

**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.

- 1. 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.

- 2. 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).

- 3. 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.

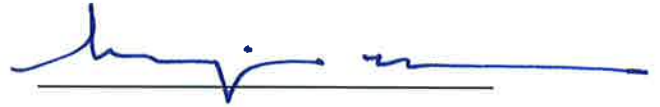
Development Name: Manor Apartments

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.



Manor Apartments represents the seventh 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), Crystal Bend Apartments (pre-construction), and Decker Lake Apartments (pre-construction). Though AMTEX has partnered with TCHFC to deliver more than 1,500 affordable units to the Austin region, Manor Apartments represents the first proposed development by AMTEX within the boundaries of the City of Austin proper.

The development will feature 180 apartments in 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 (“AMI”) with 20% of the units, representing 36 apartment homes, reserved for households earning up to 50% of AMI.

The building will be designed as 5-stories of residential wrapped around a 6-story parking garage with 384 parking spaces provided.

Manor Apartments is located at 6705 Manor Road, Austin, TX 78723 on 5.4 acres with a short walk to fresh food options and public transportation. The site is within the Manor/Springdale/Cameron Imagine Austin Corridor, within a ¼ mile of a High-Frequency Transit Stop, within ¾ mile of Transit Service, and has healthy food access.

The site is also in close proximity to job centers such as the Mueller Retail Center to the southwest, the future Tesla plant to the east, and Austin-Bergstrom International Airport an 11-minute drive down Highway 183.

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.

The on-site Social Services will be provided to the residents by Community Housing Resource Partners (CHRP), a 501(c)3 organization specializing supportive services at multi-family residential communities. For Manor Apartments, due to the number of two- and three-bedroom units, AMTEX anticipates a need for services targeted towards school age children as well as their parents. A resident assessment will be performed by CHRP to tailor a program specifically for the residents of Manor Apartments.

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.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Manor Apartments	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
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4) Development Owner (as submitted in TDHCA Application) AMTEX Multi-Housing LLC	5) Developer Company AMTEX Multi-Housing LLC
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6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 6705 Manor Road, Austin, TX 78723	7) Mobility Bond Corridor None
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8) Census Tract 21.08	9) Council District District 1	10) Elementary School WINN EL	11) Affordability Period 40 Years
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12) Type of Structure Multi-family	13) Occupied? No	14) How will AHFC funds be used? No funds requested from City
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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 Corp.
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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						0
Up to 40% MFI						0
Up to 50% MFI		8	14	14		36
Up to 60% MFI		30	57	57		144
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	38	71	71	0	180

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	18	Continuum of Care Units	
Accessible Units for Sensory Impairments	4		

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?

19) Is the property within 1/4 mile of a High-Frequency Transit Stop?

20) Is the property within 3/4 mile of Transit Service?

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

Sources		Uses	
Debt	26,292,289	Acquisition	2,100,000
Third Party Equity	18,757,942	Off-Site	143,782
Grant		Site Work	2,244,931
Deferred Developer Fee	2,232,429	Site Amenities	422,650
Other		Building Costs	26,174,438
Previous AHFC Funding		Contractor Fees	2,075,974
Expected AHFC Request		Soft Costs	3,501,305
		Financing	5,411,591
		Developer Fees	5,207,989
Total	\$ 47,282,660	Total	\$ 47,282,660

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date

CRP Ordinance 3 Date

CRP Ordinance 4 Date

CRP Ordinance 5 Date



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

AMTEX is submitting an application to receive a S.M.A.R.T. Housing Certification Letter simultaneously with the submittal of this Resolution of No Objection (“RONO”) application under separate cover.

