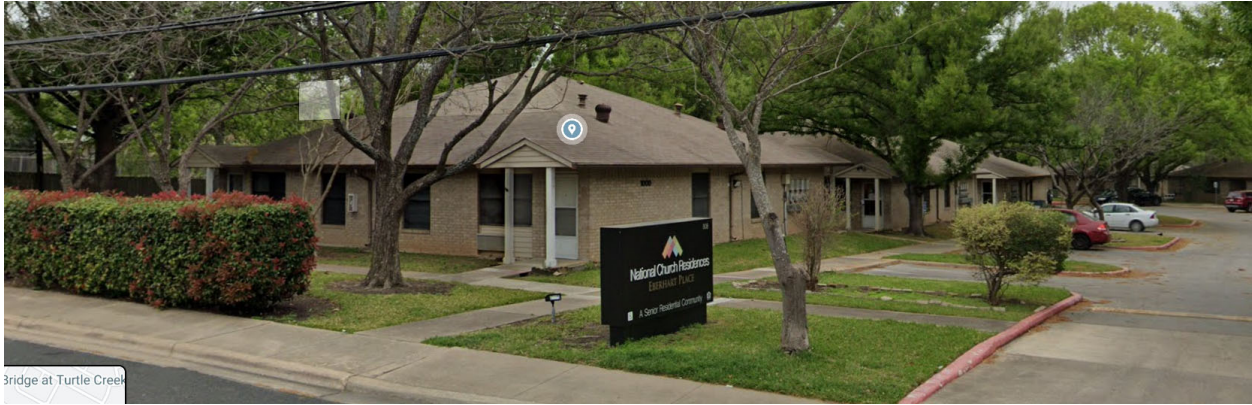


City of Austin

Request for 9% Resolution of Support – 2024

At-Risk Renovation

Eberhart Place
808 Eberhart Lane



REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2024 9% Competitive 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 9% Low Income Housing Tax Credit applications for the 2024 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 15, 2023***. *All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 1, 2024 meeting.*

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

Resolution of Support or No Objection from the Local Governing Body (to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments if required by TDHCA's Site Demographic and Characteristics Report)

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)

[CRP Letter](#)

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2024 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 05, 2024. For more information on the [S.M.A.R.T. Housing Program](#), email DeAdra Johnson, Project Coordinator, at DeAdra.Johnson@austintexas.gov and copy Brendan Kennedy, Project Coordinator, at Brendan.Kennedy@austintexas.gov.**

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 HD's website.](#) **Please also submit the Excel sheet when submitting your application.**

- 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area**. Attach this information to the Application behind the appropriate tab.
 - 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) Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2024 Qualified Allocation Plan.
 - 8) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 9) If the proposed development involves the rehabilitation of a currently occupied development, provide an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
 - 10) If the applicant intends to apply for State Housing Tax Credits, provide a secondary Project Summary Form sheet which shows the anticipated request amount in a revised Sources and Uses table as well as a revised unit mix with the award.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **two** of the following criteria. Applications that meet only one of the following criteria will be eligible to receive a Resolution of No Objection:
- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
 - 2) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
 - 3) The development is located in a Displacement Risk area, according to the [Project Connect Displacement Risk Maps](#) (located under "Displacement Risk Maps" tab; all tracts but "Historical Exclusion" are eligible).
 - 4) The development is located within 0.5 miles of the Project Connect first phase project, according to [Exhibit A](#) of Austin City Council [Resolution No. 20230601-072](#) (including Light Rail Phase 1, Priority Extension, and Future Austin Light Rail).
 - 5) No fewer than 25% of the units in the development are dedicated to the Continuum of Care, as confirmed by an executed MOU with ECHO (to be provided by February 10, 2024).
 - 6) The development is a rehabilitation of an existing affordable housing community (must complete Attachment 9 to demonstrate affordable rents; both income-restricted and naturally-occurring affordable housing is eligible).
 - 7) No fewer than 75% of the units in the development include 2 or more bedrooms.

- 5) **CRP Letter Instructions.** If the development is located in what the Requestor believes is a CRP area, then by **Friday, January 26, 2024** submit to Brendan Kennedy an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7)(A)(v)(I-II). Please contact Brendan Kennedy with any questions about this requirement.

- 6) **Zoning.** Zoning verification letters can be provided by contacting Brendan Kennedy. Zoning verification letters are provided solely for the purpose of the TDHCA application. The applicant may request that the zoning verification letter detail preliminary eligibility for the Affordability Unlocked bonus program. **However, this letter does not grant automatic Affordability Unlocked certification, and the applicant must ultimately execute a full Affordability Unlocked agreement before applying for site plan and building permits.**

- 7) **How to Submit.** Applications should be sent by email to Brendan Kennedy at Brendan.Kennedy@austintexas.gov, with a copy to Josh Rudow at Josh.Rudow@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 Housing Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at Brendan.Kennedy@austintexas.gov.

Deadline to Submit: 5:00 pm, Friday, December 15, 2023

Development Name: Eberhart Place

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>Eberhart Place Senior Housing Limited Partnership</u>
Authorized Representative Signature	<u>Eric Walker</u>
Authorized Representative Name (Print)	<u>Eric Walker</u>
Authorized Representative Title	<u>Vice President</u>
Date	<u>11/20/2023</u>

Attachment 1 - Project Narrative

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

Eberhart Place – 808 Eberhart, Austin 78745
2024 9% LIHTC Application
Project Summary

Overview

National Church Residences built Eberhart Place in 1991 under the HUD 202 program. The project consists of 10 single-story buildings (9 residential and 1 community building) and includes 38 elderly restricted units (37 rental units and 1 managers unit). 100% of the units have rental assistance from HUD. While TDHCA rental restrictions will range from 30%-60% AMI, the HUD rental assistance requires all households to be at 50% AMI or lower.

We are applying for Low Income Housing Tax Credits under TDHCA's 9% program under the At-Risk set aside. This will help facilitate a major renovation to preserve this critically needed senior affordable housing in the City of Austin for seniors age 62 and older.

We have engaged a Physical Needs inspector, and our Scope of Work will be created once that report is received, which is expected by year end 2023. In a typical 9% renovation, we include all critical repairs addressed in the PCNA, update accessibility and energy efficiencies and also provide a cosmetic facelift. A preliminary scope of work will be available with our tax credit application due on 3/1/2024.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: Eberhart Place
 2) Project Type: 100% Affordable
 3) New Construction or Rehabilitation?: Rehabilitation

4) Development Owner (as submitted in TDHCA Application): Eberhart Place Senior Housing Limited Partnership
 5) Developer Company: National Church Residences

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 808 Eberhart Lane, Austin TX 78745
 7) Mobility Bond Corridor: William Cannon Dr

8) Census Tract: 24.1
 9) Council District: District 2
 10) Elementary School: ODOM EL
 11) Affordability Period: 45 years

12) Type of Structure: Multi-family
 13) Occupied?: Yes
 14) How will AHFC funds be used?: Construction Only

15) Bond Issuer (if applicable): NA
 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): National Church Residences

17) Target Population: Elderly

18) Summary of Rental Units by MFI Level

employee unit or 60% AMI

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	2	6				8
Up to 40% MFI						0
Up to 50% MFI	4	12				16
Up to 60% MFI	3	10	1			14
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	9	28	1	0	0	38

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	2	Continuum of Care Units	0
Accessible Units for Sensory Impairments	1	Non-CoC Supportive Housing Units	0

