



Ovetta Rosedale

4202, 4204, 4208 and 4210 Medical Parkway, Austin TX
78756



2024 Housing Tax Credit Resolution Application
Submitted to the City of Austin
December 15, 2023



December 15, 2023

City of Austin Housing Department
Attn: Brendan Kennedy
1000 E. 11th St., Second Floor
Austin, TX 78702
Brendan.Kennedy@austintexas.gov

Re: Request for City of Austin Resolution of Support for 2024 9% Competitive LIHTC application for proposed development: Ovetta Rosedale, located at 4202, 4204, 4208 and 4210 Medical Parkway, Austin TX 78756

Dear Mr. Kennedy,

We are most pleased on behalf of our development team, O-SDA Industries, LLC (O-SDA), to submit this application for support for a proposed 9% Housing Tax Credit (HTC) project, Ovetta Rosedale. We are excited about the possibility of working with the City of Austin on the proposed project.

O-SDA, in partnership with Saigebrook Development has specialized in providing first class affordable and workforce housing communities in urban core and suburban areas for over twelve years. Ms. Lasch has secured 35 allocations of Housing Tax Credits in the last 12 application cycles in Texas and has financed and closed more than 3,000 units in Texas.

Ovetta Rosedale is a proposed mixed-income community serving families on ±0.79 acres located at 4202-4210 Medical Parkway in Austin's Rosedale neighborhood.

The City of Austin's comprehensive planning vision includes the goals of expanding housing choices and providing a mix of quality housing for a diverse population. We believe that this mixed-income family project helps the city to meet these housing goals, especially as a result of its location in an underserved census tract, where no tax credit housing has been developed within the past twenty years. Given that the census tract in which the site is located is considered high opportunity based on the QAP, has been underserved by tax credit developments, is near a high density of jobs, and has a good tie-breaker score we believe that Ovetta Rosedale could be one of the top scoring applications in the 2024 housing tax credit cycle.

This site meets two preference criteria for a Resolution of Support: It is located in a High Opportunity Area according to the City of Austin RHDA/OHDA and it is located within 0.5 miles of the Project Connect first phase.

We would like to request a local Resolution of Support, and the minimum local government contribution (\$500) from the City of Austin before March 1 to meet our tax credit deadline.

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Megan Lasch at megan@O-SDA.com or at (830) 330-0762 concerning this application.

Sincerely,

A handwritten signature in black ink that reads "Megan Lasch". The signature is written in a cursive, flowing style.

Megan Lasch

5501-A Balcones Dr. #302
Austin, TX 78731



Contact Information

Development name: **Ovetta Rosedale**
Development location: 4202, 4204, 4208, and 4210 Medical Parkway Austin, TX 78756

Development companies: **O-SDA Industries**
5501-A Balcones Dr. #302
Austin, Texas 78731

Saigebrook Development
220 Adams Dr., Ste 280, PMB # 138
Weatherford, TX 76086

Primary Contacts: **Megan Lasch**
Megan@O-SDA.com
830-330-0762

Abby Penner
abby@Saigebrook.com
512-944-3272

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 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.

Developer's intent is to meet Affordability Unlocked Type 2.

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

Development Name: Ovetta Rosedale

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 Ovetta Rosedale, LLC

Authorized Representative Signature 

Authorized Representative Name (Print) Megan Lasch

Authorized Representative Title Owner of O-SDA Industries, LLC

Date 12/15/2023

Attachment 1 - Project Narrative

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



Project Narrative

Ovetta Rosedale is a proposed mixed-income family apartment community to be located at 4202-4210 Medical Parkway in Austin, Texas. This ±0.79 acre multifamily development will consist of 104 apartment units.

The proposed development will consist of a mix of one-, two-, and three-bedroom units serving families at 30%, 50%, 60% median area income levels as well as market rate units. This site is currently zoned CS and will not require a rezone to allow for the intended use.

We feel this project is particularly important for the City of Austin given the fact that it's in a high opportunity area, has a high concentration of nearby jobs (42,900 within a one-mile radius of the site), and nearby amenities, making this an ideal location for families. With various grocery stores, restaurants, and coffee stops nearby on North Lamar and Burnet Rd., Ramsey Park one block away, and several medical facilities closeby, residents of this community would have easy access to many of Austin's most desirable jobs and amenities. Allowing for the development of affordable housing in this area will help Austin work toward economic desegregation and offer low-income households an opportunity to live in the vibrant Rosedale neighborhood.

This site also scores particularly well within the Texas QAP system as a result of dispersion; there have been no tax credit developments built in the same census tract in the past 20 years. The tract is thus considered underserved based on the Texas QAP. This coupled with its location in a high opportunity census tract, a high density of nearby jobs, and tie-breaker score of .87 mi, leads us to believe that this will be one of the top scoring sites in the 2024 housing tax credit cycle.



Fitness center and playground at Saigebrook and O-SDA developed **Edgewood Place**, Longview, TX

Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, a dishwasher, washer and dryer hookups, granite countertops in kitchen and bathrooms, resilient hard surface flooring, kitchen tile backsplash, and tile tub surrounds.



Community amenities will include an on-site leasing center, fitness center, cyber lounge, children's playroom, outdoor BBQ stations, and community multipurpose room.

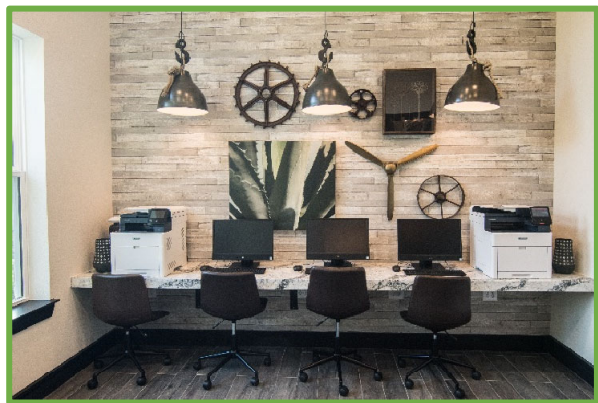
Accessibility

To the best of our knowledge and ability, all of Saigebrook's and O-SDA's developments comply with the Equal Opportunity Housing regulations as well as Fair Housing, ADA and UFAS standards. This development will be designed to meet or exceed the accessibility requirements of the Federal Fair Housing Act as implemented by HUD. All common spaces will be designed to allow for accessibility to persons with limited mobility. Additionally, a minimum of 10% of all units, and 100% of the community amenity space will be designed and constructed to allow for accessibility to persons with limited mobility. An additional 2% of the units will be also designed for hearing and visual disabilities. All units will be fully adaptable and elevator-served.

