

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2023 4% Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credit applications in 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.

This Application can also be used to request TEFRA approvals from the Austin City Council.

1. **Application Deadlines.** Applicants will not be accepted unless the Applicant provides both an Inducement Resolution from the local issuer as well as a Certificate of Reservation from the Texas Bond Review Board. If a Certificate of Reservation is not yet available, the Applicant must demonstrate that receipt is imminent.

Applications are accepted on a rolling basis. To ensure resolutions are approved and executed in advance of the deadline 14 calendar days prior to the TDHCA Board Meeting, please submit the application to HPD Staff as early as possible once a reservation is imminent.

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

 X Resolution of No Objection from the Local Governing Body

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

 X One-Mile/Three-Year Rule

 X Limitations on Developments in Certain Census Tracts

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

 TEFRA Resolution Requested. The TEFRA hearing is tentatively scheduled for April (month) 18th (year).

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

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website.](#) **Please also submit the excel sheet when submitting your application.**

- 3) S.M.A.R.T. Housing Certification Letter if located within the city's jurisdiction and if the development is new construction. Applications for S.M.A.R.T. Housing certification go through a separate review process. **IT IS STRONGLY ADVISED THAT SMART APPLICATIONS BE SUBMITTED AT LEAST THREE WEEKS BEFORE THE RESOLUTION APPLICATION DEADLINE.** For more information on the [S.M.A.R.T. Housing Program](#), email Nathan Jones at nathan.jones@austintexas.gov.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - NA 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 8) Provide the inducement resolution from the Issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.
 - NA 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.
- 4) **How to Submit.** Applications should be sent by email to Brendan Kennedy at Brendan.Kennedy@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to the Housing and Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at brendan.kennedy@austintexas.gov.

Development Name: Escuela Nueva

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA	<u>Escuela Nueva, LLC</u>
Authorized Representative Signature	<u><i>Mark c. Rogers</i></u>
Authorized Representative Printed Name	<u>Mark Rogers</u>
Authorized Representative Title	<u>Executive Director, GNDC</u>
Date	<u>3/26/24</u>

Attachment 1 - Project Narrative

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

4. Project Information

Project Description

GNDC is partnering with Escuela Montessori de Montopolis, a nonprofit pre-school in Montopolis, to expand the pre-school and increase affordable housing opportunities in the Montopolis neighborhood. The Montopolis neighborhood is in the early stages of gentrification in Austin, and it has become harder and harder to acquire land or provide affordable units. Escuela Montessori has 2 acres of land that currently houses a small, 2-classroom preschool that was built in 1994. Escuela has wanted to expand the school to serve more children from Montopolis but does not have the development or real estate know-how to take on such a transaction. Escuela approached GNDC in 2018 after GNDC, with a grant from JP Morgan Chase, completed a study of Montopolis with an eye on affordable housing opportunities that would mitigate displacement of households with ties to the neighborhood. Escuela was seeking to double the number of children currently served by the pre-k and afterschool, while having an onsite source of housing to both help families who attend the school, and to recruit students from for the school.

The campus will integrate the pre-k, family housing, and senior housing within a learning-focused development designed to increase social interaction, outdoor engagement, and intergenerational experiences, while enhancing the educational opportunities in the neighborhood. This innovation will be a larger and more comprehensive version GNDC's existing Jeremiah Campus, a 35-unit multifamily with a ground floor child development center. The campus will serve more kids and families while helping to expand GNDC's service area into the Montopolis Community.

Escuela Nueva Campus will include 2.4 acres of land leased to GNDC to develop a new "state of the art" campus for the preschool students while creating 114 units of affordable, family-oriented housing, with 35 units dedicated to seniors and 9 accessible units for people with disabilities, and office, community and school space on the first floor. The 1-bedroom units will be 652 Sq Ft, the 2-bedrooms will be 1,061 Sq Ft and the 3-bedroom units will be 1,350 Sq Ft. A rendering and design description is included in this packet, The project will double the number of children currently served by the pre-k. The campus will integrate the prek, family housing, and senior housing within a green, energy-efficient, learning-focused development designed to increase social interaction, outdoor engagement, and intergenerational experiences, while enhancing the educational opportunities in the neighborhood.

Development Costs are based on a cost-estimate from Franklin Construction received Aug 6th, 2023. Franklin Construction Limited utilizes sound market practices, effective strategy, value added ideas, and cost saving opportunities, all while keeping in mind the need for adaptability in the ever-changing construction industry. Franklin Construction has a history of working on affordable housing deals such as workthrough joint partnerships with local housing authorities. They have worked with the Housing Authority of the City of El Paso (HACEP), Dilley Housing Authority, Post Isabel Housing Authority, and the San Antonio Housing Authority (SAHA) just to name a few. Many of these deals require specific tax credit deliverables of which they have the experience and a proven history of achieving.

Total project cost for Escuela Nueva Campus are \$49,168,709 . Construction costs are still high, and have not yet been value engineered. The project will be funded with layered financing shown below, including 4% LIHTC, Private Activity Bonds, private debt, Multifamily Direct Loan Funds from TDHCA, and a variety of grants that have already been secured. GNDC also made a proposal to the Federal Home Loan Bank Dallas for \$750,000 with an extremely high score of 76 points (winning applications last year scored at most 70 points). Funding commitments are included in the appendix.