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

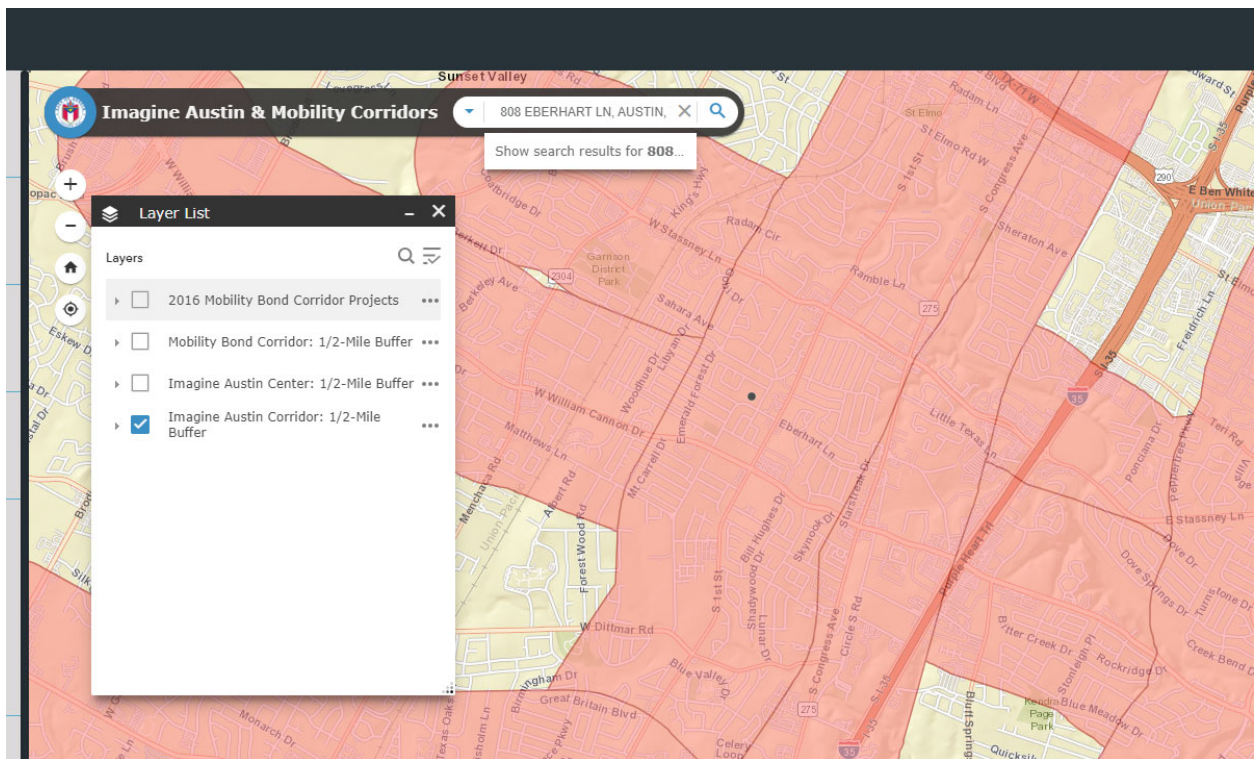
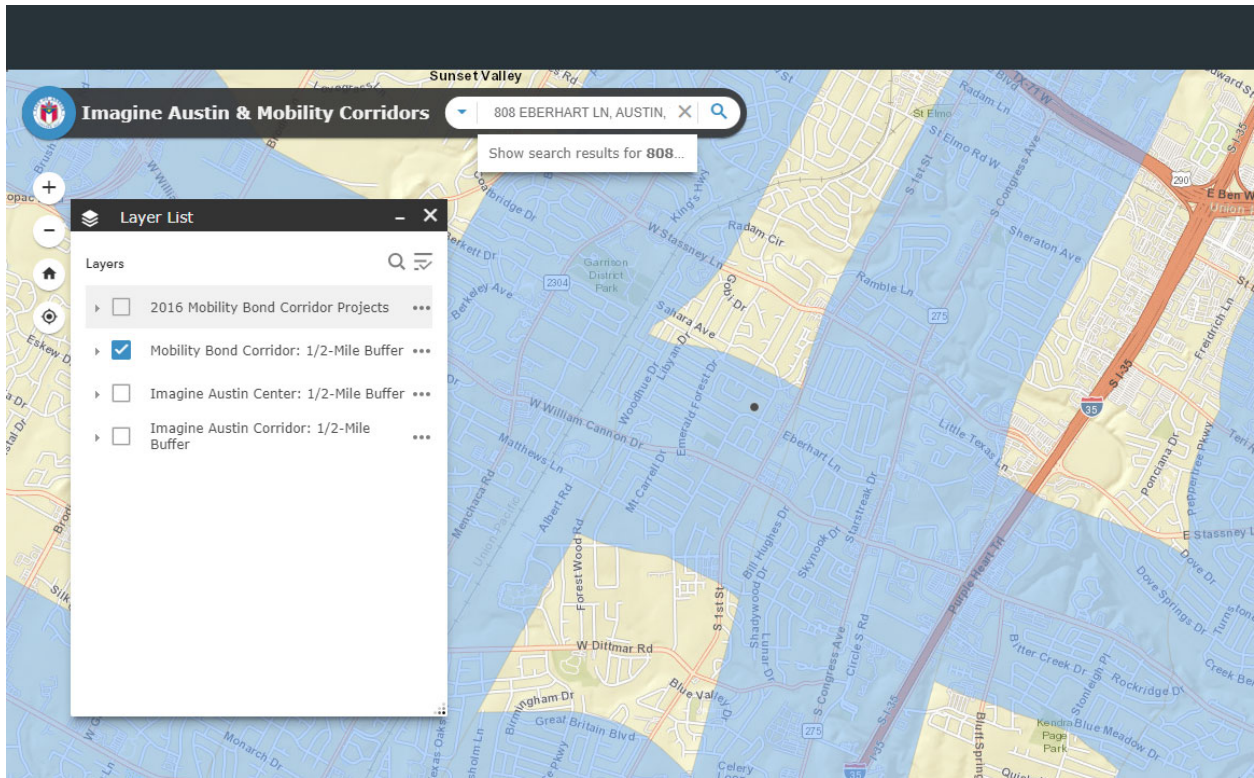
Sources		Uses	
Debt	1,800,000	Acquisition	3,876,000
Third Party Equity	5,344,000	Off-Site	
Grant		Site Work	50,000
Deferred Developer Fee	110,400	Site Amenities	50,000
Other	2,680,100	Building Costs	3,035,000
Previous AHFC Funding	-	Contractor Fees	424,900
Expected AHFC Request	500	Soft Costs	1,519,100
		Financing	40,000
		Developer Fees	940,000
Total \$	9,935,000	Total \$	9,935,000

