improved station amenities, better pedestrian access to stations, transit priority treatments, branded transit vehicles, and enhanced safety and security at stations. CapMetro believes that the project would provide high-capacity transit with frequent, reliable service, and upgraded passenger amenities to riders in the corridor.

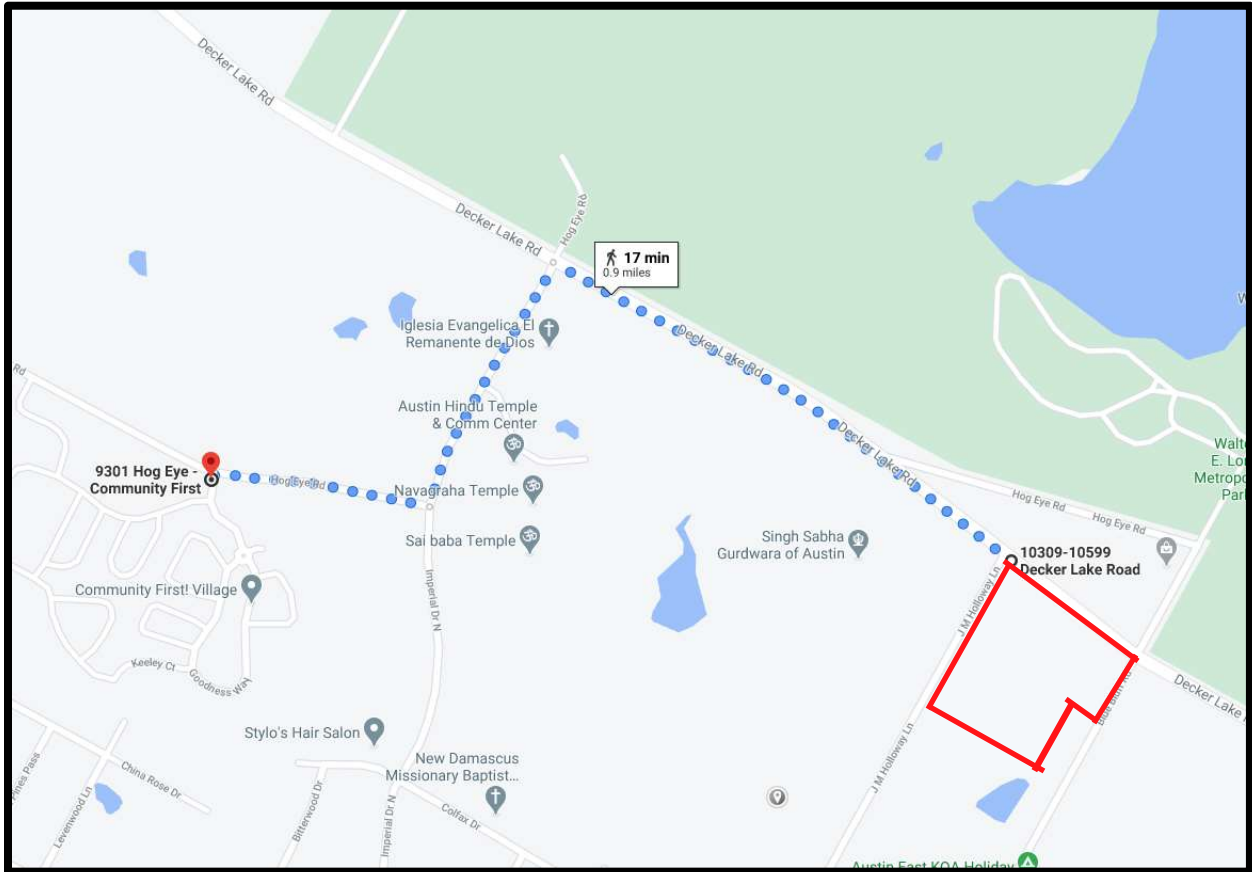
It is anticipated that the Travis County Expo Center Transit Station will be operational prior to lease-up of the Subject Property occurring in 2024.

