



December 15, 2021

Patrick Russell
Neighborhood Housing & Community Development
1000 East 11th Street, 2nd Floor
Austin, TX 78702

RE: Request for Resolutions of Support – Red Oaks

Dear Mr. Russell:

On behalf of Housing Trust Group, LLC (“HTG”) we are pleased to present the following request for Resolutions from the City of Austin:

- A Resolution of Support; and
- A Resolution for One-Mile/Three-Year Rule

Founded in 1976, HTG is the foremost affordable housing development company in the state of Florida. Nationally, HTG has been recognized by the industry as the 19th largest affordable housing development firm in the country. This partnership expands HTG’s fully integrated platform which includes development, finance, accounting, legal, construction, compliance, construction management, property management and asset management. This full-service development structure allows HTG to provide a “full quality lifecycle approach” with a superior level of service to our partners and stakeholders, which is paramount to working together to create legendary communities. Principals and staff members of our team have significant experience and have successfully developed over 25,000 multifamily rental units, of which over 15,000 utilized Low-Income Housing Tax Credits.

HTG is an award-winning affordable and luxury rental housing developer committed to providing individuals, families, and seniors with safe, decent and affordable communities that contribute meaningfully to their neighborhoods. HTG has developed over 7,000 units primarily through funding partnerships with federal, state, and local government agencies, not-for-profit partners and Housing Authorities. HTG’s mission is simple – provide and deliver, without compromise, the highest quality of work, service and care in a professional environment and ethical manner. HTG has exhibited unparalleled success in obtaining allocation of 9% and 4% federal low-income housing tax credits.

Sincerely,

HOUSING TRUST GROUP

Val DeLeon

Val DeLeon, Senior Vice-President of Development, Texas

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2022 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 2022 Cycle. This form and all attachments will be due no later than **5 P.M. on Wednesday, December 15, 2021**. *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 3, 2022 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 2022 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 07, 2022. For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke, Project Coordinator, at Alex.Radtke@austintexas.gov and Nathan Jones, Planner III, at nathan.jones@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 HPD'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 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) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
- 8) 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) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria:

- 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 Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
- 4) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
- 5) No less 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, 2022).

5) **CRP Letter Instructions.** If the development is not located in a QCT but is located in what the Requestor believes is a CRP area, then by **Friday, January 28, 2022** submit to Patrick Russell 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)(II). Please contact Patrick Russell with any questions about this requirement.

6) **Zoning.** Zoning verification letters can be provided by contacting Alex Radtke and Nathan Jones. 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 Patrick Russell at patrick.russell@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing and Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at patrick.russell@austintexas.gov.

Deadline to Submit: 5:00 pm, Wednesday, December 15, 2021

Development Name: Red Oaks

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 HTG Anderson, LLC

Authorized Representative Signature 

Authorized Representative Name (Print) Matthew Rieger

Authorized Representative Title Manager

Date December 15, 2021

Attachment 1 - Project Narrative

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



December 15, 2021

Development Name: **Red Oaks**

Development Site

Red Oaks is a proposed new-construction development on approximately 3.57 acres of unimproved land in Northwest Austin, Texas. The development site is located in a High Opportunity area, less than a quarter mile from a grocery store, pharmacy, health facility, restaurants and less than one mile from parks and schools.

Red Oaks will be 100% income restricted for individuals and families earning between 30% and 60% of the area median income and will be comprised of efficiency, one-, two-, and three-bedroom units.

Housing Trust Group, LLC (“HTG”) is proposing to develop, own, and manage approximately 100 units of family housing at the proposed location.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Red Oaks	2) Project Type Mixed-Income	3) New Construction or Rehabilitation? New Construction
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4) Development Owner (as submitted in TDHCA Application) HTG Anderson, LLC	5) Developer Company Housing Trust Group
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6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 1100 Block of RR 620 & El Salido Pkwy, Austin, TX 78750	7) Mobility Bond Corridor
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8) Census Tract 204.04	9) Council District District 6	10) Elementary School PURPLE SAGE EL	11) Affordability Period 45 years
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12) Type of Structure Multi-family	13) Occupied? No	14) How will AHFC funds be used? Acquisition and Pre-development
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15) Bond Issuer (if applicable)	16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable)

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	3	3			9
Up to 40% MFI						0
Up to 50% MFI	4	13	15	4		36
Up to 60% MFI	1	18	20	6		45
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	8	34	38	10	0	90

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	5	Continuum of Care Units	0
Accessible Units for Sensory Impairments	2		

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

18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

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

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

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

Sources		Uses	
Debt	6,314,000	Acquisition	4,000,000
Third Party Equity	13,292,670	Off-Site	
Grant		Site Work	1,300,000
Deferred Developer Fee	763,044	Site Amenities	125,000
Other		Building Costs	9,437,490
Previous AHFC Funding		Contractor Fees	1,520,749
Expected AHFC Request	2,500,000	Soft Costs	2,286,084
		Financing	1,872,174
		Developer Fees	2,328,217
Total	\$ 22,869,714	Total	\$ 22,869,714

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date



Attachment 3 – CRP (if applicable)

*(If the development is not located in a QCT but will be located in a CRP Area, then provide the name of that 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)

Red Oaks

1100 Block of RR 620 & El Salido Pkwy
Austin, TX 78750

Legend

 Approx. property boundaries

Red Oaks



Red Oaks

1100 Block of RR 620 & El Salido Pkwy
Austin, TX 78750

Legend

-  Approx. property boundaries
-  Bus Stop 10620
-  Paved distance

Red Oaks

Bus Stop 10620

Ruler ✕

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between multiple points on the ground

Length: 1.26 Miles ▾

Show Elevation Profile

Mouse Navigation Save Clear



Red Oaks

1100 Block of RR 620 & El Salido Pkwy
Austin, TX 78750

Legend

-  Approx. property boundaries
-  Bus Stop 11807
-  Paved distance

Red Oaks

Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between multiple points on the ground

Length: 1.53 Miles

Show Elevation Profile

Mouse Navigation Save Clear

Bus Stop



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)