ADA features for the units will include but are not limited to:

- All passage doors to be 36" wide
- Knee space in both bathrooms (if applicable) for wheelchair access
- Under counter knee space in kitchen for wheelchair access
- 34" height countertop in bathroom and kitchen work area
- All individual rooms are made fully accessible by providing adequate turn radius
- Fully accessible bathtub/shower combination
- Strobe light alarms and doorbells for HV units
- Temperature controlled water valves
- Accessible light switches and outlets

An accessible route will connect the accessible parking spaces to the accessible and adaptable units or elevator, as well as the common areas of the development. As a further measure to ensure compliance, the development team retains an Accessibility and Compliance Consultant to provide plan review and inspection services for compliance with the Texas Accessibility Standards (TAS), the Uniform Federal Accessibility Standards (UFAS), Fair Housing Act (FHA), and the International Building Code (IBC) Chapter 11.



Community room and cyber lounge at **Edgewood Place**, Longview, TX

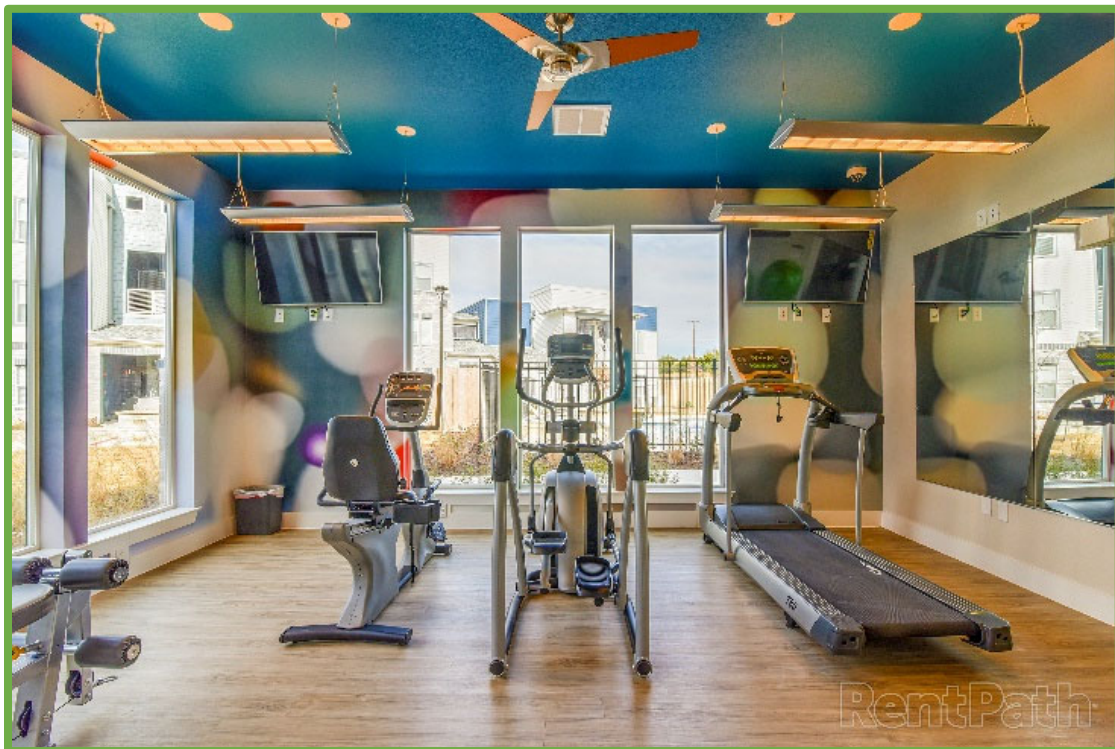
Support Services

All of Saigebrook and O-SDA's communities offer targeted onsite support services. Our service providers tailor their offerings to meet the specific needs of residents in each community, as determined through resident surveys and meet-and-greets. Usually, this includes onsite parenting, nutrition, and personal finance classes, kids' activities and tutoring, and monthly free social events.



Above: A free event for residents at O-SDA Industries developed **La Madrid Apartments**, Austin, TX

Below: Fitness center at O-SDA Industries developed **Stillhouse Flats**, Harker Heights, TX





Green Building

Even before the current emphasis on green building methods, our team strived to promote sustainable building practices and energy and natural resource conservation in our communities. These efforts have had a significant positive impact in the cost of operations, and the out-of-pocket costs to our residents. Our team commits to a minimum of a 1-star Austin Energy Green Building rating for this development, as required by Austin's S.M.A.R.T Housing program and will endeavor to achieve a higher rating.



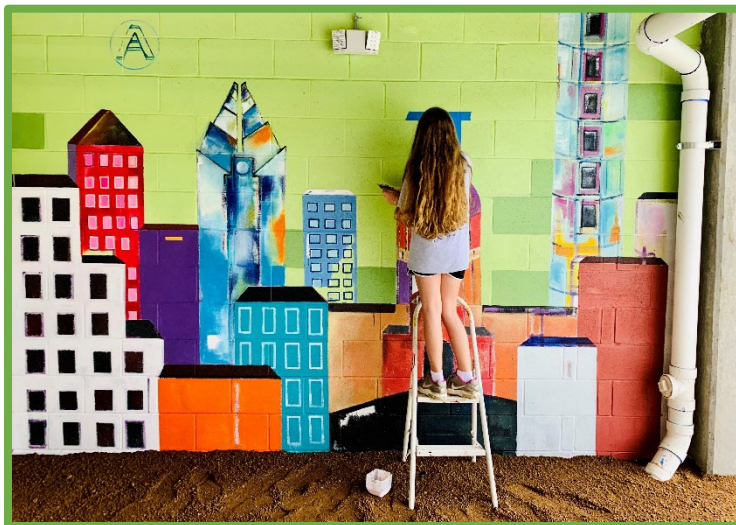
Above: The interior of an affordable unit at Saigebrook and O-SDA developed **LaMadrid Apartments** and **Art at Bratton's Edge**, Austin, TX. Below: Swimming Pool at **Saige Meadows**, Tyler, TX.