AMTEX understands the transit needs of the site. It is anticipated that due to the continued development in the area, additional transportation options will be available to the residents by the time the apartment community opens in 2024; however, in the event that there are not more convenient public transit options available at the time residents begin to occupy the property, AMTEX will commit to the following:

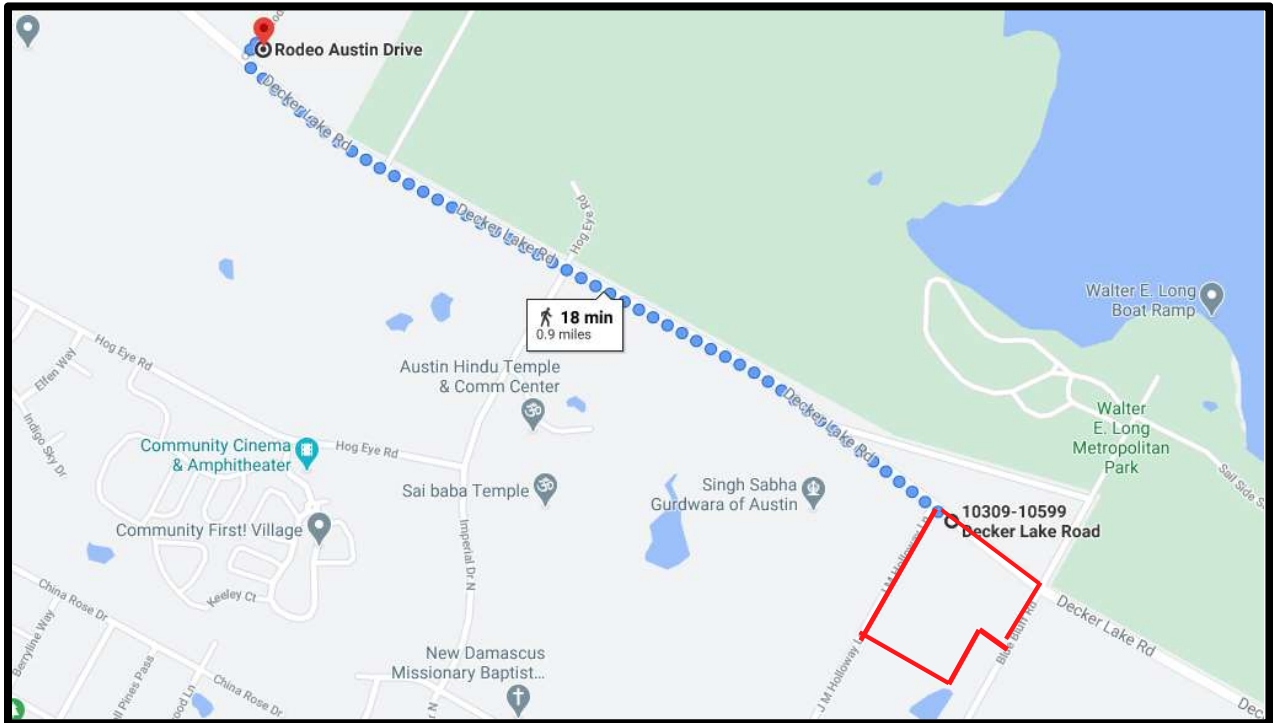
- Ensure funding available in the development budget to account for off-site sidewalk construction where necessary to link the site to local transit stop.
- Based on the results of a resident needs assessment, transportation options may be offered, such as:
 - Offering direct-to-destination transportation;
 - Distributing cab or ride share vouchers to residents to reach their destination or to/from public transit stops;
 - Hiring a private charter company to provide transportation in ADA-accessible vehicles with trip frequency determined by needs assessment.

A map for both 9301 Hog Eye Road and the Travis County Expo Center has been provided below.