FEMA Floodplains

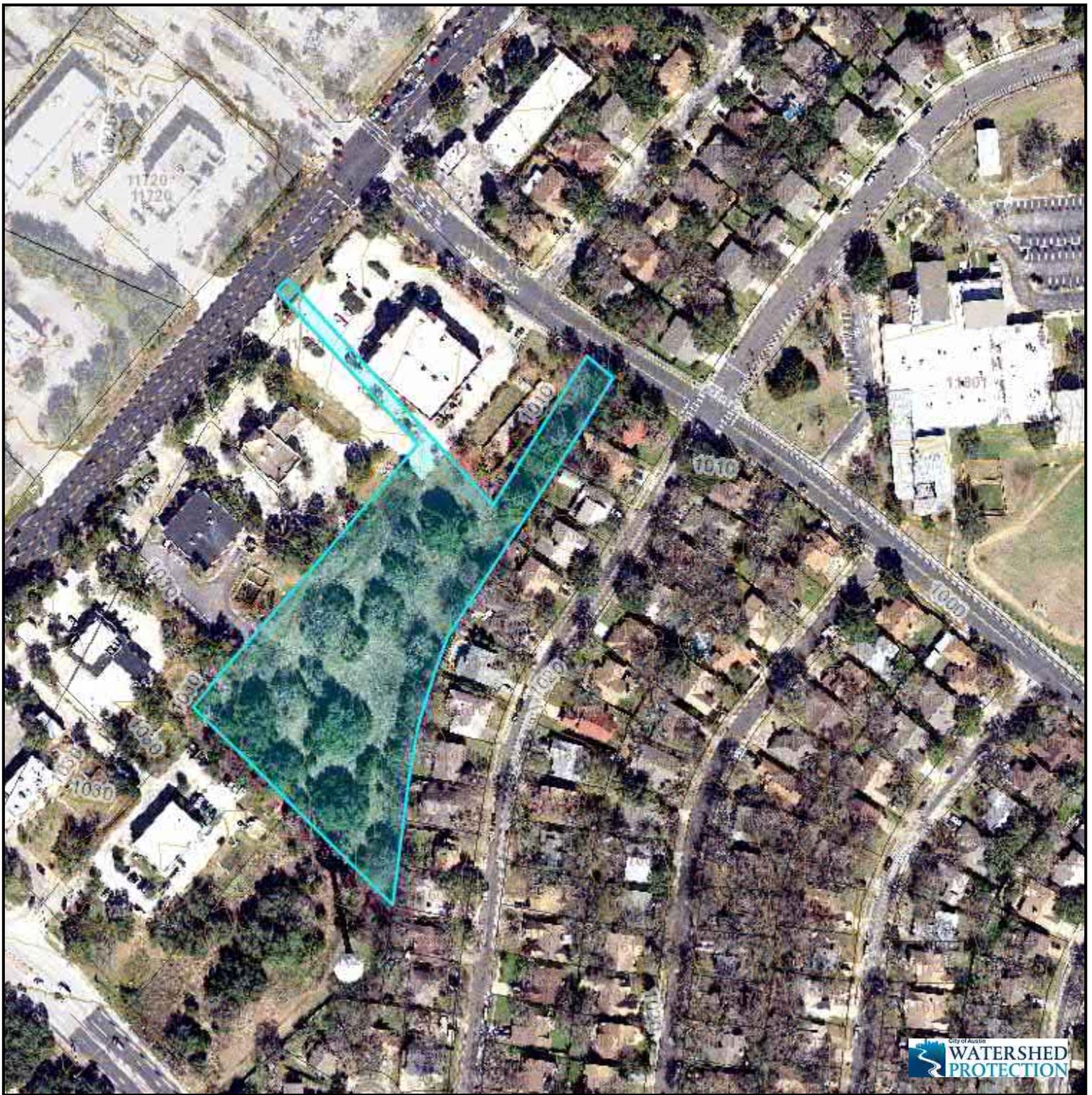
The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. 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.

0 200 400 Feet



Prepared: 12/7/2021

Address	
Contour	
	Index
	Intermediate
	Parcel
FEMA Floodplain	
	100 Year (Detailed-AE)
	100 year (Shallow-AO)
	100 Year (Approx-A)
	X Protected by Levee
	500 Year
	Outside Austin City Limits



City of Austin Regulatory Floodplains

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.

0 200 400 Feet



Prepared: 12/7/2021

Address	
Contour	
	Index
	Intermediate
	Parcel
Fully Developed Floodplain	
	COA Fully Developed 25-Year
	COA Fully Developed 100-Year
	COA Master Plan 25-Year
	COA Master Plan 100-Year
	100-Year (Detailed-AE)
	100-Year (Shallow-AO,AH)



FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: R413803	Date Processed: 12/13/2021
Property Address:	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: NaN
Community Number: 480624	100-Year Flood Elevation**: NaN
Panel Number: 48491C0605F	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 12/20/2019	
FEMA 100-Year Elevation*: NaN	
FEMA 500-Year Elevation*: NaN	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

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

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

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

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

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

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)

HOUSING TRUST GROUP



HTG (Housing Trust Group) is a fully integrated, award winning real estate enterprise specializing in the investment, development and management of real estate assets for affordable, workforce, and conventional multi-family residential housing across the Country. HTG is dedicated to providing the best service to our clients and partners and we strive to be dynamic and flexible in order to most effectively deliver the best results.

Since our inception in 1997, HTG and its principals have developed more than 8,000 units of multi-family housing. We have worked closely with local governments in Miami-Dade, Broward, Palm Beach and throughout Florida to support their housing goals. HTG is committed to its residents and continually works on improving and enhancing its communities. Our goal is to provide families and individuals with a safe, clean and comfortable living environment.

HTG is experienced in partnering with local municipalities and non-profit organizations to provide quality affordable housing and beneficial resident services. Important to our success is our ability to develop unique partnerships with both the private and public sectors. As a result HTG has become a national leader in providing fully integrated multifamily development services.

We have also participated in community partnerships with CRAs and non-profit organizations in developments like Courthouse Apartments in Miami-Dade County and Douglas Gardens V in Broward County. In 2006, HTG built Green Cay Village, the largest mixed income development in the history of Palm Beach. The 420-unit property includes 160 for sale condos, 160 affordable rental units and 100 for sale townhomes, all located in Boynton Beach. Green Cay is geared towards fireman, teachers, healthcare workers and other professions vitally important to the community. It currently serves as market-rate, workforce and affordable housing all in one property. This development has been widely acclaimed in the local media and in national publications for its attractive pricing, quality upgrades, and its unique energy efficient and environment friendly features. HTG hopes to spur more developments like this in Florida.

HTG provides unit features that go above and beyond what is customarily seen in the industry to make all of our affordable properties look and function like market rate developments. HTG understands the high demand for affordable housing and the limited availability of funding sources. In order to provide the quality we have become associated with, the HTG development team is an expert in leveraging funds and adhering to strict budgets and timelines.



HOUSING TRUST GROUP

FINANCIAL EXPERIENCE & CAPACITY

HTG's experience, track record, and strong relationships with financial partners continually allow us to secure the most competitive terms in the debt and equity markets. With the lack of soft financing available it has become a continued challenge to feasibly structure the necessary sources to develop quality affordable and workforce housing throughout the country and particularly within the State of Florida. Creativity, tenacity, and ingenuity in leveraging all available sources of funding has become a critical component within HTG's success in developing projects of similar scale.

Our team has demonstrated a keen ability to leverage public resources including municipal land and federal and state tax credits to secure additional sources of subsidy. These sources often include Department of Revenue Sales Tax Rebates, FHA-insured mortgages (221(d)(4) and 223(f) loans), Multi-family Mortgage Revenue Bonds, Federal Home Loan Bank Grants, Hope VI, ARRA funds (NSP, TCEP, etc.), HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), State Apartment Incentive Loan program (SAIL), CDBG, TIF and renewable energy incentives, as well as various other state and local programs.

All funding applications are prepared in-house, as is the financial feasibility analysis to determine the appropriate financial structure for each new development. HTG staff has successfully submitted exemplary Florida Housing LIHTC applications over the last 20 years. This is evident by the number of perfect applications submitted that do not contain deficiencies, guaranteeing our allocation even when challenged by competing developers. Conversely, we are very adept at scouring our competitor's applications for deficiencies that often put our applications in a more competitive position after submission and ranking. HTG has never failed to close on a transaction once they have received an allocation of housing credits. All of our developments have met their placed-in-service deadlines and never fallen out of compliance with governing regulations.