Project Sources Explanation

	Source	Amount	Status	Explanation of Status and Timing
Debt	Tax Exempt Bonds	\$30,000,000 (interim to be taken out by other sources)	Entered in the lottery	Bonds have gone through the application process and are awaiting the lottery on Nov 8th.
	Conventional FHA Loan	\$11,771,870	Requested	Bellwether has received this project and an LOI is expected prior to December 1, 2023.
Equity	Low Income Housing Tax Credit Investor Equity	\$ 20,736,192	Requested	GNDC will submit the 4% LIHTC application after the Bond Reservation is complete, around December of 2023. Approval is expected in May of 2024. GNDC has already requested National Equity Fund to be the tax credit syndicator on this project, and the request is under review. An LOI is expected prior to October 1, 2023.
	Federal Home Loan Bank of Dallas	\$750,000	Committed	GNDC applied for the FHLB funds in 2022 and has received an extension to use the funds in 2024.
	Multi-Family Direct Loan Program	\$4,000,000	Not Yet Requested	GNDC will apply for MFDL Program Funds concurrent with its LIHTC application, as requested by Texas Department of Housing and Community Affairs. Approval is expected in May of 2023.
	Fannie Mae Sustainable Cities Innovation Challenge Award	\$530,000	Committed	GNDC was awarded this funding in 2020 for pre-development. An award letter is attached.
	Tingari Silverton Foundation	\$25,000	Committed	GNDC was awarded this funding in 2019 for pre-development. An award letter is attached.
	JP Morgan Chase Foundation	\$200,000	Committed	GNDC was awarded this funding in 2018 for pre-development. An award letter is attached.

Evidence of Market Demand

Austin, TX

Any google search will demonstrate the demand for rental housing in Austin. Well summarized by FAU Housing Economist Ken H. Johnson in a recent study: “Austin is uniquely situated with the booming population growth expected to continue for at least 10 years.

“I think that the inventory shortage is going to persist, which will help prop up housing, but it’s going to make affordability a major issue, both in renting, and homeownership in Austin for quite some time to come,” he said.” The study by researchers at Florida Atlantic University finds Austin has the second most overpriced housing market in the country.

<https://www.kxan.com/news/local/study-austin-2nd-most-overpriced-housing-market-in-us/>

Neighborhood Demand and Displacement Pressures

Escuela Nueva Campus will be located in the Montopolis Neighborhood of Austin, which is in City Council District 3 in area code 78741. The need for affordable rental housing in the Montopolis Neighborhood is well documented. According to the *Austin City Council District-By-District Analysis* conducted by HousingWorks Austin in 2021, 17,438 people in District 3 live in poverty, while 50% of District 3 residents are cost burdened for housing, paying 30% or more of their income to housing. 24% of all households in District 3 are extremely cost-burdened, paying more than half of their incomes to housing alone). The Austin Housing Blueprint has identified a need for 6,295 affordable units in District 3 by 2027, and the City has consistently underperformed in reaching its housing production goals.

A report done by the University of Texas School of Law Community Development Clinic, *Uprooted: Residential Displacement in Austin’s Gentrifying Neighborhoods, and What Can Be Done About It*, specifically calls out Montopolis as an area where the process of gentrification “is well underway.” It notes:

Both Montopolis and St. John’s-Coronado Hills are predominantly Latino and include elderly households and large families struggling with rising housing costs. In the classification scheme used in this report, they are both classified as Early: Type 1 gentrifying neighborhoods. In both areas, new homeowners are more likely to be white when compared to the existing homeowner population. And both are close to areas where prices are rising sharply and include or lie near recently or soon-to-be improved transportation links, such as widened freeways and upgraded bus service. ... Early indicators suggest that housing market activity is heating up sooner in Montopolis than in St. John’s-Coronado Hills, but displacement is a cause for concern in both communities.

In response to the UI report, JP Morgan Chase provided GNDC with a grant to examine opportunities for expanding its affordable housing programs into the Montopolis Neighborhood. Between late-2017 and September 2018, GNDC, together with the Austin Community Design and Development Center (ACDDC) gathered data, surveyed the housing conditions street by street, met with residents in large and small groups, met with community leaders and property owners, and produced a report, *Right to Remain: Montopolis Neighborhood*, related to the housing situation and community needs of that neighborhood.

GNDC’s report corroborated and strengthened much of what had been presented in The People’s Plan, a document developed by East Austin leadership, especially those people involved with the preservation of affordable housing in the Montopolis Neighborhood, which is presented as an appendix to GNDC’s report.

Right to Remain: Montopolis Neighborhood reports that 238 homes in Montopolis are in need of moderate to major repairs. The median income of Montopolis residents is only about half of what is needed to afford a mortgage for the average sales price home in the neighborhood. The average monthly rents in Montopolis have risen to approximately \$2,000, requiring an income that is more than twice the area's median income. Almost 200 renter-occupied homes are have delinquent property taxes, suggesting the pressure to sell is likely intense. Displacement of long-time residents is prevalent. This means there is a significant need for new, permanently affordable housing that would provide residents with ties the opportunity to remain.

Waiting List Analysis

Because GNDC gives priority to households with ties to the areas where it develops housing, well over 90% of its prospective tenants have strong ties to the East Austin and Montopolis community. GNDC's waitlist has doubled over the last 10 years. GNDC currently has a waitlist for rental housing at over 800 households. Remarkably, GNDC built this extensive waitlist with only word-of-mouth marketing, demonstrating the huge demand for affordable housing and GNDC's reputation for delivering it to households from East Austin.