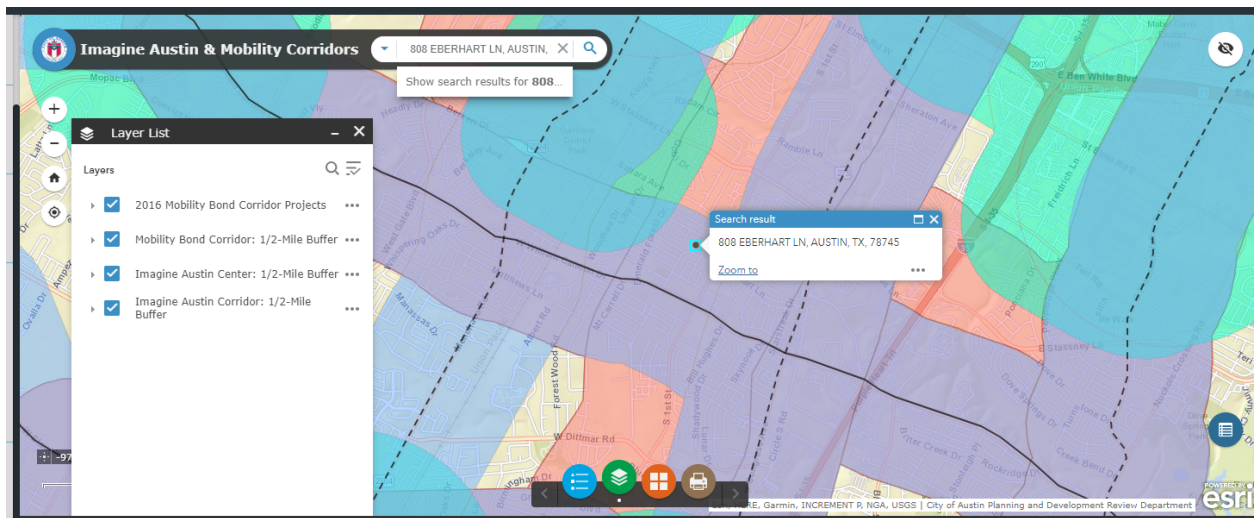
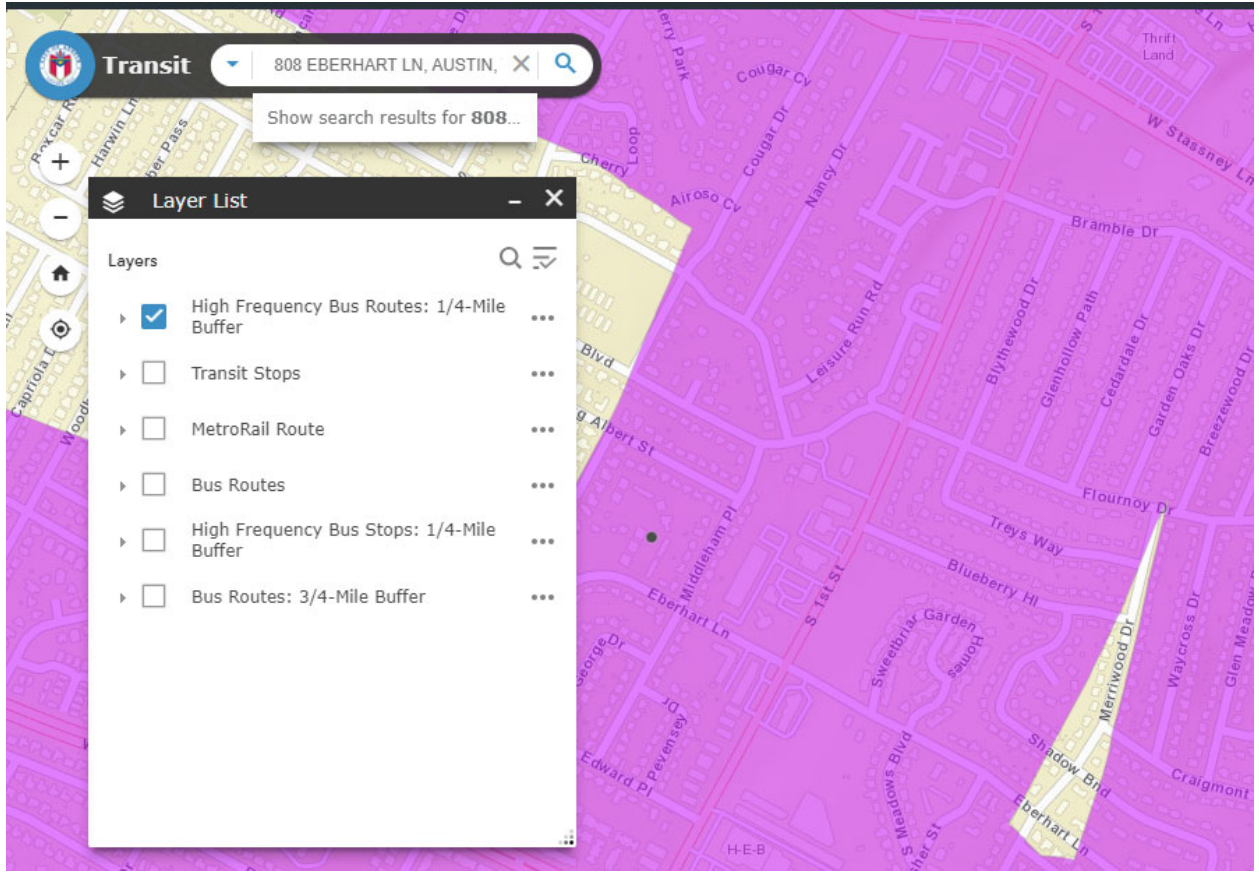
CRP Name

CRP Ordinance 1 **Date**

CRP Ordinance 2 **Date**







FID	OBJECTID_1	Type	Shape_Leng	Project_Na	More_Infor	Project_Bo	Modified_B	Created_Da	Modified_D	Created_By	Shape_Len	GlobalID
12	13	Construction Eligible Corridor	11.74	William Cannon Drive	http://www.aust	Southwest Parkway to McKinney Falls Parkway	AshburnZ	February 26, 2017	October 9, 2017	AshburnZ	0.00	756336a8-49d6-46f3-9e59-ea09f07f9823

Project Connect Anti-Displacement Maps and Dashboard

Displacement Risk Dashboard | Áreas en riesgo de desplazamiento | Displacement Risk Maps | Access to Opportunity Maps | About this Tool

2020 Displacement Risk within 1 mile of Project Connect

To explore, click on the arrow to the left to expand the button bar. Select different categories to see how the data changes. To clear your selection, click "All".

Select Displacement Risk

All Active Displacement Risk

Chronic Displacement Risk

Vulnerable

Select Geography

All East North Northeast

South Southeast

Select Council District

All 1 2 3 4 5 7

8

Select Zip Code

None	78617	78702	78704
78721	78722	78723	78724
78725	78727	78735	

Select different categories to see how the data changes. To clear your selection, click "All".

Race and Ethnicity

Displacement Risk

Income Distribution

Median Rent
\$1262

Median Home Value
\$319k

Population
313k

Housing Units
139k

Search result: 808 EBERHART LN, AUSTIN, TX, 78745

To search for an address, click the magnifying glass icon on the upper right corner of the map and type into the search bar.

City and Non-City Affordable Housing
19.2k
5.8k City-Subsidized Units

Communities of Color
65%
MSA average: 49%

Low Income
67%
People making at or below 80% Median Family Income (MFI)
MSA average: 43%

Children Living in Poverty
29%
MSA average: 12%

Renters
55%
22% Severely Rent Burdened (50% of Income on Rent)
MSA average: 41%

25+ Without a Bachelor's Degree
62%
MSA average: 54%

Project Connect Anti-Displacement Maps and Dashboard

Displacement Risk Dashboard | Áreas en riesgo de desplazamiento | Displacement Risk Maps | Access to Opportunity Maps | About this Tool

Displacement Risk

Legend

Project Connect Stations

-

Project Connect Routes

- Orange Line - Initial Investment
- Orange Line - Future Extension
- Blue Line - Initial Investment
- Green Line - Initial Investment
- Green Line - Future Extension
- Red Line - Existing
- Gold Line MetroRapid - Future Light Rail Extension
- MetroRapid - Initial Investment
- MetroRapid - Future Extension
- MetroExpress - Future Extension
- MetroExpress - Existing

Displacement Risk Areas (2019)

- Vulnerable
- Active
- Chronic
- Historical Exclusion

808 EBERHART LN, AUST X

COA Locator - With Suggest

808 EBERHART LN, AUSTIN, TX, 78745

Search result: 808 EBERHART LN, AUSTIN, TX, 78745

Zoom to

Attachment 3 – CRP (if applicable)

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*

CRP Area – Attachment 3

Request for CRP Letter!

Name of that CRP:

South Austin Combined Neighborhood Plan, Ordinance: 20141106-085

Brief description of the identified revitalization goals of the CRP:

Full Plan:

https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/26_SouthAustinCombined/SACNP_FINAL.pdf

The purpose of the South Austin Combined Neighborhood Plan is to manage change within the framework of *Imagine Austin* and sustain neighborhood character by ensuring new development or redevelopment is a good neighbor.

Vision: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

- Encourage walking, bicycling, and transit use through design and education.
- Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
- Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.
- Improve access to and amenities in area parks.
- Protect, enhance, and expand the neighborhood's green infrastructure.
- Promote environmentally sustainable practices.
- Increase the overall health of the SACNPA.
- Improve the community's safety and upkeep.
- Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

Brief description of how the investments in that area together constitute a CRP:

See attached letter from CoA confirming this neighborhood plan is still active.

There has been a variety of public investments in the area including benefits from Mobility Bonds, multiple Austin ISD bond investments benefiting all neighborhood schools and park investment in local parks. Implementation plan shows investment in improving sidewalk networks, improved bicycle safety, lighting, crosswalks and improved signage have either happened or are underway.

Private investment includes new 307 unit MF development on the corner of S 1st and Turtle Creek, 4% LIHTC project.



Map of the area and the development's relative location within it.
Included in CRP section.

City of Austin council resolution(s) that created the CRP area
Included in CRP section.