In order to best manage financial risk in our developments, HTG only pursues financing with the most favorable terms from lenders and partners we have experience in working with or from which we can obtain solid references. We are conservative in projecting our income, operating, and development cost. We only hire fully bondable general contractors with solid balance sheets who have a proven track record of bringing developments in on time and on budget. We ensure adequately funded contingencies and reserves to cover unforeseen costs.



Matthew Rieger

President and CEO, Housing Trust Group

Matthew Rieger is Manager, President and CEO of HTG, an award-winning, full-service developer of multifamily residential communities whose real estate transactions have exceeded \$2 billion in commercial, land and residential developments across Florida, the Southeastern U.S., and Arizona. Prior to joining HTG, Matthew served as an attorney at a large law firm, where he was involved in over \$1 billion worth of transactions including acquisitions, development, re-financings, and joint ventures in the United States and abroad. As Manager, President and CEO of HTG since 2011, Matthew has focused on expanding HTG's capacity and development pipeline, bringing greater awareness to the issue of affordable and workforce housing and working alongside industry leaders, public officials and legislators to shape policy that benefits working-class communities and families. Matthew is a native of Miami and is a third generation Floridian. He is a member of the Florida Bar Association and American Bar Association and earned his Juris Doctorate from Nova Southeastern University. Matthew also holds a Bachelor of Arts degree in Geography from the University of Florida.



Randy Rieger

Chairman and Founder, Housing Trust Group

Randy Rieger is the Founder and Chairman of Housing Trust Group, a multi-faceted real estate development company that develops, owns, and manages properties throughout the southeastern United States. The company and its related entities, including RER Family Partnership, Ltd. and RER Family, LLC, specialize in the development of multi-family rental communities, affordable multi-family rentals, multi-family student housing communities, commercial developments and multi-family housing sales. Housing Trust Group has been involved in the development, ownership and management of several thousand units nationwide. Prior to forming Housing Trust Group, for some 25 years, Mr. Rieger served as Vice President, then as Managing General Partner, of Royal Palm Beach Colony, L.P. The company was a large publicly held real estate development company listed on the American Stock Exchange and was actively involved in the development of numerous large-scale communities in Western Palm Beach County, Florida. Under Mr. Rieger's leadership, Royal Palm Beach Colony, L.P. developed the Village of Royal Palm Beach, and nearly 10,000 surrounding acres.





Karen Weller

Chief Financial Officer, Housing Trust Group

Karen Weller has more than 25 years of experience in accounting, finance, treasury, and operations. Prior to joining HTG, she served as VP of Accounting for The Related Group, a large developer of condo, market rate rental, and affordable housing in South Florida. Karen has experience with both privately held and publicly traded companies in the real estate and hospitality sectors. While at LNR Property, Karen participated in structuring complex commercial mortgage-backed securitizations, subordinated commercial mortgage loans, and public debt offerings. Karen is a Certified Public Accountant, Certified Treasury Professional, and also holds a Chartered Professional Accountant designation from Canada. She graduated with a Bachelor of Commerce from the University of Calgary, and spent some time with Deloitte & Touche, where she was able to take advantage of their international secondment program to work in the Caribbean and Central Europe before making a permanent home in South Florida.



Quinn Gormley

Executive Vice President of Development, Housing Trust Group

Quinn Gormley is the Executive Vice President of National Development for the Housing Trust Group. He has over 23 years of commercial real estate development experience, principally centered on affordable housing, tax oriented investments and economic development. He has extensive experience in commercial development risk analysis, due diligence and structured financing. He is a strategic thinker who has structured financing for conventional and tax exempt revenue bond transactions. In addition to various forms of debt facilities Quinn has provided transaction advisory on housing credit investments, historic tax credit investments, public housing (Rental Assistance, HOPE VI, RAD), HOME/CDBG/CDBG-DR, and new market tax credit investments. Through his diverse and unique experience within the industry, he has successfully provided multi-level oversight on the development and initial operation on over 6,000 units of multi-family and single family affordable housing.



Prior to joining Housing Trust Group, Quinn served as a Partner in Tidwell Group's Real Estate/Tax Advisory Practice.

Quinn has served as a speaker at various state and national conferences regarding public financing and economic development and has published several affordable housing industry articles. He also acts as an advisor to several non-profit corporations and serves on civic advisory boards.



Val DeLeon

Senior Vice President of Development, Housing Trust Group

Valentin "Val" DeLeon has over fourteen years of affordable housing experience in Texas. Val spent six years at the Texas Department of Housing and Community Affairs (TDHCA) in the Multifamily Finance Department, before moving to DMA Companies, where he assisted in the development of over 700 units of affordable housing throughout Texas. Currently, Val is a Senior Vice President of Development for Housing Trust Group and the Director of the Southwest Region division, where he oversees the affordable development in Texas, Arizona, and Colorado.





Mario Robaina

Senior Vice President of Finance, Housing Trust Group

Mario Robaina has over 20 years of experience in Real Estate, Investment Banking, and Private Equity Finance. At HTG, Mario has been primarily responsible for structuring, modeling, underwriting, negotiating and closing of a variety of multifamily developments. In addition, he has been involved as the Asset Manager of a portion of HTG's Operating Portfolio. Prior to joining HTG in 2015, he closed over \$1 billion in new construction, redevelopment and refinancing real estate transactions including multi-family for sale, market-rate rental, LIHTC rental, commercial, office and industrial developments.

Mr. Robaina received his Bachelor of Science degree in Industrial Engineering from Stanford University and holds an MBA from the University of Miami focusing on Finance and Management.





“Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner.”

Matthew A. Rieger
President & CEO

Named one of
the fastest
GROWING
companies by
Real Estate
Forum Magazine

#1 Affordable Housing
Developer in Florida
Ranked by Affordable Housing Finance



2020
2019
2018



8,000+
UNITS



50
COMMUNITIES

Built over the past **15** years,
with **10** new communities under construction.



The Park Tower, Forth Worth, TX
90 Units, Pre-Construction



Inn Town Lofts, Lubbock, TX
56 Units, Pre-Development



The Rushmore, Houston, TX
101 Units, Pre-Development

We specialize in
leveraging all
available sources of
funding, including
both public and
private sector
resources



