

**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)

**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](mailto:DeAdra.Johnson@austintexas.gov) and copy Brendan Kennedy, Project Coordinator, at [Brendan.Kennedy@austintexas.gov](mailto: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](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
  - 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](mailto:Brendan.Kennedy@austintexas.gov), with a copy to Josh Rudow at [Josh.Rudow@austintexas.gov](mailto: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](mailto:Brendan.Kennedy@austintexas.gov).

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

Development Name: Pathways at Santa Rita Courts West

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

Pathways at Santa Rita Courts West, LP

Authorized Representative Signature



Authorized Representative Name (Print)

Ron Kowal

Authorized Representative Title

Vice President of Sole Member of  
General Partner

Date

12/12/23

## **Attachment 1 - Project Narrative**

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

## **Development Narrative – Pathways at Santa Rita Courts West**

In December 2018, the Housing Authority of the City of Austin (HACA) successfully converted Santa Rita Courts to project based rental assistance through HUD’s Rental Assistance Demonstration Program. Minor repairs were completed as part of the conversion; the scope of repairs was minor because the intention was to redevelop Santa Rita within a few years of conversion.

Redevelopment of the site is necessary due to the obsolescence of its antiquated building systems, plumbing, electrical and gas line infrastructure. There is very little accessibility for persons with mobility needs, and there is no central air conditioning.

In January of 2024, Austin Affordable Housing Corporation (AAHC) and Carleton Companies will submit an application to the TDHCA under the 2024 9% housing tax credit program for the redevelopment, Pathways at Santa Rita Courts West. The development owner will be Pathways at Santa Rita Courts West, LP, the general partner will be Pathways at Santa Rita Courts West GP, LLC, and AAHC will be the sole member of the general partner. AAHC and Carleton Residential Limited Partnership will be co-developers.

This redevelopment will be completed in several phases. This phase, Pathways at Santa Rita Courts West, contemplates 92 new construction units, with modern, energy efficient appliances and amenities, which will replace 8 of the existing 26 residential buildings on the site. The redevelopment plan will significantly improve the quality of life for the residents of Pathways at Santa Rita Courts West and allow AAHC to provide more affordable housing by moderately increasing density.

Residents of Santa Rita Courts will have the first right to return to the newly rebuilt Pathways at Santa Rita Courts West. During construction, Santa Rita Courts residents will be supported with comprehensive relocation assistance, ensuring each household's needs are accounted for and are offered options that minimize having to leave their immediate neighborhood. It is anticipated that Rosewood Courts may also be a viable relocation option for Santa Rita families while Santa Rita is being rebuilt.

\* Please note that the total unit count and the unit mix presented in this resolution request is preliminary in nature. This information will be finalized in the near future and prior to City Council’s consideration of the resolution request. Should the total units or unit mix be revised, City staff will be notified immediately.

## **Attachment 2 – Project Summary**

*(Insert a PDF of the Excel Project Summary Form)*

**Project Summary Form**

<b>1) Development Name</b> Pathways at Santa Rita Courts West	<b>2) Project Type</b> 100% Affordable	<b>3) New Construction or Rehabilitation?</b> New Construction
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<b>4) Development Owner (as submitted in TDHCA Application)</b> Pathways at Santa Rita Courts West, LP	<b>5) Developer Company</b> Carleton Development, Ltd. and Austin Affordable Housing Corporation
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<b>6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP)</b> Approx. 2210 E. 2nd, Austin, TX 78702	<b>7) Mobility Bond Corridor</b>
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<b>8) Census Tract</b> 9.02	<b>9) Council District</b> District 3	<b>10) Elementary School</b> ZAVALA EL	<b>11) Affordability Period</b> 45 years
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<b>12) Type of Structure</b> Multi-family	<b>13) Occupied?</b> Yes	<b>14) How will AHFC funds be used?</b>
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<b>15) Bond Issuer (if applicable)</b> N/A	<b>16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable)</b> Austin Affordable Housing Corporation
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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	0	0	0	0
Up to 30% MFI		2	6	1	1	10
Up to 40% MFI		0	0	0	0	0
Up to 50% MFI		10	22	4	1	37
Up to 60% MFI		12	25	6	2	45
Up to 70% MFI		0	0	0	0	0
Up to 80% MFI		0	0	0	0	0
Up to 120% MFI		0	0	0	0	0
No Restrictions		0	0	0	0	0
<b>Total Units</b>	<b>0</b>	<b>24</b>	<b>53</b>	<b>11</b>	<b>4</b>	<b>92</b>

**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
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	5	Continuum of Care Units	
Accessible Units for Sensory Impairments	2	Non-CoC Supportive Housing Units	



**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

<b><u>Sources</u></b>		<b><u>Uses</u></b>	
Debt	7,311,205	Acquisition	500,000
Third Party Equity	16,996,600	Off-Site	-
Grant	-	Site Work	1,100,000
Deferred Developer Fee	750,000	Site Amenities	300,000
Other	2,026,722	Building Costs	14,047,740
Previous AHFC Funding	-	Contractor Fees	845,470
Expected AHFC Request	-	Soft Costs	4,852,805
		Financing	2,438,512
		Developer Fees	3,000,000
<b>Total</b>	<b>\$ 27,084,527</b>	<b>Total</b>	<b>\$ 27,084,527</b>

CRP Name

CRP Ordinance 1  Date

CRP Ordinance 2  Date



# Not Applicable

## 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.**)*

## **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)*



Pathways at Santa Rita Courts West

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between multiple points on the ground

Length: 0.15 Miles

Show Elevation Profile

Mouse Navigation

Save Clear

Nearest public transportation

Green Line = Distance 0.15 miles





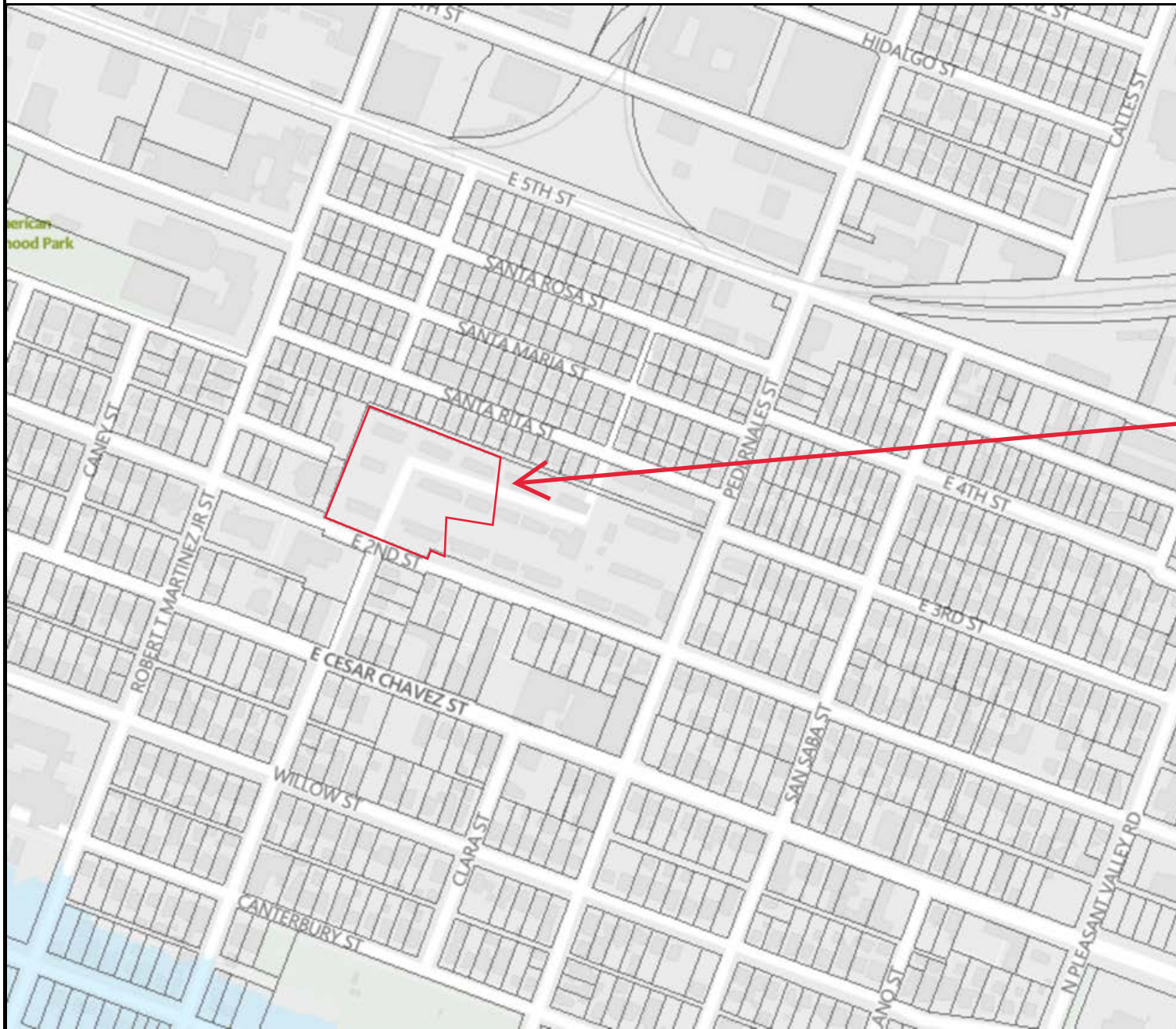
## **Attachment 5 - Flood Plain Map**

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

# FEMA Floodplains

## Legend

- FloodPro
- FEMA Floodplain
- 500 Year



Site Location



Tuesday, December 12, 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)*

## Austin Affordable Housing Corporation Resume

- September 2003: Inception of Austin Affordable Housing Corporation
- SHCC Building included in AAHC initial inventory
    - 9,547sf office space located at 1507 S. IH 35, Austin, TX 78704
- October 2003: Purchase of Eastland Plaza shopping center
- 88,774sf retail space located at 1144 Airport Blvd., Austin, TX 78702
- March 2004: Purchase of Sterling Village Apartments
- 207 units located at 10401 North Lamar Blvd, Austin, TX 78753
- July 2004: Purchase of SHCC House
- 2,198sf Office space located at 1503 S. IH 35, Austin, TX 78704
- August 2004: Purchase of Bent Tree Apartments
- 126 units located at 8405 Bent Tree Rd., Austin, TX 78759
- April 2005: Purchase of Housing Authority of the City of Austin Main Office
- 113,373sf Office Space located at 1124 S. IH 35, Austin, TX 78704
- September 2007: Purchase of Sweetwater Apartments
- 152 units located at 2323 Wells Branch Pkwy, Austin, TX 78728
- October 2008: Purchase of Park at Summers Grove Apartments 80% GP Interest
- 240 units located at 2900 Century Park Blvd, Austin, TX 78728
- July 2009: Purchase of Chapman Building
- 3,261sf Office Space located at 1100 S. IH 35, Austin, TX 78704
- February 2008-  
January 2011: Purchase of Leisure Time Village 55+ Housing
- 22 Senior units located at 1920 Gaston Place Drive, Austin, TX 78723
- 2001-2012: Purchase of Single-Family Homes
- 17 Single Family Homes located across Austin, TX
- September 2013: Purchase of Lexington Hills Apartments
- 238 units located at 2430 Cromwell Circle, Austin, TX 78741
- September 2013: Disposition of Old Administration Building by HUD
- Received title to 5600sf and 17,860sf of office space located at 1640 A & B East 2<sup>nd</sup> Street, Austin, TX 78702
- August 2014: Closed on new development Pointe at Ben White Family Apartments using 4% Tax Credit/Bond financing
- 250 units located at 6934 E. Ben White Blvd., Austin, TX 78741
- August 2014: Closed on new development Villages of Ben White Senior Apartments using 4% Tax Credit/Bond financing
- 183 units located at 7000 E. Ben White Blvd., Austin, TX 78741
- July 2015: Closed on new development Reserve at Springdale using 4% Tax Credit/Bond financing
- 292 units located at 5605 Springdale Road, Austin, TX 78723



