

Developer, Owner, Property Manager, and
Service Provider under **One Roof**



Serving Austin Since 1990



BURLESON STUDIOS

Foundation Communities (FC), established in 1990, is a local, homegrown nonprofit with a mission to create housing where families and individuals succeed. We provide deeply affordable, beautifully designed, and sustainable housing within safe and welcoming communities that Austinites can be proud to call home. Now with 25 communities in Austin, three in North Texas, and another four coming online in 2024 and 2025, we are thrilled to request City of Austin support for our newest planned community, Burleson Studios.

We are excited to bring forth Burleson Studios, with up to 106 homes and a host of supportive services. We are uniquely qualified to develop a healthy, green, and safe community with long-term affordability and extensive resident supportive services. We have been developing, rehabilitating, and maintaining service-enriched housing in Austin for over 30 years. We are a nonprofit lifetime owner and the property manager and supportive services provider to our entire portfolio. We have the track record, experience, and organizational and financial strength to deliver this vision with the ability to attract competitive tax credit pricing and secure gap funding.

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2024 9% Competitive Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2024 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 15, 2023***. *All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 1, 2024 meeting.*

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

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

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

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

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

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

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

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

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

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

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

- 7) **How to Submit.** Applications should be sent by email to Brendan Kennedy at Brendan.Kennedy@austintexas.gov, with a copy to Josh Rudow at Josh.Rudow@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the Excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at Brendan.Kennedy@austintexas.gov.

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

Development Name: Burleson Studios

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

FC Burleson Housing Corporation

Authorized Representative Signature

Walter Moreau

Authorized Representative Name (Print)

Walter Moreau

Authorized Representative Title

Executive Director

Date

12/15/2023

2x Units Per Capita (§11.3 of the 2024 Qualified Allocation Plan)

The following data provides information required to determine if a Development Site is located in a place or county with more than twice the state average of units per capita supported by Housing Tax Credits (HTC) or private activity bonds. Pursuant to §11.3 of the Qualified Allocation Plan, as well as §2306.6703(a)(4) of the Texas Government Code, Applicants may be required to obtain a Governing Body Resolution in order for Developments located in certain census tracts to be eligible for funding.

The population figures are from the 2017-2021 ACS. The tax credit units data is derived from the Department's inventory of tax credit developments (as of November 2023 TDHCA Board meeting, last worksheet in this spreadsheet). Applicants are encouraged to independently verify the information provided herein. In some instances Developments have been found to be located in an ETJ of a city rather within the city limits and such information could change the results. Please contact dominic.deniro@tdhca.state.tx.us with any questions. Note that place population from the ACS is only an estimate and may have margin of errors

11/15/2022-added Column G

Place Data

GEO_ID	Place Name	Place Population	All Place Units	All Unit Per Cap Pl	All Units Place/TX Per Cap	Place > 2x State Per Capita
1600000US4805000	Austin	944658	29412	0.031135077	2.7965109	Yes

Attachment 1 - Project Narrative

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

Project Narrative

Burleson Studios will be a new construction of up to 106 studios and become Foundation Communities' (FC) tenth supportive housing community for single adults. FC has the exciting opportunity to develop this project within an upcoming Community First! Village by Mobile Loaves and Fishes (MLF), which will consist of over 600 MLF affordable micro-homes, as well as healthcare center, food access, and a variety of community-oriented amenities – all available to Burleson Studios residents.

The apartments at Burleson Studios will include individual bathrooms and kitchens with low-flow and Energy Star appliances. All utilities will be paid by FC. The first floor will house several on-site amenities including a secure single point-of-entry, 24-hour front desk staffing, computer room, food pantry, exercise room, community kitchen and gathering space, TV room, and a secure landscaped courtyard. Offices will also be provided for on-site for property management, maintenance, and supportive services.

Burleson Studios is in a rapidly developing area of Southeast Austin that meets several of the City's preferences for affordable housing, as it is: 1) located within the McKinney Falls Activity Center, 2) located within 3/4 -mile of public transit, 3) located within a Displacement Risk Area and gentrifying area, and 4) committing 25% of units to the Continuum of Care. Residents will be close to a VA office; free job skills and career training at the Goodwill Excel Center; free and low-cost employment services at Workforce Solutions; and several large-scale employers including the airport, ACC, Del Valle ISD, St. Edward's, Oracle, County and State offices, and many retail businesses.

This development will meet the TDHCA definition of Supportive Housing. The target population for this community is extremely low and very low-income individuals; persons transitioning out of homelessness; persons at-risk of homelessness; persons with physical, intellectual, and/or developmental disabilities; youth aging out of foster care; persons transitioning out of institutionalized care; persons unable to secure permanent housing elsewhere due to various barriers; and/or persons with special housing needs. FC has been providing services and housing to this target population for over 15 years. We have secured 30 project-based Housing Choice Vouchers and 20 VASH Housing choice vouchers and will commit 25% COC units.

In addition to having safe, healthy, and affordable apartments to call home, new residents will benefit from intensive case management and free resources right at their doorsteps to improve their health, education, and financial stability. Wraparound services include 24-hour staffing, supported employment, healthy food pantries, adult education, counseling, referrals and connections to community resources, onsite medical supports, an onsite registered nurse, and emergency rental assistance. Most supportive services are provided by FC staff and volunteers. We do, however, partner with more than fifty nonprofits and community groups to offer additional services.

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	50					50
Up to 40% MFI	0					0
Up to 50% MFI	56					56
Up to 60% MFI						0
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	106	0	0	0	0	106

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	11	Continuum of Care Units	27
Accessible Units for Sensory Impairments	3	Non-CoC Supportive Housing Units	79

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
Debt	
Third Party Equity	17,998,200
Grant	
Deferred Developer Fee	832,329
Other	15,000,000
Previous AHFC Funding	
Expected AHFC Request	-
Total \$	33,830,529

	Uses
Acquisition	5,000
Off-Site	
Site Work	2,494,013
Site Amenities	
Building Costs	18,455,693
Contractor Fees	3,990,420
Soft Costs	2,571,638
Financing	1,999,051
Developer Fees	4,314,715
Total \$	33,830,529

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date



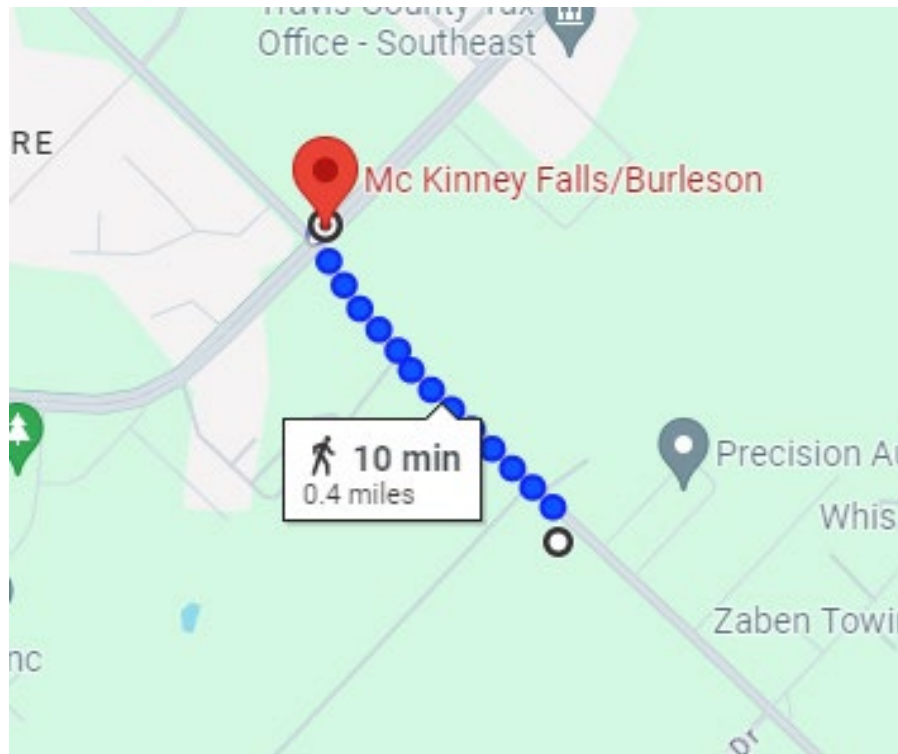
Attachment 3 – CRP (if applicable)