GNDC's waitlists clearly demonstrate the strong market for this proposed development. It shows the pressing need for both rental and homeownership units that will be affordable to households with generational ties to an area that otherwise is no longer affordable. The Project will create 114 total units with 1-, 2-, and 3-bedrooms. All 114 units can be successfully leased within three months of completion and stabilized occupancy for the project as a whole will take place within 6 months after the project is completed.

The majority of GNDC's renters are likely to come from the waitlist of people trying to remain in or return to the 78702 and 78721 zip code areas. GNDC has recently made an effort to contact every household on its Rental Housing Wait List and was able to reach 95% of the over 853 applicants. The average household income of families on the waitlist is \$1,843/month, which is 26.6% of the Austin Median Family Income (MFI). Of the 853 applicants, the following needs were determined:

Median Family Income (MFI):

- 469 (54%) of the total number of households on the waitlist have income at or below 30% of the Austin MFI.
- 218 applicants (34.5%) have income between 30% and 50% MFI.
- 25 applicants have income between 50% and 60% of the MFI
- 20 applicants have income above 60% of the MFI.

Bedroom and Accessibility Needs:

- 252 applicants are in need of a 1-bdrm
- 197 applicants are in need of a 2-bdrm
- 126 applicants are in need of a 3-bdrm
- 105 applicants are in need of a 4-bdrm
- 102 applicants have disclosed disabilities
- 96 applicants are elderly

Reports Cited:

- 1) TOP 100 U.S. HOUSING MARKETS

<https://business.fau.edu/executive-education/housing-market-ranking/housing-top-100/index.php>

2) Austin City Council District-By-District Analysis

https://housingworksAustin.org/wp-content/uploads/2021/06/2020_ExecSumm_Methodology_FNL.pdf

3) City of Austin Housing Blueprint

<https://www.austintexas.gov/blueprint>

4) Right to Remain: Montopolis Neighborhood

https://issuu.com/acddc/docs/gndc_montopolis_final_report_web

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: 2) Project Type: 3) New Construction or Rehabilitation?:

4) Development Owner (as submitted in TDHCA Application): 5) Developer Company:

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 7) Mobility Bond Corridor:

8) Census Tract: 9) Council District: 10) Elementary School: 11) Affordability Period:

12) Type of Structure: 13) Occupied?: 14) How will AHFC funds be used?:

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

17) Target Population:

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		7	10	3		20
Up to 40% MFI						0
Up to 50% MFI		28	36	2		66
Up to 60% MFI		0	5	23		28
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	35	51	28	0	114

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	6	Continuum of Care Units	0
Accessible Units for Sensory Impairments	3	Non-CoC Supportive Housing Units	0

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

- 18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 19) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 20) Is the property within 3/4 mile of Transit Service?
- 21) The property has Healthy Food Access?
- 22) Estimated Sources and Uses of funds

The site is 1.6 Miles from HEB at Riverside and Pleasant Valley

	Sources
Debt	8,500,000
Third Party Equity	20,373,156
Grant	12,353,300
Deferred Developer Fee	1,761,556
Other	4,900,000
Previous AHFC Funding	
Expected AHFC Request	
Total \$	47,888,012

	Uses
Acquisition	-
Off-Site	-
Site Work	1,755,043
Site Amenities	267,225
Building Costs	30,867,944
Contractor Fees	4,604,630
Soft Costs	2,259,662
Financing	5,058,508
Developer Fees	3,075,000
Total \$	47,888,012

CRP Name:

CRP Ordinance 1: Date:

CRP Ordinance 2: Date:

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

(S.M.A.R.T. Housing Certification Letter for developments located in the city's jurisdiction and that are new construction. Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke at Alex.Radtke@austintexas.gov or Nathan Jones at Nathan.Jones@austintexas.gov.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department

December 2, 2021 (revision to February 19, 2019)

S.M.A.R.T. Housing Certification
Guadalupe Neighborhood Development Corporation (GNDC)
2013 Montopolis Drive (ID# 634)

TO WHOM IT MAY CONCERN:

Guadalupe Neighborhood Development Corporation (development contact Rachel Stone, (512-479-6275 x5 (o)); Rachel@guadalupenc.org) is planning to develop a 114-unit multi-family residential development called Escuela Nueva at 2013 Montopolis Drive, Austin TX 78741. The project is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer. This project will also have to comply with the East Riverside Corridor Regulating Plan.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100% (114) units** will serve households with incomes at or below **60% MFI** the development will be eligible for **100%** waiver of all fees listed in the City of Austin's Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Site Plan Review	Zoning Verification
Building Permit	Misc. Site Plan Fee	Demolition Permit Fee
Concrete Permit	Building Plan Review	Land Status Determination
Electrical Permit	Construction Inspection	Board of Adjustment Fee
Mechanical Permit	Subdivision Plan Review	Parkland Dedication (<i>by</i>
Plumbing Permit	Misc. Subdivision Fee	<i>separate ordinance</i>)

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with visitability and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that visitability and transit-oriented standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Jones', with a long horizontal flourish extending to the right.