- August 2015: Closed on new development Harris Branch Senior using 4% Tax Credit/Bond financing
- 216 units located at 12433 Dessau Road, Austin, TX 78754
- September 2015: Purchased Bridge at Tech Ridge Apartments
- 294 units located at 12800 Center Lake Drive, Austin, TX 78753
- Purchased Bridge at Center Ridge Apartments
- 348 units located at 701 Center Ridge Drive, Austin, TX 78753
- December 2015: Closed on new development Urban Oaks using 4% Tax Credit/Bond Financing
- 194 units located at 6725 Circle S Road, Austin, TX 78745
- May 2016: Purchased Bridge at South Point
- 176 units located at 6808 So. IH 35, Austin, TX 78745
- September 2016: Purchased Bridge at Volente
- 208 units located at 11908 Anderson Mill Road, Austin, TX 78726
- November 2016: Rental Assistance Demonstration (RAD) conversion acquisition/rehabs on five properties using 4% Tax Credit/Bond Financing.
- Pathways at Georgian Manor – 94 units located at 110 Bolles Circle, Austin, TX 78753
  - Pathways at Manchaca Village – 33 units located at 3628 Manchaca Road, Austin, TX 78704
  - Pathways at North Loop – 130 units located at 2300 W. Northloop, Austin, TX 78756
  - Pathways at Northgate – 50 units located at 9120 Northgate, Austin, TX 78758
  - Pathways at Shadowbend Ridge – 50 units located at 6328 Shadowbend, Austin, TX 78745
- November 2016: RAD straight conversion of three properties
- Pathways at Bouldin Oaks – 144 units located at 1203 Cumberland, Austin, TX 78704
  - Pathways at Coronado Hills – 48 units located at 1438 Coronado Hills, Austin, TX 78752
  - Pathways at Manchaca II – 33 units located at 6113 Buffalo Pass, Austin, TX 78745
- January 2017: Closed on new development Studios at thinkEAST using 4% Tax Credit/Bond Financing
- 182 units located at 1143 Shady Lane, Austin, TX 78721
- June 2017: Purchased Bridge at Sterling Springs
- 172 units located at 2809 W. William Cannon Drive, Austin, TX 78745
- July 2017: Rental Assistance Demonstration (RAD) conversion acquisition/rehab on Pathways at Gaston Place using 4% Tax Credit/Bond Financing.
- 100 units, 1941 Gaston Place Drive, Austin, TX 78723

- October 2017: RAD straight conversion of two properties
- Pathways at Booker T. Washington – 216 units located at 905 Bedford, Austin, TX 78702
  - Pathways at Meadowbrook Court - 160 units located at 1201 West Live Oak, Austin, TX 78704
- November 2017: Closed on new construction development Harris Ridge Apartments using 4% Tax Credit/Bond Financing
- 324 units, located at 1501 Howard Lane, Austin, TX 78754
- December 2017: Closed on new construction development Bridge at Cameron using 4% Tax Credit/Bond Financing
- 263 units located at 9201 Cameron Rd, Austin, TX 78754
- December 2017: Closed on new construction development Commons at Goodnight using 4% Tax Credit/Bond Financing
- 304 units located at 2022 E. Slaughter Lane, Austin, TX 78747
- July 2018: Closed on new construction development The Rail at MLK using private equity
- 235 units located at 2921 E. 17<sup>th</sup> St., Austin, TX
- August 2018: Closed on new construction development Pathways at Chalmers Courts South using 4% Tax Credit/Bond Financing
- 86 units to be used for RAD relocation located at 1638 East 2<sup>nd</sup> St., Austin, TX 78702
- September 2018: Closed on RAD 9% tax credit new construction conversion of Pathways at Goodrich
- 120 units located at 2126 Goodrich Avenue, Austin, TX 78704
- September 2018: Purchased the Preserve at Wells Branch
- 308 units located at 1773 Wells Branch Parkway, Austin, TX 78728
- October 2018: Closed on RAD straight conversion Pathways at Thurmond Heights
- 144 units located at 8426 Goldfinch Court, Austin, TX 78758
- November 2018: Closed on three RAD straight conversions:
- Pathways at Rosewood Courts – 124 units located at 2001 Rosewood Avenue, Austin, TX 78702
  - Pathways at Santa Rita Courts – 97 units located at 2341 Corta Street, Austin, Texas 78702
  - Pathways at Salina – 32 units located at 1145 Salina Street, Austin, Texas 78702
- November 2018: Purchased the Bridge at Terracina
- 170 units located at 8100 N. Mopac Expressway, Austin, Texas 78759
- November 2018: Purchased the Bridge at Northwest Hills
- 314 units located at 3600 Greystone Drive, Austin, Texas 78731
- December 2018: Closed on new construction development Elysium Grand using 4% Tax Credit/Bond Financing
- 90 units located at 3300 Oak Creek Drive, Austin, TX 78727

- June 2019: Closed on new construction development The Oaks using AAHC/LDG equity
- 96 units located at 6936 E Ben White Blvd, Austin, TX 78741
- June 2019: Purchased Bridge at Asher Apartments
- 452 units located at 10505 South Interstate 35, Austin, TX 78747
- June 2019: Closed as General Partner on existing development Signature at Franklin Park
- 163 units located at 4509 East Saint Elmo Road, Austin, TX 78744
- July 2019: Closed on partial RAD conversion to redevelop and construct new units using 9% tax credits on Pathways at Chalmers Courts East
- 156 units located at 1700 E. 3<sup>rd</sup> St., Austin, TX 78702
- August 2019: Closed as General Partner on existing development Woodway Village
- 160 units located at 4600 Nuckols Crossing Road, Austin, TX 78744
- October 2019: Closed on RAD straight conversion of Pathways at Lakeside
- 164 units located at 85 Trinity St, Austin, TX 78701
- October 2019: Closed on new construction development SOCO II using PFC structure
- 270 units located at 8104 South Congress, Austin, TX 78745
- November 2019: Closed on new construction development Bridge at Granada using 4% bond/LIHTC
- 258 units located at 414 E. Wonsley Drive, Austin, TX 78753
- December 2019: Closed as General Partner and resyndicated using 4% bond/LIHTC on the existing development Oaks on North Plaza
- 62 units located at 9125 North Plaza, Austin, TX 78753
- December 2019: Closed on new construction development Bridge at Canyon View using 4% bond/LIHTC
- 215 units located at 4506 E William Cannon, Austin, TX 78744
- December 2019: Closed on new construction development Estates at Norwood using 4% bond/LIHTC
- 228 units located at 916 & 918 Norwood Park Blvd, Austin, TX 78753
- January 2020: Closed on new construction development Bridge at Loyola Lofts using 4% bond/LIHTC
- 204 units located at 6420 Loyola Lane, Austin, TX 78724
- February 2020: Closed on new construction development Ventura at Parmer Lane using 4% bond/LIHTC
- 216 units located at 8407 E. Parmer Lane, Austin, TX 78653
- May 2020: Closed on new construction development Moonlight Gardens using private equity.
- 264 units located at 8901 Nuckols Crossing, Austin, TX 78747

July 2020: Closed on new construction development Heritage Estates at Owen Tech using 4% bond/LIHTC

- 174 senior units located at 14011 Owen Tech Blvd, Austin, Texas 78728

July 2020: Closed on new construction development Vega Multifamily using the PFC structure

- 330 units located at 5313 Vega Avenue, Austin, Texas 78735

September 2020: Purchased Arbors at Tallwood

- 120 units located at 8810 Tallwood Drive, Austin, Texas 78759

October 2020: Purchased Montecito Apartments

- 268 units located at 3111 Parker Lane, Austin, Texas 78741

November 2020: Closed on final RAD conversion to redevelop and construct new units using 9% tax credits on Pathways at Chalmers Courts West

- 156 units located at 1600 E. 3<sup>rd</sup> St., Austin, TX 78702

December 2020: Closed on new construction development Bridge at Turtle Creek

- 307 units located at 6020 South 1<sup>st</sup> Street, Austin, TX 78745

December 2020: Purchased Broadstone 8 One Hundred

- 376 units located at 8100 Anderson Mill, Austin, Texas 78729

December 2020: Closed on new construction development Urban East using private equity

- 381 units located at 6400 Riverside Drive, Austin, Texas 78741

December 2020: Admitted as Managing Member in refinance transaction to Melrose Trail

- 183 units located at 13005 Heinemann Drive, Austin, Texas 78727

January 2021: Closed on new construction development Highland Village using the PFC structure

- 299 units located at 6505 W. Highland Mall Blvd, Austin, Texas 78752

February 2021: Purchased James on South First

- 250 units located at 8800 South 1<sup>st</sup> Street, Austin, Texas 78748

May 2021: Purchased Bridge at Southpark Meadows

- 570 units located at 715 W. Slaughter Lane, Austin, Texas 78748

July 2021: Closed on new construction development Belmont Apartments using 4% tax credit/bond structure

- 146 units located at 9100 Brown Lane, Austin, Texas 78754

August 2021: Closed on new construction development The Henderson on Reinli using 4% tax credit/bond structure

- 306 units located at 1101 Reinli Street, Austin, Texas 78723

November 2021: Purchased Bridge at Ribelin Ranch

- 350 units located at 9900 McNeil Drive, Austin, Texas 78750

December 2021: Purchased Bridge at Goodnight Ranch

- 151-unit single family rental development located at 9005 Alderman Drive, Austin, Texas 78747

December 2021: Purchased Agave at South Congress

- 195 units located at 625 East Stassney Lane, Austin, Texas 78745

December 2021: Closed on new construction development El Prado at Estancia using 4% tax credit/bond structure

- 318 units located at 1100 Avenida Mercado Street, Austin, Texas 78748

December 2021: Purchased The Lucent Apartments

- 368 units located at 12201 Dessau Road, Austin, Texas 78754

February 2022: Purchased The Haywood Apartments

- 372 units located at 600 FM 1626, Austin, Texas 78748

May 2022: Purchased The Aspect Apartments

- 308 units located at 4900 E. Oltorf Street, Austin, Texas 78741

June 2022: Purchased Davenport Place

- 236 units located at 13301 Dessau Road, Austin, Texas 78754

June 2022: Purchased 620 Canyon Creek

- 332 units located at 9009 N. FM 620, Austin, Texas 78726

July 2022: Purchased Bridge at Monarch Bluffs

- 330 units located at 8515 IH 35, Austin, Texas 78744

August 2022: Closed on new construction development Vega II using the PFC structure

- 334 units located at 5613 Patton Ranch Road, Austin, Texas 78735

August 2022: Purchased Bridge at Steiner Ranch

- 302 units located at 4800 Steiner Ranch Blvd, Austin, Texas 78732

September 2022: Purchased Preserve at Rolling Oaks

- 494 units located at 15450 FM 1325, Austin, Texas 78728

October 2022: Purchased Bridge at Balcones

- 342 units located at 12215 Hunters Chase Drive, Austin, Texas 78720

November 2022: Purchased Bridge at Heritage Woods

- 298 units located at 1225 N. Lamar Blvd, Austin, Texas 78753

November 2022: Closed on RAD acquisition/rehab development Pathways at Rosewood Courts

- 184 units located at 2001 Rosewood Ave, Austin, Texas 78702

January 2023: Purchased Bridge at Indigo

- 325 units located at 10800 Lakeline Blvd, Austin, Texas 78717

February 2023: Purchased The Henley

- 368 units located at 6107 E Riverside, Austin, Texas 78717

March 2023: Closed on new construction development Parmer Gateway – Lot 1

- 273 units located at 3901 E Parmer Lane, Austin, Texas 78754

March 2023: Closed on new construction development Parmer Gateway – Lot 5

- 300 units located at 4835 E Yager Lane, Austin, Texas 78754

June 2023: Closed on new construction development The Rhett

- 215 units located at 1000 E Yager Lane, Austin, Texas 78753

July 2023: Purchased Bridge at Tech Crossing

- 288 units located at 13624 Dessau Road, Austin, Texas 78753

August 2023: Closed on new construction development Airport Crossing using the PFC structure

- 256 units located at 6101 Ross Road, Austin, Texas 78617

September 2023: Closed on new construction development Cady Lofts

- 100 PSH units located at 1004-1008 E 39<sup>th</sup> Street, Austin, Texas 78751

October 2023: Purchased Bridge at Waters Park

- 442 units located at 3401 Parmer Lane, Austin, Texas 78727

Note: **Yellow Highlighted** Properties were closed under South Congress PFC. AAHC does not have ownership in them, but oversees them.