VILLAGE VIEW
FORT LAUDERDALE, FL

htgf.com
 @HTG_LLC
 @HousingTrustGroup
 Housing Trust Group
 Housing Trust Group



AVIVA - MESA
MESA, AZ



HOUSING TRUST GROUP MULTIFAMILY PORTFOLIO

	Development Name	Florida County	Building Type	Units	Address	Completion Date	Sources of Funding	Demographic	Status	Total Cost
1	Grande Pointe	Orange	Garden Style	276	1705 Grande Pointe Boulevard Orlando, FL 32839	August-01	FHFC Bonds, Wachovia Bank	Family Affordable	Completed	\$ 17,969,282.00
2	Colony Park	Palm Beach	Garden Style	130	8215 Belvedere Road West Palm Beach, FL 33411	May-02	Palm Beach HFA Bonds, FHFC SAIL, Paramount Financial	Family Affordable	Completed	\$ 13,241,339.00
3	Emerald Palms	Broward	Duplex	318	5331 SW 43rd Terrace Dania Beach, FL 33314	June-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Family Affordable	Completed	\$ 23,792,185.00
4	The Chateau	Leon	Garden Style	36	511 N. Woodward Avenue Tallahassee, Florida 32304	August-02	Conventional	Students	Completed	\$ 4,500,000.00
5	Venice Cove	Broward	Garden Style	150	721 N.W. 19th Street Fort Lauderdale, FL 33311	November-02	Broward HFA Bonds, FHFC SAIL, MMA Financial	Family Affordable	Completed	\$ 15,074,942.00
6	Marina Bay	Palm Beach	Garden Style	192	2400 Lantana Road Lake Worth, FL 33462	December-02	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, Key Bank	Senior Affordable	Completed	\$ 16,145,375.00
7	Venetian Isles I	Palm Beach	Garden Style	288	800 Venetian Isles Drive Lake Park, FL 33403	February-03	FHFC Bonds, Palm Beach HFA Bonds, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 29,426,693.00
8	Preserve at San Luis	Leon	Townhome	190	1560 San Luis Road Tallahassee, FL 32304	August-03	Conventional	Students	Completed	\$ 23,000,000.00
9	Groves At Wimauma	Hillsborough	Garden Style	108	5411 Palm Dunes Ct Wimauma, Florida 33598	October-03	Tax Credits and HOME	Family Affordable	Completed	\$ 4,300,000.00
10	The Kensington	Palm Beach	Garden Style	163	300 Crestwood Circle Royal Palm Beach, FL 33411	January-04	Conventional	Market Rate	Completed	\$ 18,523,429.00
11	Venetian Isles II	Palm Beach	Garden Style	112	800 Venetian Isles Drive Lake Park, FL 33403	February-04	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 14,192,003.00
12	Chapel Trace	Orange	Garden Style	312	562 Chapel Trace Drive Orlando, FL 32807	February-04	FHFC Bonds, Wachovia Bank	Family Affordable	Completed	\$ 16,249,000.00
13	Malibu Bay	Palm Beach	Garden Style	264	750 Malibu Bay Drive West Palm Beach, FL 33401	April-05	SHIP, City of WPB HOME MMA Financial, HUD 223(f)	Family Affordable	Completed	\$ 29,521,257.00
14	Campus Club	Hillsborough	Mid-Rise	64	5651 East Fletcher Avenue Tampa, FL 33617	August-05	Conventional	Students	Completed	\$ 12,017,644.00
15	Preserve at River's Edge	Volusia	Garden Style	180	1401 S Palmetto Avenue Daytona Beach, FL 32114	September-05	Conventional	Condominium for Sale	Completed	\$ 7,200,000.00
16	The Oasis at Pearl Lake	Seminole	Garden Style	316	1037 Alden Pkwy Altamonte Springs, FL 32714	March-07	Conventional	Condominium for Sale	Completed	\$ 12,640,000.00
17	Green Cay Village Town Homes	Palm Beach	Townhome	100	12577 Green Cay Farm Boulevard, Boynton Beach, FL 33437	June-07	Conventional	Workforce for Sale	Completed	\$ 2,840,666.00
18	Green Cay Village Condominium	Palm Beach	Garden Style	160	12576 Green Cay Farm Boulevard, Boynton Beach, FL 33437	June-07	Conventional	Workforce for Sale	Completed	\$ 4,762,779.00
19	Palm Park I/k/a Green Cay Village Apartments	Palm Beach	Garden Style	160	12575 Green Cay Farm Boulevard, Boynton Beach, FL 33437	August-07	Palm Beach HFA Bonds, FHFC SAIL, Palm Beach SHIP, MMA Financial	Family Affordable	Completed	\$ 24,780,341.00
20	Veranda Senior Apartments	Miami-Dade	Garden Style	99	28355 SW 152nd Avenue Homestead, FL 33033	January-12	FHFC MMRB (bonds), 4% Credits, TCEP loan, Miami-Dade County Surtax	Senior Affordable	Completed	\$ 20,796,869.79
21	540 Town Center	Pinellas	High-Rise	146	540 2nd Avenue South St. Petersburg, FL 33701	January-13	9% Tax Credits	Senior Affordable	Completed	\$ 24,500,000.00
22	Pine Run Villas	Palm Beach	Townhome	63	5212 Sunset Trail Lake Worth, FL 33463	July-13	Palm Beach HFA Bonds 4% tax credits, Palm Beach County NSP2, HOME	Family Affordable	Completed	\$ 13,431,509.39
23	Village Place	Broward	Mid-Rise	112	720 NE 4th Avenue Fort Lauderdale, FL 33304	November-14	9% Tax Credits	Senior Affordable	Completed	\$ 25,016,991.64
24	Whispering Palms	Pinellas	Townhome & Garden Style	63	601 16th Avenue SE Largo, FL 33771	November-15	Pinellas County , 9% Tax Credits	Family Affordable	Completed	\$ 11,000,000.00
25	Valencia Grove	Lake	Garden Style	144	551 Huffstetler Drive Eustis, FL 32726	November-16	4% Tax Credits, SAIL & EJI, Bonds, City of Eustis Grant	Family Affordable	Completed	\$ 21,000,000.00
26	Courtside Apartments	Miami-Dade	Mid-Rise	84	1700 NW 4th Avenue Miami, FL 33136	November-16	Miami-Dade HFA Bonds, 4% tax credits, CRA loan, Miami-Dade Surtax	Family Affordable	Completed	\$ 20,000,000.00
27	Wagner Creek	Miami-Dade	High-Rise	73	1501 NW 13th Court Miami, FL 33125	January-17	9 % Tax credits, City of Miami HOME	Family Affordable	Completed	\$ 22,800,000.00
28	Freedom Gardens	Hernando	Garden Style	96	1130 South Main St. Brooksville, FL 34601	August-17	9 % Tax credits	Family Affordable	Completed	\$ 17,300,000.00
29	Park at Wellington	Pasco	Garden Style	110	4369 Sunray Drive Holiday, FL 34691	August-17	9 % Tax credits	Family Affordable	Completed	\$ 19,500,000.00
30	Park at Wellington II	Pasco	Mid-Rise	110	4370 Sunray Drive Holiday, FL 34691	March-18	4% Tax credits, SAIL, MMRB Bonds	Family Affordable	Completed	\$ 16,800,000.00
31	Hammock Ridge	Hernando	Garden Style	104	8274 Omaha Cir Spring Hill, FL 34606	April-18	9% Tax Credits	Family Affordable	Completed	\$ 18,000,000.00
32	Covenant Villas	Palm Beach	Garden Style	144	601 Covenant Drive Belle Glade, FL 33430	May-18	9 % Tax credits	Family Affordable	Completed	\$ 21,900,000.00
33	Arbor View	Broward	Mid-Rise	100	3100 N SR 7 Margate, FL 33063	June-18	9% Tax Credits	Senior Affordable	Completed	\$ 27,000,000.00