5501-A Balcones Dr. #302
Austin, TX 78731

Local public art

Our team recognizes the importance of art education, reflecting our priority to grow and invest in Austin's creative economy. In each one of our communities, we commission a local artist to create an original sculpture, mosaic, or other form of artwork. Our continued commitment to local public art aims to create a sense of place and community at each property. Often local children are provided the opportunity to participate in the artist's creation, thereby creating a sense of pride and achievement within their neighborhood.



At **Aria Grand**, we worked with Ethan Azarian of Blue Cow Studios and students from Travis Heights Elementary School to create four custom murals for the community. The students were excited to work with Ethan to create a lasting mark on their neighborhood.

Successful Development Examples

Currently in the Austin area, the development team has six multifamily mixed-income developments completed, and four multifamily mixed-income developments under construction. These communities are in Travis Heights, Hillcrest, Delwood 2, East Riverside, Wells Branch, Northwest Austin, and Georgetown.



Aria Grand

1800 S IH 35 SR, Austin, Texas 78745. Opened December 2019, 99% leased. Construction began September 2018.

70-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits and City of Austin General Obligation (GO) Bond. 30%, 50%, and 60% AMI. This is a 1.42 acre site, containing two buildings, totaling 82,173 square feet of gross floor area. Development budget was \$16,800,000.



La Madrid Apartments

11320 Manchaca Road, Austin Texas 78748. Opened October 2018, 99% leased. Construction began October 2016. NGBS Gold Certified.

95-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits and City of Austin GO Bond. 30%, 50%, and 60% AMI. This is a 6.02 acre site, containing nine buildings, totaling 118,132 square feet of gross floor area. Development budget was \$20,400,000.



The Abali

4603 - 4611 N IH 35, Austin, Texas 78722. Construction began 2020.

56-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits. 30%, 50%, and 60% AMI. This is a 0.92-acre site, containing one building, totaling 58,880 square feet of gross floor area. Development budget was \$14,600,000.



Vi Collina

2401 E Oltorf St, Austin, Texas 78741. Construction began 2020.

170-unit new construction family mixed-income development. Financed using 4% LIHTC tax credits. 30%, 50%, 60%, and 80% AMI. This is a 4.59-acre site, containing one building, totaling 180,147 square feet of gross floor area. Development budget was \$37,600,000.



Kaia Pointe

104 Bettie Mae Way,
Georgetown Texas 78633.
Opened December 2018, 95%
leased. Construction began
September 2017.

102-unit new construction
family mixed-income
development. Financed using
9% LIHTC tax credits. 30%, 50%,
and 60% AMI. This is a 5.05 acre
site, containing six buildings,
totaling 113,877 square feet of
gross floor area. Development
budget was \$18,800,000.



Art at Bratton's Edge

15405 Long Vista Dr, Austin
Texas 78728. Opened
December 2016, 100% leased.
Construction began July 2015.
NGBS Green Certified.

78-unit new construction family
mixed-income development.
Financed using 9% LIHTC tax
credits. 30%, 50%, and 80%
AMI. This is a 5.05 acre site,
containing four buildings,
totaling 84,026 square feet of
gross floor area. Development
budget was \$14,300,000.



June West (Under Construction)

1200 W Koenig Ln, Austin, Texas 78756. Construction began January 2023.

80-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits. 30%, 50%, 60%, and 80% AMI. This is a 1.1-acre site, which will contain one building. Development budget is \$20,300,000.



Saison North (Under Construction)

100101 N Capital of Texas Highway, Austin, Texas 78759. Construction began October 2022.

116-unit new construction family mixed-income development. Financed using 9% LIHTC tax credits. 30%, 50%, and 60% AMI. This is a 1.7-acre site, which will contain one building. Development budget is \$32,500,000.



The Rhett (Under Construction)

1000 E Yager Lane, Austin, Texas 78753. Construction began July 2023.

215-unit new construction family mixed-income development. Financed using 4% LIHTC tax credits. 30%, 50%, 60% and 80% AMI. This is a 5 acre site, which will contain three buildings. Development budget is \$37,700,000.



Cady Lofts (Under Construction)

1004 E 39th St, Austin, Texas 78751. Construction began October 2023.

100-unit new construction public supportive housing development. Financed using 9% LIHTC tax credits. 30%, 50%, and 60% AMI. This is a 0.74 acre site, which will contain one building. Development budget is \$13,600,000.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: Ovetta Rosedale
 2) Project Type: Mixed-Income
 3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): Ovetta Rosedale, LLC
 5) Developer Company: O-SDA Industries

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 4202-4210 Medical Parkway, Austin, TX 78756
 7) Mobility Bond Corridor: N Lamar & Guadalupe St

8) Census Tract: 2.04
 9) Council District: District 10
 10) Elementary School: BRYKER WOODS EL
 11) Affordability Period: 45 years

12) Type of Structure: Multi-family
 13) Occupied?: Yes
 14) How will AHFC funds be used?: ion, Pre-development, and Cons

15) Bond Issuer (if applicable): N/A
 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): N/A

17) Target Population: General

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		3	4	1		8
Up to 40% MFI						0
Up to 50% MFI		8	12	10		30
Up to 60% MFI		10	15	12		37
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions		9	15	5		29
Total Units	0	30	46	28	0	104

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	7	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? Yes

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

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

21) The property has Healthy Food Access? Yes

22) Estimated Sources and Uses of funds

Sources		Uses	
Debt	5,500,000	Acquisition	5,425,000
Third Party Equity	17,398,260	Off-Site	-
Grant	-	Site Work	1,642,500
Deferred Developer Fee	1,519,982	Site Amenities	62,600
Other	-	Building Costs	13,949,685
Previous AHFC Funding	-	Contractor Fees	2,191,670
Expected AHFC Request	7,500,000	Soft Costs	3,164,189
		Financing	2,237,081
		Developer Fees	3,245,517
Total \$	31,918,242	Total \$	31,918,242

CRP Name:

CRP Ordinance 1: Date:

CRP Ordinance 2: Date:

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.**)*

N/A, this development is not in a CRP but is in a high opportunity area as defined by the QAP.