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)

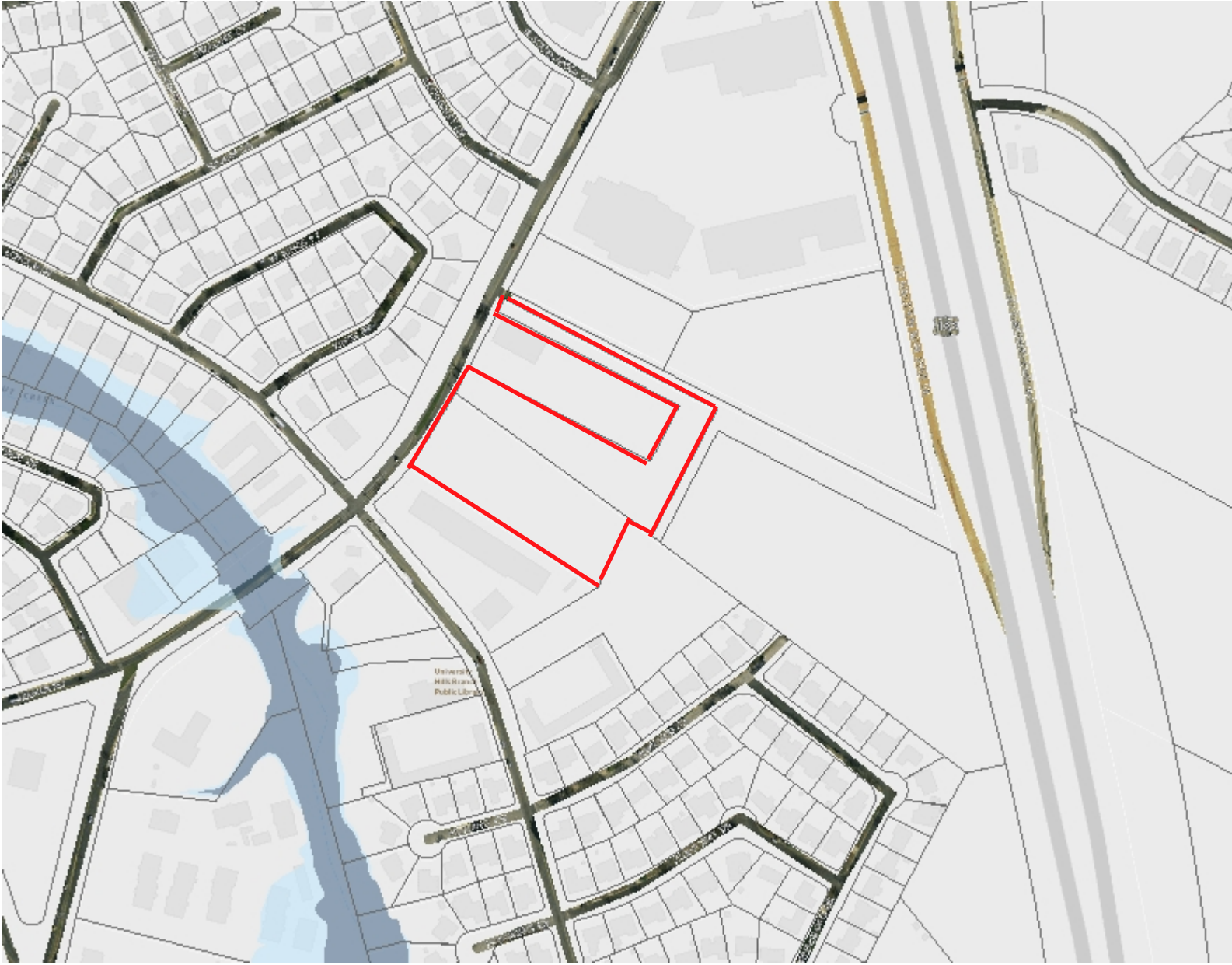


The site is located less than 300 feet from the 6699 Manor/Loyola Bus Stop which provides northbound and southbound service on the No. 20 Bus Route which is a High Frequency Route.

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)

6705 Manor FloodPro Map



- Parcel
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - ⊗ X Protected by Levee
 - 500 Year
- 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
- Building Footprints-Data-LOD-07-11

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.