# Carleton Companies



**DEVELOPMENT**

**CONSTRUCTION**

**ASSET  
MANAGEMENT**

**PROPERTY  
MANAGEMENT**

**FINANCIAL SERVICES**

CARLETON COMPANIES IS A FULLY INTEGRATED owner, developer, and builder of high-quality multifamily assets across the South and Southwest United States. Since 1991, the firm has remained actively engaged in all aspects of the multifamily housing market within its target region, successfully executing a conservative strategy across varying market cycles. For over 25 years, under the leadership of its founder, the Texas-based organization has steadily grown to include over 100 people. The firm's three partners bring a century of combined experience, including over 60 years at Carleton. The executive leadership of Carleton averages over ten (10) years of tenure at the firm.

Carleton's investors, venture partners, and clients include large institutions, family offices, high-net-worth individuals, housing authorities, and non-profits. The firm emphasizes clear communication and alignment of interests coupled with transparency and disciplined execution to deliver the vision of a community to reality. This disciplined approach enables Carleton to provide consistent returns to investors by understanding and meeting market demand.



## Development



Carleton's Development division provides full lifecycle multifamily real estate development services across the product spectrum. The firm has extensive experience with Class A market-rate products, workforce housing, mixed-income, and affordable housing. The firm's principals have developed over 20,000 residential units of all types.

The development organization utilizes a proprietary risk management approach to development, built upon the partners' years of experience. Carleton believes strongly in the efficient deployment of capital and in working closely with partners and clients to achieve shared objectives consistently.

Carleton's experience and reputation in the market provide the firm with access to opportunities, and the firm's balance sheet enables it to commit the appropriate resources to opportunities needed to be competitive in the market.



## CONSTRUCTION

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Carleton Companies has a strong reputation as a general contractor to clients across the region, including Carleton's development team. The Construction Division has experience with new construction, rehabilitation, and construction management of more than 30,000 units utilizing various construction technologies. The firm has met unique challenges and the high standards demanded by LEED Platinum projects, historic preservation redevelopment, top-end market-rate projects, mixed-use developments, and value-oriented affordable housing. Carleton Companies has the leadership and risk management expertise to meet the strict compliance and timing standards required for Low Income Housing Tax Credit projects. The firm maintains \$120 million in bonding capacity and is licensed in numerous regional states.



## FINANCIAL MANAGEMENT

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Salt River Capital is the financial services arm of the Carleton Companies platform, managing both debt and equity capital. The firm provides advisory services, including deal structuring, underwriting, research, analysis, acquisition, and disposition. Salt River's professionals have experience investing and managing capital on behalf of some of the nation's largest institutional investors. Through the firm's expertise, access to the Carleton platform, and capital markets relationships, Salt River Capital provides investment opportunities, transaction execution, and investor relation services that directly address the needs of clients and partners.

# PROPERTY MANAGEMENT

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Seasoned executives lead Carleton's Property Management Division with over 50 years of management experience. The team's exceptional knowledge of the multifamily industry uniquely positions the management team to offer the best service and expertise, adding value to every managed property.

This team of professionals is dedicated to the success of owner assets and is focused on providing expert management with integrity and a commitment to service. With impeccably manicured, clean, and well-maintained properties and public areas that are inviting and relaxing, Carleton Property Managers aim to create a comfortable and safe environment with well-appointed, maintained apartment homes and amenities.

From conventional market-rate to complex mixed affordable portfolios, the Property Management Division is dedicated to exceeding owner expectations.

## Carleton – Principal Biographies

Carleton was founded in 1991 by Printice Gary. The firm is managed by three partners, Printice Gary, Neal Hildebrandt, and Jeff Fulenchek, who have worked together at Carleton for over 24 years. These partners have over 85 years of combined experience in apartment development, construction, and management. Carleton has a deep, cohesive, and stable team, with the ten (10) most senior professionals averaging nearly ten (10) years with the firm. The firm's partners have experience developing over 20,000 multifamily units in the Southwestern United States.



### Printice L. Gary

Printice Gary is the founder and Managing Partner of Carleton Residential. Before founding Carleton Residential, Mr. Gary was a Partner with Trammell Crow Residential, overseeing all aspects of the partnership's development, acquisition, financing, construction, and asset management for over 6,000 multifamily units. His other career experiences include eight years ending as a Division President with the Centex Corporation (Fox & Jacobs, Inc. Division), where operations under his direction sold and completed more than 17,000 single-family homes, and six years with Piper Jaffray and Hopwood Inc., investment bankers, as a Vice President in the Corporate Finance Department specializing in debt and equity private placements. Mr. Gary is a graduate of Carleton College (and a former trustee) and completed his MBA at Harvard. Printice Gary has served on numerous boards and is on the board of C.C. Young, Inc., the National Equity Fund, Inc. in Chicago, IL, and the Southwestern Medical Foundation. Governor Rick Perry appointed Mr. Gary to the University of Texas System Board of Regents in 2007, where he chairs the Facilities Planning & Construction Committee and serves on the UTIMCO Board of Directors and the Board of Lease of University Lands. He served ten (10) years on the Board of National Equity Fund, Inc. and was a member of the Investment Committee. He is on the board of Preservation of Affordable Housing, Inc. (POAH), a non-profit affordable housing entity headquartered in Boston, serving as Chairman of the Investment Committee.



### **Neal R. Hildebrandt**

Neal Hildebrandt is a Carleton Residential Partner and the Chief Operating Officer of Treymore Construction. Before joining Carleton, Mr. Hildebrandt was with Trammell Crow Company, where he had construction and asset management responsibility for a 2.6 million square foot commercial real estate portfolio. Mr. Hildebrandt's experience also includes several years with Trammell Crow Residential, where he was responsible for developing and constructing multiple residential communities, and with Centex Corporation, where he was a field Construction Project Manager with Direct responsibility for production. Mr. Hildebrandt graduated from Oklahoma State University, earning a BS in Construction Engineering.



### **Jeffrey D. Fulenchek**

Jeff Fulenchek is a Partner and the Director of Development for Carleton Residential Properties. Mr. Fulenchek began his career with Carleton in 1996 and directed the development activity for Carleton's affordable and market-rate multi-family divisions. Before joining Carleton, Mr. Fulenchek had a wide range of real estate experience, including overseeing Securities and Exchange Commission reporting for several national real estate limited partnerships for a large real estate investment firm. Mr. Fulenchek holds a BBA in Accounting from Texas A&M University.

Mr. Fulenchek is a Founder Council member of the Affordable Housing Developers Council ("AHDC"). AHDC is a CEO-level organization uniquely positioned to draft and advance innovative federal policy that would result in more affordable housing subsidies, including low-income housing tax credits and equity in the marketplace that advance affordable housing production. As a member of the Founder Council, Mr. Fulenchek has worked extensively with members of Congress, their staff, and the administration to protect, preserve, and enhance affordable housing solutions, including preservation and expansion of the low-income housing tax credit program in the Tax Cuts and Jobs Act of 2017.





### **Will Henderson**

Will Henderson is the Vice President of Affordable Housing. Will joined the firm in 2007. He analyzes a project's financial feasibility among various funding structures and recommends the best course of action to ensure a project's success. He is also responsible for ongoing analysis through the project cycle to keep expenditures in line with the budgets and expectations of the client. Mr. Henderson also led Carleton as the first developers in Texas to close the first of multiple RAD deals in the State of Texas. Will is experienced in real estate financial analysis as a Special Project Analyst with Trammell Crow and Project Base Analyst at PAJ Inc.



### **Holland Gary**

Holland Gary is the CFO of Carleton Residential Properties and the President of Salt River Capital, a real estate finance subsidiary. He is an experienced private equity investment professional with a background in investing and managing private equity assets for some of the largest public pension plans in the nation. He was a Principal and COO at Aldus Equity, a private equity firm with \$7 billion under management. He was formerly an affiliate of RREEF Alternative Investments, the global alternatives asset management business of Deutsche Bank's Asset Management division. He served on the investment committee, which deployed over \$1 billion yearly. Before Aldus Equity, Mr. Gary was an investment professional with Innovation Philadelphia and worked with prominent Dallas area venture capital firms, providing market research and due diligence. Mr. Gary began his career in various operational management roles at venture-backed early-stage companies, where he had responsibilities developing and managing enterprise software and web-based technologies for Fortune 500 companies, including Whirlpool, Prudential, Bank of America, and Walmart. Mr. Gary is a graduate of the Greenhill School in the Dallas area, where he currently serves on the Board of Trustees as Finance Committee Chair. He is also the Chair of the Board of Directors for The da Vinci School. Mr. Gary earned an MBA in Finance and Entrepreneurial Management from the Wharton School of the University of Pennsylvania, where he was a Joseph Wharton Fellow and Co-Chair of the Wharton Ethics Committee. He earned a BSE in Electrical Engineering from Princeton University, where he was an All-Ivy track and field athlete. Holland Gary lives in Dallas with his wife and two young children.



### **David Cohenour, CPA**

David Cohenour joined the firm in 2002 and is the Vice President and Director of Asset Management for Carleton Residential Properties. Before joining Carleton, David held controllership positions at Lincoln Property Company, Pace Realty Corporation, and a national multi-family REIT. David is experienced in all aspects of multifamily asset management, accounting, and compliance, emphasizing the stabilization and disposition of new construction properties and refinancing of established properties. David is a graduate of The University of Iowa with a degree in accounting. He is a member of the American Institute of Certified Public Accountants and the Texas Apartment Association.



### **Jonathan W. Gary**

Jonathan joined the firm in 2020 and is an Investment Associate with over ten (10) years of experience. Before joining Salt River Capital/Carleton Companies, he worked in institutional investment management with PIMCO, Hedge Funds, and Multifamily Asset Management with JF1, Greystar. Jonathan is a graduate of Princeton University with an AB Economics degree and an MBA from Harvard Business School.

## Carleton Management Services



### **Larry Frazier, HCCP, CAPS, NCP, CSPHM**

Larry Frazier is the President and CEO of Carleton Management Services, LLC. Larry has over 30 years of experience in the multi-family and commercial rental markets in both the public and private sectors. He has experience working in Public Housing Operations and Development with the Housing Authority of the City of Austin and the Fort Worth Housing Authority (FWHA). His experience includes direct involvement with developing and operating multifamily ventures, from due diligence through financing, acquisition, design, construction, lease-up, and management operations. He played a crucial role in successfully acquiring and developing 3,099 affordable units found on 14 sites across the City of Fort Worth for FWHA. He spearheaded the creation and served as President of a successful full-service property management company. He developed and oversaw a \$350M property portfolio consisting of primarily mixed affordable and public housing communities in several regions in Texas. Larry received an Undergraduate Degree in Business Administration from the University of Phoenix. He is a Certified Apartment Portfolio Manager (CAPS) through the National Apartment Association (NAA) and a Housing Credit Compliance Professional (HCCP) through the National Association of Home Builders (NAHB). He is a Certified Specialist in Public Housing Management (CSPHM) through the National Association of Housing and Redevelopment Officials (NAHRO) and a National Compliance Professional (NCP) through the Housing Credit College. Larry is a Texas State Licensed HVAC Contractor and Electrician. His experience includes over 35 years of operating a successful mechanical contracting business in Texas. He recently served on the Apartment Association of Tarrant County Board of Directors.