HOUSING TRUST GROUP MULTIFAMILY PORTFOLIO

Development Name	Florida County	Building Type	Units	Address	Completion Date	Sources of Funding	Demographic	Status	Total Cost
34 Princeton Park	Miami-Dade	Garden Style	150	13105 SW 248th Street, Princeton, FL	December-18	9% Tax Credits	Family Affordable	Completed	\$ 34,800,000.00
35 Douglas Gardens V	Broward	Mid-Rise	110	709 SW 88 Avenue Pembroke Pines, FL 33025	March-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Senior Affordable	Completed	\$ 24,000,000.00
36 Freedom Gardens II	Hernando	Garden Style	94	290 Revere Road Brooksville, FL 34601	February-19	4% Tax credits, SAIL, ELI MMRB Bonds	Family Affordable	Completed	\$ 18,000,000.00
37 Twin Lakes Estates, Phase I	Polk	Garden Style	100	501 Hartsell Avenue Lakeland, FL 33801	March-19	4% Tax credits, SAIL, ELI, MMRB Bonds	Senior Affordable	Completed	\$ 17,000,000.00
38 Heron Estates Sr.	Palm Beach	Garden Style	101	2014 W 17 Court Riviera Beach, FL 33404	July-19	4% Tax Credits, SAIL, ELI, Palm Beach County Bonds	Senior Affordable	Completed	\$ 20,000,000.00
39 Hammock Ridge II	Hernando	Mid-Rise	92	8234 Omaha Circle Spring Hill, FL 34606	May-19	9% Tax Credits	Senior Affordable	Completed	\$ 18,000,000.00
40 The Addison	Manatee	Mid-Rise	90	702 6th Avenue E Bradenton 34208	July-19	9% Tax Credits, SAIL, City of Bradenton CDBG	Family Affordable	Completed	\$ 21,600,000.00
41 Luna Trails	Brevard	Garden Style	86	1705 South De Leon Avenue Titusville FL 32780	November-19	9% Tax Credits	Senior Affordable	Completed	\$ 16,300,000.00
42 Isles of Pahokey, II	Palm Beach	Garden Style	129	308 Pope Court Pahokey, FL 33476	January-20	9% Tax Credits	Senior Affordable	Completed	\$ 15,500,000.00
43 The Palms at Town Center	Flagler	Garden Style	88	Palm Coast, FL	March-20	4% Tax Credits, Workforce, SAIL	Family Affordable	Completed	\$ 16,000,000.00
44 Osprey Pointe	Pasco	Garden Style	110	Dade City, FL	June - 20	4% Tax credits, SAIL, ELI MMRB Bonds	Family Affordable	Completed	\$ 22,350,000.00
45 Twin Lakes Estates, Phase II	Polk	Garden Style	132	501 Hartsell Avenue Lakeland, FL 33801	Oct-20	4% Tax credits, SAIL, ELI MMRB Bonds	Family Affordable	Under Construction	\$ 19,000,000.00
46 Max's Landing	Miami-Dade	Garden Style	76	8905 SW 169 CT	March-21	9% Tax Credits	Family Affordable	Under Construction	\$ 16,800,000.00
47 Village View	Broward	High-Rise	100	Fort Lauderdale, FL	April-21	9% Tax Credits	Senior Affordable	Under Construction	\$ 31,500,000.00
48 Oaks at Lakeside	Manatee	Garden Style	96	Bradenton, FL	July - 21	9% Tax Credits	Family Affordable	Under Construction	\$ 18,000,000.00
49 Father Marquess-Barry Apartments	Miami-Dade	Garden Style	60	301 NW 17th Street Miami, FL 33136	Est. December-21	9% Tax Credits	Family Affordable	Under Construction	\$ 12,600,000.00
50 Hudson Village	Broward	High-Rise	96	Hollywood, FL	Est. December-21	9% Tax Credits	Family Affordable	Under Construction	\$ 34,900,000.00
51 Lafayette Park	Leon	Garden Style	96	Tallahassee, FL	Est. December-21	9% Tax Credits	Family Affordable	Under Construction	\$ 20,400,000.00
52 Valencia Grove, II	Lake	Garden Style	110	Eustis, FL	Est. December-21	4% Tax Credits, SAIL & ELI, Bonds	Senior Affordable	Under Construction	\$ 20,200,000.00
53 Oak Valley	Marion	Garden Style	96	Ocala, FL	Est. December-21	9% Tax Credits	Family Affordable	Under Construction	\$ 18,100,000.00
54 Heron Estates Family	Palm Beach	Townhouses	79	Riviera Beach, FL	Est. December-21	4% Tax Credits, SAIL & ELI, Bonds	Family Affordable	Under Construction	\$ 21,500,000.00
55 Flagler Station	Palm Beach	High-Rise	94	West Palm Beach, FL	Est. December-21	9% Tax Credits	Family Affordable	Under Construction	\$ 26,000,000.00
56 Park Ridge	Polk	Garden Style	96	Mulberry, FL	Est. February-22	9% Tax Credits	Family Affordable	Underwriting	\$ 21,000,000.00
57 Shoreline Villas	Okaloosa	Garden Style	72	Unincorporated Okaloosa County, FL	Est. February-22	9% Tax Credits	Senior Affordable	Underwriting	\$ 16,600,000.00
Outside of Florida									
58 River Ridge	Cherokee	Garden Style	356	100 River Ridge Drive Canton, GA 30114	March-03	Georgia Bonds, HUD	Family Affordable	Completed	\$ 28,423,763.00
59 Reserve at Creekside	Hamilton	Garden Style	192	1360 Reserve Way Chattanooga, TN 37421	June-05	Conventional	Market Rate	Completed	\$ 14,122,555.00
60 Forest Cove, Phase I	Hamilton	Garden Style	120	7700 Aspen Lodge Way Chattanooga, TN 37421	August-14	HUD 221(d)(4)	Market Rate	Completed	\$ 14,462,555.28
61 Forest Cove, Phase II	Hamilton	Garden Style	72	East Brainerd Road Chattanooga, TN	February-17	HUD 221(d)(4)	Market Rate	Completed	\$ 9,000,000.00
62 Aviva	Maricopa	Garden Style	325	8340 East Baseline Road, Mesa, AZ 85209	August-18	HUD 221(d)(4)	Market Rate	Completed	\$ 63,937,136.00
63 Aviva Goodyear	Maricopa	Garden Style	288	4175 North Falcon Drive Goodyear, AZ 85395	Est. June-22	HUD 221(d)(4)	Market Rate	Under Construction	\$ 68,600,000.00
64 Park Tower	Tarrant	Mid-Rise	90	1209 Jacksboro Highway, Fort Worth, TX 76114	Est. Nov-22	9% Tax Credits	Family Affordable	Underwriting	\$ 21,748,408.00