Nathan Jones, Project Coordinator
Housing and Planning Department

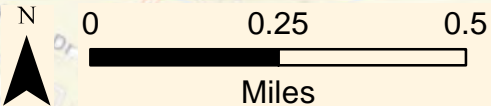
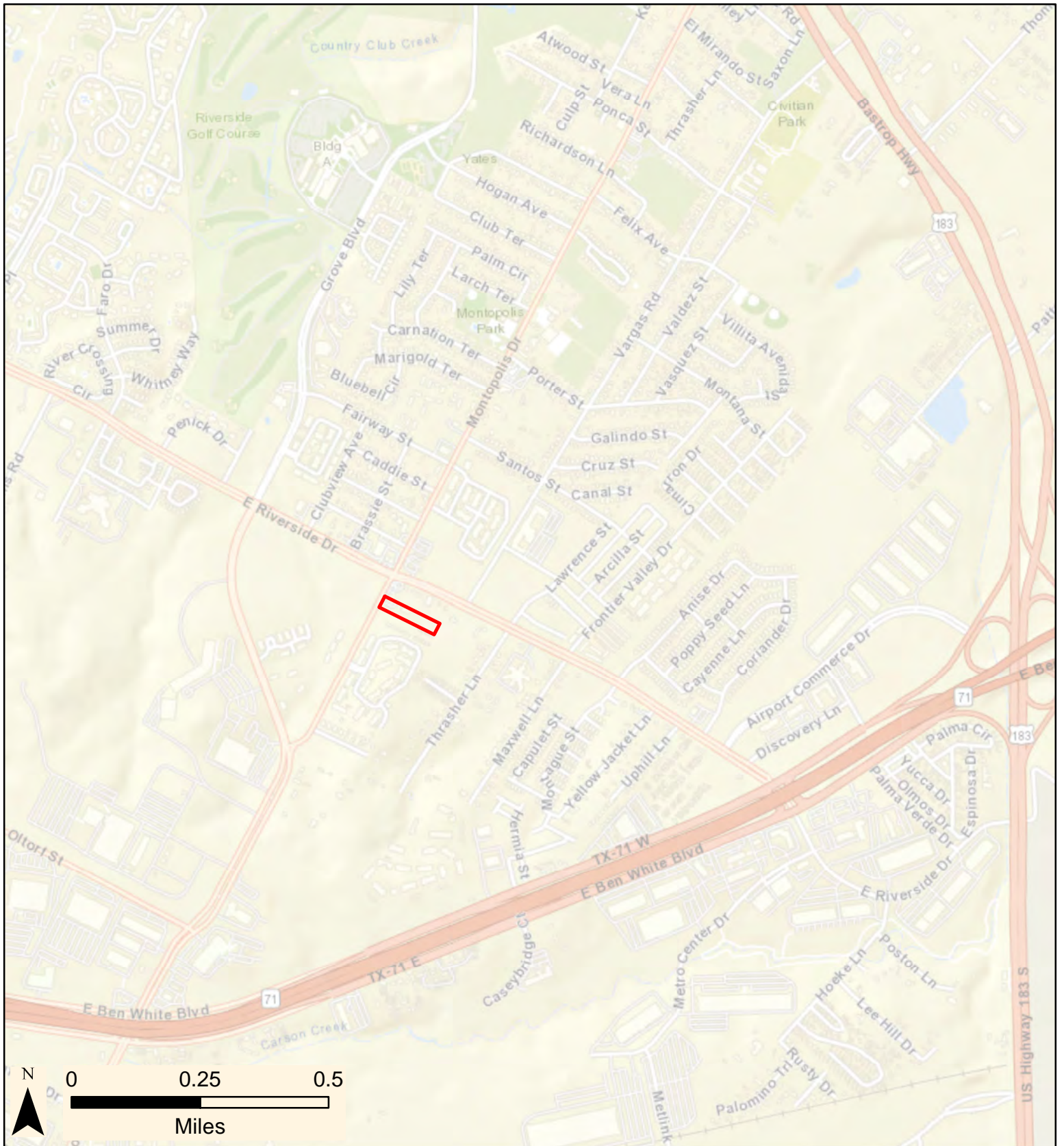
Cc: Rosa Gonzales, AE
Melanie Montez, ORS

Ellis Morgan, NHCD
Mashell Smith, ORS

Jonathan Orenstein, AWU

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)