### **Annette Hardin**

Annette Hardin is the CFO of Carleton Management Services, LLC. Annette has over 30 years of professional accounting experience in corporate and affordable multifamily environments. She has experienced the following positions throughout her career: Chief Financial Officer, Director of Accounting, Accounting Supervisor, Senior Accountant, and several other full charge management positions in large corporate environments. Her experience includes managing,

directing, and supervising staff; treasury management; development and management of budgets and financial reporting; oversight of IT services, purchasing, and payroll services; development and maintenance of internal control systems and corporate income tax processes; and maintaining the G/L accounting system. In addition, monthly/annual financial closeout, financial reports development analysis and review, audit preparation and footnotes, financial report writing/queries, and many other accounting functions such as business filings and fixed assets. She earned her Bachelor of Business Administration in Accounting from Savannah State University, Savannah, GA. Other credits include OneSite/RealPage Accounting, OneSite/RealPage Leasing and Rents, OneSite/RealPage Budgeting, JD Edwards software for IBM AS400, JD Edwards Enterprise One, Microsoft Products, and many other PC software, treasury management, and internet-based platforms. Additional training includes Housing Tax Credit Compliance, Fair Housing, and BDO Public Housing Authority Finance.



**Laura Sullivan, CAPS, CAM, HCCP, CSPHM, COS, NCP, CPO**

Laura Sullivan is the COO of Carleton Management Services, LLC. Laura has over 25 years of experience in real estate. She has considerable experience operating and managing single-family, multi-family (Conventional and Mixed Affordable), and commercial assets. Her experience includes overseeing due diligence, operational management, development, construction, and substantial renovation. She holds real estate licenses in Texas with reciprocity in Oklahoma. Laura successfully supervised all aspects of operations of a diverse, affordable portfolio of over 4,100 mixed affordable and public housing units located in 29 developments operating regionally in Texas. She has managed more than 100 employees. Her expertise includes successfully managing LIHTC, Public Housing, RAD, High and Low Home, NSP, PBV, and PBVA programs and managing conventional market rate multifamily assets. She has demonstrated expertise in the repositioning of complex assets. Laura is a Certified Apartment Portfolio Supervisor (CAPS) through the National Apartment Association (NAA), Housing Credit Compliance Professional (HCCP) through the National Association of Home Builders (NAHB), Certified Specialist in Public Housing Management (CSPHM) through the National Association of Housing and Redevelopment Officials (NAHRO). Laura holds certifications as a Senior Certified Occupancy Specialist (COS), Certified Apartment Manager (CAM), National Compliance Professional (NCP), and Certified Professional Occupancy (CPO) as well.





**Benjamin Smith, HCCP, TSCA, COSA, PHOS, MORS, CSPM**

Ben has experience working with complex, mixed, affordable compliance programs. He brings a unique combination of managerial and firsthand compliance expertise, working with multiple HUD and LIHTC affordable programs. His experience includes Section 42 Tax Credit, HOME, Public Housing, Housing Choice Vouchers (HCV), Project Based Vouchers (PBV), Section 811 PRA, Project Based Rental Assistance (RAD), and Relocation oversight. Ben has 19 years of experience supervising and managing personnel and programs. Over the past seven years, Ben served as Director of Compliance and Trainer with a North Texas management company, overseeing compliance for more than 3,000 highly complex and layered mixed affordable units. No unit or property in his portfolio experienced any uncorrectable findings from any auditing agency. Ben studied at the University of Oklahoma and Rose State College. Ben holds certifications as a Certified Specialist in Public Housing Management (CSPHM) through the National Association of Housing and Redevelopment Officials (NAHRO), Certified Occupancy Specialist-Advanced (COSA) through the National Center for Housing Management (NCHM), Public Housing Occupancy Specialist (PHOS) through NAHRO, Tax Credit Specialist-Advanced (TSCA) through NCHM, and Management and Occupancy Review Specialist (MORS) through NCHM. In addition, Ben is a Certified Housing Credit Compliance Professional (HCCP).



**Ronnie McCarty, SHCM, HCCP, COS**

Ron is a Regional Manager with the Property Management Division. He has over 35 years of experience in real estate. He has considerable experience operating and managing Market-Rate and Mixed-Affordable multifamily assets. He is proficient in pre-acquisition due diligence, operational management, and renovation/new construction lease-up. Ron supervised all aspects of management operations, overseeing an extensive portfolio of market rate and mixed affordable properties operating in 6 states. He has experience working in Texas and Oklahoma. He managed over 200 employees, including Corporate Accountants, AP, Compliance, and property-based employees. He oversaw and managed large-scale renovations and Renovation Crews. His expertise includes successfully managing LIHTC, Public Housing, Section 8 programs, and conventional market-rate multifamily assets. Ron attended Northeast Louisiana University in Monroe, LA. He is a Certified Occupancy Specialist (COS), a Specialist in Housing Credit Management (SHCM), and a Housing Credit Compliance Professional (HCCP).

## **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.)*

## Tie-Breaker Information (Competitive HTC Only)

### Tie-Breaker #1 (§11.7(1) of the QAP)

For Applications funded through the USDA Set-Aside; Applications proposed to rehabilitate the property with the earliest year of initial construction as a residential development. Year submitted must be evidenced by the initial USDA loan documentation. A tie will persist if two Applications have the same year.

Year of Initial Construction:

Matching loan documentation  
included behind tab?

### Tie-Breaker #2 (§11.7(2) of the QAP)

For all other competitive Applications; Applications proposed to be located in closest proximity to the following features as of the Full Application Delivery Date:

- (1) A Park,
- (2) The elementary school of attendance,
- (3) A full service grocery store, and
- (4) A Public Library

The linear measurement will be performed from the closest parcel boundary of the Development Site to closest parcel boundary of each feature. In calculating the proximity, each feature's distance will be required for submittal, with the sum of the three closest features being used to produce the result. The Application with the lowest sum of proximity will receive preference. In the event that one of the top three features is disqualified (due to not conforming to definition or a substantial misrepresentation of distance), the fourth will be used as an opportunity to replace the disqualified feature. The tie will persist if the two tied Applications differ by 100 feet or fewer.

Amenity	Name	Address
Park	Pan American Neighborhood Park	2100 E. 3rd St., Austin, TX 78702
Elementary School	Zavala Elementary School	310 Robert T. Martinez Jr. St., Austin, TX 78702
Grocery Store	HEB	2701 E. 7th Street, Austin, TX 78702
Library	Eustasio Cepeda Branch Library	651 Pleasant Valley Rd. N, Austin, TX 78702

Site Boundary		Park	
Latitude	Longitude	Latitude	Longitude
30.257136	-97.718896	30.257944	-97.720633
		Elementary School	
Latitude	Longitude	Latitude	Longitude
30.257136	-97.718896	30.257709	-97.719987
		Grocery Store	
Latitude	Longitude	Latitude	Longitude
30.256701	-97.717779	30.258715	-97.712321
		Library	
Latitude	Longitude	Latitude	Longitude
30.256701	-97.717779	30.258915	-97.70979

Distance (feet)	
Park	622
Elementary School	402
Grocery Store	1870
Library	2644
<b>Tie-Breaker:</b>	<b>2,894.46</b>

**Tie-Breaker #3 (§11.7(3) of the QAP)**

Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department's property inventory tab of the Site Demographic Characteristics Report.

Development Longitude: -97.718575

Development Latitude: 30.256529

Target Population: General

[Closest Development serving same Population:](#)