The Park Tower



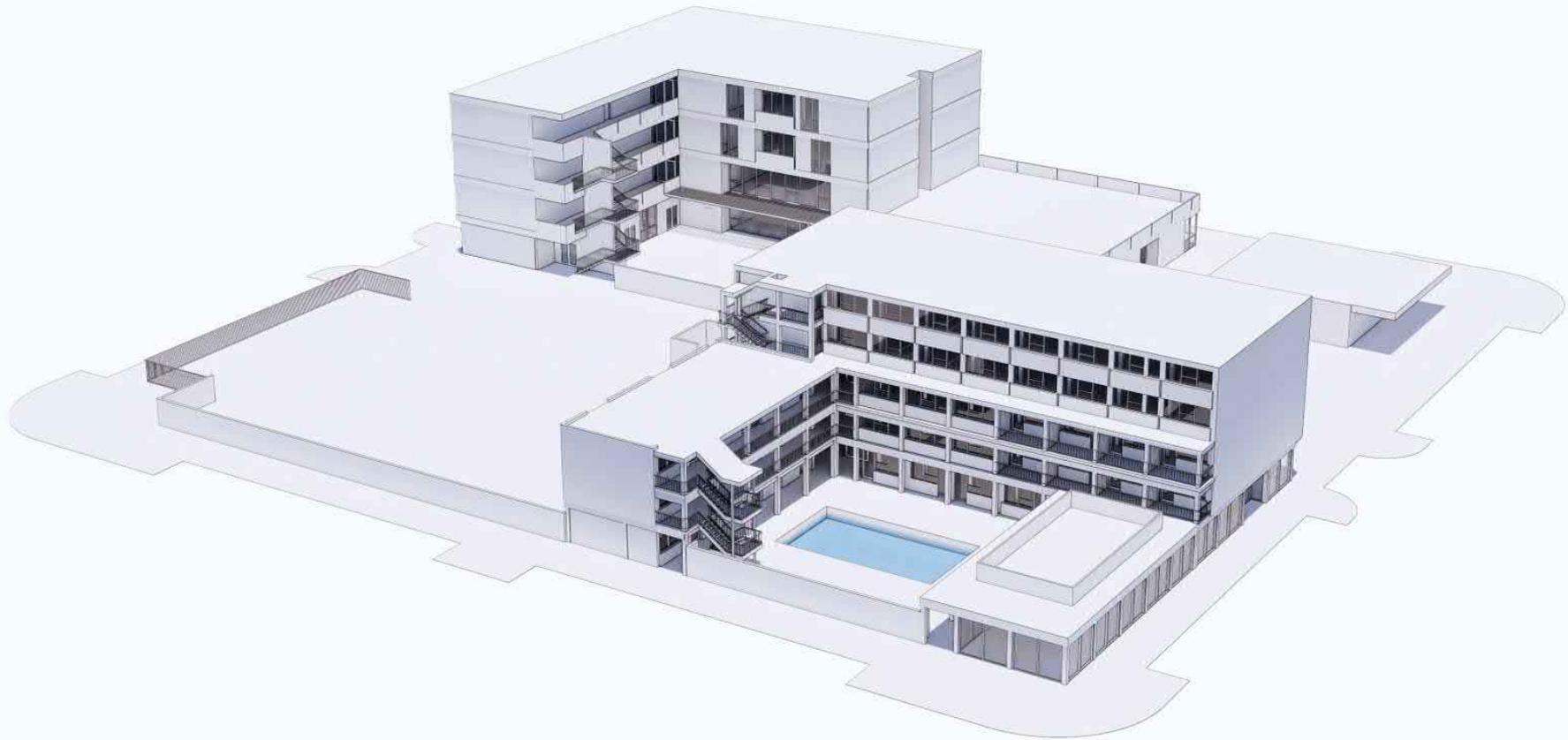
Current Deal in Pre-Construction
Fort Worth, Texas
90 units

The Rushmore



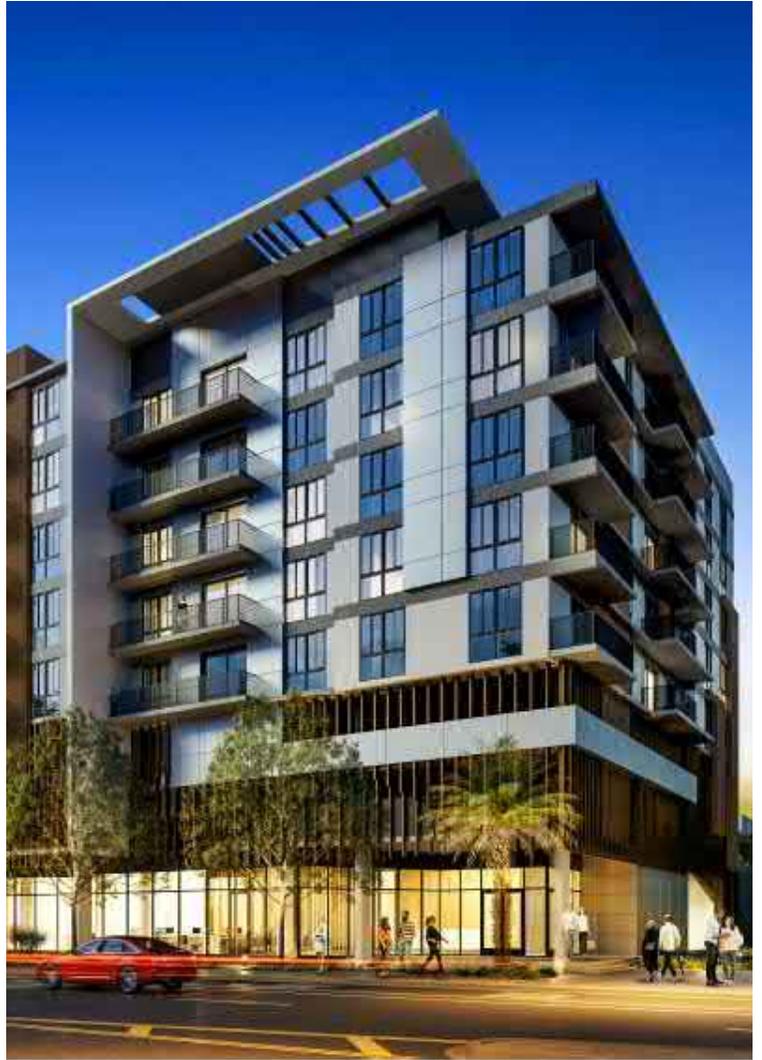
Current Deal in Pre-Development
Houston, Texas
101 units

Inn Town Lofts



Current Deal in Pre-Development
Lubbock, Texas
56 units

HTG DEVELOPMENT EXPERIENCE



HUDSON VILLAGE

901 S Federal Hwy
Hollywood, Florida 33020

Property Size: 0.87-acres

Property Type: Affordable Family

Community Style: High-rise

Building Height: 8 stories

Number of Buildings: 1

Number of Units: 96

Funding: 9% tax credits.

Completion Date: December 2021

Hudson Village is located a few blocks from Young Circle and just 1.5 miles East of I-95. The site has direct access to other cities and employment hubs.

Hudson Village is a 96-unit family development consisting of one (1) 8-story high-rise concrete building, 2,232 SF multi-purpose room, fitness center, swimming pool deck with lounging areas, business center with computers and over 110 on-site parking spaces.

Resident Programs include Adult Literacy training, Employment Assistance and Financial Management.

Hudson Village will also have a National Green Building Standards (NGBS) Certification upon completion.

HTG DEVELOPMENT EXPERIENCE



UNIVERSITY STATION

309 N. 21st Avenue and 2031 Polk Street,
Hollywood, FL 33020

Property Size: 2.5 acres

Property Type: Affordable and Market-Rate

Community Style: High-Rise

Building Height: 8 stories

Number of Buildings: 2

Number of Units: 216 units

Status: Funded, in pre-development

University Station is a proposed new multifamily mixed-income and mixed-use apartment community in partnership with the City of Hollywood that will be developed in two phases families located in Hollywood, Broward County, FL. The residential community, which was designed by Corwil Architects incorporates unique TOD mixed-use design elements for promotion of active use spaces and the future FEC Commuter Rail Transit Center.