9301 Hog Eye Road



Future Travis County Expo Center Transit Station



Attachment 5 - Flood Plain Map

(Insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)

Decker Lake Apartments

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)
- 100-Year (Approx-A)

- Outside Austin City Limits
- Streets-Labels-LOD-06-11
- Fire Stations-Labels-LOD-07-11
- Police Stations-Labels-LOD-07-11
- Libraries-Labels-LOD-07-11
- Lakes Centerline-Labels-LOD-02-11
- Lakes-Labels-LOD-02-11
- Creeks-Labels-LOD-10-11
- Parks-Labels-LOD-07-11
- Airport-Labels-LOD-04-11
- Rail-Data-LOD-02-11

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



0 599 1,198 Feet

Prepared: 12/21/2020

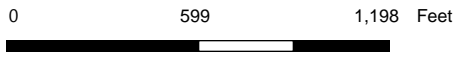


Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
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- Lakes Centerline-Labels-LOD-02-11
- Lakes-Labels-LOD-02-11
- Creeks-Labels-LOD-10-11
- Parks-Labels-LOD-07-11
- Airport-Labels-LOD-04-11
- Rail-Data-LOD-02-11

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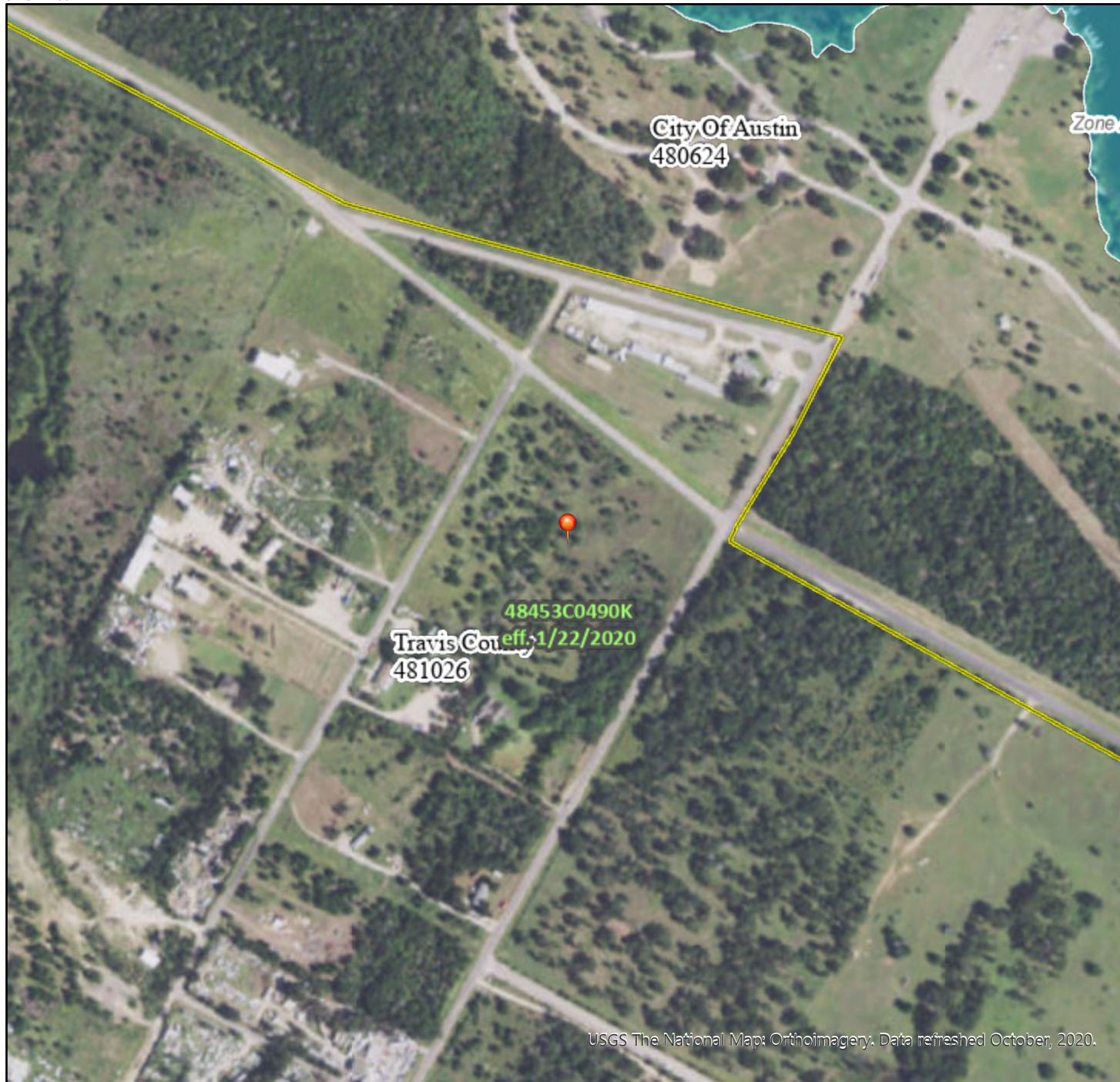
Prepared: 12/21/2020