Pathways at Chalmers Courts East

*Click on link to go to property inventory tab of site demographics*

Application Number: 18081

Address: 1700 E 3rd Street, Austin, TX 78702

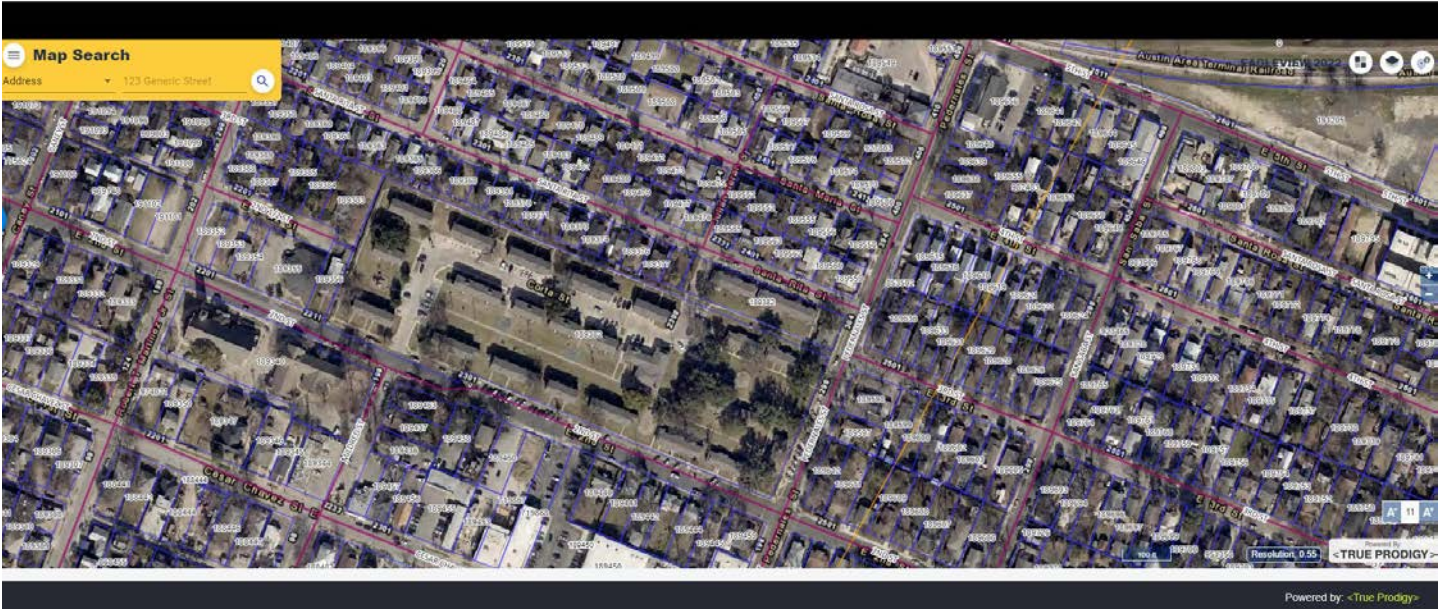
Year of Award: 2018

Target Population for Closest Development: General

# Pathways at Santa Rita Courts West

## Parcel Boundary Reference

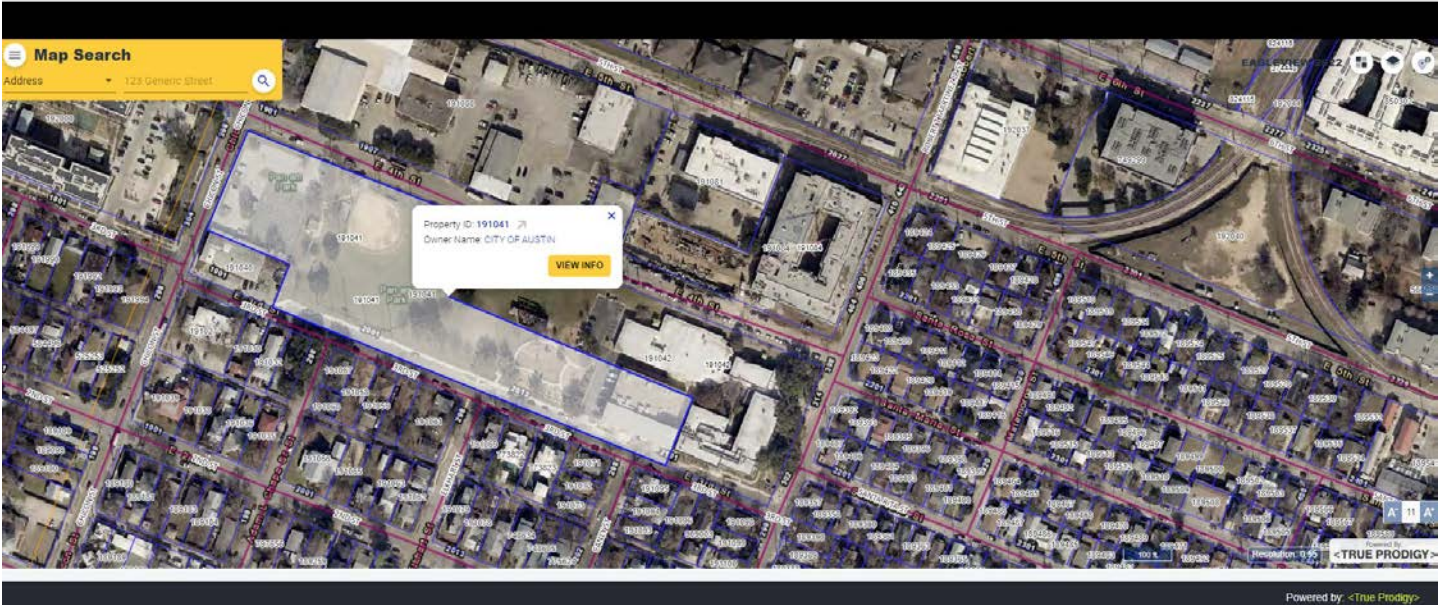
TRAVIS CENTRAL APPRAISAL DISTRICT  
TRAVIS COUNTY, TEXAS



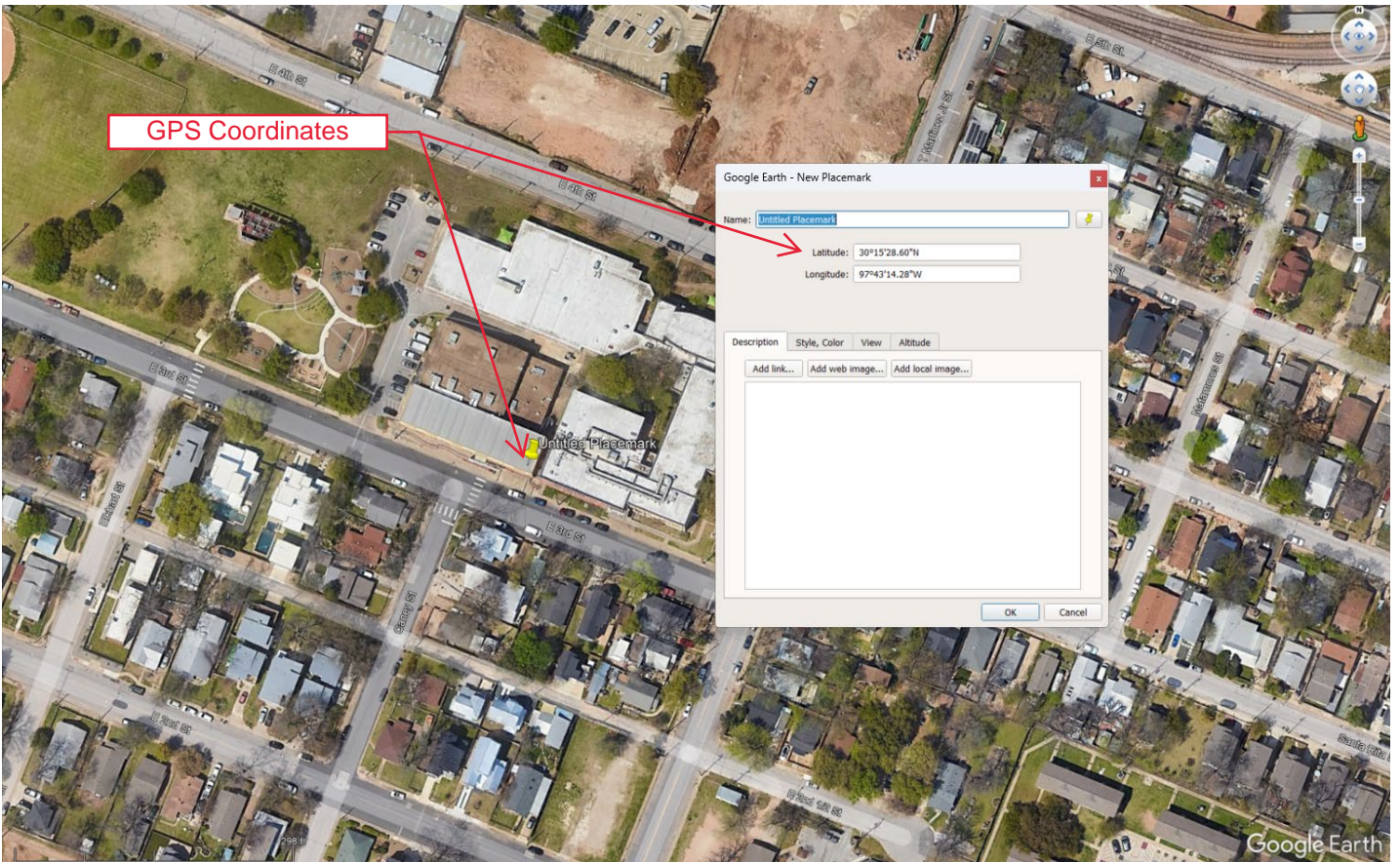


Park – Pan American Neighborhood Park – 2100 E. 3rd St., Austin, TX 78702

### Amenity Parcel Boundary



### Amenity Coordinates





# Amenity Coordinate Conversion from Comma form to Decimal Form

gps-coordinates.net/satellite/@30.257944,-97.720633,18

Weather RBFCU Bing Google Google Maps DuckDuckGo ITEX Google Sheets BCAD TDHCA TD Ameritrade QuickBooks ADP RUN Payroll ArcGIS Online esri ArcGIS Online Cre.

login | register

Coordinates My Location Driving Directions Converter US Map Satellite Street View API Maps Distance

Directions Website

Address

Google Maps Satellite

**DD (decimal degrees)\***

Latitude

Longitude

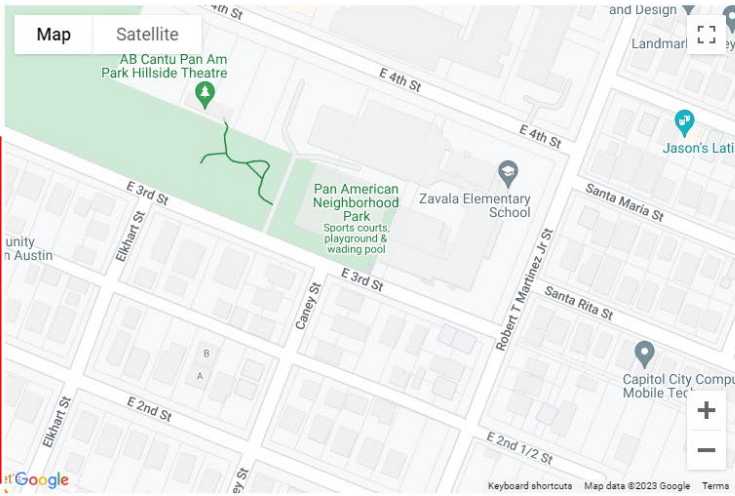
Google Map Satellite

**DMS (degrees, minutes, seconds)\***

Latitude  N  S  °  '  "

Longitude  E  W  °  '  "