City of Austin

Planning Department

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ <https://www.austintexas.gov/department/housing-and-planning>

MEMORANDUM

TO: Tracy Fine

FROM: Maureen Meredith, Senior Planner, Inclusive Planning Division
Planning Department

DATE: September 18, 2023

RE: South Austin Combined Neighborhood Plan (Westgate, South Menchaca,
and Garrison Park)

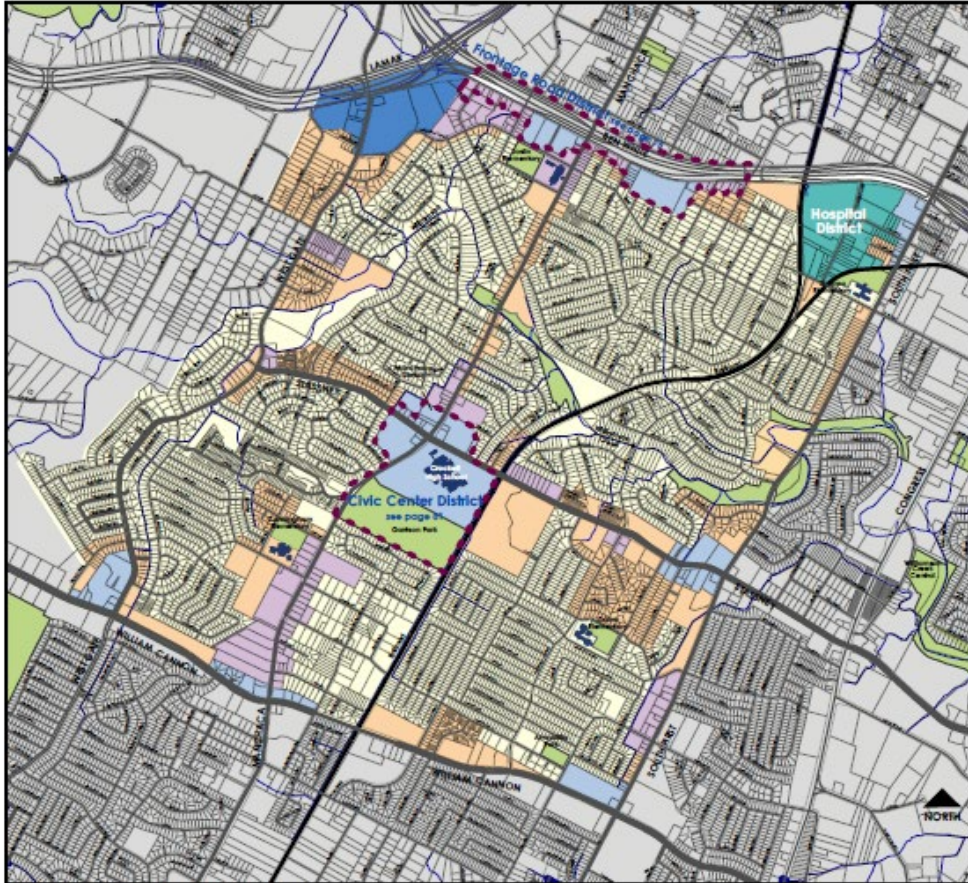
This memo is to verify that the South Austin Combined Neighborhood Plan is an active neighborhood plan and planning area.

Attachments: South Austin Combined Planning Area Cases Chart
South Austin Combined Planning Area Character District future land use
Map

**South Austin Combined Neighborhood Plan (NP) and Neighborhood Plan Amendment (NPA)
Case And Ordinance Information
September 18, 2023**

Neighborhood Plan	NP2014-0030	20141106-085	11/6/2014	The NP Ordinance adopts the South Austin Combined Neighborhood Plan and the Future Land Use Map. Three associated zoning ordinances were adopted concurrently to establish the Westgate Neighborhood Plan Combining District (NPCD), the South Manchaca Neighborhood Plan Combining District (NPCD) and the Garrison Park Combining District (NPCD).	20141106-086	C14-2014-0017	11/6/2014
		20141106-087			20141106-088	C14-2014-0018	11/6/2014
						C14-2014-0019	11/6/2014
Plan Amendment	NPA-2016-0030.01	(case withdrawn by applicant)	n/a	4507 S. 4511 Vinson Drive - Request to change character district map from Residential Core to Neighborhood Transition	n/a	C14-2016-0063.SH	n/a
Plan Amendment	NPA-2020-0030.01	(case withdrawn by applicant)	n/a	6200 Manchaca Drive - Request to change character district map from Residential Core to Neighborhood Transition	n/a	no zoning application filed	n/a
Plan Amendment	NPA-2022-0030.01	20230720-184	20-Jul-23	1210 Gobi Drive - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	20230720-185	C14-2022-0158	20-Jul-23
Plan Amendment	NPA-2023-0030.01.SH	(in process)	(in process)	711 Eberhardt Lane - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	(in process)	C14-2023-0007.SH	(in process)
Plan Amendment	NPA-2023-0030.02	(in process)	(in process)	714 Turtle Creek Drive - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	(in process)	C14-2023-0007.SH	(in process)

South Austin Combined Neighborhood Plan



Character District Map

(Rev. 1/31/14)

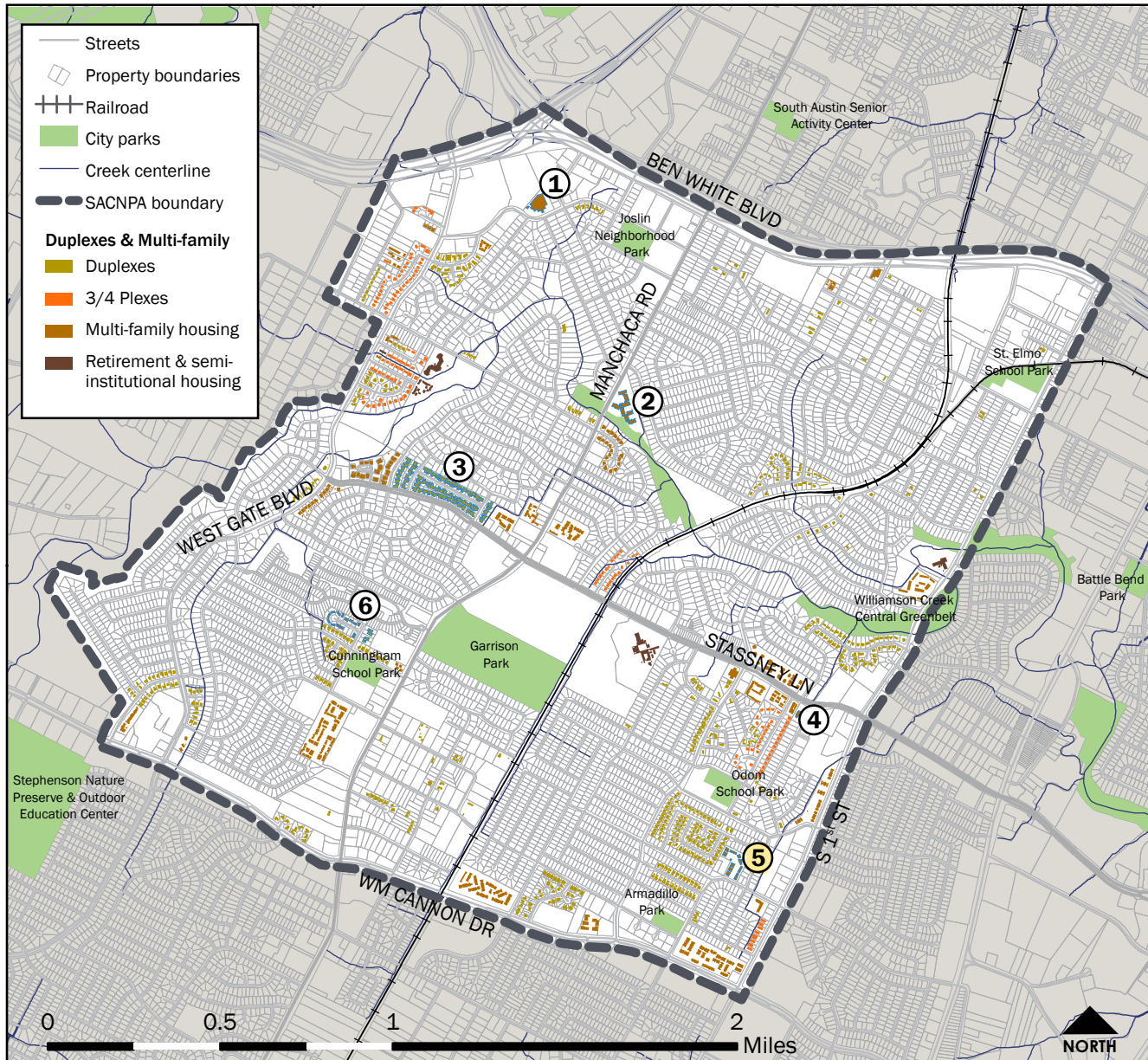


- | | |
|--|--|
|  Activity Center |  Residential Core |
|  Mixed-Use Activity Hub/Corridor |  Special District |
|  Neighborhood Node |  District with Illustrative Vision
<small>(Character District applied to 9 community plans)</small> |
|  Neighborhood Transition | |