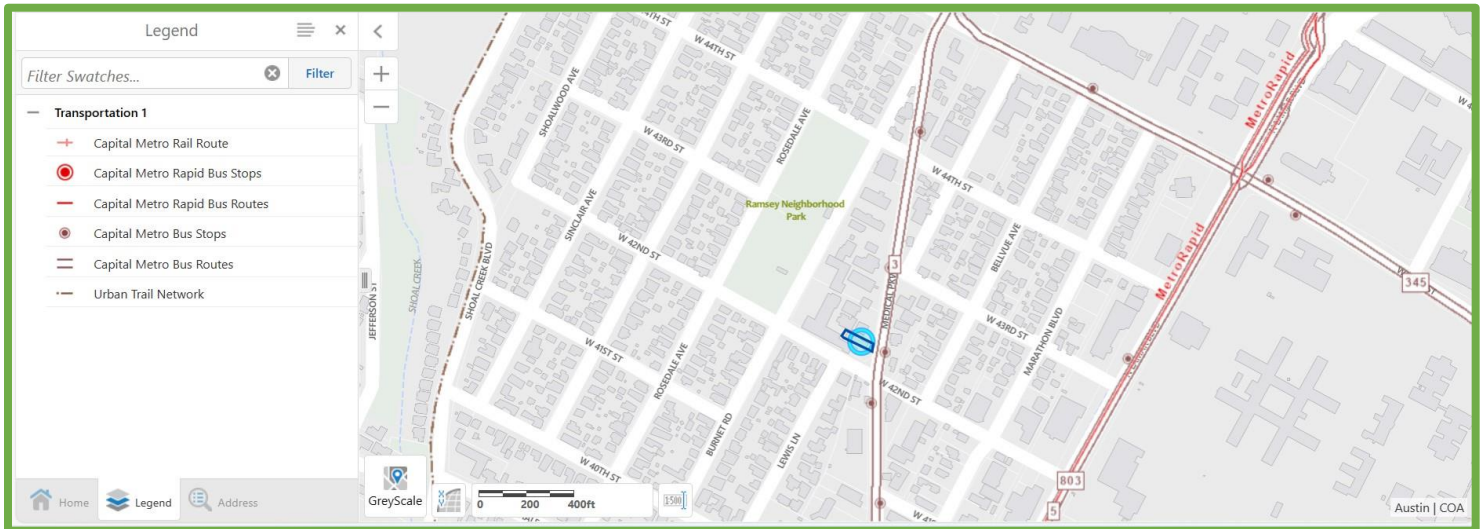
Attachment 4 – Map and Nearest Transit Stop

(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)

Walk Distance to Nearest Transit Stop: 155ft



Nearby Transit



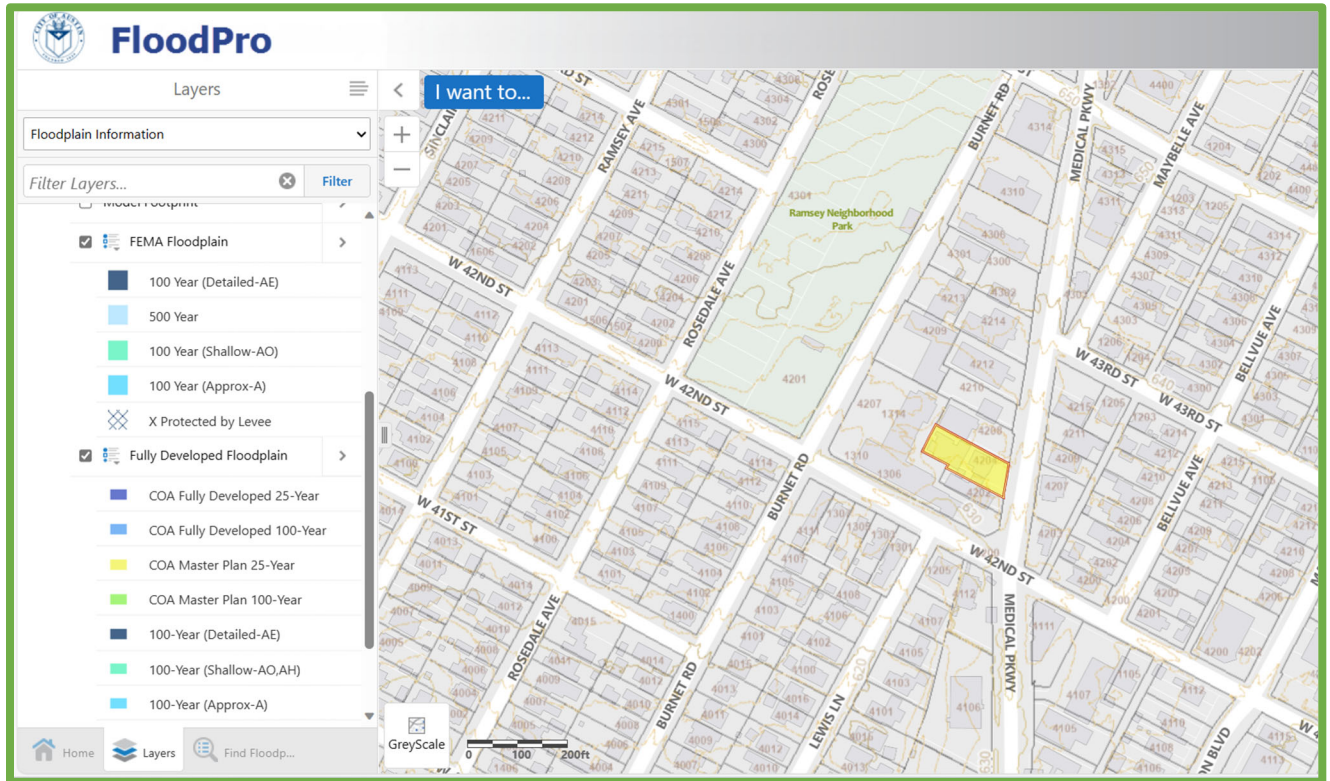
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Austin, TX 78731

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)

Flood Plain Map

The site does not lie within the floodplain.



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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)

LISA STEPHENS

President

lisa@saigebrook.com

www.saigebrook.com



MEGAN LASCH

President

megan@o-sda.com

www.o-sda.com

ABOUT US

Saigebrook Development and O-SDA Industries are two powerhouse WBE- and HUB-certified real estate development firms that partner regularly to deliver first in class mixed-income housing communities. Together, they have been part of 30 successful Housing Tax Credit applications across the state of Texas.

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$750 million of federal, state, and local competitive funds to date and constructed in excess of 5,000 apartment homes. Saigebrook Development offices in Weatherford, Texas.

Megan Lasch, owner and principal of MBE/WBE- and HUB-certified O-SDA Industries, has more than 14 years of experience in project management and consulting in the affordable housing industry, managing all aspects of project life cycles. Megan has a background in engineering, project management, real estate analysis, and design. O-SDA Industries is based in Austin, Texas.