National Flood Hazard Layer FIRMette



97°37'W 30°17'4"N



Legend

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

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

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/21/2020 at 3:10 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Attachment 6 - Developer's Experience and Development Background

(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)



DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & RESUMES

AMTEX is one of several companies affiliated with common ownership that together develop and build residential housing to achieve the company's core mission. Celebrating 42 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (AMCAL), Texas (AMTEX) and, most recently, Washington (AMWA) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.

Our companies take every project from idea to reality because it has all the necessary skills and expertise under one roof. AMCAL, AMTEX and AMWA all operate under that same "roof" of experienced team members. This integration of development, finance, construction and asset management ensures projects are delivered on time and on or under budget.

AMTEX Multi-Housing LLC

Since entering the Texas market, AMTEX has delivered six apartment home communities totaling 1,357 units in Travis County, Dallas/Fort Worth, Houston and City of Denison. It has quickly established itself as a presence in the affordable housing landscape in Texas and recognized by Affordable Housing finance in April 2018 as the 7th in the nation of TOP 50 Affordable Housing Developers of 2017. AMTEX currently has five apartment communities in construction (1582 units) and four in development (1287 units) with more to come soon. These housing communities currently in construction and development are located in Austin ETJ, Katy, Fort Worth, Houston, Rockwall and Garland. All ten communities represent over 2869 apartment homes that will be delivered in the next three years, totaling 3914 units in Texas.

AMTEX has partnered with Houston Housing Authority recently on our newest community named Green Oaks Apartments. AMTEX has also partnered with Fort Worth Housing Solutions on four recently completed apartment communities: Avondale Apartments in 2017, Harmon Senior Villas in 2018, Alton Park in 2018 and Campus Apartments in 2019. 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. AMTEX is currently partnering with the Travis County Housing Finance Corporation to develop the McKinney Falls Apartments, Limestone Ridge Senior Apartments, and Spring Villas Apartments in the Austin Extra Territorial Jurisdiction. Two additional developments in the Austin ETJ, Meadow Apartments and Crystal Bend Apartments recently received local approval and are expected to break ground in 2021.

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, Fort Worth Housing Solutions, and the Travis County Housing Finance Corporation. Through its depth of experience, AMTEX is intimately familiar with entitling, permitting and constructing projects in Texas. In every Project, AMTEX is committed to understanding the unique needs of all stakeholders to develop meaningful communities that benefit our residents and local community.

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.

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.

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 25 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.

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, Vice President 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.

AMTEX/AMCAL DEVELOPMENT TEAM
Contact Information

Percival Vaz

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Arjun Nagarkatti

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Luxmi Vaz

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Phone: (818) 706-0694 x 101

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Darin Hansen

VP of Forward Planning &

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VP of Asset Management

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Phone: (818) 706-0694 x 159

mmcloud@amcalhousing.com

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Director of Development

AMTEX Office

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Gary Newbold

Director of Asset Management

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gnewbold@amtexhousing.com

Lisa Davis

Project Manager

Corporate Office

30141 Agoura Rd., Ste. #100 Agoura Hills, CA 91301

Phone: (818) 706-0694 x 112

ldavis@amcalhousing.com



McKinney Falls Apartments | Austin, Texas | 312 affordable family apartments
Completed in 2020

**Trusted real estate development
expert since 1978**



THE AMCAL GROUP OF COMPANIES
30141 AGOURA ROAD, SUITE 100, AGOURA HILLS, CA 91301



**Parkdale Villas | Denison, Texas | 144 affordable and market-rate apartments
Completed in 2018**

Development roots

Founded in 1978, AMCAL initially exclusively developed market-rate homes in some of California's most distinctive master planned communities and challenging in-fill locations.

