McDowell
HOUSING PARTNERS
An Affiliate of McDowell Properties

Tannehill RFP

3811 Tannehill
7.96 Acre East Austin Development Opportunity

Proposal Due: August 5, 2021

5080 Spectrum Drive,
Suite 520E, Addison, TX

Ph: (786) 257-2767
www.mcdprop.com

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McDOWELL
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August 4, 2021

Mr. Alan Fish
AHFC Procurement Specialist
AUSTIN HOUSING FINANCE CORPORATION
1000 E. 11th Street, Suite 200
Austin, Texas 78702

RE: Request for Proposal Response - 3811 Tannehill, Austin, TX

Dear Mr. Fish,

Thank you for the invitation and opportunity to respond to Austin Housing Finance Corporation's Request for Proposal for the development of 3811 Tannehill Lane. McDowell Housing Partners is eager to continue building the relationship with the Austin Housing Finance Corporation after the successful closing of City Heights in April 2021.

MHP has put a great deal of thought and effort into the proposal to ensure all of the City's goals and criteria were met or exceeded. We've assembled a stellar team of experienced design professionals, consultants, and financial partners who are engaged and ready to begin work. We have a proven track record of successfully navigating the City's rezoning process in the face of adversity; designing attractive and efficient developments under the nuanced land development code, working through Austin's rigorous site development permit process, and utilizing AHFC's multifamily bond program.

We fully commit to work in the spirit of collaboration and transparency with the City and all stakeholders, including the East Austin MLK Neighborhood association and community groups.
In summary, the proposed team embodies the passion, commitment, and expertise necessary to develop a product that will be a true asset for the City of Austin in perpetuity.

As requested within the RFP, please accept one physical document printed on 8.5" x 11" paper with a digital PDF version of the Proposal saved on a USB drive.

We appreciate your consideration and look forward to receiving any questions or comments on our proposal.

Respectfully,

Chris Shear, COO
MCDOWELL HOUSING PARTNERS
(786) 257-2767 cshear@mcdhousing.com

1.0 Executive Summary

McDowell Housing Partners (MHP) is an experienced award-winning affordable housing community developer. MHP's goal is to positively change lives through the development and transformation of communities' high-quality affordable housing, which provides much more than a place to call home. We ensure that every citizen within our reach, regardless of their economic status, has good choices in where they live, and opportunities to reach their fullest potential. Quality housing at an affordable price is a springboard for success in educational, employment, and health pursuits.

As a result, MHP seeks to influence policymakers who can create systems of change and invest in catalytic community building to make this vision a reality. To live our values and achieve our mission, we will with respect, integrity, and honesty, exhibit herein core competencies in all our actions with each other, our residents, our boards, and all our public and private business partners.

While our primary lines of business involve bricks, mortar, and building, MHP's primary goal is to help people realize their fullest potential. We are passionate about our work and each other. As we move towards our mission to create and maintain safe and affordable housing, we are open to taking calculated risks as long as we learn and grow from these experiences. We want to share our knowledge with one another and our industry to improve community impacts.

In everything we do, we want to be held accountable for quality, and meaningful and respectful service to our residents, partners, and colleagues. We seek innovative thinking and action to result in greater efficiency and effectiveness to advance our mission, improve our company, and realize positive community change. We want to utilize the highest standards of excellence in all aspects of our business. We strive to be the best employer, partner, and industry leader in making good things happen for the families and communities we serve.

The following RFP response was crafted with diligence and experience with the goal to under promise and over deliver. Every one of MHP's successful communities located across the country begins with an examination and team focus on a common mission to develop and/or preserve affordable housing: *1. Administrative Investment (commit and invest sufficient staff time and resources required to establish and implement the project), 2. Feasibility (examine local legal, political, and practical considerations that promote a measurable success), 3. Flexibility (team ability to promote and support multiple goals or change over time as needs and market conditions evolve), 4. Financial Impact (identify shared revenue potential or degree of tangible/intangible benefit to affordable housing production or preservation), and most importantly 5. Community Impact (what elements, amenities, services, and programs can we implement that will best serve the specific needs of this community).*

In summary, the proposed MHP team is unquestionably experienced and proven to be effective in rezoning and developing the most challenging of sites within the City of Austin. Our timeline is well refined and

realistic. Our proposed development product is efficient (cost effective), yet very attractive. The financing execution is sound, with firm in place commitments for debt and tax credit equity. Moreover, we are committed to driving a material economic return to AHFC as our proposed partner and co-developer, while keeping AHFC free of risk and guarantee obligations.