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

Attachment 4 – Map and Nearest Transit Stop

(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)

Nearest Transit Stop



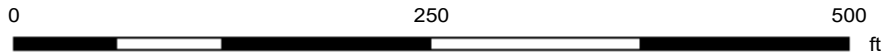
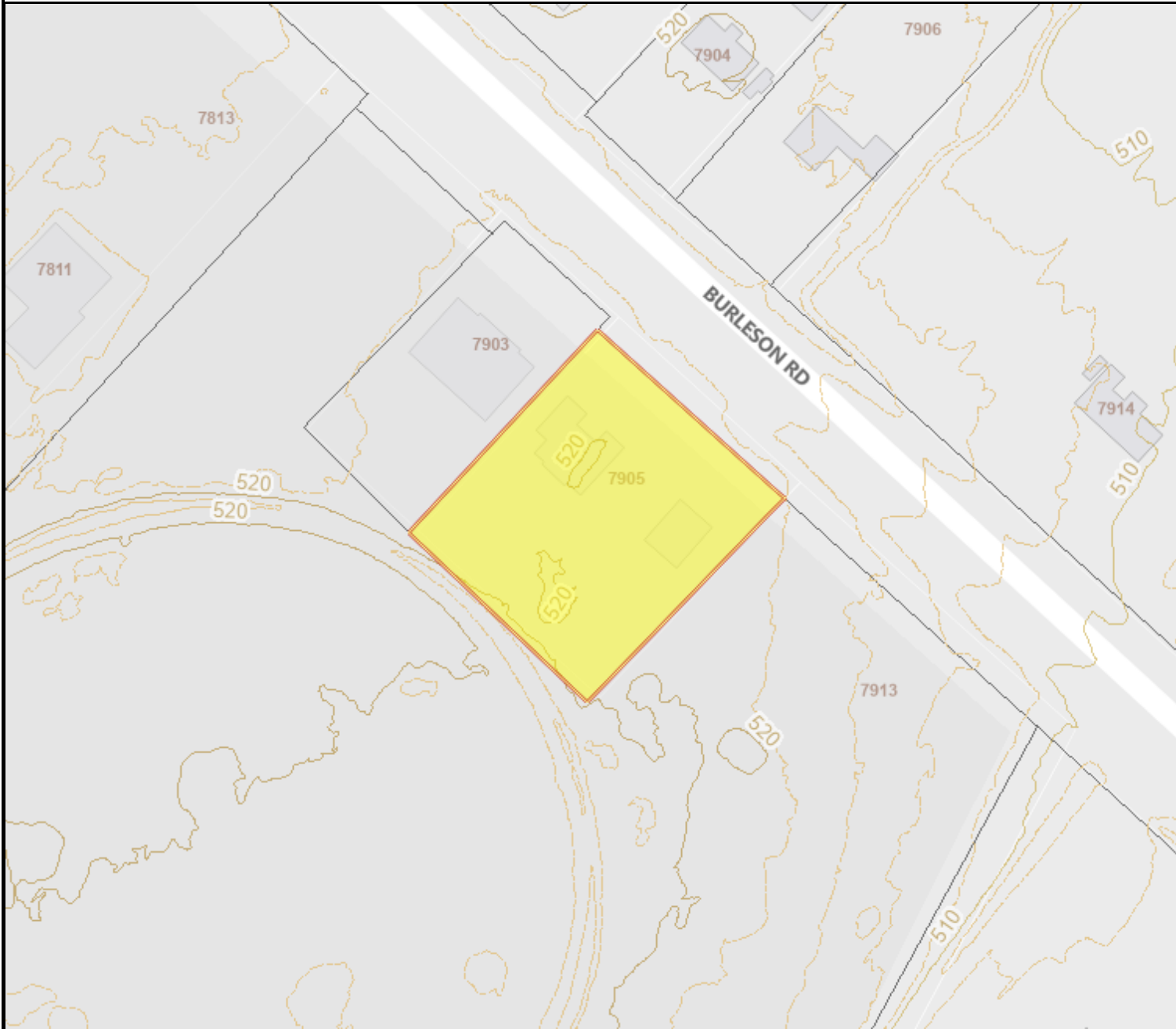
Burleson Studios is 0.4 mile to the McKinney Falls/Burleson bus stop, which connects commuters to the 228-VA Clinic bus line.

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

Legend



Monday, December 11,
2023



The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

Attachment 6 - Developer's Experience and Development Background

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



About **Foundation Communities**

Foundation Communities is a nationally recognized nonprofit founded in 1990 with a mission to provide quality affordable housing and supportive services to low-income families and individuals. Our vision for strong families and communities involves more than just providing a roof over peoples' heads. By combining affordable housing and free on-site services, we empower low-income residents with the tools they need to achieve long-term stability and self-sufficiency.

We own and manage over 3,800 apartments across 25 properties in Austin, three in North Texas, and two opening in 2024. Over 7,000 residents call our communities home. We are the lifetime owner, developer, property manager, and services provider to our Austin portfolio. We invest upfront in high quality design, materials, and green building strategies for our new properties, and we invest heavily in capital repairs, maintenance, and green upgrades at our older properties.

All FC residents have access to health amenities and resources including fitness, cooking and nutrition, food pantries, gardens, and disease management/prevention services. To support families coming out of homelessness, we created the Children's HOME Initiative (CHI). These 173 units, integrated throughout our family properties, provide reduced rents and case management to help families move from crisis to long-term stability.

On-site Learning Centers give over 600 children of working parents academic and enrichment support, including the Green and Healthy Kids program. 85% of students maintain or improve their grades in our free out-of-school time programs. Adult education is also a priority and includes job and computer skills, English as a Second Language, and digital and financial literacy. College Hub deepens FC's decade-long commitment to serving non-traditional students, providing intensive support and academic opportunities for low income and first-generation college students.



Development: **Experience**

- **30 years of experience developing affordable housing**

Foundation Communities has 30 years of experience developing, owning, and managing affordable housing in Austin. Each new community requires extensive due diligence, negotiations, and compliance with long-term agreements. As experienced recipients of significant public funding from the City, State and Federal level and a long history of public/private partnerships, FC has the staff capacity, experience and knowledge to maintain timelines, performance standards, and compliance with complex public funding requirements. Per the RFP requirements, FC will add AHFC as additional insured to our coverage, apply for SMART Housing, stay apprised of PBV availability, and enter a Partnership Agreement with AHFC.