Today, the AMCAL Group of Companies is a development leader of multi-family rental housing known for its commitment to outstanding design, quality construction, and green building that has led to multiple awards for its projects. In 2019, AMCAL Multi-Housing, Inc. was ranked 15th on Affordable Housing Finance Magazine's list of the Top 50 Affordable Housing Developers of 2018.

Over the past 42 years, The AMCAL Group of Companies has developed or acquired nearly 10,000 units in more than 45 cities, representing more than \$2.5 billion of apartment product in more than 90 developments.

For each of the past several years, the AMCAL

Group of Companies has initiated seven to 10 new multifamily projects. In an effort to diversify its portfolio, AMCAL robustly re-entered the market-rate multifamily sector in 2012, launching new Class A luxury apartment and student home products through a new division called AMCAL Equities, LLC. In the past several, the company has completed or acquired 1,340 luxury apartments, with 1,376 more under construction or in development. AMCAL Equities has also completed 3,702 beds of student housing.

Simultaneously in 2012, AMCAL expanded its affordable housing division to Texas as AMTEX, and has completed 1,706 apartments, with another 1,275 units under construction, and 1,238 units in development.

In 2020, the company entered the Washington state market as AMWA, and completed its first project in 2020 — a 255-unit senior housing community in Arlington.

The Crossings

Sacramento, California

225 student apartments | 750 beds

Completed in 2018



Percival “Percy” Vaz Founder & CEO

Percival “Percy” Vaz has over four decades of experience in single- and multi-family apartment development, construction, property management and real estate investment. Since founding AMCAL in 1978, Mr. Vaz has provided leadership on nearly 10,000 rental and for-sale units representing more than \$2.5 billion in development costs. Percy is widely recognized as a premier real estate developer, often being recognized with national, regional and local awards.



In 2018, Mr. Vaz was awarded the highly prestigious recognition of “Executive of the Year” by *Multifamily Executive Magazine* — a leading U.S. real estate development publication. This recognition is awarded annually to the executive who most exemplifies leadership at the top of the real estate development field.

Percy has been a featured speaker at many forums, including the Urban Land Institute, Pacific Coast Builders Conference, National Housing Conference, Building Industry Association, the University of Southern California, UCLA and the Southern California Association of Non-Profit Housing (SCANPH).

PROFESSIONAL AFFILIATIONS

California Housing Consortium Board of Directors,
SCANPH Member and California Redevelopment
Association Member
LICENSE: B – 460688 (General Building Contractor)

EDUCATION

Masters of Science in Engineering, UCLA
Bachelors of Science in Engineering, UCLA



Cedar Pointe | Arlington, Washington
255 affordable senior apartments | Completed in 2020

The AMCAL Advantage

Through a depth of experience, the AMCAL Group of Companies is intimately familiar with entitlement, permitting and constructing projects in California, Texas and Washington.

In every project, AMCAL is committed to understanding the unique needs of all stakeholders to develop meaningful communities that benefit our residents and the local community.

The AMCAL affiliated Group of Companies includes:

- Acquisitions
- Development
- General Contracting
- Asset Management
- Project Management

AMCAL's special expertise includes:

- Tackling distinctive and challenging development projects
- Employing expert in-house development and construction teams
- No outsourcing of key oversight
- Having primary development expertise under one roof
- Nimble project management

Stability, Experience and Commitment

AMCAL is a fully integrated real estate development firm that has been delivering quality homes since 1978. The company has completed or acquired nearly 10,000 residences in a variety of classifications, including affordable, student, workforce and market rate including mixed-income and mixed-used communities.

AMCAL has been consistently recognized for its solid financial performance and strong, conservative balance sheet which has enabled it to partner with some of the world's leading financial institutions including JPMorgan Chase, Bank of America, Star America, Anchor Capital, AIG and many others.

On land deals, AMCAL Equity, LLC, can close escrows quickly and efficiently often without outside partners. Our land and entitlement pursuit costs are funded by AMCAL and not by financial partners.

As long-term property owners committed to sustainability, AMCAL forms strong public-private partnerships with community leaders, public officials, non-profit organizations and neighbors to ensure our developments have strong community foundations.