The amenities at University Station will include a state-of-the-art clubhouse, commercial spaces for local businesses, pedestrian friendly frontage and access throughout, a large pedestrian plaza, a vertical garden, a large-scale pedestrian bridge connecting both residential buildings, intricate landscaping and paver design elements, and an artistic parking garage with rooftop amenities including a resort style swimming pool, a rooftop soccer field and a basketball court.

University Station is being designed to the National Green Building Standards (NGBS) Certification program.

HTG DEVELOPMENT EXPERIENCE



RAINBOW VILLAGE

2000 NW 3rd Ave, Miami, FL

Property Size: 23 acres

Property Type: Affordable, Public Housing, RAD, Workforce, and Market-Rate

Community Style: Mid-Rise and HighRise

Building Height: 5 stories and 8 stories

Number of Buildings: 10

Number of Units: 1,316 units

Funding: TBD (LIHTC & Private Equity)

Status: Funded; in pre-development

Rainbow Village is a proposed new multifamily mixed income and mixed-use development in partnership with Miami-Dade County that will be developed in various phases under two possible scenarios, Scenarios A and B.

Under Scenario A, HTG proposes to develop the Project Site with 1,014 mixed-income units, including 136 RAD units, subject to the approval of the Project Site rezoning to T-5 under the Miami 21 Zoning Code Successional Zoning process by the City of Miami.

Under Scenario B, HTG proposes to expand the development site by 10.7 acres, which, if realized, may include, (a) an educational component through the redevelopment of the Paul L. Dunbar K-8 Center in partnership with the School Board of Miami-Dade County, Florida; (b) additional mixed-income/market-rate housing through the redevelopment of the 2000 NW 5th Place apartment site in partnership with Mana Wynwood; (c) approximately 70,000+/-square feet of commercial retail and office space; and d) a community center, an early education center, and other community amenities.

HTG DEVELOPMENT EXPERIENCE



COURTSIDE APARTMENTS

1600 NW 3rd Avenue
Miami, Florida 33136

Property Size: 2.31-acres

Property Type: Affordable Multi-Family

Community Style: Mid-rise

Building Height: 6 stories

Number of Buildings: 1

Number of Units: 84

Funding: Southeast Overtown/Park West CRA Loan, Miami-Dade HFA Bonds and Surtax, 4% tax credits.

Completion Date: November 2016

Courtside Family Apartments is located in Miami's historic Overtown district in the Southeast Overtown Park West (SEOPW) CRA, and on the grounds of the County owned Culmer Neighborhood Center. Courtside Family Apartments is a new construction, six-story midrise development with 84 affordable apartments.

The new community aims to create a more pedestrian friendly environment on the grounds of the Culmer Center and serve as a catalyst for future development in the area, as well as provide residents with access to governmental services, small business opportunities, and neighborhood-oriented shopping.

Some amenities include state of the art theater/media room, basketball court, covered outdoor BBQ area, fitness center, computer lab, and library.

HTG DEVELOPMENT EXPERIENCE



MAX'S LANDING

8905 SW 169th Court,
Miami-Dade County, FL 33196

Property Size: 2.71 acres

Property Type: Affordable

Community Style: Garden-Style

Building Height: 3 stories

Number of Buildings: 1

Number of Units: 76 units

Funding: 9% tax credits (with Surtax and HOME financing)

Completion Date: March 2021

Max's Landing (f/k/a Paradise Lakes Apartments) is a new multifamily mixed-income and mixed-use apartment community for families located in Unincorporated Miami-Dade County. The residential community, which was designed by Modis Architects incorporated unique design elements that are traditional to the Traditional Neighborhood Development District.

The amenities at Max's Landing include a state-of-the-art clubroom with full kitchenette, package locker room, media room, electric car charging stations, pool table, business center, fitness center, community gardens, and approx. 11,000 SF of ground floor retail.

Resident Programs at Max's Landing include Literacy Training, Employment Assistance Programs, and Financial Management Programs.

Max's Landing was designed to the National Green Building Standards (NGBS) Certification program.

HTG DEVELOPMENT EXPERIENCE



VILLAGE VIEW

640 N Andrews Ave
Ft. Lauderdale, Florida 33311

Property Size: 0.94-acres

Property Type: Affordable Elderly

Community Style: High-rise

Building Height: 7 stories

Number of Buildings: 1

Number of Units: 100

Funding: 9% tax credits.

Completion Date: August 2021

Village View is located in a prime location in the City of Fort Lauderdale near multiple market-rate and affordable housing including HTG's owned and operated affordable senior community Village Place, which has been at 100% since opening in 2014.

The development will incorporate contemporary design elements with two built-in trash chutes on the southeast and southwest wings of the building. The building will include state of the art security system for the safety of our residents.

On-site management offices will be open Monday-Friday from 9AM to 6 PM, Saturday from 10AM to 5 PM and on Sundays from 12 to 4PM.

HTG DEVELOPMENT EXPERIENCE



VILLAGE PLACE

720 NE 4th Avenue
Ft. Lauderdale, Florida 33304

Property Size: 1.08-acres
Property Type: Affordable Elderly
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 112
Funding: 9% tax credits.
Completion Date: November 2014

Village Place is located in the heart of downtown Ft. Lauderdale, near Las Olas. Village Place Apartments is a new construction, six-story midrise development with 112 affordable apartments targeted for people aged 55-and-older who earn between 25 percent and 60 percent of the area's median income.

The new community aims to create a safe and attractive environment for its residents with access to amenities like a clubhouse, fitness center, library, courtyard, rooftop pool, and private garage parking.

Village Place won the National Association of Home Builder's Silver Award in 2017 for Best of 55+ Affordable Rental Community category.

HTG DEVELOPMENT EXPERIENCE



ARBOR VIEW

3100 N State Road 7
Margate, Florida 33063

Property Size: 2.4-acres
Property Type: Affordable Senior
Community Style: Mid-rise
Building Height: 6 stories
Number of Buildings: 1
Number of Units: 100
Funding: 9% tax credits
Completion Date: June 2018
Services: Computer Training, Daily Activities, Housekeeping/Shopping/Laundry Assistance, 24-hour support for residents.

The 2.5 acre development is located within the city of Margate, Broward County on a major transit corridor, State Road 7.

Arbor View will serve the elderly demographic. The unit mix will consist of sixty-four (64) 1bed/1bath units, and thirty-six (36) 2bed/2bath units. Ninety (90) of the total units will be set-aside for tenants earning at or below 60% AMI, and 10 of the units will be set-aside for tenants earning at or below 33% AMI.

The community will offer a resort style swimming pool, dog park, shuffle board courts, fitness center and many other amenities for our residents.

HTG DEVELOPMENT EXPERIENCE



AVIVA

8340 E Baseline Road
Mesa, AZ 85209

Property Size: 8.62-acres
Property Type: Market-rate
Community Style: Garden, concrete
Building Height: 3 stories
Number of Buildings: 12
Number of Units: 325
Funding: HUD 221(d)4
Completion Date: August 2018

Aviva is one of the newest luxury apartment communities in the growing East Valley that brings green living to the suburbs. At Aviva, you have a contemporary, urban lifestyle with open floor plans, modern apartments and unparalleled common-area amenities. **The development involves HUD Approvals in every stage of the development, as it was financed through a 221(d)4 loan for market rate development. This involves as much compliance and experience as HUD's low-income programs.**

Aviva has one of the largest resort-style pools in the metro area with outdoor jacuzzis, spas, fire pits, cabanas and premium kitchen grills, a state-of-the-art health and wellness center with TRX suspension equipment and spinning studio, a media and game room with a lounge and billiards, co-working spaces and conference room, a basketball court, a jogging path with fitness stations, plus a dog park and children's playground.