- **Long history of managing complex funding stacks**

FC has strong working relationships with multiple lenders and investors, expertise in negotiating complex investor and lender agreements, a great track record for securing funding in competitive allocations, and a long history of managing complex funding stacks. As a nonprofit with an excellent track record, FC has a unique ability to access critical gap funds from National Housing Trust Fund, Federal Home Loan Bank, Capital Magnet Fund, and large foundations and donors. FC has applied for and received 16 tax credit awards, 15 FHLB awards, 20 awards for various local and federal funds distributed by the City of Austin, and 15 awards for various state and federal funds distributed by TDHCA.

- **Local experience with design and construction on tight timelines**

We have 30 years of experience contracting for and overseeing the construction and rehabilitation of affordable housing. We have experience with the design and construction of structures that are zero lot VMU, 4-story elevator, 3-story walk up, and renovations of apartment complexes, hotels, nursing homes, and duplexes. We have a great track record of gaining neighborhood support, zoning changes, completing construction within tax credit deadlines, and achieving green certifications with AEGB, LEED, and Enterprise Green Communities. All of FC's 10 recently completed communities received 4 or 5 star AEGB ratings and seven of those received LEED Gold or Platinum Certifications.

Walter Moreau, Executive Director, has secured subsidy financing of more than \$500 million to create more than 4,000 units of service-enriched, nonprofit-owned affordable housing, and 14 on-site Learning Centers during his 30+ year career. Walter was recognized as a 2007 James A. Johnson Community Fellow by the Fannie Mae Foundation. He was also awarded the 2005 Social Entrepreneur of the Year Award and the 2004 Texas Houser Award. He holds a Master's degree from UT's LBJ School of Public Affairs. He has been with Foundation Communities for more than 30 years.

Sabrina Butler, Director of Real Estate, manages a development team of 5 and oversees FC's overall real estate development portfolio, from site selection through construction completion and stabilization. With a background in finance, Sabrina brings a particular strength in securing both public and conventional financing for FC's multi-family housing pipeline, and provides refinancing support to the existing portfolio as well. Sabrina joined Foundation Communities in 2017 with nearly 15 years of experience in nonprofit affordable housing portfolio management and community development finance. Sabrina has a Masters in Regional Planning.

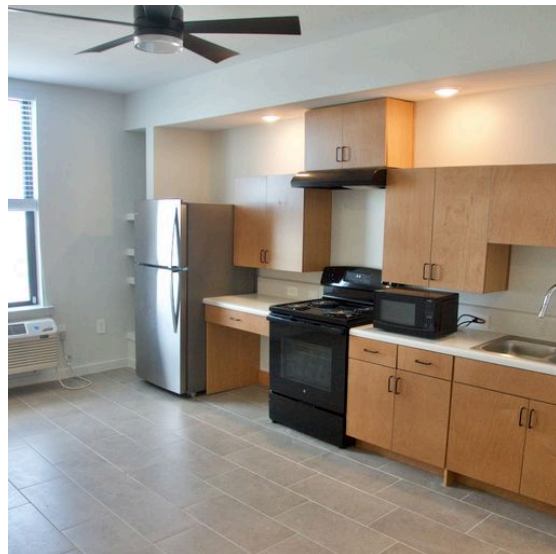
Anna Lake-Smith, Senior Design Manager, works with the development team to take projects through feasibility, design, and construction, including coordinating with the Sustainability, Property, and Asset Management teams. Anna brings a wide range of design experience, from residential interiors to city planning. Anna holds a dual MS in Urban Design and MS in Community/Regional Planning from the University of Texas at Austin and a Bachelor of Arts in Architecture from Wellesley College.

Luis Contreras, Senior Construction Manager, supports the Development Team with site selection, due diligence, selecting external partners, funding coordination, and most importantly overseeing the project is being built on time and to our specifications. Luis has over ten years of design and construction experience, having worked in various markets throughout the country as a general contractor. Luis has a B.S. in Architecture from the University of Texas at San Antonio and predominantly focuses on the various construction processes as they relate to FC projects.

Tillie Croxdale, Senior Housing Finance Manager, underwrites all new development proposals and manages initial site analysis and due diligence. Tillie also assists the Director of Real Estate Development with all phases of each capital funding stack, including preparation of funding applications (including LIHTC applications), solicitation of mortgage and equity financing, and coordination of financial closings. Tillie has a Bachelor in Architecture, a Master in Real Estate Finance, and over 10 years' experience in the affordable housing field.



Newest Communities



Completed 2023

Site: 1/2

Units: 110

GSF: 90,248

Cost: \$25.5 million

LEED (pending)

AEGB (pending)

ZILKER STUDIOS

Zilker is our newest and 8th supportive housing community for single adults. Located on the bustling and rapidly developing South Lamar near downtown, Zilker is uniquely positioned to provide its residents with access to job opportunities, retail, health care, safe outdoor recreation, and other amenities. The seven-story community includes multiple common areas for communal gathering, fitness room, game room, an open-air breezeway, and several other amenities and on-site supportive services.



Newest Communities



Completed 2021

Site: 4.9 acres

Units: 88

GSF: 117,579

Cost: \$27.4 million

LEED Silver

AEGB 4 star

2022 Austin Green Award

2023 TAA Affordable Housing Award

LAUREL CREEK

Laurel Creek is our newest multi-family supportive housing community located in a vibrant, diverse, and transit-connected area of North Austin. Residents have access to multiple on-site services and amenities, including intensive case management; a state-of-the-art Learning Center; a healthy food pantry; and health, educational, and financial wellness programs. A high quality preschool, operated by Open Door Preschool, will also provide subsidized child care to eligible residents. This community includes 88 1-, 2-, and 3-bedroom homes, laundry rooms, basketball court, dog park, playground, outdoor space with picnic tables and barbeque grills, bike repair stations, and surface parking around the buildings.



Newest Communities



Completed 2020

Site: 2.4 acres

Units: 132

GSF: 76,532

Cost: \$26.7 million

LEED Gold

AEGB 4-star

2021 TAA Award

2021 ABJ Community Impact Award

WATERLOO TERRACE

Waterloo is our 7th supportive housing community for single adults. Located in North Austin near the high-density mixed use residential and retail developments within the Domain, St. David's Medical Center, and the nearby Balcones District Park, Waterloo is uniquely positioned to provide its residents with access to job opportunities, health care, and safe outdoor recreation. The community includes a 12,000 SF interior terraced courtyard and numerous on-site supportive services and community and outdoor amenities.



Newest Communities



Completed 2019

Site: 3.4 acres

Units: 132

GSF: 145,266 SF

Cost: \$27.2 million

LEED Gold

AEGB 5-star

THE JORDAN AT MUELLER

The Jordan is a multi-family affordable community, located in the Mueller Master Planned Community across the street from Jesse Andrews Park. It was unanimously supported by the Mueller Neighborhood Association and passed rigorous design and construction requirements from the Mueller New Construction Council. The community includes a family-friendly mix of 1-, 2-, and 3-bedroom units, a Learning Center, play berms, and shaded barbeque grills and picnic tables.