AMCAL engages professional providers to deliver high-quality social services to residents who live in its affordable apartment homes. By educating residents about finances, job and life skills, they often achieve better jobs and home ownership.

Limestone Ridge | Austin, Texas

225 affordable apartments | Expected completion in 2021





The Grad San Jose
San Jose, California
260 student apartments / 1,039 beds
Completed in 2020

A LEADER IN TRANSIT-ORIENTED AND URBAN DEVELOPMENT

AMCAL set the standard in Los Angeles for transit-oriented development (TOD) in 2006 with its Los Angeles Avenue 26 project. A community of 534 workforce and affordable apartments and condominiums, LA Avenue won several awards and accolades for best re-use of land, best in American affordable housing living and editor's choice for project of the year.

AMCAL has deep experience and expertise in developing vibrant, livable and sustainable TOD communities, often exceeding LEED standards. AMCAL has developed multiple projects that are close to bus lines, rail lines, Metro stations and transit stops, giving residents of AMCAL communities ease of mobility while helping to reduce the community's environmental footprint.

One of AMCAL Equities' most recent projects

includes The Grad San Jose, a large student housing project in San Jose within one block of the San Jose State University (SJSU) that was recognized as the best Market-Rate Residential project in Silicon Valley by the *Silicon Valley Business Journal*. The Grad is only .2 miles from the Paseo de San Antonio station — a light rail station operated by Santa Clara Valley Transportation Authority.

AMCAL is also set to start construction in early 2021 on a new project in midtown Houston. The project site is one block from McGowen Metro Station, a stop along the 13-mile Red Line, which carries more than 51,000 passengers daily between Downtown Houston and the Texas Medical Center, two of the largest business districts in the U.S.

The AMCAL Group of Companies is a urban multi-family apartment development expert.



Pacific Pointe | San Francisco, CA
60 affordable apartments | Completed in 2016



AMCAL CALIFORNIA
MAIN OFFICE
818.706.0694
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Agoura Hills, CA 91301
amcalhousing.com



Attachment 7 – Resolution from County

(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA)



AMTEX MULTI-HOUSING LLC

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phone: (818) 706-0694 • fax: (818) 706-3752

Decker Lake Apartments received a Resolution of No Objection with unanimous approval by the Travis County Commissioners Court during the January 12, 2021 Travis County Commissioners Court Meeting.

Attached please find the meeting agenda listing Decker Lakes Apartments as Items 1 and 5.

AMTEX will provide a copy of the executed Resolution of No Objection from Travis County as soon as available.



TRAVIS COUNTY COMMISSIONERS COURT

This meeting will not be held at a physical location. See notice below for more info.

Andy Brown
County Judge

Jeffrey W. Travillion, Sr.
Commissioner
Precinct 1

Brigid Shea
Commissioner
Precinct 2

Ann Howard
Commissioner
Precinct 3

Margaret J. Gómez
Commissioner
Precinct 4

AGENDA

VOTING SESSION • TUESDAY, JANUARY 12, 2021 • 9 AM

The Travis County Commissioners Court is meeting by videoconference/telephonically for its voting session on January 12, 2021, at 9 am. On March 16, 2020, in accordance with Texas Government Code § 418.016, Governor Abbott suspended various provisions of the Open Meetings Act that require government officials and members of the public to be physically present at a specified meeting location due to COVID-19. Pursuant to that suspension, members of the public will not be allowed to attend this voting session in person.

The public may view this voting session while in progress online at either of the following:
<http://traviscountytexas.com/Citizens/VideoEmbed.aspx?MediaEncoderName=Encoder8>
<http://traviscountytexas.com/Citizens/VideoEmbed.aspx?MediaEncoderName=Encoder7>

An electronic copy of the agenda along with the back-up and information for each item can be found at:
<http://traviscountytexas.com/Citizens/Default.aspx>

Members of the public may give comment before the Commissioners Court on any item on this agenda by calling (888) 966-1236.

Please note that members of the public may not communicate to the Court about any other subject not specifically noticed on this agenda.

For press inquiries, please email PIO@traviscountytexas.com or call (512) 854-8740.