Lisa Stephens, Saigebrook



Megan Lasch, O-SDA

OUR PROCESS

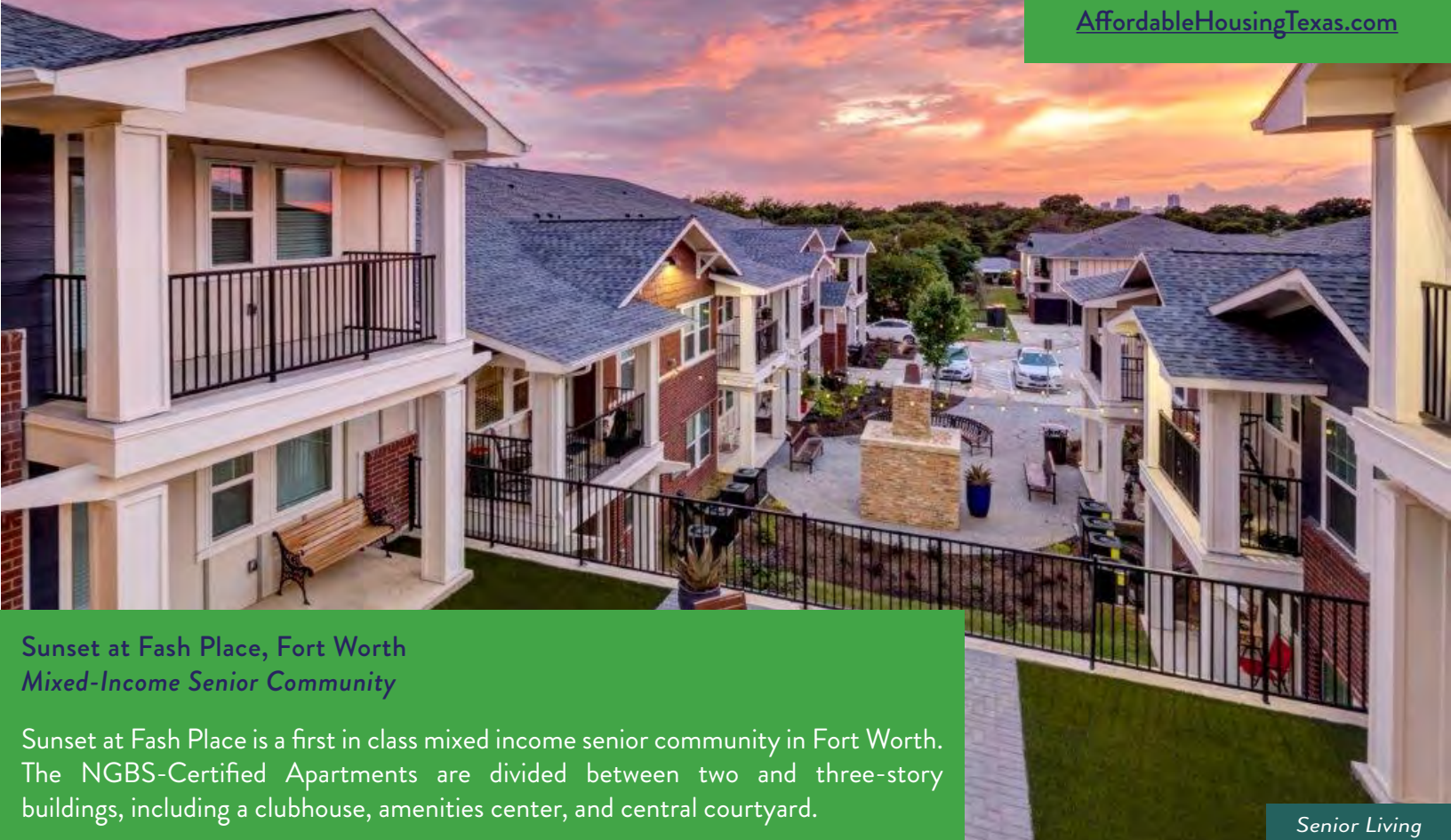
Saigebrook and O-SDA's dedicated team has built its reputation as a mixed-income housing developer that produces consistent quality, sustainability, innovative design, and long-term viability in each of its communities. The firms oversee every aspect of development, including but not limited to planning, environmental testing, design oversight, financing, permitting, construction, lease-up, and stabilization.

Saigebrook and O-SDA retain long-term ownership of all their properties, maintaining affordability and ensuring high-quality property management. Collectively, the Saigebrook and O-SDA team has extensive experience in all aspects of housing development, compliance and ownership.

OUR COMMUNITIES

Saigebrook and O-SDA specialize in affordable housing for families and seniors. Each property in our portfolio is unique, offering indoor and outdoor amenities that encourage compatibility, recreation and connectivity to the community. Typical amenities include fully-furnished leasing centers with community rooms, fitness centers, cyber lounges, BBQ grill stations and picnic tables, swimming pools, covered parking and local community-created art.

All of our affordable housing units are built with long-term sustainability and energy efficiency in mind. Unit amenities include Energy Star® appliances, granite countertops, kitchen backsplash tile, high efficiency lighting, resilient hard-surface flooring, spacious closets and storage, and tile tub surrounds.



Senior Living

Sunset at Fash Place, Fort Worth
Mixed-Income Senior Community

Sunset at Fash Place is a first in class mixed income senior community in Fort Worth. The NGBS-Certified Apartments are divided between two and three-story buildings, including a clubhouse, amenities center, and central courtyard.

Everly Plaza, Fort Worth
Mixed-Income Senior Community

Everly Plaza is an 88-unit urban-style senior development located in Fort Worth's desirable Near Southside neighborhood. The community was built in close partnership with Near Southside Inc. and includes community art gallery space which is donated to Near Southside Arts.



Senior Living



Kaia Pointe, Georgetown
Mixed-Income Family Community

Kaia Pointe is a 102-unit mixed income family community. The 5-acre site offers many outdoor amenities, including a swimming pool, BBQ and picnic stations, and private porches and balconies for residents.