Newest Communities



Completed 2017

Site: 8.5 acres

Units: 120

GSF: 124,661 SF

Cost: \$24.5 million

LEED Platinum

AEGB 4-Star

CARDINAL POINT

This is the first affordable community of its kind in Northwest Austin. Five three-story buildings housing 120 family-oriented units, an on-site learning center, and a leasing office are nestled in the naturally hilly and wooded site. The informal site layout is a response to the site's natural topography and rocky features. Meandering paths lead residents to the many amenities, including shaded bicycle parking, a sport court, playground, laundry center, rain garden, and learning center. The project gained LEED platinum certification and AEGB 4-star rating.



Operations: **Experience**

- **Experienced lifetime owner and property manager**

We have 30 years of experience managing our properties. We perform all leasing, maintenance, accounting, compliance, and other property management functions for our 26 properties and earn property management and asset management fees that help support the overall nonprofit mission. Our staff have the experience, training, and upper management support to excel in their jobs, as well as competitive salaries and benefits. FC invests heavily in our staff as well as preventive maintenance as this saves time and money in the long-term, instills a sense of pride in the residents, and generally provides a positive example of affordable housing.

- **Blended Management Model**

Property management and services staff use a blended management approach to collaborate closely to maintain residents' housing stability. Balcones Terrace will be crewed and managed by a Community Manager, Assistant Community Manager, Front Desk Administrator, Front Desk Clerks, and 2 - 3 Maintenance staff, who will work together to ensure the site's smooth operation and deliver optimal services to residents. Property management staff must have practical experience with at least two years in the industry and receive annual training in Fair Housing and tax credit compliance.

- **Robust Asset Management and Preventive Maintenance**

Our team monitors portfolio health, tracks each project monthly, and aggregates detailed performance metrics at the portfolio level for review by the CFO. FC also has a well-funded Central Reserve and robust Asset Management program to keep properties in good condition and eliminate unforeseen capital/repair expenses that would undermine FC's organizational and financial strength. The success of our property management is demonstrated through its high occupancy (97% in 2021), low turnover, and healthy investment in capital repairs and upgrades to existing portfolio (\$680/unit in 2021).

Vicki McDonald
Chief Real Estate Officer
30+ years in real estate

Primary responsibilities include overseeing an extensive real estate portfolio, monitoring annual operating budgets, managing major capital improvements, and managing of a team of ten staff who are directly involved in the daily oversight of property operations, capital improvements, sustainability initiatives, supportive housing, safety and risk management and new construction. She links real estate operations and development through input and participation on the acquisition, design, and construction transition to operations. She is a CCIM Designee and a licensed Texas Real Estate Broker and has owned a real estate management and brokerage firm for 25 years before joining Foundation Communities.

Valicia Nichols
Director of Compliance
20 years in compliance

Oversees compliance for the entire portfolio, and manages a team of 5 compliance employees. She is well-versed in guidelines and regulations for FC's compliance programs, such as Low Income Housing Tax Credits (LIHTC), HOME, HUD Section 8 Voucher, Housing Trust Fund, Neighborhood Stabilization Program (NSP), Section 811 and older programs, e.g., Affordable Housing Program (AHP). She has been with FC since 2011 and maintains FC's good standing with compliance agencies, e.g TDHCA (state); City of Austin; FHLB as well as investors.

Cacki Young
Director of Supportive Housing Management
10+ years in supportive housing management

Oversees FC's supportive housing portfolio for single adults. Cacki's role includes developing and managing strategic partnerships and policies to increase and maintain access to housing for highly vulnerable populations. Additionally, her role supports both property management and supportive services staff working together in a blended management model to support housing retention. Cacki has a degree in Social Work and previously worked as a licensed social worker in family supportive housing and created financial stability programming for low-income individuals and families. She has worked for FC since 1999.



Service: **Experience**

- **Foundation Communities will be the primary service provider**
Foundation Communities has over 25 years of experience in the provision of supportive services to its residents. Supportive services are an integral part of all FC properties and are included in the planning process for every new community from inception. The majority of supportive services will be provided by Foundation Communities staff and volunteers. We do, however, partner with more than fifty nonprofits and community groups to provide additional services.
- **We currently house over 600 formerly homeless households**
Our support services model is intensive, holistic, and carries 20 years of lessons learned serving households that are formerly homeless. Using a trauma-informed and harm reduction approach, our housing-plus-services model prevents eviction and builds healthy and safe communities. Our blended management approach to providing housing + services has empowered thousands of households establish long-term housing and financial stability, healthier lifestyles, educational success, and personal goals.
- **Long track record of fundraising**
FC has long history of fundraising to cover the cost of services, which are delivered free to FC residents and community members. Funding for operations, staff, and services come from a combination of cash flow, grants, and fundraising from private foundations, corporations and individuals. This is the same method used to fund the supportive service programs at all our existing properties and Prosper Centers. FC has deep relationships with the donor community, a well-funded Central Reserve, and maintains a healthy portfolio contributing strong ongoing revenue to the organization. FC has raised approximately \$43 million over the past 5 years to fund services at our existing properties in Austin.

Marisela Montoya
Chief Programs Officer
30 years in educational programming

Marisela oversees our education, health and financial stability programs. For 30 years, Marisela has worked overseeing and implementing programs for youth and adults, including 8 years with Austin ISD as a program director and program specialist. She has been with Foundation Communities for 19 years, first as Learning Center Manager, then Director of Educations and now Chief Programs Officer. Marisela graduated from the University of Texas with a degree in Psychology and holds a certificate in Nonprofit Leadership and Management from Austin Community College and Texas Association of Nonprofit Organizations.

Sofia Barbato
Director of Supportive Services
10+ years in supportive services

Sofia oversees all aspects of supportive services at the SROs, including supervision of staff, programming and partnerships as well as funding. Sofia has worked for Foundation Communities for 10 years. A veteran of the United States Marine Corps, Sofia believes in the importance of discipline, hard work, and the motto, "Improvise, adapt, overcome!" Sofia holds both a Master of Education and Master of Divinity degree from the University of Notre Dame.

Kori Hattemer
Director of Financial Programs
10 years in financial services

Kori Hattemer oversees our free tax preparation, college support services, one-on-one financial coaching, and money management classes. She manages a department of 40 full-time staff and more than 70 seasonal staff. Prior to joining Foundation Communities, Kori was the Associate Director of Savings & Financial Capability at CFED (which has since been renamed Prosperity Now). Kori received her Master of Public Affairs degree at the University of Texas, where she also completed her undergraduate degree.