CONSENT

- C1. Receive bids from the County Purchasing Agent.
- C2. Approve payment of claims by the County Treasurer. (Judge Brown)
- C3. Authorize the County Treasurer to invest County funds. (Judge Brown)
- C4. Approve the minutes for the Commissioners Court Voting Sessions of December 22, 2020. (Judge Brown)

PUBLIC HEARINGS

1. Receive comments regarding a Resolution of No Objection (RONO) for Decker Lake Apartments to be located at 6200 Blue Bluff Rd, Austin, TX 78724, in Precinct One. (Commissioner Travillion) (Related to Item 5)
2. Receive comments regarding a revision to a previously-approved Resolution of No Objection (RONO) for Capitol View Flats to be located at 9002 Capitol View Rd, Austin, TX 78747, in Precinct Four. (Commissioner Gómez) (Related to Item 6)

EMERGENCY SERVICES

3. Consider and take appropriate action regarding:
 - A. Travis County’s response to and recovery from COVID-19, including but not limited to an update from Dr. Escott or his designee at Austin/Travis County Public Health
 - B. Other necessary measures and actions related to COVID-19, including Travis County’s operations, policies, emergency assistance, measures necessary to preserve public health and safety, and applicable orders, declarations or resolutions, including communications from the State (Judge Brown)
4. Consider and take appropriate action regarding outdoor burning in the unincorporated areas of Travis County. (Judge Brown)

HEALTH & HUMAN SERVICES

5. Consider and take appropriate action on a Resolution of No Objection (RONO) for Decker Lake Apartments to be located at 6200 Blue Bluff Rd, Austin, TX 78724, in Precinct One. (Commissioner Travillion) (Related to Item 1)
6. Consider and take appropriate action on a resolution of no objection for Capitol View Flats to be located at 9002 Capitol View Rd, Austin, TX 78747. (*This item may be taken into executive session under the Consultation with Attorney exception, Texas Government Code Section 551.071, of the Texas Open Meetings Act.*) (Commissioner Gómez) (Related to Item 2)
7. Consider and take appropriate action regarding the approval of the SF-424 (Application for Federal Assistance) and SF-424D (Assurances – Construction Programs) and Certifications, which are prerequisites to the Program Year 2020 (PY20) CDBG Grant Agreement provided by the U.S. Department of Housing and Urban Development (HUD). (Commissioners Shea & Gómez)

8. Consider and take appropriate action to approve \$1,105,800 to provide caregiver meals for enrolled virtual students in the Manor and Delvalle Independent School Districts from January 1 through Sept. 30, 2021. (Commissioner Shea)

JUSTICE PLANNING

9. Consider and take appropriate action on the nomination of Latreese Cooke as the Travis County volunteer representative on the Criminal Justice Advisory Committee (CJAC) of the Capital Area Council of Governments (CAPCOG) effective immediately and ending December 31, 2021. (Commissioner Shea)

PLANNING & BUDGET

10. Consider and take appropriate action on budget amendments, transfers, and discussion items. (Commissioner Gómez)
11. Consider and take appropriate action to:
 - A. Accept application for the Silicon Silver project with \$150,000 application fee to allow the County to obtain details of the project proposal,
 - B. Notify applicant that County will use the City of Austin’s Chapter 380 policy and the County’s community input policy amendment approved on December 15, 2020 as the baseline for construction and contract worker and permanent employee wages and safety, HUB participation, and transparency requirements, and
 - C. Notify applicant that to further governmental transparency, County will list company name in all agenda items once the application is received.(Commissioner Shea)
12. Consider and take appropriate action to submit a request to receive additional resources under the Emergency Rental Assistance Program from the Coronavirus Relief Fund. (Commissioner Gomez)

PURCHASING

13. Approve Change Order No. 1 to Contract 4400005180 with Prime Construction Company, Inc., in the amount of \$688,745.67, for additional construction services at Arkansas Bend Park, Phase II. (Transportation and Natural Resources) (Commissioner Travillion)
14. Approve Modification No. 7 to Contract No. 4400001428 with RPS Infrastructure, Inc., in the amount of \$84,555.00, for the design of the FM 1626 improvements. (Transportation and Natural Resources). (Commissioner Travillion)