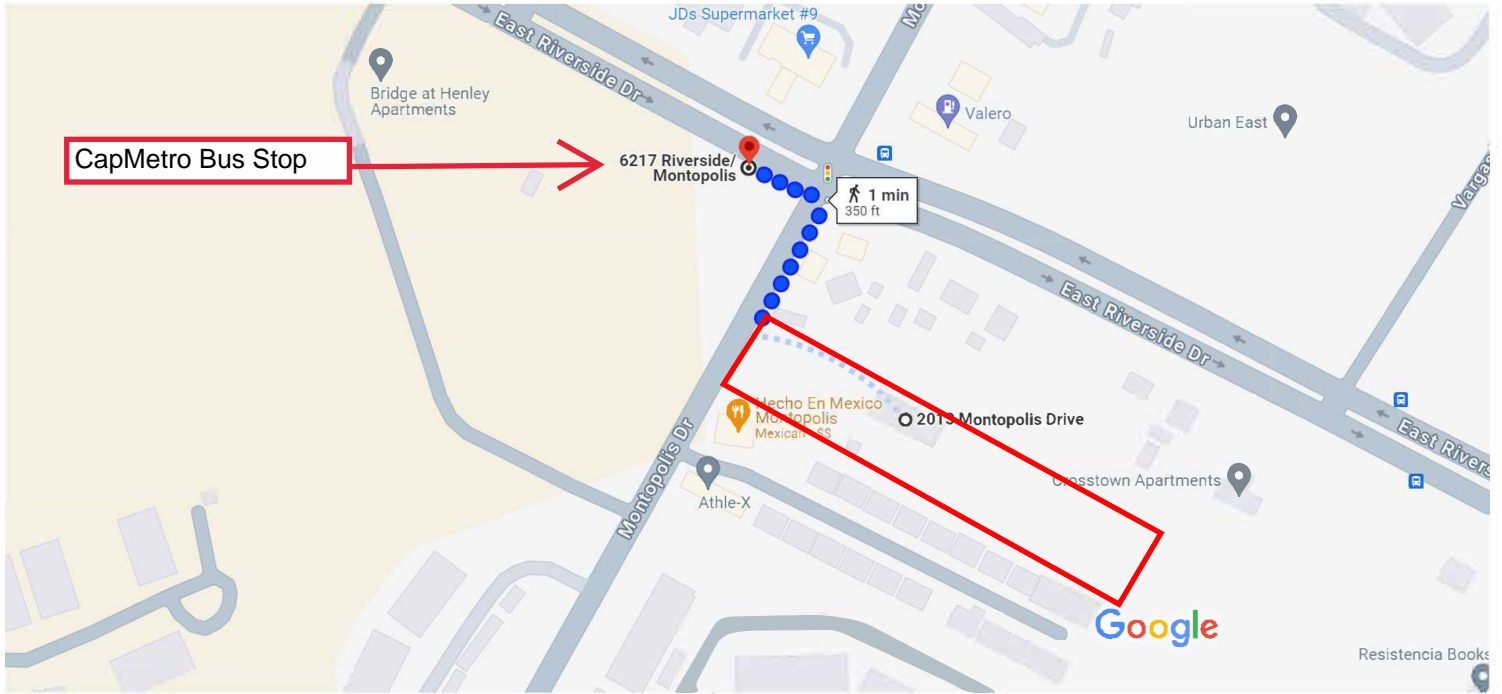


Location Map
Escuela Nueva
2013 Montopolis Drive
Austin, Texas



Site





Map data ©2024 Google 50 m



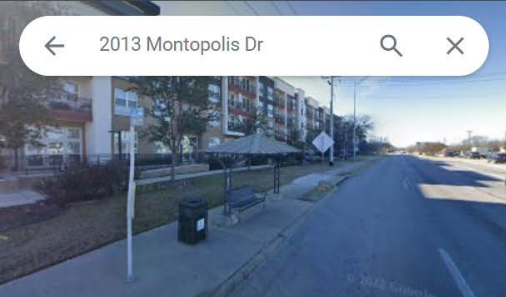
via Montopolis Dr and E Riverside
Dr

1 min

338 ft

Mostly flat

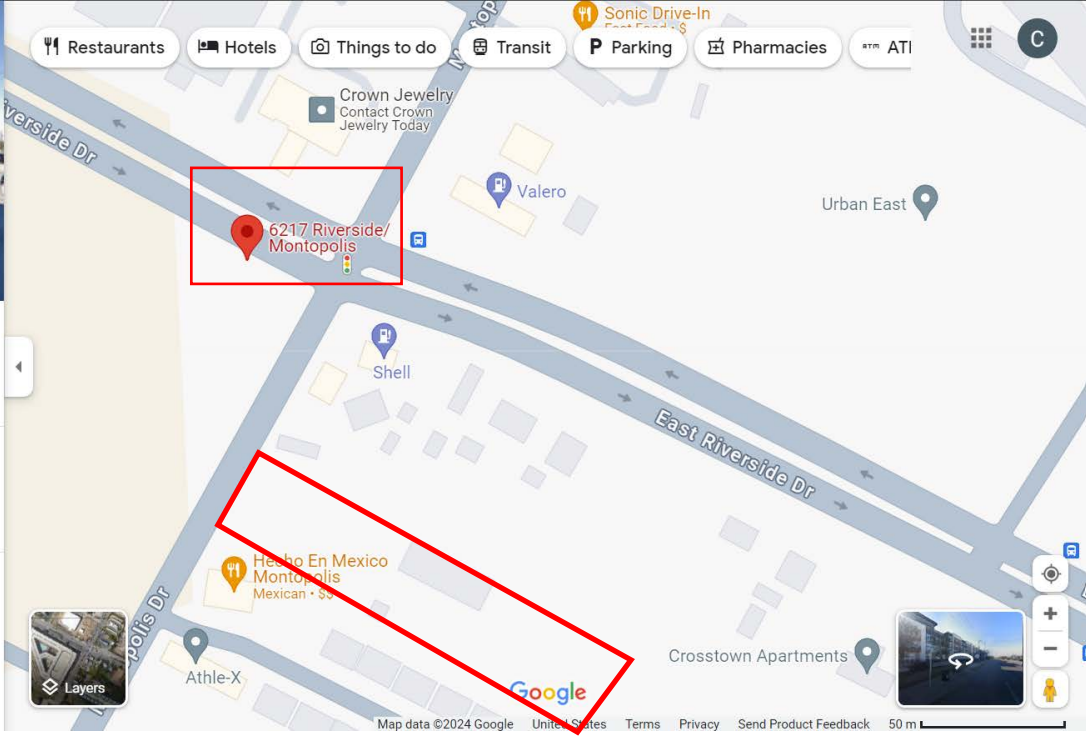




6217 Riverside/Montopolis
Stop ID: 3314
Bus stop

Directions Save Nearby Send to phone Share

- Austin, TX 78741
- 67FW+XF Austin, Texas
- Send to your phone



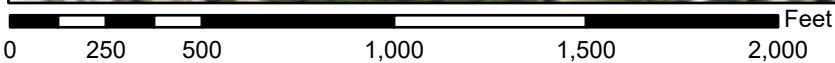
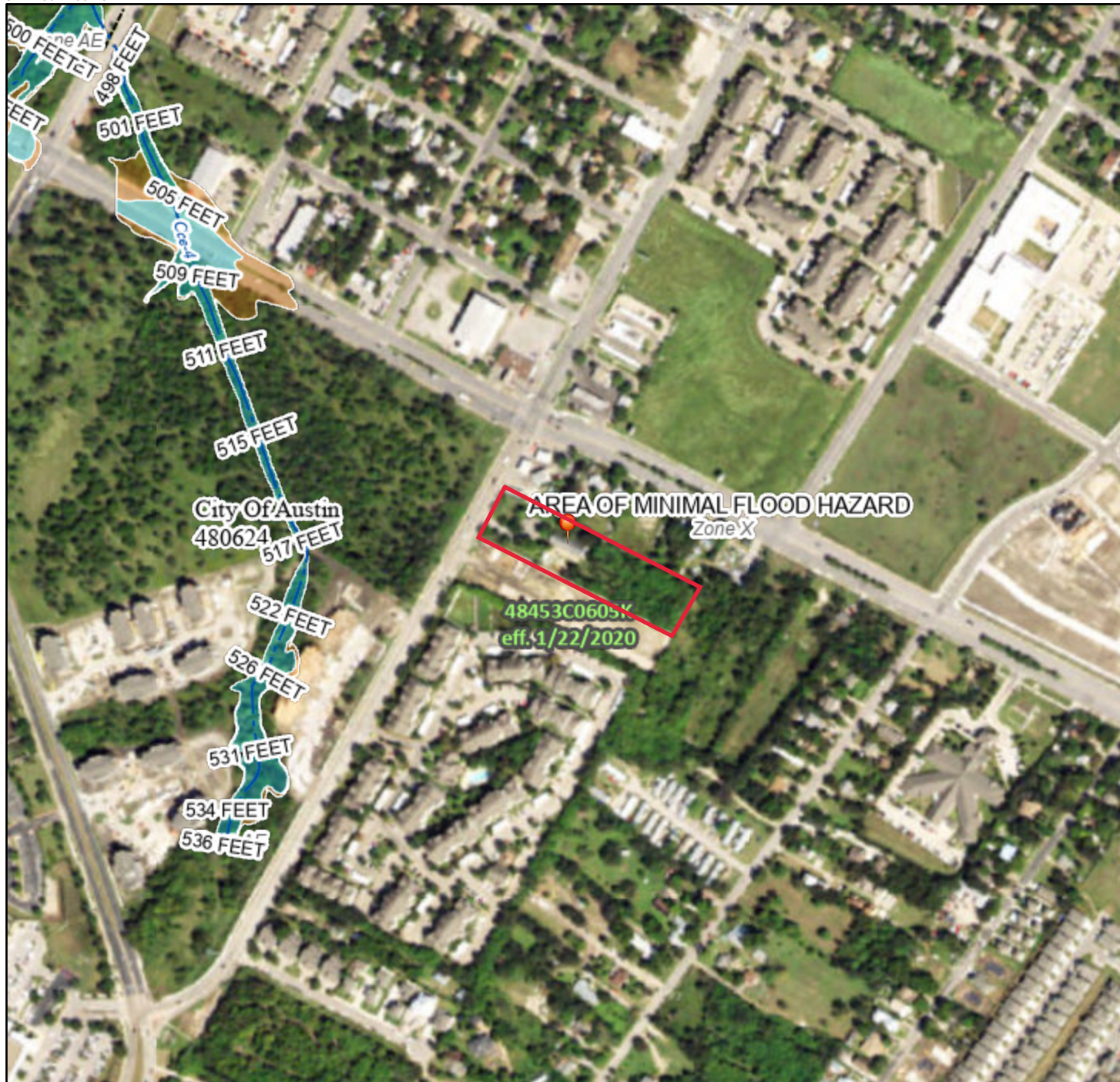
Attachment 5 - Flood Plain Map

(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)

National Flood Hazard Layer FIRMMette



97°42'30"W 30°13'42"N



1:6,000

97°41'52"W 30°13'11"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/20/2023 at 3:55 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

Attachment 6 - Developer's Experience and Development Background

(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)

1. Applicant Entity

Developers Experience

GNDC is a 501(c)(3) Texas non-profit corporation with over 40 years of service as an affordable housing provider to families from East Austin. Since its formation in 1981, GNDC has rehabilitated over 100 homes and has made home owners of over 70 families, including 30 homeowners in its Community Land Trust program. GNDC also offers an ongoing rental program that provide high quality, long-term affordable housing units to families from GNDC's service area. GNDC provides property management services for all of its rental housing and has done so since the organization's inception.