- | | |
|---|---|
|  City of Austin Parks |  Streets |
|  Civic Buildings |  Railroad |
|  Parcels |  Creeks |

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Multi-family & Affordable Housing

Subsidized Affordable Housing - Approximately 390 units

- | | | |
|---|---|---|
| <p>① 2422 Wester Trails Blvd.
HUD Program, built 1978
99 assisted living units for elderly
Incomes <50% of MHI</p> | <p>③ Cherry Creek Duplexes
Foundation Communities,
built 1972
122 units
Incomes 50-80% of MFI</p> | <p>⑤ 808 Eberhart Ln.
HUD Program, built 1990
38 units for elderly and disabled only
Incomes <50% of MHI</p> |
| <p>② 4911 Manchaca
Austin Housing Finance
Corporation Program, built 1982
132 units, 89 Low Income units
Incomes <50% of MHI</p> | <p>④ 5600 Nancy Dr.
HUD Program, built 1996
9 units for disabled only
Incomes <60% of MHI</p> | <p>⑥ 6113 Buffalo Pass
Housing Authority for the
City of Austin Program, built 1980
33 units
Incomes <50% of MHI</p> |

ORDINANCE NO. 20141106-085

AN ORDINANCE AMENDING THE IMAGINE AUSTIN COMPREHENSIVE PLAN BY ADOPTING THE SOUTH AUSTIN COMBINED NEIGHBORHOOD PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. FINDINGS.

- (A) In June, 2012, the City Council adopted the “Imagine Austin Comprehensive Plan.”
- (B) Article X, Section 5 of the City Charter authorizes the City Council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.
- (C) In December, 2012 and January, 2013, surveys were distributed to residents in the neighborhood planning area, and subsequent meetings were held with the City of Austin neighborhood planning staff and homeowners, renters, business owners, non-profit organizations and non-resident property owners to prepare a neighborhood plan. The South Austin Combined Neighborhood Plan followed a process first outlined by the Citizens’ Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. The City Council endorsed this approach for neighborhood planning in a 1997 resolution. This process mandated representation of all of the stakeholders in the neighborhood and required active public outreach. The City Council directed the Planning Commission to consider the plan in a 2012 resolution. During the planning process, the South Austin Combined Neighborhood Plan planning team gathered information and solicited public input through the following means:
 - (1) collection of existing data;
 - (2) neighborhood inventory;
 - (3) neighborhood survey;
 - (4) neighborhood workshops; and
 - (5) neighborhood open houses.
- (D) The South Austin Combined Neighborhood Plan recommends action by the neighborhood planning team, the City, and by other agencies to preserve and

improve the neighborhood. The vision statement and goals of the South Austin Combined Neighborhood Plan are as follows:

(1) Vision Statement

Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, created, and engaged.

(2) Goals

(a) Mobile and interconnected: Encourage walking, bicycling, and transit use through design and education.

(b) Compact, Accessible, and Affordable:

1. Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.

2. Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.

(b) Natural and Sustainable:

1. Improve access to and amenities in area parks.

2. Protect, enhance, and expand the neighborhood's green infrastructure.

3. Promote environmentally sustainable practices.

(c) Healthy, Safe, Creative, and Engaged:

1. Increase the overall health of the South Austin Combined Neighborhood Planning area.

2. Improve the community's safety and upkeep.

3. Increase creativity and collaboration in the South Austin Combined Neighborhood Planning area to promote a sense of community and a unique sense of place.

PART 2. ADOPTION AND DIRECTION.

- (A) Appendix G of the Imagine Austin Comprehensive Plan is amended to add the South Austin Combined Neighborhood Plan as an attached small area plan, as set forth in Exhibit A, which is incorporated as part of this ordinance.
- (B) The city manager shall prepare zoning cases consistent with the land use recommendations in the South Austin Combined Neighborhood Plan.
- (C) The city manager shall provide periodic updates to the City Council on the status of the implementation of the South Austin Combined Neighborhood Plan.
- (D) The specific provisions of the South Austin Combined Neighborhood Plan take precedence over any conflicting general provision in the Imagine Austin Comprehensive Plan.


PART 3. EFFECTIVE DATE.

This ordinance takes effect on November 17, 2014.

PASSED AND APPROVED

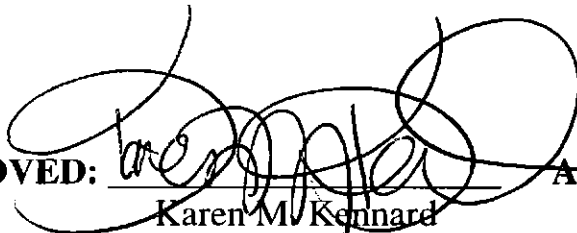
November 6, 2014

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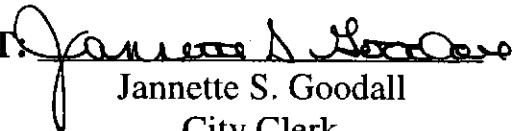
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:

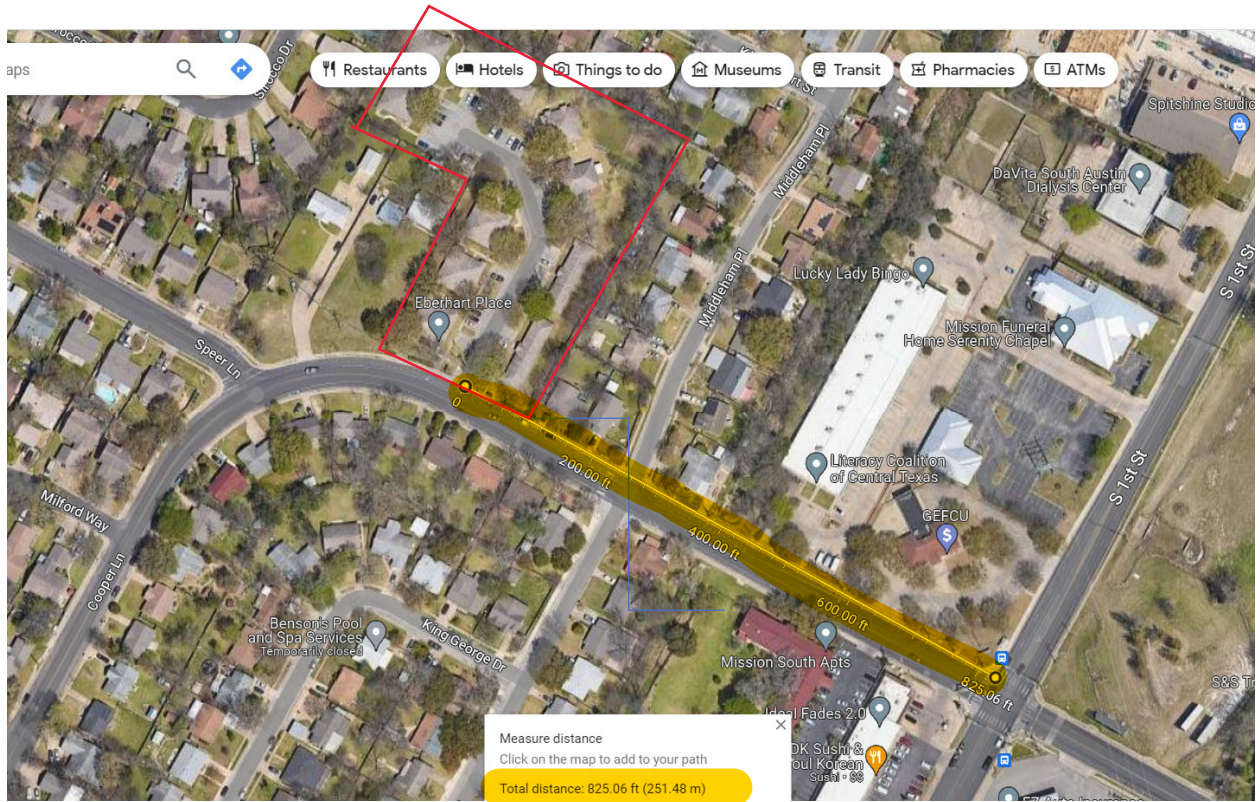


Jannette S. Goodall
City Clerk

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)