TECHNOLOGY & OPERATIONS

15. Consider and take appropriate action on the following items for Human Resources Management Department:
- A. Proposed Routine Amendments
(Commissioners Gómez & Travillion)

TRANSPORTATION & NATURAL RESOURCES

16. Consider and take appropriate action on the following requests associated with the Oak Forest Phase IV site project, in Precinct One;
- A. Construction Agreement with MHC Land Holdings, LLC for the construction of an eastbound right turn lane at Decker Lane and Canoga Avenue,
 - B. Cash Surety Agreement with MHC Land Holdings, LLC.
(Commissioner Travillion)
17. Approve setting a public hearing on Tuesday, January 19, 2021 to receive comments regarding the temporary restriction of all traffic on Bitting School Road, beginning on or about February 1, 2021, and continuing through April 15, 2021, or until work is complete, in Precinct One. (Commissioner Travillion)
18. Consider and take appropriate action on an interlocal agreement with the Manor Independent School District in connection with the transition of the School Crossing Guard program. (Commissioner Travillion)
19. Consider and take appropriate action regarding the results of the Hornsby Bend Feeder pilot project included in the Travis County Transit Development Plan (TDP) and an overall update on the TDP. (Commissioner Travillion)

OTHER

20. Consider and approve the 2021 Travis County Commissioners Court Calendar.
(Judge Brown)

EXECUTIVE SESSION

- Note 1 Texas Government Code § 551.071, Consultation with Attorney
- Note 2 Texas Government Code § 551.072, Real Property
- Note 3 Texas Government Code § 551.074, Personnel Matters
- Note 4 Texas Government Code § 551.076, Security
- Note 5 Texas Government Code § 551.087, Economic Development Negotiations
- Note 6 Texas Government Code § 551.089, IT Security

The Commissioners Court will consider the following items in Executive Session. The Court may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Court announces that the item will be considered during Executive Session. Consultation with legal counsel may occur by telephone conference.

- 21. Receive legal briefing in *Emily Borchardt v. Travis County, Texas, et al.*, Cause No. 1:19-CV-00891-LY.¹ (Judge Brown)
- 22. Receive legal briefing in *Amy Smith, et al. v. City of Austin, et al.*, Case No. 1:18-CV-5051.¹ (Judge Brown)
- 23. Receive briefing and take appropriate action regarding Travis County information security issues.^{1&6} (Commissioner Travillion)
- 24. Receive briefing, consider, and take appropriate action concerning the offer to settle the claims asserted in No. D-1-GN-19-001244; *Travis County, Texas v. DGC Phase 1, LLC, et al.* (Executive Session pursuant to Tex. Gov't Code Ann., Section 551.071).
(Commissioner Gomez)

ADJOURN

**TRAVIS COUNTY BEE CAVE ROAD DISTRICT NO. 1
VOTING SESSION • TUESDAY, JANUARY 12, 2021
UPON ADJOURNMENT OR RECESS OF COMMISSIONERS COURT VOTING SESSION**

- 1. Approve payment of claims by the County Treasurer. (Judge Brown)
- 2. Authorize the County Treasurer to invest County funds. (Judge Brown)

ADJOURN

**TRAVIS COUNTY COMMISSIONERS COURT
WORK SESSION • THURSDAY, JANUARY 14, 2021 • 1:30 PM**

1. Discuss board and committee assignments and appointments for Commissioners Court members.

ADJOURN

NOTICE

A quorum of the Commissioners Court may attend the following events:

Capital Area Metropolitan Planning Organization

Transportation Policy Board Meeting*

Monday, January 11, 2021

2 pm until meeting adjournment

** Meeting to be held by videoconference/telephonically*

Attachment 8 – Inducement Resolution

(Attach the inducement resolution from the issuer of bonds for the proposed development)



AMTEX MULTI-HOUSING LLC

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An Inducement Resolution is not expected to be approved by the Issuer until after approval of the Resolution of No Objection from both Travis County and City of Austin as has been the process for the previous 5 developments for which AMTEX has partnered with Travis County Housing Finance Corporation.