GNDC will be the developer, operator and manager of Escuela Nueva. GNDC has successfully developed more than 180 affordable units and consistently serves special needs populations such as the elderly, disabled, and single parent households. A portion of GNDC's tenants meet the City of Austin's qualifications for permanent supportive housing, including the homeless, near homeless, and persons with incarceration records. In 2013, GNDC completed construction on the first phase of housing at the Guadalupe-Saldana Net-Zero Subdivision. The initial housing consisted of 8 "net zero" rental units that are currently providing affordable housing for 4 seniors, including 2 formerly homeless occupants, one of whom is a Vietnam Veteran. GNDC always builds its housing compliant with Austin's visitability guidelines to ensure residents have an accessible space for family and friends, and 10% of GNDC's housing is built to be fully accessible to people with physical, visual and hearing disabilities. GNDC is very familiar with all federal requirements and has developed projects in compliance with HOME and CDBG funding.

GNDC is widely regarded as the most effective and active neighborhood development corporation in Austin and has moved to a leading position among the builders of "green" housing in Austin. GNDC has received many awards in recognition of its benefits to Austin and Central Texas. GNDC's achievements are best exemplified by the successful preservation of community character and neighborhood integrity in light of dramatic changes that include commercial encroachment, steady gentrification and rising property taxes that are displacing the historically Hispanic and African American families that have lived in Central East Austin. GNDC is one of a handful of Community Housing Development Organizations (CHDO) in Austin that meets specific requirements for development expertise, board membership, and community representation. GNDC's skill in both building quality housing and helping keep the community aware of and involved in housing opportunities has allowed the blighted neighborhood of East Austin to grow and improve without displacing long-term residents.

GNDC has developed project management, market analysis, site selection and control, planning and construction experience and skills throughout its nearly forty years of existence. GNDC partners with equally experienced architects, engineers, and other development team members for its housing projects. All architects have extensive experience and are leaders in the field of green building and historic preservation. GNDC works to ensure projects are as energy efficient as possible and has worked with Austin Energy to receive rebates on solar panels and other green components for a significant portion of its new construction and rehab projects. GNDC is experienced in multiple funding sources including, but not limited to, Low Income Housing Tax Credits, HUD's Neighborhood Stabilization Program, General Obligation Bonds, Community Development Block Grants, and HOME funds, as well as private foundation support, and has an excellent compliance record with all sources.

N/A Not in the ETJ

Attachment 7 – Resolution from County

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

Attachment 8 – Inducement Resolution & TBRB Certificate of Reservation

*(Attach the inducement resolution from the issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.)*

RESOLUTION NO. 20230921-AHPFC002

WHEREAS, City Council for the City of Austin (the City) created and organized the Austin Housing Public Facility Corporation (Issuer) under the provisions of the Public Facility Corporation Act, Chapter 303 of the Texas Local Government Code (Act) for the purpose of assisting the City in financing, refinancing, owning, or providing public facilities; and

WHEREAS, Issuer, and/or an entity legally acting for and, on its behalf, is or are authorized to provide for the acquisition and construction of multifamily housing developments and to provide for the issuance of revenue bonds (the Bonds) for this purpose; and

WHEREAS, Escuela Nueva LLC is a Texas limited liability company and it or one of its subsidiaries, affiliates, or related entities is considering proceeding with the acquisition, construction, and improvement of a multifamily development described in **Exhibit A** (Development) within the City of Austin, Texas and within Issuer's jurisdiction; and

WHEREAS, Borrower has advised Issuer that a contributing factor which would further induce Borrower to proceed with providing for the acquisition, construction, and improvement of the Development would be a commitment and agreement by Issuer to consider issuing the Bonds; and

WHEREAS, Borrower has proposed to Issuer that Borrower will be further induced to proceed with providing for the acquisition, construction, and improvement of the Development if Issuer will make such commitment and agreement and adopt this Resolution; and

WHEREAS, all or a portion of the expenditures relating to the Development (Expenditures) have been paid within 60 days prior to the passage of this Resolution or will be paid on or after the passage of this Resolution; and

WHEREAS, Issuer reasonably expects, based upon information supplied by Borrower, upon which it is reasonable and prudent for Issuer to rely, to reimburse Borrower or persons acting on its behalf for the Expenditures with the proceeds of the Bonds; and

WHEREAS, Issuer declares that this Resolution, in accordance with its provisions, constitutes the agreement of Issuer to issue the Bonds in such aggregate principal amount, now estimated and not to exceed \$35,000,000, as is actually required to finance and pay for the acquisition, construction, and improvement of the Development; and

WHEREAS, Issuer finds, considers, and declares that the issuance of the Bonds in the amount and for the purpose identified above will be appropriate and consistent with the objectives of the Act and that the adoption of this Resolution constitutes: (i) an inducement to Borrower to proceed with providing for the acquisition, construction, and improvement of the Development, (ii) the taking of affirmative official action by Issuer, acting by and through its Board of Directors, towards the issuance of the Bonds, and that such action is similar to the adoption of a bond resolution within the meaning of Section 1.103-8(a)(5) of the Federal Treasury Regulations, and (iii) the declaration of the intention of Issuer, in accordance with the provisions of Section 1.150-2 of the Federal Treasury Regulations, to reimburse the Expenditures for the Development at such time as the Bonds are issued; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
AUSTIN HOUSING FINANCE CORPORATION:**

Section 1. Issuer agrees as follows:

- (a) To consider adopting a bond resolution or bond resolutions prepared by its Bond Counsel, McCall, Parkhurst & Horton L.L.P., located in Dallas, Texas, when requested by Borrower, authorizing the issuance of the Bonds pursuant to the Act, and to issue the Bonds, subject to the requirements of the Act and Issuer's bylaws, the execution of the appropriate agreements or contracts described in (b) below, and the sale of the Bonds under terms and conditions satisfactory to Issuer and Borrower to finance and pay for the acquisition, construction, and improvement of the Development, including amounts sufficient to pay the fees, expenses, and costs in connection with such issuance, including an amount adequate to reimburse Issuer for its administrative and overhead expenses and costs with respect to the Bonds and the Development, with the Bonds to be payable from payments by Borrower to Issuer and/or to a corporate trustee in such sums as are necessary to pay the principal of, interest on, and redemption premium, if any, together with the paying agents' and trustee's fees on, the Bonds, as and when the same becomes due and payable.