Google Map Satellite

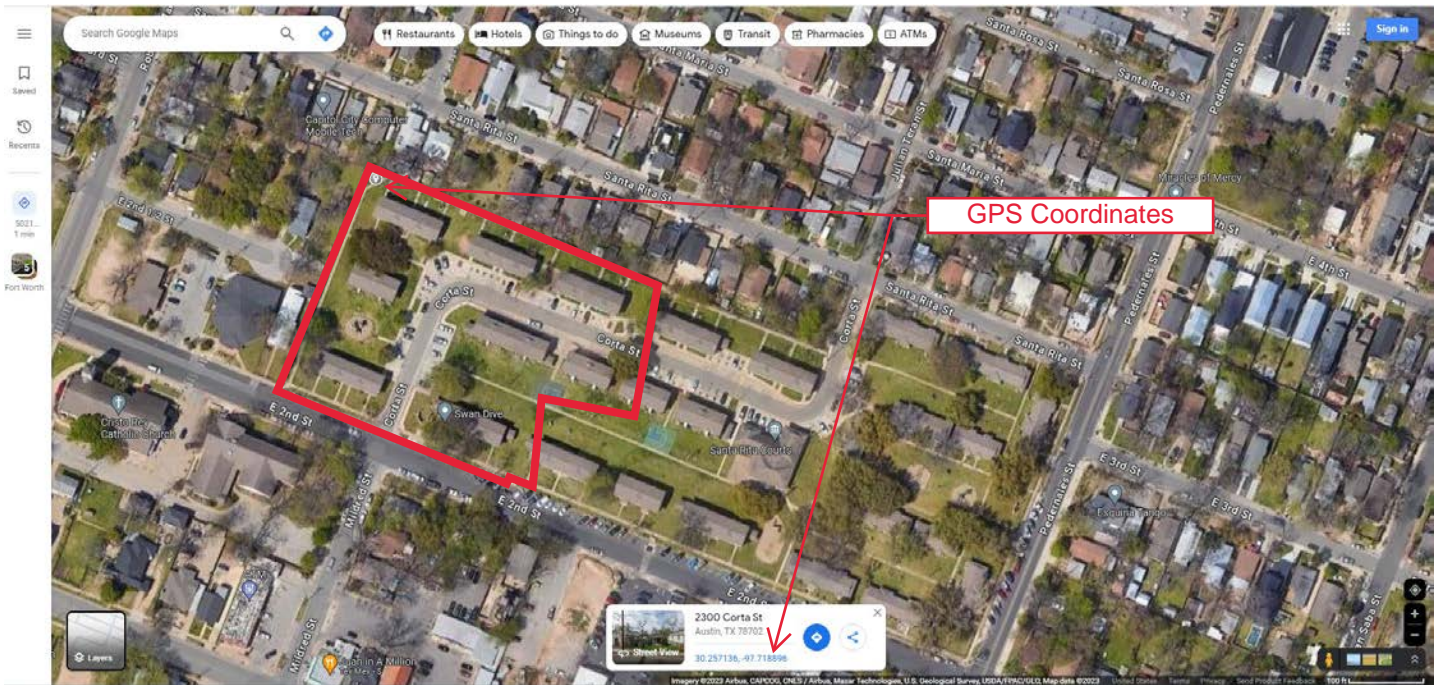


\* Système géodésique WGS 84

David Weekley NEW HOMES San Antonio's



## Development Site Coordinates



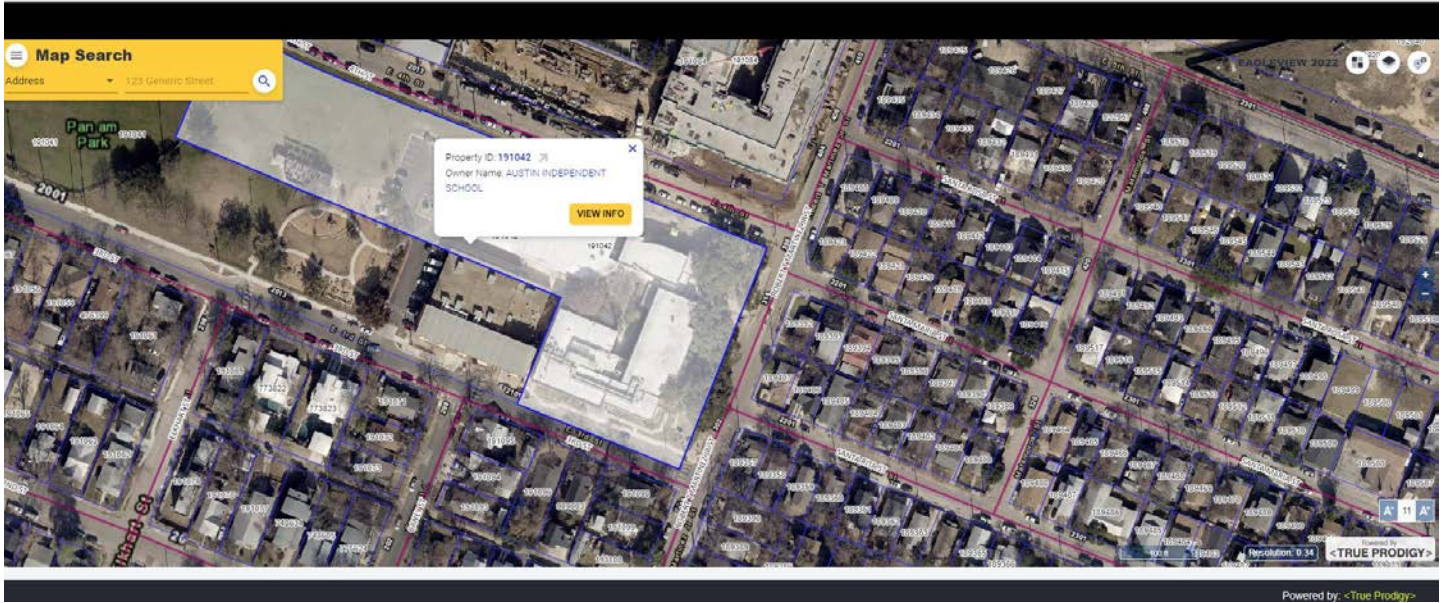
Distance 627.99 ft (0.119mi)



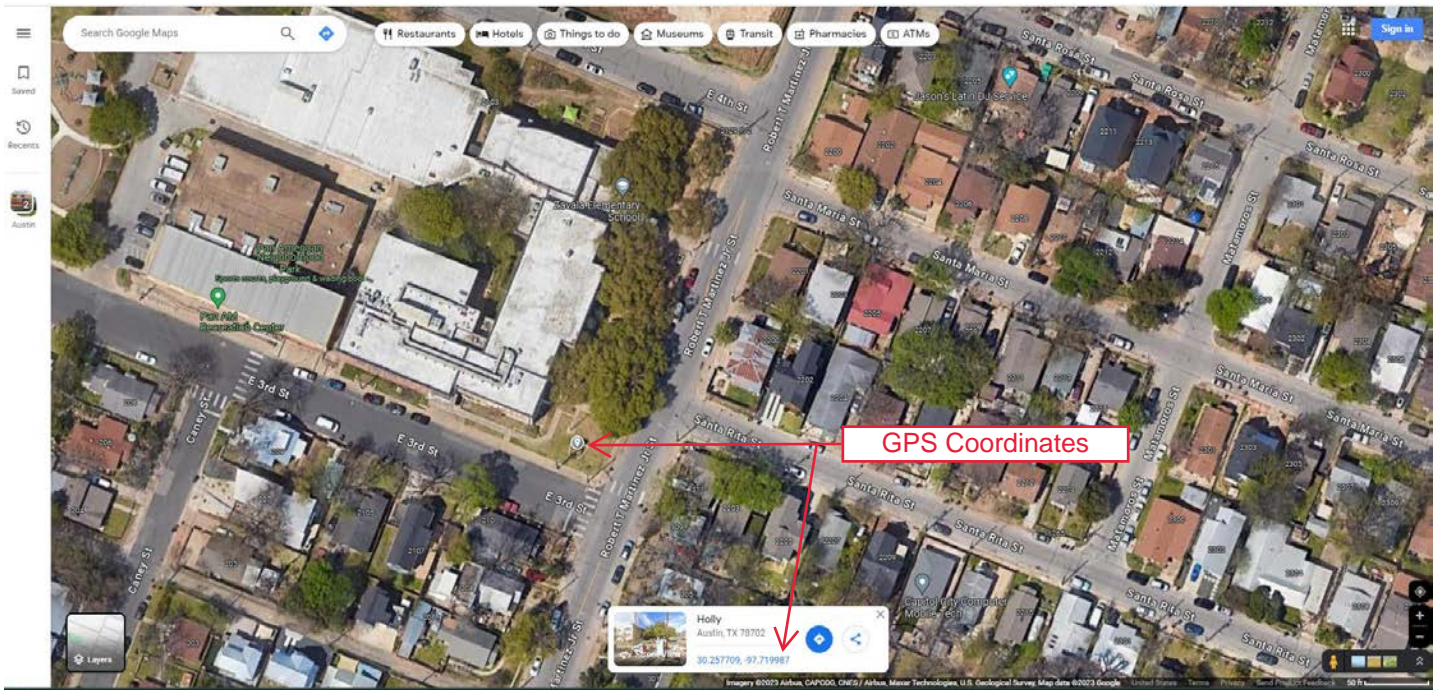


# Elementary School – Zavala Elementary School - 310 Robert T. Martinez Jr. St., Austin, TX 78702

## Amenity Parcel Boundaries

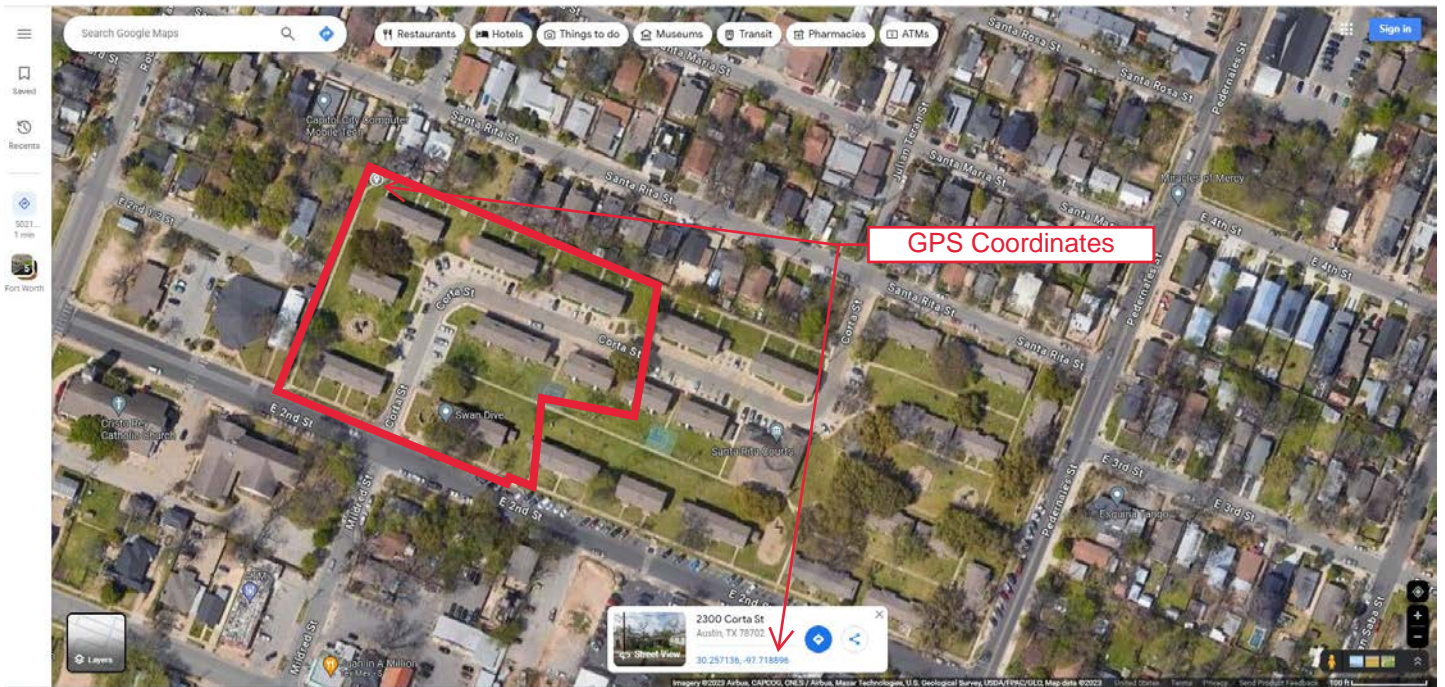


## Amenity Coordinates

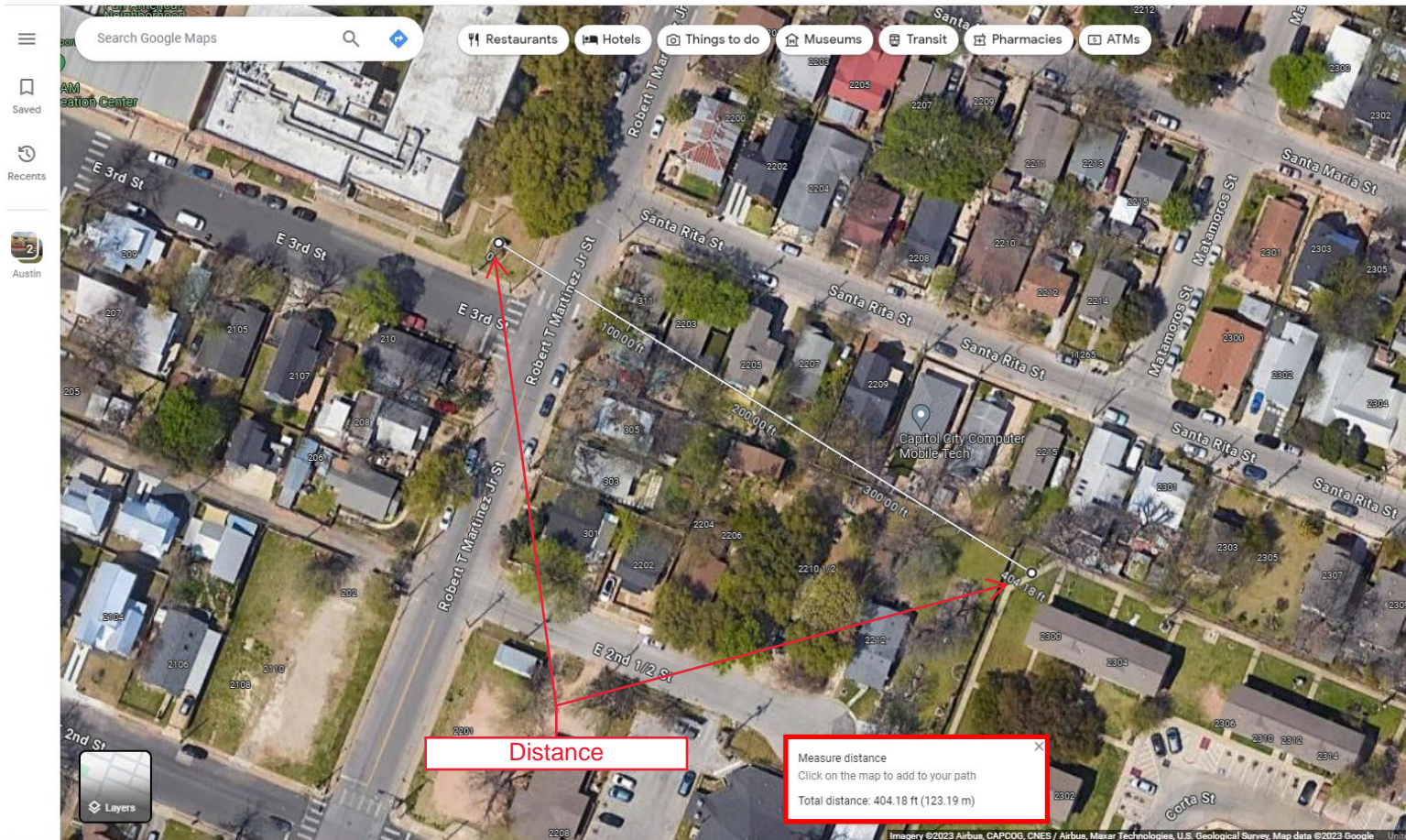




## Development Site Coordinates



Distance 404 ft (0.076 mi)