Nearest Transit: 808 Eberhart Lane, 825 Feet



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)



City of Austin

WATERSHED PROTECTION

FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0418120919		Date Processed: 11/15/2023	
Property Address: 808 EBERHART LN			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: NaN	
Community Number: 480624		100-Year Flood Elevation**: NaN	
Panel Number: null		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 12/31/1969			
FEMA 100-Year Elevation*: NaN			
FEMA 500-Year Elevation*: NaN			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Fax:** 512-974-3584 **E-mail:** floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor,
PO BOX 1088 Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- ** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

FEMA Floodplains

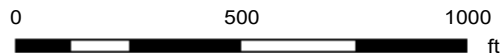
Legend

FloodPro

FEMA Floodplain

100 Year (Detailed-AE)

500 Year



Thursday, November
16, 2023



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.

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)



National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

National Church Residences Recent Texas, LIHTC Experience

While National Church Residences has over 100 LIHTC properties throughout the country and 40 in Texas. Below are several properties that are similar to Eberhart Place in that they are located in Texas and were renovated (or under construction or in closing) with 9% or 4% LIHTCs from TDHCA. All of the properties are senior and the majority have a HUD 202 overlay like Eberhart.

FacilityName	Address	City	StateAbbr	County	ZipCode	# units	LIHTC Award
Balcones Haus	246 Loma Vista	New Braunfels	TX	Comal	78130-7034	39	2016
Mid Tule Village Apartments	321 SE 7th Street	Tulia	TX	Swisher	79088	50	2019
Morning Star Apartments	1520 Barfield Rd	Wharton	TX	Wharton	77488-5940	40	2019
Parkview Place	1110 Avenue N Street	Huntsville	TX	Walker	77340	41	2012
Plateau Ridge	701 McAnear St	Cleburne	TX	Johnson	76033-5261	49	2017
Sandstone Foothills Apartments	402 Brazos Dr	Mineral Wells	TX	Palo Pinto	76067-4775	40	2017
Trinity Place Apartments	1203 Cushing Drive	Round Rock	TX	Williamson	78664	68	2019
Arbors at Creekside Apartments	1026 Clayton Lane	Austin	TX	Travis	78723	176	2022, 4%, AHFC Partnership
Bell Crest	808 Frawley Street	Houston	TX	Harris	77009	64	2021
Brandywine Apartments	500 Rockingham Drive	Richardson	TX	Dallas	75080	50	2020
Cobblestone Court	2101 Davis Lane	Austin	TX	Travis	78745-7603	69	2022
Eden Place	1220 Jefferson Ave	Seguin	TX	Guadalupe	78155-5934	60	2002
Evening Star Villa	11800 South Glen Dr	Houston	TX	Harris	77099-2502	62	2022



Lennox House	110 NW 2nd St	Grand Prairie	TX	Dallas	75050-5658	40	2020
Oak Bluff Village	1513 Montezuma St	Columbus	TX	Colorado	78934-2137	39	2022
Tejas Cove	1900 Palm Village Blvd	Bay City	TX	Matagorda	77414-8170	61	2022
Eden Cross Apartments	1240 Jefferson Ave	Seguin	TX	Guadalupe	78155-7104	50	2023, 4%
Eden Heights	627 Lakeview Blvd	New Braunfels	TX	Comal	78130	94	2023
Prairie Village	1915 N Wharton Rd	El Campo	TX	Wharton	77437-2312	38	2013
Blessing Court	3100 Blessing Court	Bedford	TX	Tarrant	76021-5009	104	2011
Magnolia Acres	108 Deborah Dr	Angleton	TX	Brazoria	77515-4165	67	2011



Attachment 7 – Tie Breaker Factors

(Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2024 Qualified Allocation Plan.)

Attachment 7

Tie Breakers – 808 Eberhart Lane

Tie Break	Name	Distance
Park	Odom School Park	556 ft
Park	Armadillo Neighborhood Park	962 ft
Elementary School	Odom Elementary School	556 ft
Grocery Store	Sprouts Farmers Grocery	1.13 miles
Public Library	Pleasant Hill Branch Austin Public Library	4,653 feet

1. Distance to Park

(808 Eberhart Lane to Odom School Park) **556 feet.**

(808 Eberhart Lane to Armadillo Neighborhood Park) **962 feet.**



[Home](#)

[Planning/Land](#)

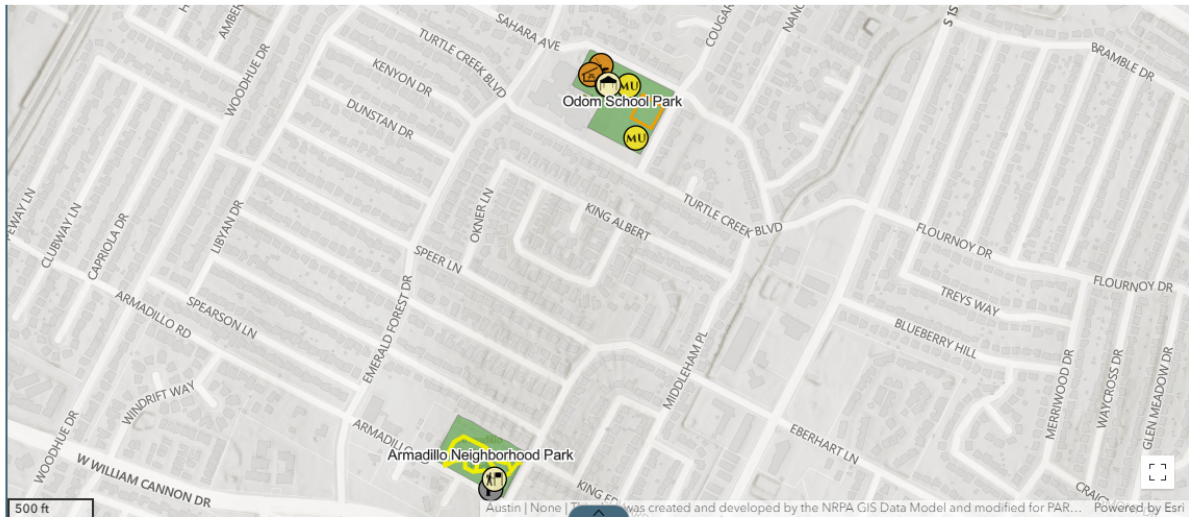
[Assets](#)

[Capital Improvement Projects](#)

[Historical Resources](#)

[Park Rangers](#)

[More ▾](#)