HTG DEVELOPMENT EXPERIENCE



PRINCETON PARK

13105 SW 248th Street, Princeton, FL 33032

Property Size: 8 acres

Property Type: Affordable

Community Style: Garden-Style

Building Height: 3 stories

Number of Buildings: 4

Number of Units: 150 units

Funding: 9% tax credits

Completion Date: January 2019

Princeton Park is a new multifamily mixed-income apartment community located in southern Miami-Dade County. The residential award-winning community, which was designed by Corwil Architects incorporated contemporary, green-focused design elements

The amenities at Princeton Park include a state-of-the-art clubhouse with a clubroom, pool table, lounge seating, fitness center, dog park, playground, walking trail and resort style pool.

Resident Programs at Princeton Park include Literacy Training, Employment Assistance Programs, and Family Support Coordinators.

Princeton Park was built to the National Green Building Standards (NGBS) Certification program.

HTG DEVELOPMENT EXPERIENCE



WAGNER CREEK

1501 NW 13th Court
Miami, Florida 33125

Property Size: <0.5-acres

Property Type: Workforce, Affordable and Public Housing

Community Style: High-rise

Building Height: 11 stories

Number of Buildings: 1

Number of Units: 73

Funding: 9% tax credits, Surtax, and HOME

Completion Date: February 2017

Wagner Creek is a new 73 unit mixed-income apartment community in the heart of the Health District. Its ideal location adjacent to University of Miami Hospital, the Miami VA Hospital, and the Civic Center Metro Rail Station makes it a pedestrian friendly TOD community.

To serve the diverse demographics within the Health District, Wagner Creek integrates mixed incomes with 93% of the units set-aside for residents at or below 60% AMI and 7% of the units for workforce housing residents at or below 120% AMI.

Amenities include a rooftop terrace and garden overlooking the City and new Marlins Stadium, state-of-the-art gym, computer lab with wifi lounge, and a large community room. The development achieved National Green Building Standard's silver designation.

HTG DEVELOPMENT EXPERIENCE



FLAGLER STATION

951 Banyan Blvd,
West Palm Beach, FL 33401

Property Size: 0.76 acres

Property Type: Affordable

Community Style: High-Rise

Building Height: 8 stories

Number of Buildings: 1

Number of Units: 94 units

Funding: 9% tax credits

Status: under construction

Flagler Station is a new multifamily mixed-income and mixed-use apartment community for families located in the City of West Palm Beach. The residential community, which was designed by Corwil Architects incorporated unique contemporary design elements that are traditional to the history of the City.

The amenities at Flagler Station include a state-of-the-art clubroom with full kitchenette, package locker room, media room, linear park, bicycle storage and rental space, pool table, outdoor lounge and seating, fitness center, yoga studio, resort style pool and approx. 2,500 SF of retail.

Resident Programs at Flagler Station include Adult Literacy, Employment Assistance Programs, and Financial Management Programs.

Flagler Station was designed to the National Green Building Standards (NGBS) Certification program.

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)

Not Applicable

**Attachment 8 – 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

ATLAS 14 QUICK REFERENCE SHEET

What is Atlas 14?

The National Weather Service, in partnership with many other federal, state, and local agencies, is in the process of reassessing historic rainfall intensities for Texas with a study called Atlas 14. Rainfall intensities tell us the likelihood of rainfall events of different sizes. Rainfall intensities are used by FEMA and local communities to determine flood risk and to make floodplain maps. Rainfall intensities for the State of Texas have not been assessed since 1994. Atlas 14 is an update of this data meant to incorporate almost a quarter century of rainfall data collected statewide since the last study, up to and including Hurricane Harvey. The graphic to the right indicates in green the areas of Texas where rainfall intensities are increasing.

How Does Atlas 14 Affect Austin?

The Atlas 14 draft study shows the Austin area to be one of the most significantly impacted areas in the State of Texas. In general, this means that, in Austin, what had been considered a 500-year rainfall is in fact a 100-year rainfall. This indicates that many homes and businesses in Austin may be expected to flood more frequently than had been previously thought. However, only 9% of the land area in Austin is projected to be in the new 100-year floodplain.

How Is the City of Austin Responding?

The **Watershed Protection Department** is acting quickly to respond to this more accurate assessment of flood risk. It is critical that we continue to ensure that future development is built to be sufficiently resilient to protect lives and properties of our residents. To that end, we have initiated a code amendment process to adopt this new rainfall information as well as other changes meant to enable properties to redevelop in a safer fashion.

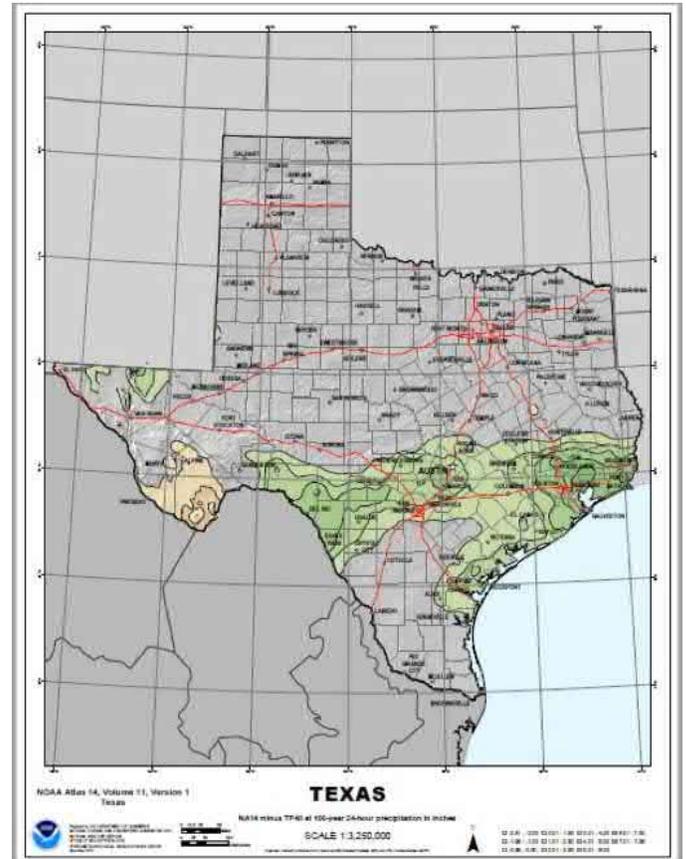
How Do I Get More Information?

Website: www.AustinTexas.gov/Atlas14

Email: Atlas14@AustinTexas.gov



MAP CHANGES TO RAINFALL INTENSITY



IMPACTS TO HOMEOWNERS

How does this affect my property?

Visit our website www.austintexas.gov/atlas14 to access maps of floodplain changes in Austin.

Do I need to buy flood insurance?

While FEMA flood insurance rate maps will not be immediately affected, property owners shown in the 500-year floodplain on the current FEMA maps should consider purchasing flood insurance as soon as possible to best protect their property.

How does this impact development regulations?

Properties located in the City's regulatory floodplain are subject to additional development restrictions. Please visit www.austintexas.gov/floodplainrules to learn more.