Mixed Income

Phase of Development	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
Pre-Development					
	Lapiz Flats 1410-1430 Duncan Perry Rd. Grand Praire, TX 76011	New Constructon Senior Affordable & Market Rate 30%, 50%, and 60%	45 - 1 BR 24 - 2 BR TOTAL = 69	LIHTC - 9% (TDHCA)	\$16.8MM
	The Roz 3435 Parker Lane Austin TX 78741 <i>Consultant Only</i>	New Construction Permanent Supportive Housing 30%, 50%, and 60%	100 - 0 BR TOTAL = 100	LIHTC - 9% (TDHCA) PBVs	\$24MM
Under Construction					
	The Rhett 1000 E Yager Lane Austin TX 78753	New Construction Family Affordable 30%, 50%, 60%, and 80%	67 - 1 BR 93 - 2BR 55 - 3BR TOTAL = 215	LIHTC - 4% (TDHCA)	\$63.7MM
	Cady Lofts 1004-1008 E 39th St. Austin, TX 78751 <i>Consultant Only</i>	New Construction Permanent Supportive Housing 30%, 50%, and 60%	100 - 0 BR TOTAL = 100	LIHTC - 9% (TDHCA) PBVs	\$20.9MM
	Jaipur Lofts 2102, 2108, 2202, 2206, 2208 Annex Ave Dallas, TX 75204	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	26 - 1 BR 37 - 2 BR 8 - 3 BR TOTAL = 71	LIHTC - 9% (TDHCA)	\$23.9MM
	Lytle Ridge 2301 Little Rd. Arlington, TX 76010	New Constructon Senior Affordable & Market Rate 30%, 50%, and 60%	43 - 1 BR 16 - 2 BR TOTAL = 59	LIHTC - 9% (TDHCA)	\$14.1MM
	June West 1200-1206 W Koenig Lane Austin, TX 78756	New Construction Family Affordable 30%, 50%, 60%, and 80%	31 - 0 BR 11 - 1 BR 24 - 2 BR 14 - 3 BR TOTAL = 80	LIHTC - 9% (TDHCA)	\$20.3MM
	Saison North 10010 N Capital of TX Highway Austin, TX 78759	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	48 - 1 BR 44 - 2 BR 24 - 3 BR TOTAL = 116	LIHTC - 9% (TDHCA)	\$32.5MM
	Kiva East 4724 & 4806 East Side Ave. Dallas, TX 75226	New Construction Family Affordable & Market Rate 30%, 50%, 60%	18 - 1 BR 48 - 2 BR 21 - 3 BR TOTAL = 87	LIHTC - 9% TDHCA	\$25MM
DEVELOPMENTS COMPLETED					
	Kestrel on Cooper 2017-2025 S Cooper Street Arlington, TX 76010	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	21 - 1 BR 36 - 2 BR 27 - 3 BR 6 - 4 BR	LIHTC - 9% (TDHCA)	\$20.7MM
	Vi Collina 2401 E Oltorf St Austin TX	New Construction Family 100% Affordable 30%, 50%, 60%, and 80%	48 - 1 BR 81 - 2 BR 41 - 3 BR Total: 170	LIHTC - 4% (TDHCA)	\$37.6 MM
	Cielo Place 3111 Race Street Fort Worth, TX 76111	Adaptive Reuse Family Affordable & Market Rate 30%, 50%, & 60%	50 - 0 BR 11 - 1 BR 18 - 2 BR 12 - 3 BR Total: 91	LIHTC - 9% (TDHCA)	\$22.2MM

Phase of Development	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	Everly Plaza 1801-1821 8th Ave and 1801 Hurley Ave. Fort Worth, TX 76110	New Construction Senior Affordable & Market Rate 30%, 50%, & 60%	64 - 1 BR 24 - 2 BR Total: 88	LIHTC - 9% (TDHCA)	\$19.4MM
	The Abali 4603-4611 N IH 35 Austin, TX 78722	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	16 - 0 BR 10 - 1 BR 19 - 2 BR 11 - 3 BR Total: 56	LIHTC - 9% (TDHCA)	\$14.6MM
	Sunset at Fash Place 2504 Oakland Blvd. Fort Worth, TX 76103	New Construction Senior Affordable & Market Rate 30% 50% & 60% AMI	50 - 1 BR 16 - 2 BR Total: 66	LIHTC - 9% (TDHCA)	\$14.3MM
	Canova Palms 1717 Irving Blvd Irving, Texas	New Construction Senior Affordable & Market Rate 30%, 50% & 60% AMI	41 - 1BR 17 - 2 BR Total: 58	LIHTC - 9% (TDHCA)	\$11.3MM
	Alton Plaza 202 Whaley Street Longview, TX 75607	New Construction Adaptive Reuse Family Affordable & Market Rate 30%, 50% & 60% AMI	6 - 0BR 16 - 1BR 26 - 2 BR Total: 48	LIHTC - 9% (TDHCA)	\$10.2MM
	Elysium Grand 3300 Oak Creek Drive Austin, Texas	New Construction Podium Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 19 - 3 BR Total: 90	LIHTC - 4% (TDHCA)	\$19.6MM
	Mistletoe Station 1916 Mistletoe Blvd. Fort Worth, TX 76104	New Construction Garden Style & Podium Style Family Affordable & Market Rate 30%, 50% & 60% AMI	21 - 1 BR 67 - 2BR 22 - 3BR Total: 110	LIHTC - 9% (TDHCA) PBVs	\$28.2MM
	Aria Grand IH35 & Woodland Drive Austin, TX 78704	New Construction Podium Family Affordable & Market Rate 30%, 50% & 60% AMI	12 - 1 BR 30 - 2 BR 28 - 3 BR Total: 70	LIHTC - 9% (TDHCA)	\$16.8MM