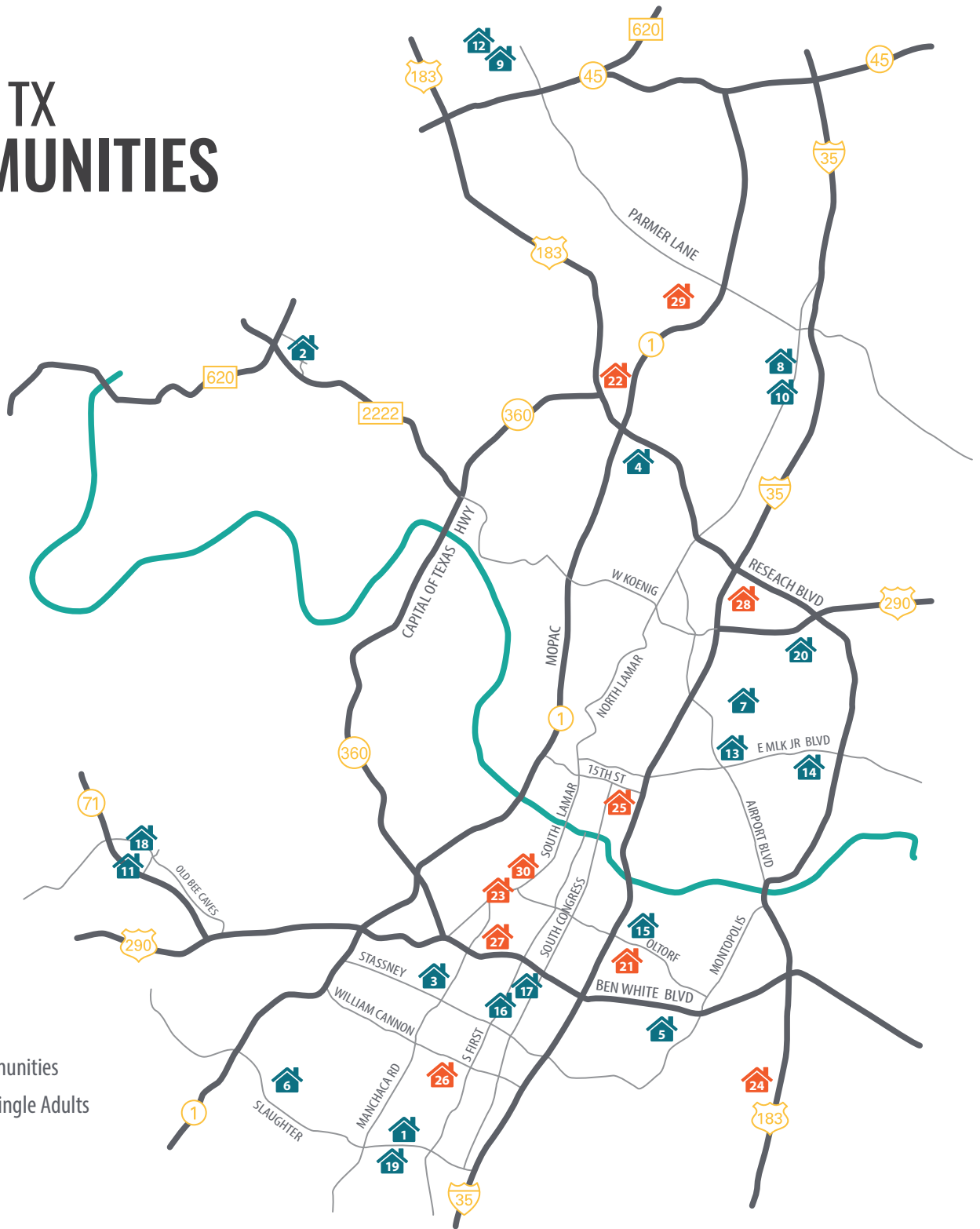
Rita Ortega
Director of Health Initiatives
15 years in public health

Rita joined Foundation Communities in 2019. Prior to taking over as Interim Director, she served as the Program Manager for Health and Nutrition, overseeing FC's food pantry and health education programs. She has over 15 years of public health education experience with the American Cancer Society, Austin Public Health, and the Texas Department of State Health Services. She earned her bachelor's degree in Kinesiology from the University of Texas at Austin and her master's degree in Health Education from Texas State University. Rita is a Master Certified Health Education Specialist.

Project Name	Address	City	PIS	Population	Type	Total Units	Aff Units
Parker Lane - construction	2105 Parker Ln	Austin, TX	2024	Family	New	135	135
Balcones Terrace - construction	10024 N Capital of TX Hwy	Austin, TX	2024	SRO	Rehab	123	123
Loretta	13649 Rutledge Spur	Austin, TX	2023	Family	New	137	137
Zilker	1508 S Lamar Blvd	Austin, TX	2023	SRO	New	110	110
Laurel Creek	11704 N Lamar Blvd	Austin, TX	2021	Family	New	88	88
Waterloo Terrace	12190 N Mopac Expwy	Austin, TX	2020	SRO	New	132	132
Jordan At Mueller	2724 Philomena Street	Austin, TX	2019	Family	New	132	132
Cardinal Point	11015 & 11017 Four Points Dr	Austin, TX	2017	Family	New	120	120
Garden Terrace Phase III	1015 West William Cannon	Austin, TX	2017	SRO	New	20	20
Bluebonnet Studios	2301 South Lamar Blvd	Austin, TX	2016	SRO	New	107	107
Lakeline Stations	13635 Rutledge Spur	Austin, TX	2016	Family	New	128	128
Live Oak Trails	8500 West HW 71	Austin, TX	2016	Family	New	58	58
Homestead Oaks	3226 West Slaughter Ln	Austin, TX	2015	Family	New	140	126
Capital Studios	309 East 11th	Austin, TX	2014	SRO	New	135	135
Arbor Terrace	2501 South I-35	Austin, TX	2013	SRO	Rehab	120	120
Sierra Vista	4320 S. Congress Ave	Austin, TX	2012	Family	Rehab	238	238
M Station	2906 E. Martin Luther King Jr. Blvd	Austin, TX	2011	Family	New	150	137
Garden Terrace Phase II	1015 West William Cannon	Austin, TX	2008	SRO	Rehab	15	15
Skyline Terrace	1212 West Ben White	Austin, TX	2006	SRO	Rehab	100	100
Spring Terrace	7101 North I-35	Austin, TX	2005	SRO	Rehab	142	142
Garden Terrace Phase I	1015 West William Cannon	Austin, TX	2003	SRO	Rehab	88	88
Southwest Trails	8405 Old Bee Caves Rd	Austin, TX	2001	Family	New	160	160
Trails at The Park	815 West Slaughter Ln	Austin, TX	2000	Family	New	200	200
Trails at Vintage Creek	7224 Northeast Dr	Austin, TX	2000	Family	Rehab	200	180
Daffodil	6009 Daffodil Dr	Austin, TX	1996	Family	Rehab	40	22
Peters Colony	1801 E Peters Colony	Carrollton, TX	1995	Family	Rehab	160	32
Shadow Brook	2020 S Cooper	Arlington, TX	1995	Family	Rehab	403	81
Sleepy Hollow	3903 Ichabod Circle	Arlington, TX	1995	Family	Rehab	128	26
Buckingham Duplexes	743-B Yarsa	Austin, TX	1991	Family	Rehab	166	48
Sierra Ridge	201 West St Elmo	Austin, TX	1991	Family	Rehab	149	149
Crossroads	88011 McCann	Austin, TX	1990	Family	Rehab	92	14
Cherry Creek Duplexes	5510 B Fernview	Austin, TX	1990	Family	Rehab	122	40