0 396 793 Feet

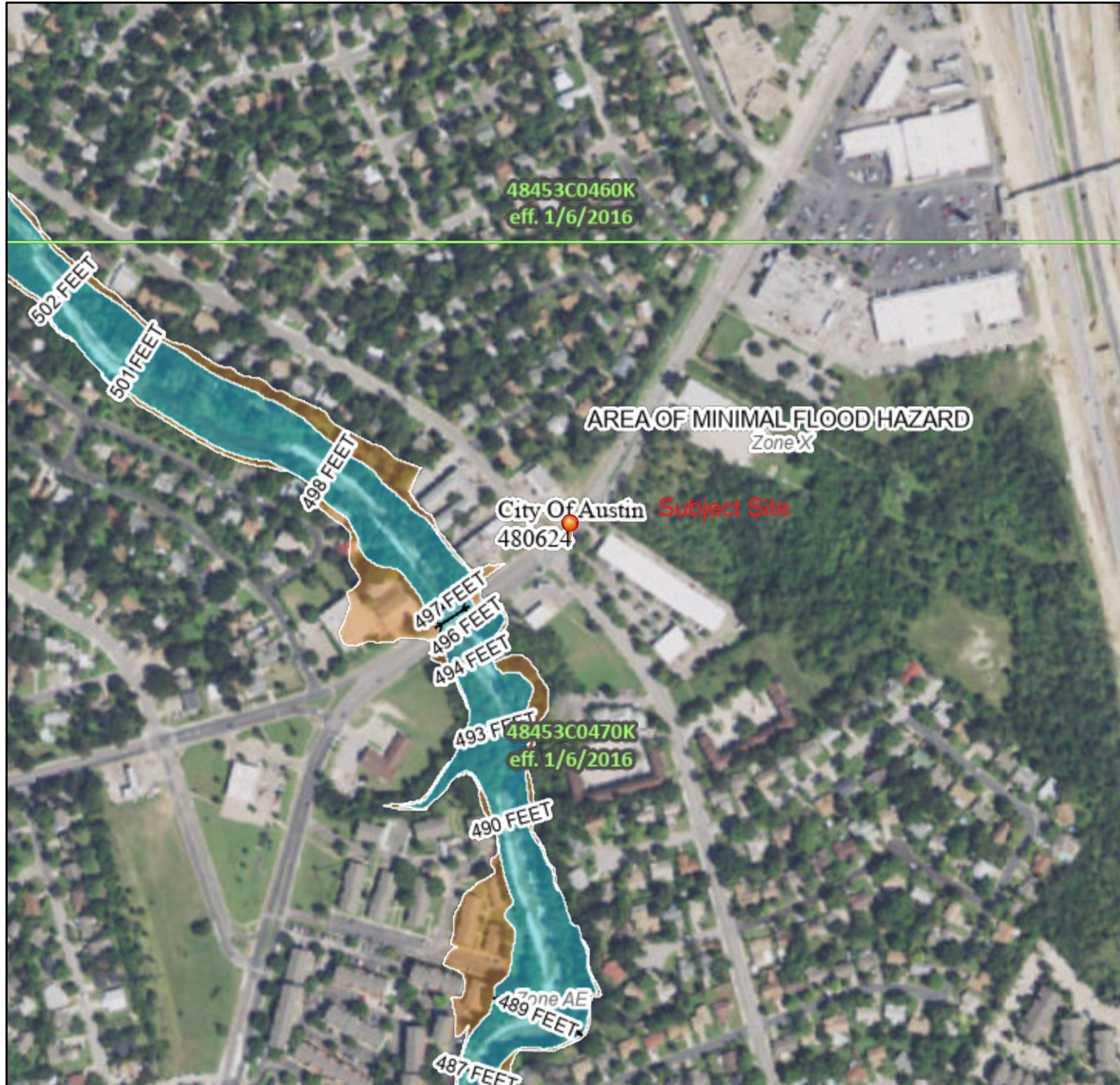
Prepared: 1/13/2021



National Flood Hazard Layer FIRMette



97°40'20"W 30°18'52"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 |
| | | 17.5 Water Surface Elevation |
| | | 8 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| 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 **1/13/2021 at 1:39 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

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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



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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

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

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

Manor Apartments is located within the boundaries of the City of Austin and therefore no County Resolution of No Objection will be requested.

Attachment 8 – Inducement Resolution

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



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As has been the case with previous affordable developments for which AMTEX has partnered with Travis County Housing Finance Corporation, the Inducement Resolution will be approved after the approval of the Resolution of No Objection.