Phase of Development	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	Edgewood Place 617 Clinic Drive Longview, TX 75605	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1BR 36 - 2BR 20 - 3BR Total: 74	LIHTC - 9% (TDHCA)	\$13.4MM
	Kaia Pointe 104 Bettie Mae Way Georgetown TX 78633	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	28 - 1 BR 56 - 2 BR 18 - 3 BR Total: 102	LIHTC - 9% (TDHCA) \$13,530,000	\$18.8MM
	Stillhouse Flats 2926 Cedar Knob Road Harker Heights, TX 76548	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	22 - 1 BR 50 - 2 BR 24 - 3 BR Total: 96	LIHTC - 9% (TDHCA) \$14,180,000 Local Government Contribution	\$16.8MM
	LaMadrid Apartments 11320 Manchaca Road Austin, TX 78748	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 24 - 3 BR Total: 95	LIHTC - 9% (TDHCA) \$13,380,000 City of Austin RHDA	\$20.4MM
	Barron's Branch 817 Colcord Ave Waco, TX 76707	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	30 - 1 BR 86 - 2 BR 48 - 3 BR 4 - 4 BR Total: 168	LIHTC - 9% (TDHCA) \$20,331,756	\$16.7MM
	Art at Bratton's Edge 15405 Long Vista Dr Austin, TX 78727	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1 BR 46 - 2 BR 16 - 3 BR Total: 78	LIHTC - 9% (TDHCA)	\$14.3MM
	Liberty Pass 17321 Lookout Road Selma, TX 78154	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 62 - 2 BR 26 - 3 BR 4 - 4 BR Total: 104	LIHTC - 9% (TDHCA)	
	Summit Parque 12777 Merit Drive Dallas, TX 75251	New Construction Mid-Rise Family Affordable and Market Rate 30%, 50%, 60% AMI	31 - 1 BR 49 - 2 BR 20 - 3 BR Total: 100	LIHTC - 9% (TDHCA) \$14,870,000 DHA PBVs	\$23.9MM
	Saige Meadows 13488 Hwy 69N Tyler, TX 75706	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	Flats: 22 - 1 BR 44 - 2 BR 4 - 3 BR Townhomes: 6 - 2 BR 16 - 3 BR Total: 92	LIHTC - 9% (TDHCA) \$11,870,348	\$9.4MM
	La Ventana 2109 Texas 351 Abilene, TX 79601	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1BR 36 - 2 BR 28 - 3 BR 4 - 4 BR Total: 84	LIHTC - 9% (TDHCA) \$6,462,643	\$9.5MM
	Amberwood Place 411 W Hawkins Pkwy Longview, TX 75604	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 32 - 2 BR 32 - 3 BR 2 - 4 BR Total Unit 78	LIHTC - 9% (TDHCA) \$8,740,526	\$10.MM

Phase of Development	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	<p>Tylor Grand 3702 Rolling Green Dr. Abilene, TX 79606</p>	<p>New Construction Garden Style Family Affordable 30%, 50%, 60% AMI</p>	<p>32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR Total Unit 120</p>	<p>LIHTC - 9% (TDHCA) \$13,914,133</p>	<p>\$1.6MM</p>
	<p>The Roxton 307 N. Loop 288 Denton, TX 76209</p>	<p>Rehab Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI</p>	<p>16 - 1 BR 86 - 2 BR 24 - 3 BR Total: 126</p>	<p>LIHTC - 9% (TDHCA) \$14,500,717</p>	<p>\$18.6MM</p>



Key Staff



Lisa Stephens, Saigebrook Development

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$750 million of federal, state, and local competitive funds to date and constructed in excess of 5,000 apartment homes. Saigebrook Development offices in Weatherford, Texas.



Megan Lasch, O-SDA Industries

Megan Lasch, owner and principal of Native American-owned, MBE/WBE- and HUB-certified O-SDA Industries, has more than 12 years of experience in project management and consulting in the affordable housing industry, managing all aspects of project life cycles. Megan has a background in engineering, project management, real estate analysis, and design. O-SDA Industries is based in Austin, Texas.



Sally Gaskin, SGI Ventures

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant. SGI Ventures, Inc. has been in the affordable housing industry since 1996. She is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”). Ms. Gaskin has a keen interest in energy efficiency and green building. In 2008, SGI Ventures completed the development of CityView at the Park, a 72-unit affordable senior development located in Austin, TX. CityView was awarded a 4-Star Green Building rating by Austin Energy. In addition to CityView, Ms. Gaskin co-developed 7 other tax credit developments, with over 970 units.

5501-A Balcones Dr. #302
Austin, TX 78731



Alice Cruz, Across, LLC

Alice Cruz is a graduate of the University of North Dakota with a degree in Public Administration. She worked for the City of Fort Worth's Neighborhood Services Department for 6 years. Most of her work was focused housing and community development projects that utilized CDBG, HOME, ESG, HOPWA, HFC, and LIHTC funds. Alice has worked on most aspects of development, including funding applications, design process, overall project management, through to project closeout. After a short time with Fort Worth Housing Solutions, Alice joined the Saigebrook Development team, where she is a Project Manager.



Abby Penner

Abby Penner is a graduate of Texas A&M University with a degree in Civil Engineering. She worked as an engineering consultant for 3 years where she helped design a variety of commercial and multi-family development projects. Abby has worked on most aspects of site design, permitting, and construction. After leaving her Civil Engineering firm, Abby joined the Saigebrook Development Team, where she is a Project Manager.



Abby Tatkov

Abby has ten years of affordable housing and real estate experience in Central Texas. Throughout her time in Austin, she has managed a program to connect individuals experiencing homelessness with housing, project managed several infill rental and homeownership developments, served on the City of Austin Zoning and Platting Commission and advocated tirelessly for more affordable housing. Abby Tatkov joined the Saigebrook/O-SDA Development Team in 2022 as a Senior Development Associate. Abby is a licensed Realtor, holds a Bachelor of Science in Human Development from Cornell University and is currently pursuing her Master of Science in Community and Regional Planning from the University of Texas at Austin.



Erin Curby

Erin is a graduate of the University of Texas at Austin with a degree in Civil Engineering and joined the Saigebrook/O-SDA Development team as a Senior Development Associate in 2022.

Prior to joining the Saigebrook/O-SDA team, Erin worked for a general contractor for 5 years. She worked to coordinate projects and build relationships between design team members, subcontractors, and development owners. She also worked on several projects in the Austin area including a summer camp and natatorium, a large corporate campus, and a 50-story high-rise residential project.



Reggie Jennings

Reggie Jennings joined the Saigebrook/O-SDA Development team in July 2022 as a Financial Analyst. He is a proud graduate of Southeast Missouri State University where he earned his Bachelor's degree in Criminal Justice with a Spanish minor and a Master's degree in Higher Education.

His professional career started at Texas Christian University (TCU) where he held roles in the athletics department and in student affairs. One of his most prized accomplishments during his time there was earning his MBA with an emphasis in Finance and Real Estate from the Neeley School of Business.



Jarrett Johnson

Jarrett is a graduate of Kansas State University with a degree in Civil Engineering. Jarrett joined the Saigebrook/O-SDA Development team as a Construction Supervisor in 2023.

Prior to joining the Saigebrook/O-SDA Development team, Jarrett worked for a general contractor for 5 years. He coordinated alongside design team members and subcontractors to provide the best product possible to development owners. He also worked on several projects in the Austin area including multiple packages of the Texas Facilities Commission Capitol Complex Project Phase 1 and a 50-story high-rise residential project.