Project Name	Tax Credits	TDHCA	City of Austin	FHLB	Capital Magnet Funds	Misc Funding
Parker Lane - construction	9% LIHTC	NHTF	GO Bonds	FHLB Dallas		
Balcones Terrace - construction		NHTF	CDBG + GO Bonds	FHLB NY		
Loretta	9% LIHTC		GO Bonds	FHLB Dallas		
Zilker	9% LIHTC	NHTF	GO Bonds	FHLB Dallas & NY		HACA PBV
Laurel Creek	9% LIHTC	NHTF	GO Bonds	FHLB Dallas + Atlanta		
Waterloo Terrace	9% LIHTC	NHTF	GO Bonds	FHLB San Francisco	CMF	
Jordan At Mueller	9% LIHTC		GO Bonds	FHLB San Francisco	CMF	
Cardinal Point	9% LIHTC		GO Bonds	FHLB San Francisco	CMF	
Garden Terrace Phase III		TCAP	GO Bonds	FHLB San Francisco	CMF	Department of Justice Funds
Bluebonnet Studios	9% LIHTC	TCAP	GO Bonds & HOME	FHLB San Francisco	CMF	Department of Justice Funds
Lakeline Stations	9% LIHTC		GO Bonds		CMF	
Live Oak Trails	9% LIHTC	TCAP	GO Bonds & HOME		CMF	HACA PBV
Homestead Oaks	9% LIHTC		GO Bonds	FHLB San Francisco		
Capital Studios	9% LIHTC		GO Bonds & CDBG	FHLB San Francisco		
Arbor Terrace		NSP	GO Bonds & CDBG	FHLB Atlanta		
Sierra Vista	9% LIHTC		GO Bonds	FHLB San Francisco		
M Station	9% LIHTC		GO Bonds	FHLB San Francisco		
Garden Terrace Phase II			HTF	FHLB San Francisco		
Skyline Terrace	9% LIHTC	HOME	HOME & HTF	FHLB San Francisco		HACA
Spring Terrace		HOME & HTF	HOME & CDBG	FHLB Dallas		
Garden Terrace Phase I		HOME	HOME & CDBG	FHLB Atlanta		
Southwest Trails	4% LIHTC	HTF	HOME & HTF	FHLB Dallas	CMF	
Trails at The Park	9% LIHTC					
Trails at Vintage Creek			CDBG			
Daffodil		RTC AHDP				
Peters Colony		RTC AHDP				
Shadow Brook		RTC AHDP				
Sleepy Hollow		RTC AHDP				
Buckingham Duplexes		RTC AHDP				
Sierra Ridge						
Crossroads			GO Bonds			
Cherry Creek Duplexes						

Austin, TX COMMUNITIES



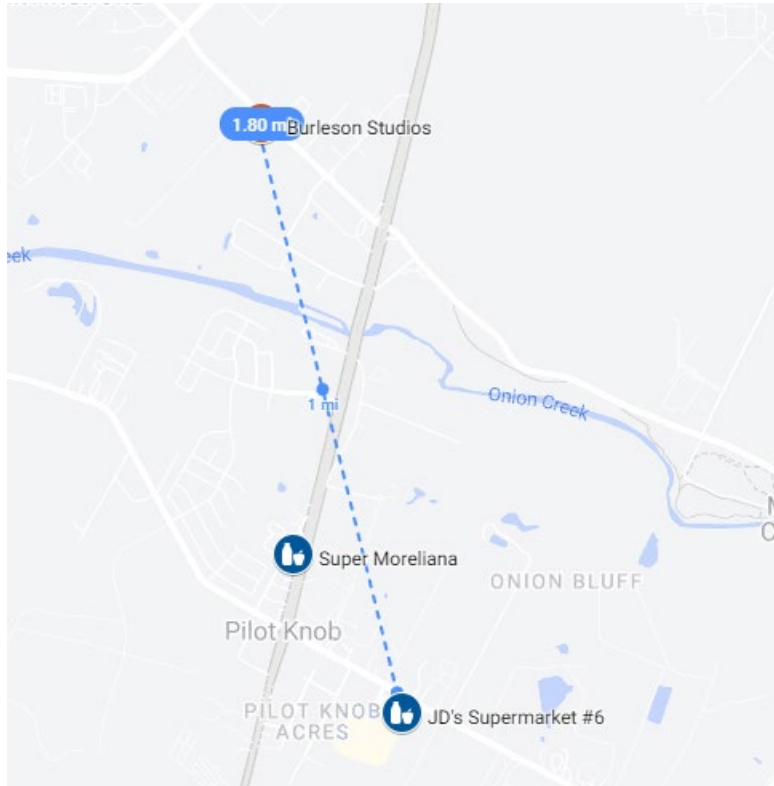
 Family Communities
 Studios for Single Adults

- | | | | | |
|--|---|---|--|---|
| 1 Buckingham Place
166 UNITS | 7 Jordan at Mueller
132 UNITS | 13 M Station
150 UNITS | 19 Trails At The Park
200 UNITS | 25 Capital Studios
135 UNITS |
| 2 Cardinal Point
120 UNITS | 8 Juniper Creek
110 UNITS | 14 Norman Commons
156 UNITS | 20 Trails At Vintage Creek
200 UNITS | 26 Garden Terrace
103 UNITS |
| 3 Cherry Creek
122 UNITS | 9 Lakeline Station
128 UNITS | 15 Parker Lane
135 UNITS | 21 Arbor Terrace
120 UNITS | 27 Skyline Terrace
100 UNITS |
| 4 Crossroads
92 UNITS | 10 Laurel Creek
88 UNITS | 16 Sierra Ridge
149 UNITS | 22 Balcones Terrace
123 UNITS | 28 Spring Terrace
142 UNITS |
| 5 Daffodil
40 UNITS | 11 Live Oak Trails
58 UNITS | 17 Sierra Vista
238 UNITS | 23 Bluebonnet Studios
107 UNITS | 29 Waterloo Terrace
132 UNITS |
| 6 Homestead Oaks
140 UNITS | 12 The Loretta
137 UNITS | 18 Southwest Trails
160 UNITS | 24 Burleson Studios
100 UNITS | 30 Zilker Studios
110 UNITS |