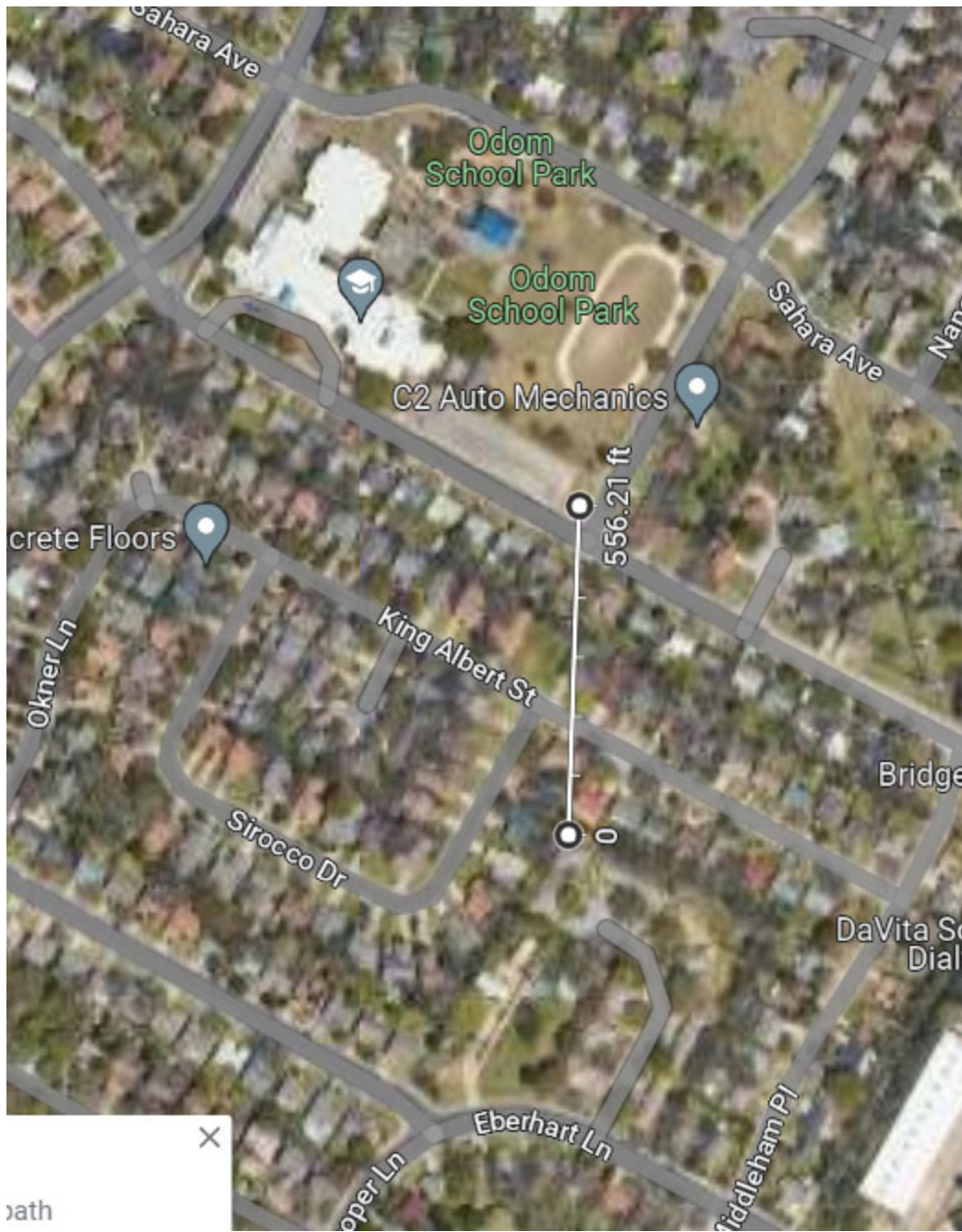


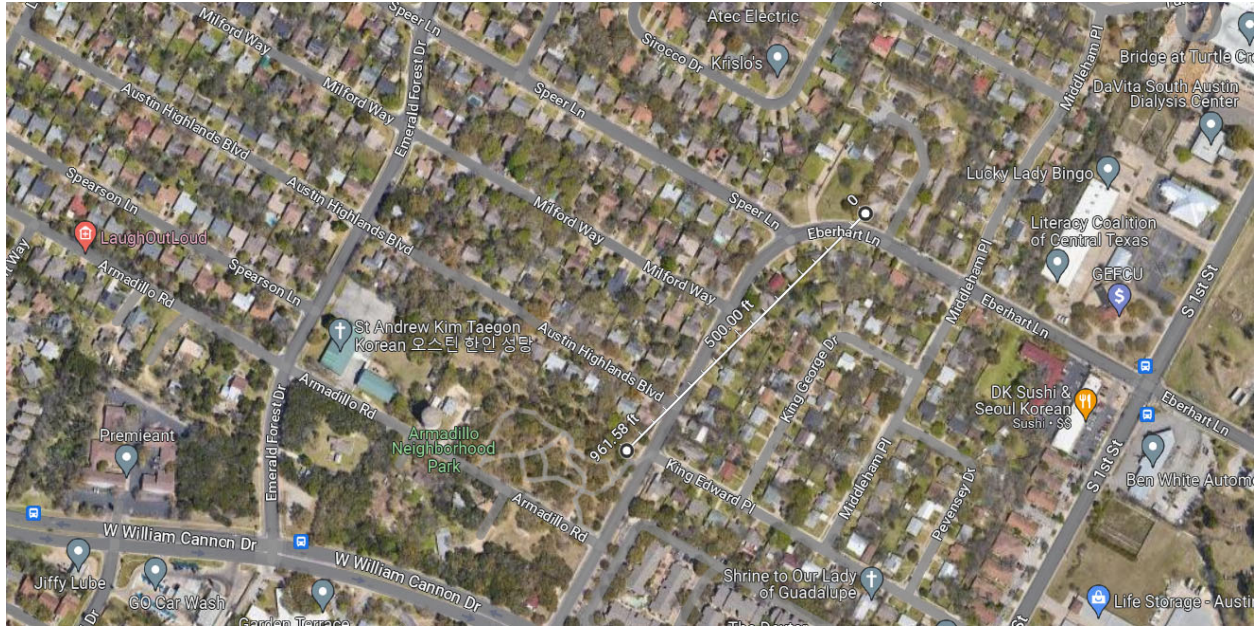
Agave Neighborhood Park	3900 Sendero Hills Parkway	16.36
Alamo Pocket Park	2100 Alamo St., Austin, Texas 78722	1.8730
Airport Commerce Pocket Park	1900 Airport Commerce, Austin, Texas 78741	.8520
Alderbrook Pocket Park	12444 Lamplight Village Ave., Austin, Texas 78758	1.9
Andrews School Park	2303 Loyola Ln., Austin, Texas 78723	3.27
Archstone Pocket Park	4308 Staggerbrush Rd., Austin, Texas 78749	.5300
Archstone Greenbelt	4308 Staggerbrush Rd., Austin, Texas 78749	4.4717
Armadillo Neighborhood Park	910 Armadillo Rd., Austin, Texas 78745	3.045
Asian American Resource Center	8401 Cameron Rd., Austin, Texas 78754	15

Oakhill Neighborhood Park	5408 Southwest Pkwy., Austin, Texas 78735	14.495
Oakwood Annex Cemetery	1509 E MILK Jr Blvd., Austin, Texas 78702	18.6
Oakwood Cemetery	1012 E 16th St., Austin, Texas 78702	39.5126
Odom School Park	1001 Sahara Ave., Austin, Texas 78745	4.3
Oertli Neighborhood Park	12613 Blaine Rd., Austin, Texas 78753	6