- (b) Prior to the issuance of the Bonds, when requested by Borrower, to enter into such loan agreement, installment sale agreement, lease, and any other appropriate contracts or agreements between Issuer and Borrower as are mutually acceptable in all respects to Issuer and Borrower under which Borrower will be obligated to make

payments to Issuer and/or to a corporate trustee in such sums as are necessary to pay the principal of, interest on, and redemption premium, if any, together with the paying agents' and trustee's fees on the Bonds, as and when the same becomes due and payable, and with such payments also to be sufficient to defray Issuer's administrative, overhead, and other expenses and costs with respect to the Bonds and the Development.

- (c) To take, or cause to be taken, such other action, and to execute such additional contracts and agreements mutually agreeable to the parties in all respects, when requested by Borrower as may be required in accordance with the Act and this Resolution to cause the issuance of the Bonds and to obtain an allocation of state volume cap for the Bonds.

Section 2. Subject to the provisions of Section 3 of this Resolution, by the acceptance of this Resolution and proceeding with the Development, Borrower agrees that it will (i) fully indemnify and hold Issuer harmless from any and all damages, losses, and reasonable expenses, including attorneys' fees, arising at any time from or with respect to the Bonds and the Development, except those resulting from gross negligence or willful misconduct of the Issuer, and (ii) pay or reimburse Issuer for all reasonable and necessary out-of-pocket expenses, including attorneys' fees and expenses and the fees and expenses of other consultants, which Issuer may incur at the request of Borrower arising from the performance or attempted performance by Issuer of its obligations hereunder.

Section 3. Nothing contained in this Resolution binds Issuer to issue any bonds. Issuer has the authority, without cause, not to issue bonds.

Section 4. Subject to the provisions of Section 3 of this Resolution, the adoption of this Resolution constitutes the acceptance of Borrower's proposal that it be further induced to proceed with providing for the acquisition, construction, and improvement of the Development, and this proposal and acceptance constitutes an agreement between Issuer and Borrower in accordance with the provisions of this Resolution.

Section 5. Issuer reasonably expects, based upon information supplied by Borrower, upon which it is reasonable and prudent for Issuer to rely, to reimburse the Expenditures with the proceeds of the Bonds.

ADOPTED: September 21, 2023 ATTEST: Stephanie Hall for
Myrna Rios
Secretary

EXHIBIT A

DESCRIPTION OF THE DEVELOPMENT

The development will be approximately 114 affordable housing units located at or near 2013 Montopolis Drive, Austin, Texas 78741.



TEXAS BOND REVIEW BOARD

Governor Greg Abbott, Chairman
Lieutenant Governor Dan Patrick
Speaker Dade Phelan
Comptroller Glenn Hegar

Robert B. Latsha II
Executive Director

CERTIFICATE OF RESERVATION Docket Number 5117

Pursuant to the terms of Chapter 1372 of the Texas Government Code, as amended (the "Act"), and the Internal Revenue Code of 1986, as amended (the "Code"), the undersigned hereby issues this Certificate of Reservation for the purpose of reserving a portion of the State ceiling for private activity bonds (as defined in the Code) for calendar year 2024.

The undersigned certifies that on January 17, 2024 (the "Reservation Date") an *Application for Reservation* was accepted as a qualified application by the Texas Bond Review Board for filing.

The amount of \$35,000,000 is hereby reserved for Austin Housing Public Facility Corporation (the "Issuer") to be used for Qualified Residential Rental Project (Escuela Nueva) the purpose of which is described in the *Application for Reservation*.

The undersigned certifies that the State ceiling of \$3,660,396,120, imposed by the Code, has not been exceeded for calendar year 2024.

This Certificate of Reservation shall be null and void if the Issuer is not in compliance with the procedures and deadlines outlined in the Act and the Code.

This Certificate of Reservation is not to be construed as: (i) a representation or warranty by the Texas Bond Review Board or its Executive Director that the above-mentioned bonds will be paid or that any obligations assumed by any of the parties under the instruments delivered in connection with the bonds will in fact be performed; (ii) a pledge of the faith or credit of the State of Texas or any agency, instrumentality or political subdivision of the State of Texas; or (iii) a representation or warranty concerning the validity of the corporate existence of the Issuer or the validity of the bonds.

To the best of my knowledge and belief, I hereby certify under penalty of perjury that this reservation and endorsement was not made in consideration of a bribe, gift, gratuity, or direct or indirect contribution to any political campaign.

A handwritten signature in blue ink, appearing to be "R. Latsha II", written over a horizontal line.

Robert B. Latsha II
Executive Director

Dated this 17th day of January, 2024

N/A - New Construction

**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)