Attachment 7 – Tie Breaker Factors

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

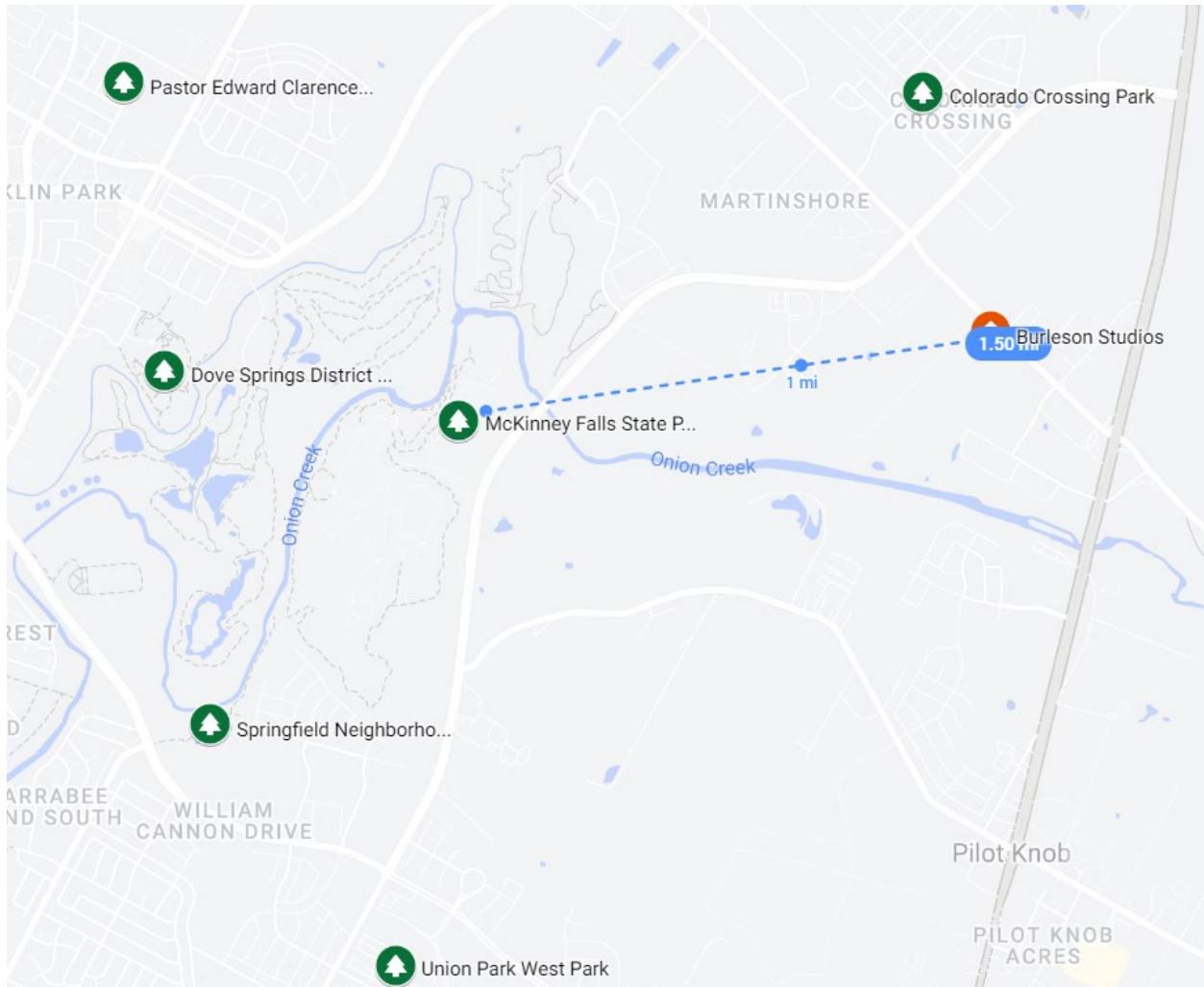
Grocery Store



- JD's Supermarket, 9111 FM812– 1.8 mi

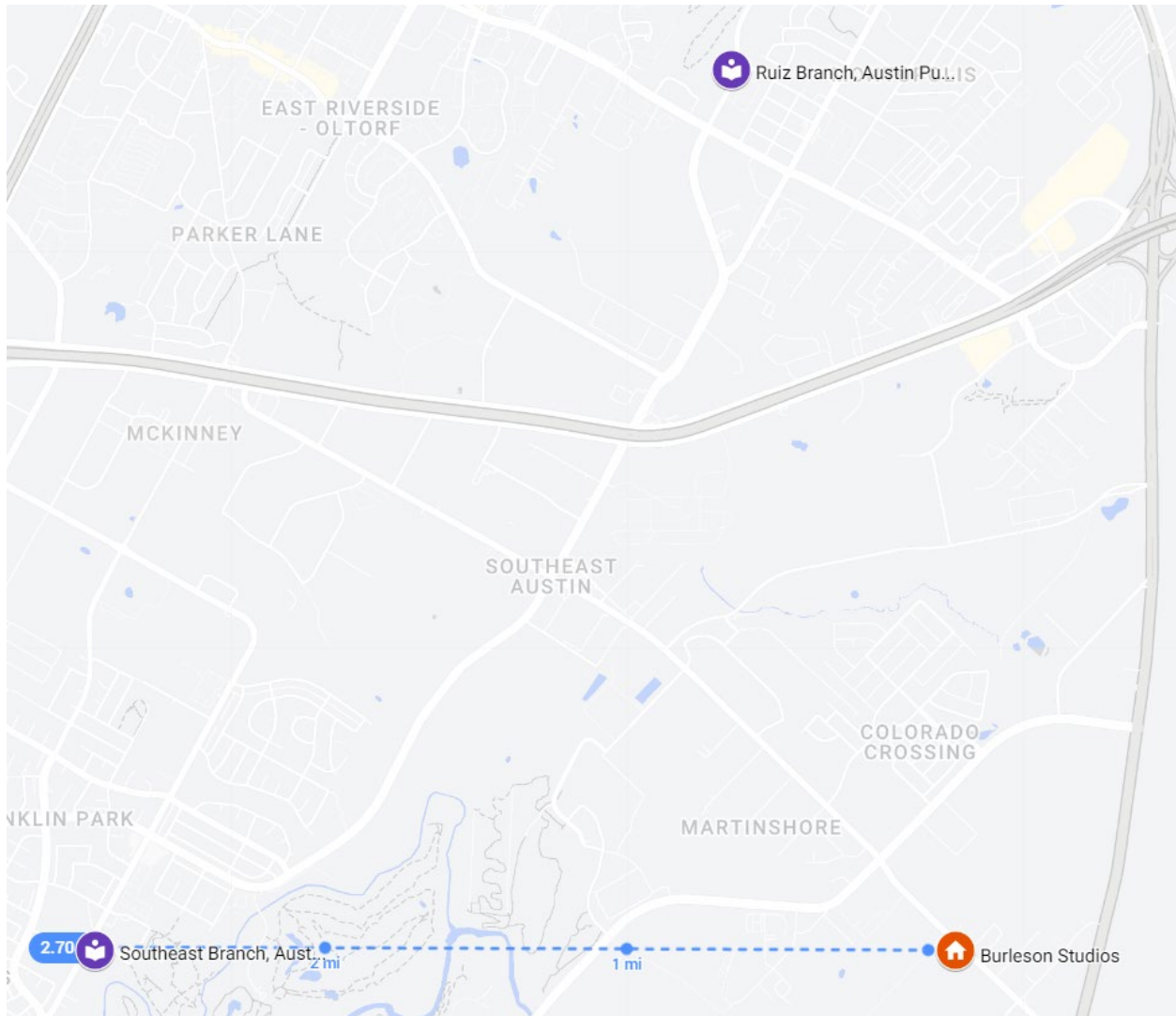
<https://jdmarkets.com/>

Park



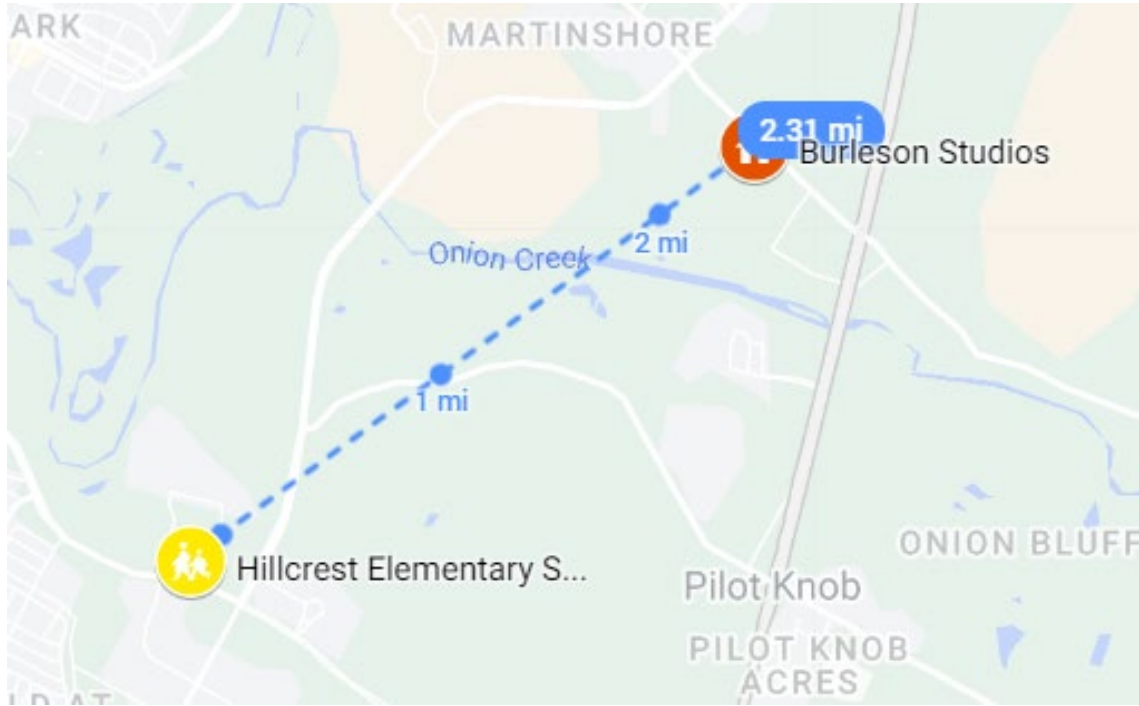
- McKinney Falls State Park, 5808 McKinney Falls Pkwy – 1.5 mi

Library



- Austin Public Library, Southeast Branch – 2.7 mi

Elementary School



Hillcrest Elementary School – 2.31 mi

Attachment 8 – Resolution from County

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

Resolution from County

Burleson Studios is in the ETJ of Austin, in a rapidly developing corridor between US-183 and 71. Requests for resolutions of support of this development from both Travis County and the City of Austin are being submitted concurrently. Thus, County support is pending.

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

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

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

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

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	50					50
Up to 40% MFI	0					0
Up to 50% MFI	56					56
Up to 60% MFI						0
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	106	0	0	0	0	106

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	11	Continuum of Care Units	27
Accessible Units for Sensory Impairments	3	Non-CoC Supportive Housing Units	79

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
Debt	
Third Party Equity	20,998,200
Grant	
Deferred Developer Fee	832,329
Other	12,000,000
Previous AHFC Funding	
Expected AHFC Request	-
Total \$	33,830,529

	Uses
Acquisition	5,000
Off-Site	
Site Work	2,494,013
Site Amenities	
Building Costs	18,455,693
Contractor Fees	3,990,420
Soft Costs	2,571,638
Financing	1,999,051
Developer Fees	4,314,715
Total \$	33,830,529

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date



**TRAVIS COUNTY, TEXAS
RESOLUTION OF SUPPORT FOR APPLICATION FROM
FC BURLESON HOUSING, LP/FOUNDATION COMMUNITIES, INC.
FOR DEVELOPMENT NAMED “BURLESON STUDIOS”**

WHEREAS, FC Burleson Housing, LP / Foundation Communities, Inc. (the “Developer” and, together with any current or future affiliates or subsidiaries of the Developer, the “Applicant”), a Texas limited liability company, has proposed a development for affordable rental housing named “Burleson Studios” (the “Development”) at 7905 Burleson Road, Austin, Travis County 78744, in the extraterritorial jurisdiction of Austin, Texas;

WHEREAS, the Applicant has provided notice to the Travis County Commissioners Court (the “Commissioners Court”), which is the governing body of Travis County (the “County”), a political subdivision of the State of Texas, that the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs (“TDHCA”) for Competitive 9% Housing Tax Credits allocation for the Development (the “Application”);

WHEREAS, the TDHCA Housing Tax Credit Qualified Allocation Plan and Texas Government Code §2306.67071 require that the Applicant submit to the TDHCA a resolution from the Commissioners Court that certifies that, after due consideration of the information provided by the Applicant and public comment, the Commissioners Court supports the Application for the Development;