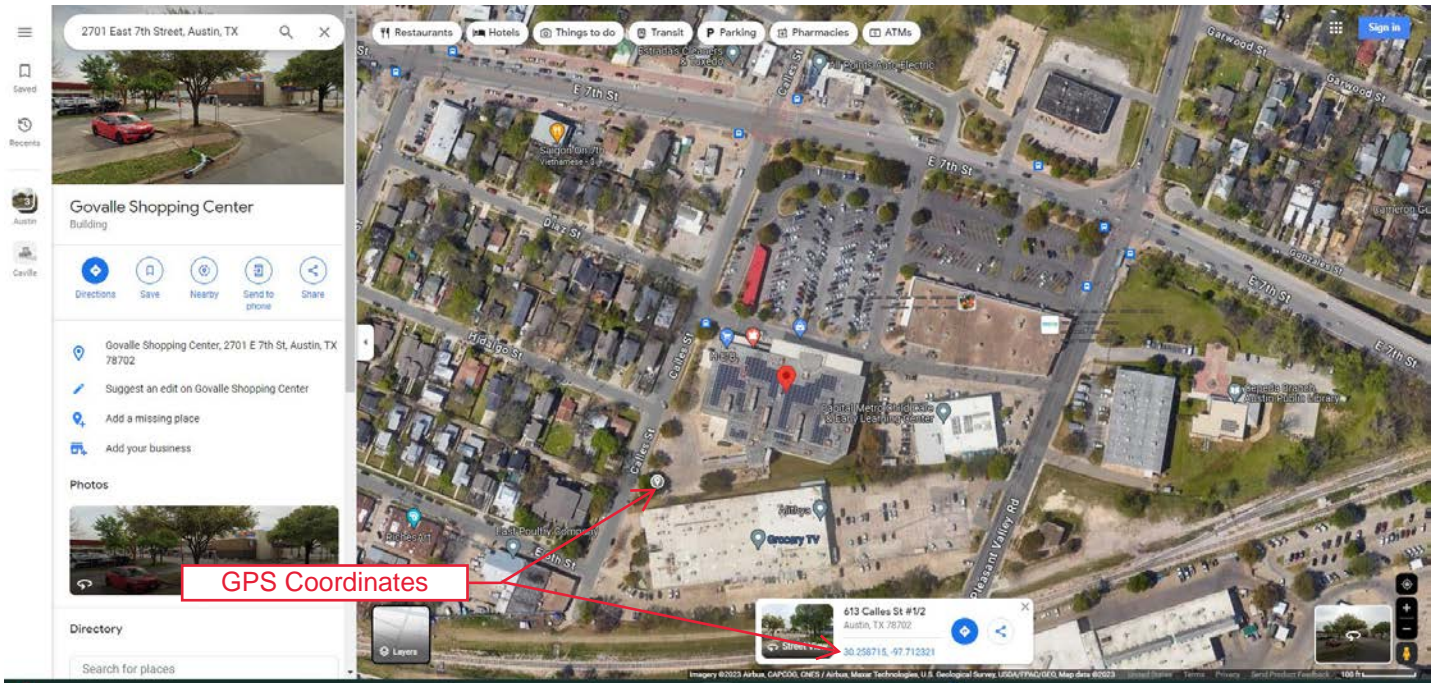


# Grocery Store - HEB - 2701 E. 7th Street, Austin, TX 78702

## Amenity Parcel Boundary

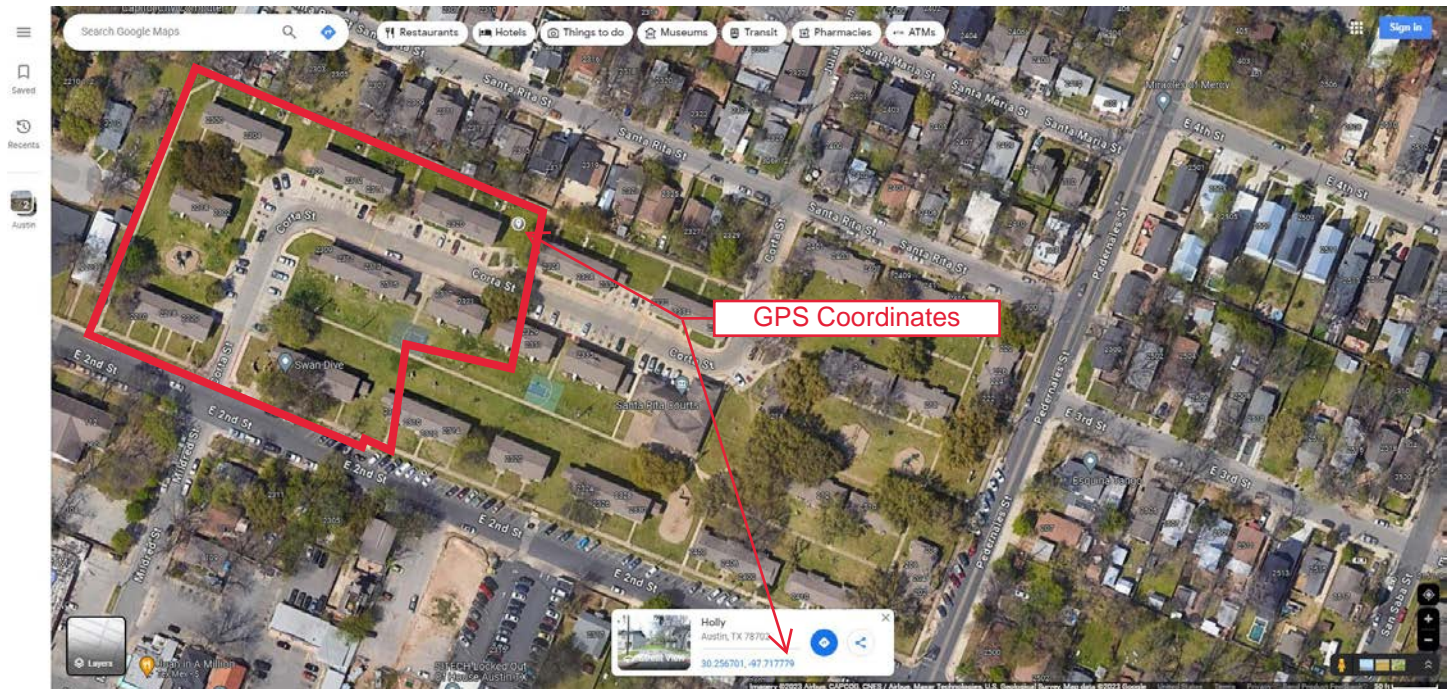


## Amenity Coordinates

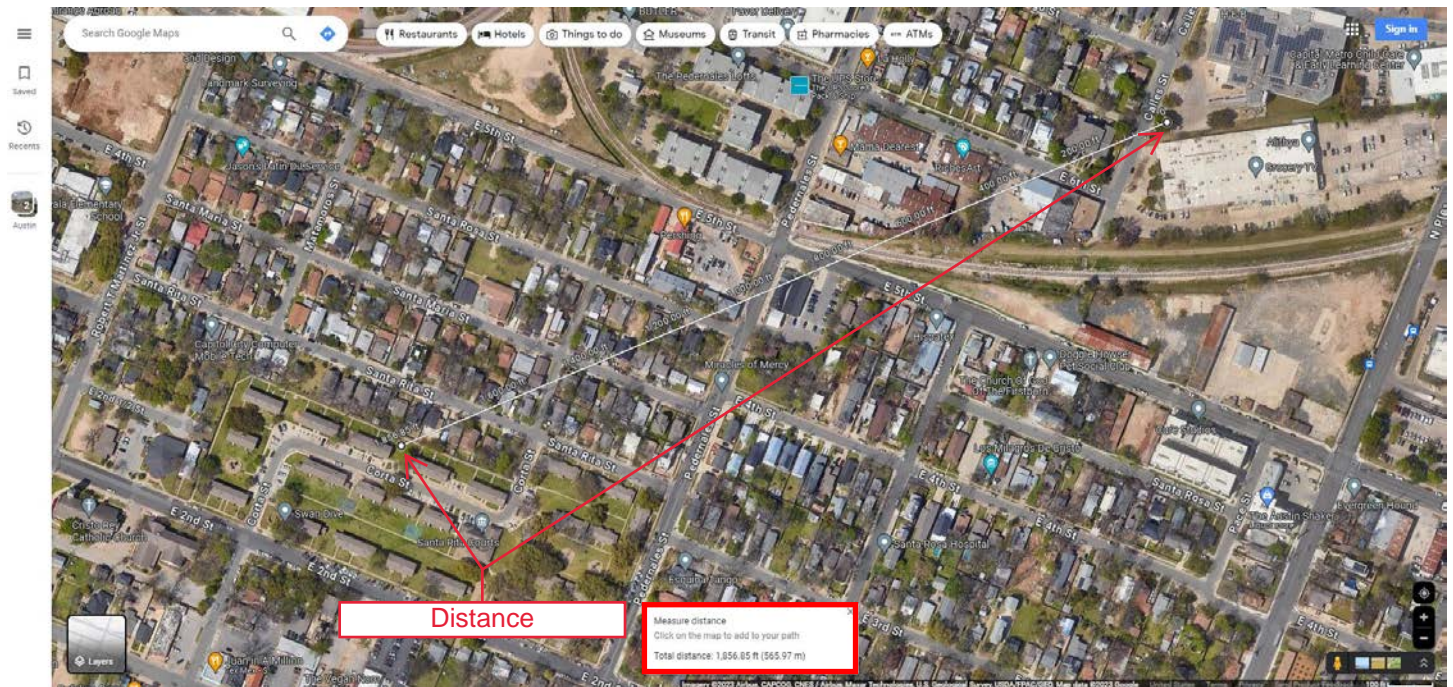




# Development Coordinates



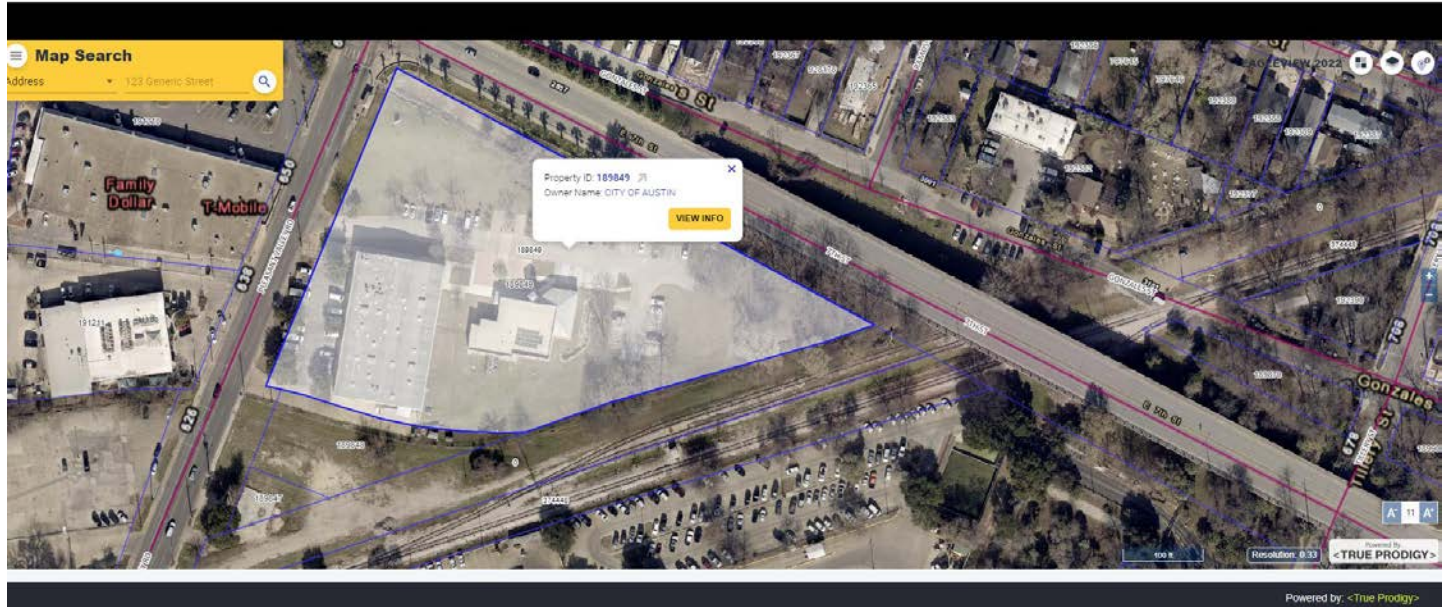
Distance 1,857 ft (0.35 mi)



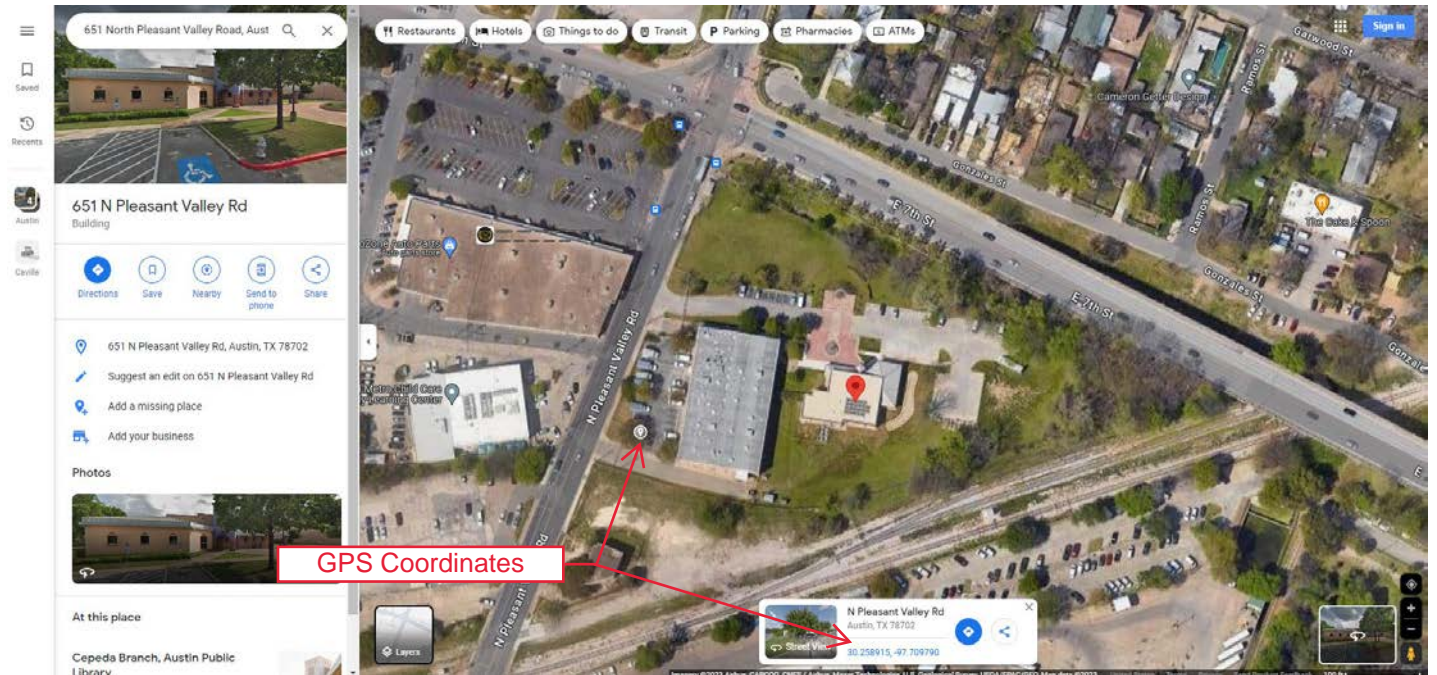


Library - Eustasio Cepeda Branch Library - 651 Pleasant Valley Rd. N, Austin, TX 78702