Attachment 7 – Tie Breaker Factors

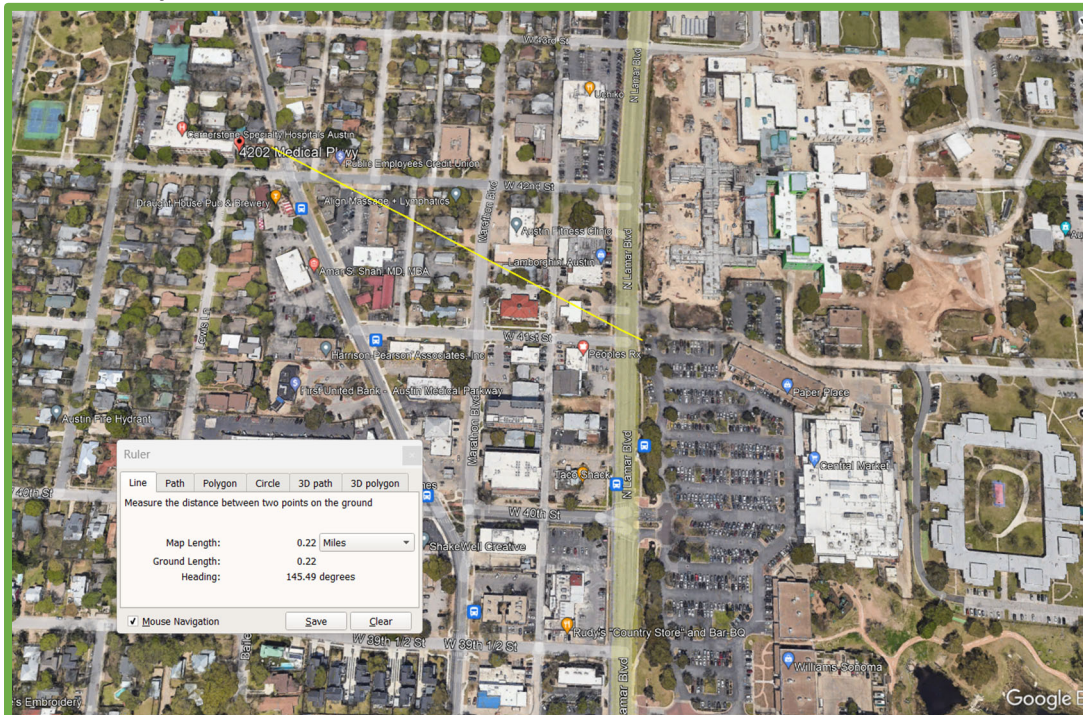
(Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2024 Qualified Allocation Plan.)

QAP Tiebreaker Sum: 0.87 miles

Distance to Nearest Park: Ramsey Park, 0.04 miles

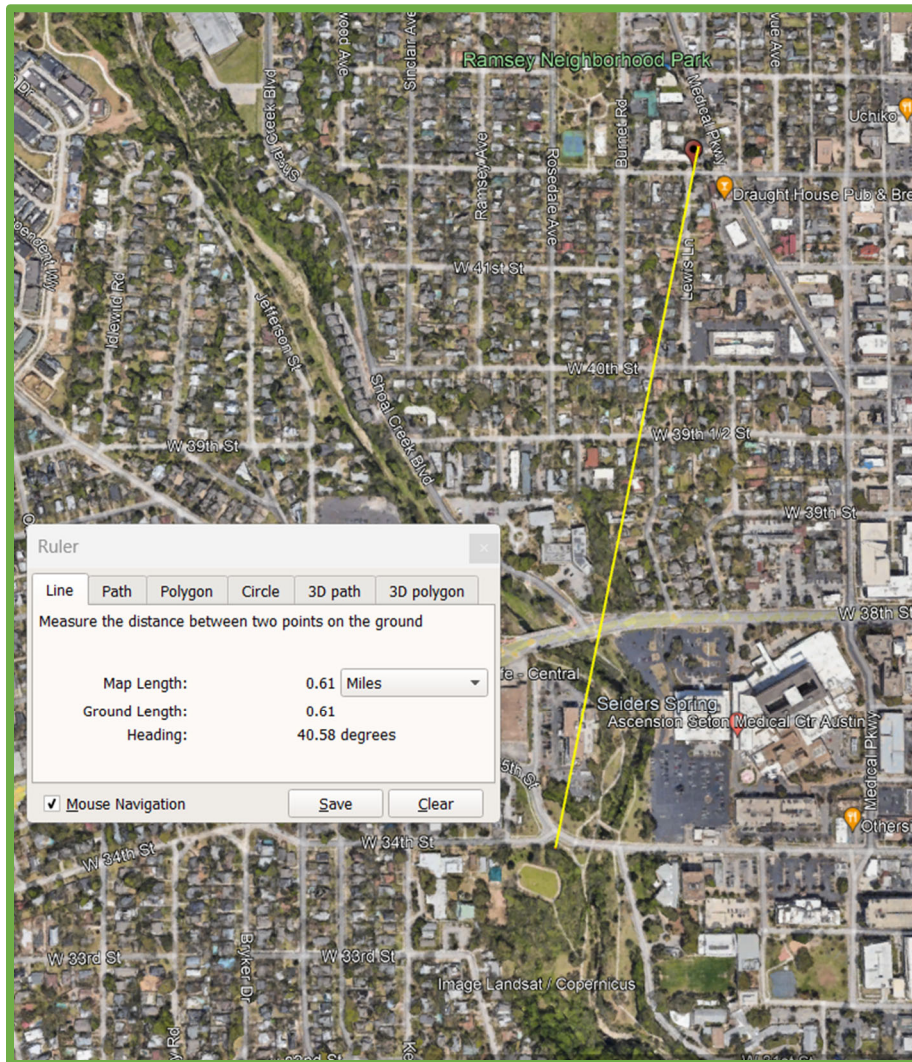


Distance to Nearest Grocery Store: Central Market, 0.22 miles



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Austin, TX 78731

Distance to Nearest Elementary School: Bryker Woods Elementary, 0.61 miles



Distance to Nearest Library: Yarborough Branch, Austin Public Library, 0.77 miles

Not part of the 3 shortest distances, and therefore not included in the tiebreaker sum as per the QAP.



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, this development is not the ETJ.

**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)

N/A, this development is not a rehabilitation.

**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, applicant does not intend to apply for State Housing
Tax Credits at this time.**