WHEREAS, except as otherwise provided herein, capitalized terms have the same meaning as those set forth in §11.1 of Title 10 of the Texas Administrative Code and Texas Government Code Section 2306.6702;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and §11.204(4) of Title 10 of the Texas Administrative Code, the Commissioners Court certifies that:

- (a) Notice of the Applicant’s intent to file the Application for the proposed Development has been provided to the Commissioners Court in accordance with Texas Government Code, §2306.67071(a) and §11.204(4)(A) of Title 10 of the Texas Administrative Code;
- (b) The Commissioners Court has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (c) On February 6, 2024, the County held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code §2306.67071(b);

- (d) After due consideration of the information provided by the Applicant and public comment, the County supports the proposed Application or proposed Development; and
- (e) Notwithstanding any provision to the contrary, the Applicant must comply with all applicable federal, state, and local statutes, rules, and regulations regarding the construction and operation of the proposed Development, and this resolution shall not be construed as a waiver of any applicable statutes, rules, or regulations with respect to the proposed Application or the proposed Development; or

SECTION 2. Pursuant to §11.3(e) and §11.4(c)(1) of Title 10 of the Texas Administrative Code, the County, acting through its governing body, which is the Commissioners Court, hereby:

- (a) acknowledges that the proposed Development is for New Construction located in a census tract that has more than 20% Housing Tax Credit Units per total households as reflected in the TDHCA’s current Site Demographic Characteristics Report; and
- (b) finds that the proposed Development is consistent with the County’s obligation to affirmatively further fair housing.

SECTION 3. Pursuant to §11.3(c) of Title 10 of the Texas Administrative Code, the County, acting through its governing body, which is the Commissioners Court, hereby:

- (a) acknowledges and confirms that Travis County has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds, and
- (b) confirms that it has voted specifically to approve the construction or of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov’t Code §2306.6703(a)(4).

SECTION 4. The County, acting through its governing body, hereby confirms that it supports the proposed Application or Development, and that this formal action has been taken to put on record such opinion expressed by the governing body of the County on February 6, 2024.

SECTION 5. The Applicant has represented to the County that the Development will provide the following number of units reserved for occupancy by individuals and families earning the following Area Median Family Income (“MFI”) levels:

@ or below 30% MFI	50
@ > 30 to 50% MFI	54
@ > 50 to 60% MFI	0
@ > 60 to 80% MFI	0

Total Units	104
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SECTION 6. For and on behalf of the County, Andy Brown, County Judge, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

PASSED AND APPROVED this 6th day of February 2024.

DocuSigned by:
Andy Brown
C21317DB291D47D...

Andy Brown, County Judge

ATTEST:

Dyana Limon-Mercado, County Clerk