Amenity Parcel Boundary

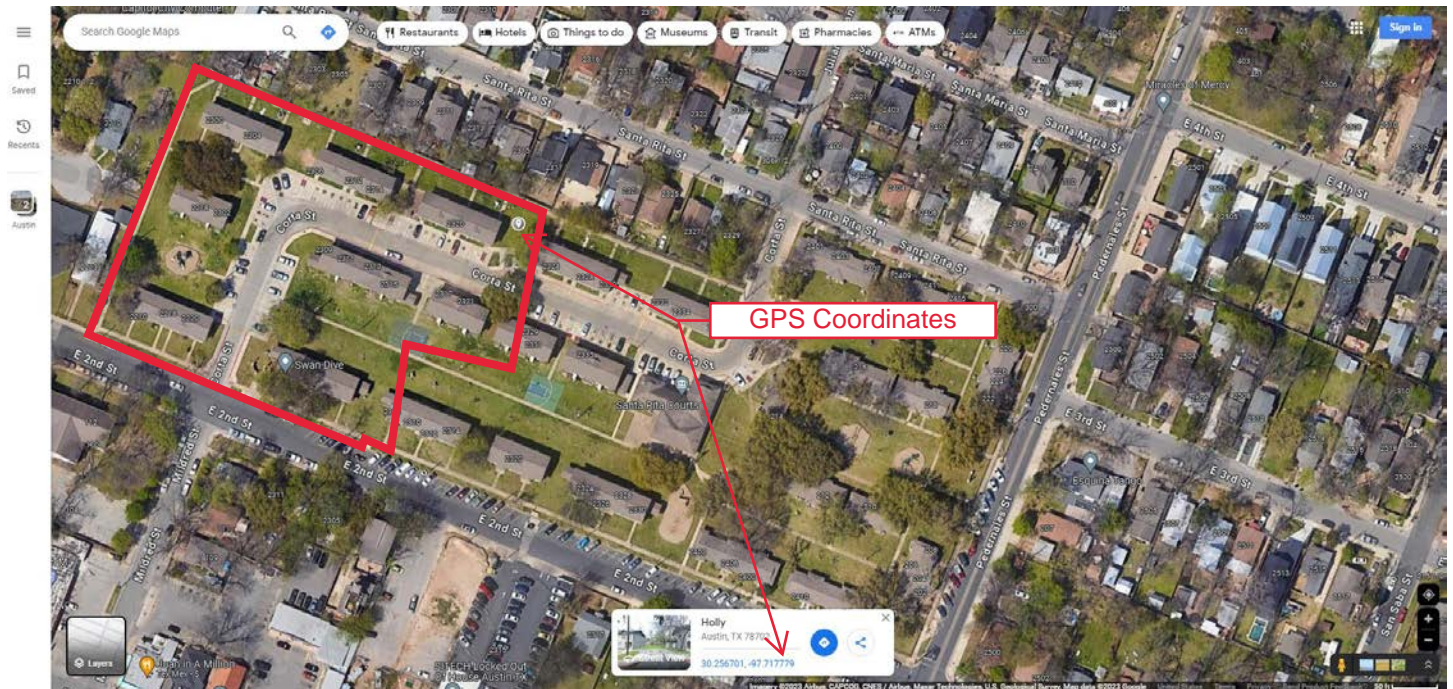


Amenity Coordinates

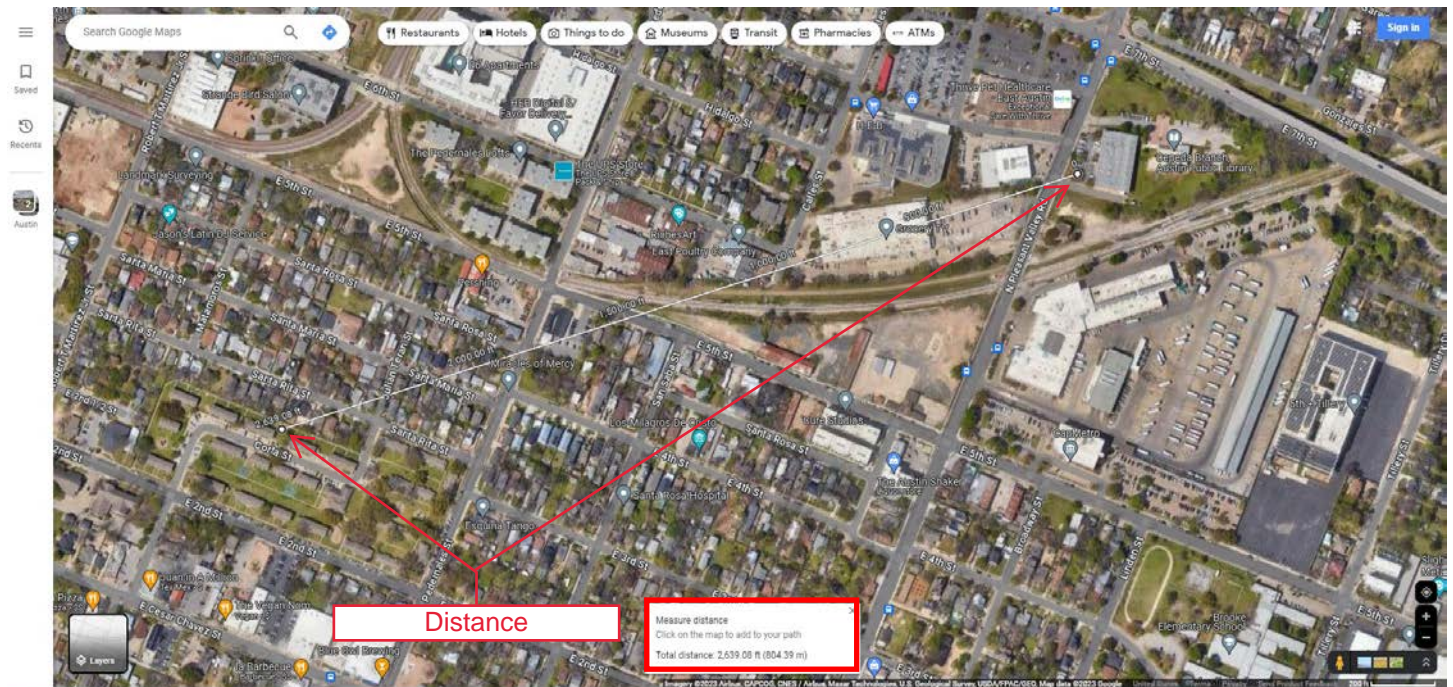




# Development Coordinates



Distance 2,639 ft (0.499 mi)





# Not Applicable

## **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)*

# Not Applicable

## **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)*

# Not Applicable

## **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.)*