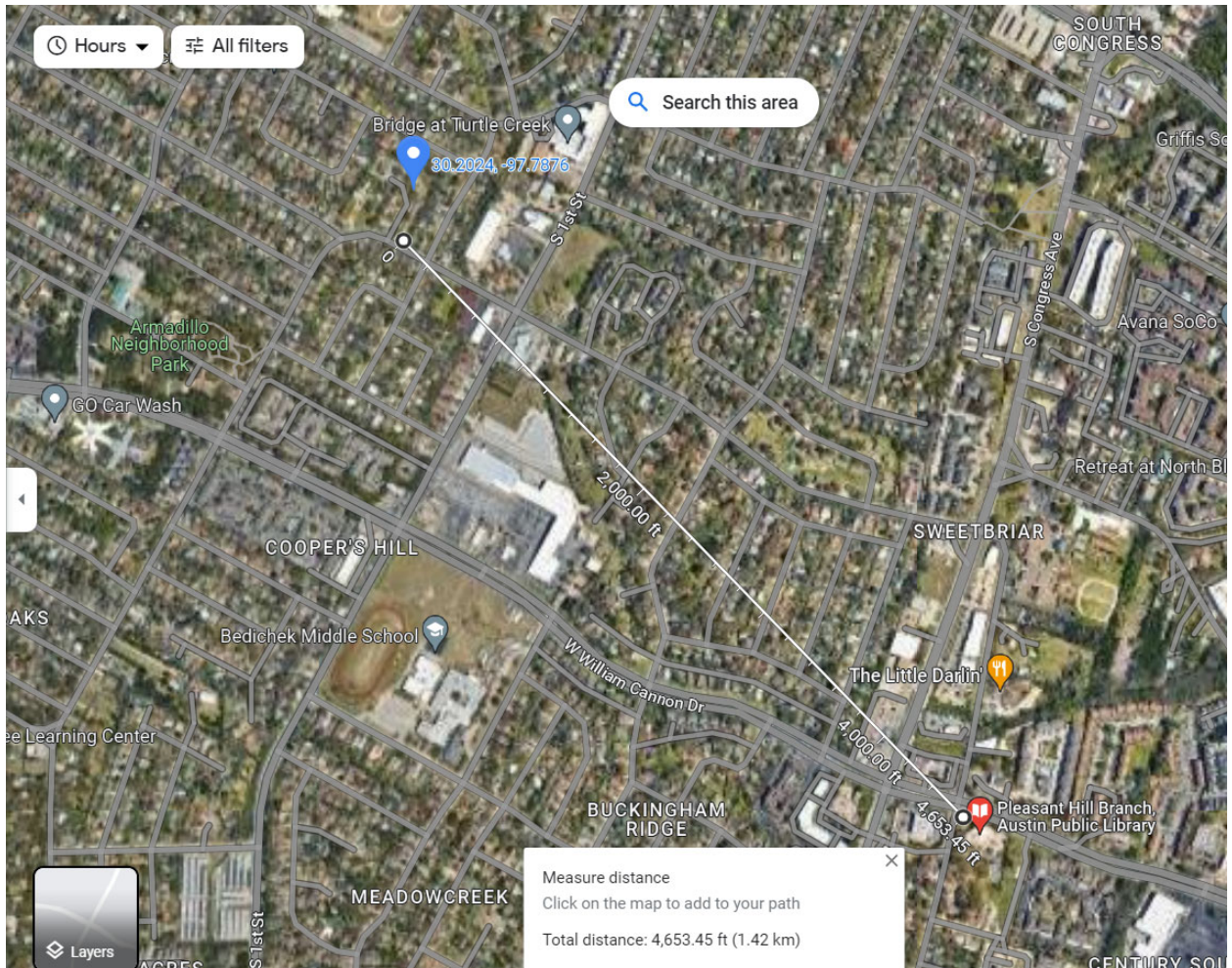


Measure distance
Click on the map to add to your path
Total distance: 556.21 ft (169.53 m)

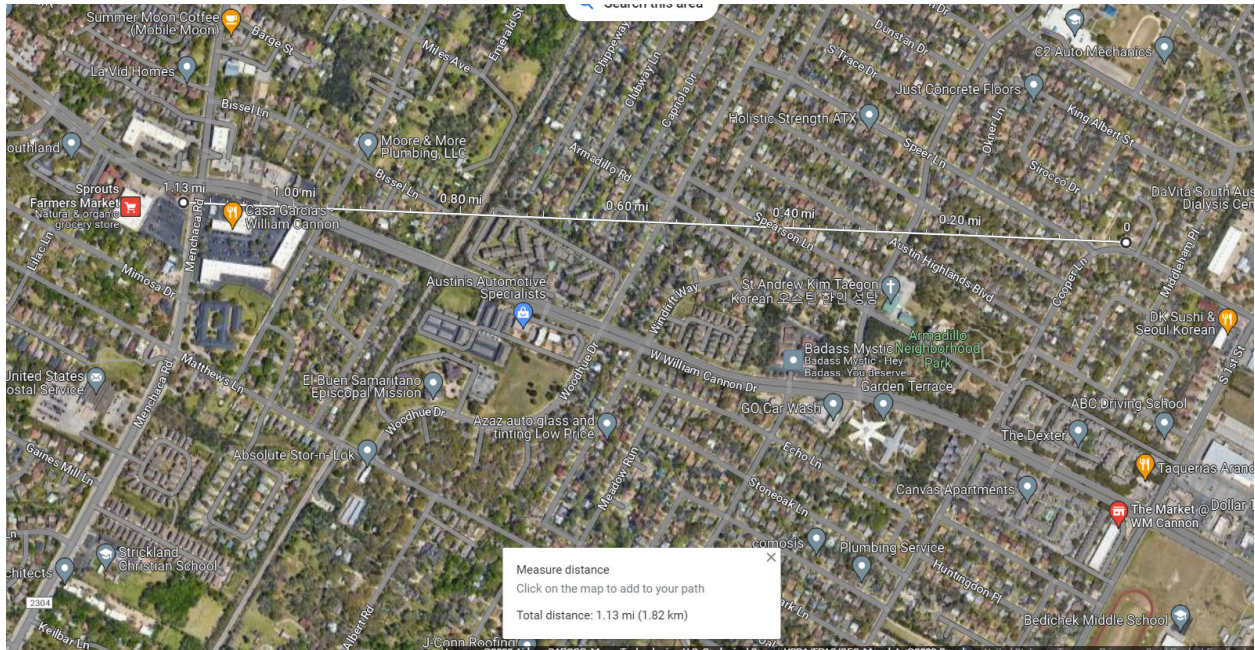




Library: 4,653 feet (Pleasant Hill Branch Austin Public Library)



Full Service Grocery: Sprouts Farmers Market, 1.13 miles



Elementary School: Odom Elementary School



Measure distance
Click on the map to add to your path
Total distance: 556.21 ft (169.53 m)



ODOM ELEMENTARY
AUSTIN Independent School District

PROGRAMS

CAMPUS

PARENTS

STUDENTS



PROGRAMS

HOME | PROGRAMS | GRADE LEVEL

Grade Level

- PreK
- Kindergarten
- First Grade
- Second Grade
- Third Grade
- Fourth Grade
- Fifth Grade
- Special Education
- Support Staff

Initiative

Library

GRADE LEVEL



Attachment 8 – 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)

N/A

**Attachment 9 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

(If the proposed development involves the rehabilitation of a currently occupied development, attach an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)

Attachment 9 – rents for Rehab

Eberhart Place is a HUD 202 property and all 37 residential units are covered by a HUD Rental Assistance Contract. As such, tenants pay 30% of their adjusted income towards rent. This calculation will remain after completion.

**Attachment 10 – State Housing Tax Credits Proposal
(if applicable)**

(If the applicant intends to apply for State Housing Tax Credits, provide a secondary Project Summary Form sheet which shows the anticipated request amount in a revised Sources and Uses table as well as a revised unit mix with the award.)

N/A



I have requested an updated
Zoning Verification Letter on
11.15.2023

November 15, 2019

National Church Residences
Attn: Tracy Fine
2335 N Bank Dr
Columbus OH 43220

RE: 808 Eberhart Ln

To Whom It May Concern:

Please be advised that the property locally known as 808 Eberhart Ln being more particularly described as *Lot 1, National Church Residences of Austin*, is currently zoned SF-6-CO-NP (Townhouse & Condominium Residence – Conditional Overlay – Neighborhood Plan.) The property is not in a P.U.D. and there are no current Code violations.

The existing development on this property was authorized by site plan SPC-89-0178C for a 38 unit (10 building) retirement housing (large site) use and associated parking on June 12, 1990.

The issuance of Certificates of Occupancy indicates that the site was constructed in conformance with the approved site plan and found to be in compliance with all City of Austin Codes and Ordinances at the time of construction. The retirement housing (large site) use complies with all applicable zoning, parking, and site requirements of the Land Development Code. In accordance with zoning regulations, if the existing structures are damaged or destroyed, they may be rebuilt to the same size, dimensions, locations as approved with site plan SPC-89-0178C, after all applicable building permits for the reconstruction are obtained.

If you need further assistance please contact me at (512) 974-2941, or by e-mail at viktor.auzenne@austintexas.gov.

Sincerely

Viktor Auzenne
Planning Officer – Development Assistance Center