Our proposal conscientiously incorporates the following goals and objectives within our commitment to provide a high-quality development that the City of Austin and East Austin MLK Neighborhood can be proud of:

- Designed the site and building to optimize the number of units (300) within an efficient plan that keeps cost down by utilizing surface parking and 5 story wood-frame construction product that will fit into the massing of the neighborhood. Other developers may propose more units, but it would require expensive structured parking and/or additional building height, which adds significant cost and would require more City funding resources.
- Structured the financing as such that we do not need to rely on any of the City's limited soft/gap financing resources. We'd rather see Austin's limited HOME and RHDA funds levered in the creations of even more desperately needed affordable housing units.
- Income and population targeting to provide 225 (75%) of the units at deep affordability levels (at or below 50% MFI). Provide 45 units (15%) to be dedicated to disadvantaged and transitioning homeless populations in partnership with ECHO.
- Integrated 45 large 3-bedroom units to accommodate the needs of families in the East Austin MLK neighborhood. However, we specifically designed the building to provide flexibility to incorporate 4-bedroom units as may be desired.
- Combat gentrification by developing a leasing plan to prioritize residents from within the East Austin MLK neighborhood.
- Convey the land through a long-term ground lease that allows the City to apply enforceable covenants and terms that will run with the land and apply to the partnership.
- Maximized the economic benefit to the AHFC:
    - Commit to a minimum land lease payment of $3,000,000
    - Commit to a minimum of 30% of developer fees and cash flow
    - Commit to 50% of the residual economics
- Work holistically and closely with all community stakeholders and neighbors to ensure to develop an asset that add to the fabric of community.
- Create local jobs and commit to community benefits, such as:
    - Committing to hiring local labor, subcontractors, and vendors.

2.0 Development Concept

2.0 Development Concept

2.1 Development Concept Overview:

Located just west of US Highway 183, within the heart of Austin's East MLK Neighborhood, this groundbreaking proposed new development will provide 300-units of deep affordable and workforce housing to the residents of the East MLK Neighborhood and the surrounding community. Strategically located within four miles from the Central Business District, adjacent to the Norman-Sims Elementary School, and within walking Distance to the Springdale Neighborhood Park. The site plan is thoughtfully designed to provide walkability to both Norman-Sims Elementary School, Springdale Neighborhood Park, as well as public transportation within one-half mile to three local bus routes.

Tannehill Lane serves as the primary entrance, providing a gateway experience through a divided median where project signage and identification can occur. As the residents and visitors enter the development, they will be greeted by an expansive park amenity, and a detention on axis with the property's main entrance on Tannehill Lane. This will provide a strong axial connection that prominently aligns the eastern Leasing Center with a large spray fountain in the middle of the pond. North of the pond, the open space will include a native preservation area, children's' playground, dog park, and a series of connected trails that provide both passive and active recreational opportunities for all residents and visitors to enjoy.

2.1.1 Building Type

To maximize efficiency, the building design will be one 5-story building serviced by a minimum of two elevators. The building will be comprised of 300 apartment units, a 5,000 square foot clubhouse and leasing center, a business center and laundry facilities. OF the 301 apartment units, 35% will be one-bedroom one-bath units, 50% will be two-bedroom two-bath units, and finally to accommodate larger families, 15% will be three-bedroom two-bath units.

2.1.2 Development intensity by use (gross floor area)

Gross floor area is 334,000 SF

2.1.3 Building Height(s)

The building design consists of one five-story building that will be approximately 60 feet in height.

2.1.4 Impervious Cover

Per calculations performed by the civil engineer, Kimley-Horn, the impervious coverage is approximately 57.7% with the building coverage calculated at approximately 19.3%

2.1.5 Type and number of parking spaces

This development proposes to utilize surface parking with approximately 411 parking spaces with an average parking ratio of 1.37%.

2.1.6 Percentage of site allocated to open space

Per the calculation performed by the civil engineer, there us 11.2% of open space accounted for.

2.1.7 Breakout of total income-restricted and market-rate units by tenue, level of affordability, bedroom count and average unit size.

For this proposed development, MHP will provide 300 units of affordable housing, of which 15% of the total units would be set aside for resident with an income that is equal to 30% of the Area Median Income (AMI) and 60% of the units would be set aside for resident with incomes equal to 50% of the Area Median Income (AMI). The remaining 25% of the units would be reserved for residents with incomes equal to 80% of the Area Median Income (AMI) making this development 100% income restricted with no market-rate units. The total number of units restricted to at or below 50% AMI is 225 which is 75% of the total units.

UNIT MIX

Description	Floor Plan	Size	# Units	$/Unit/Mo.	AMI	Unit Mix
A01-1B-1B	1B1B	650	9	$556	30%	5.0%
A01-1B-1B	1B1B	650	50	$928	50%	5.0%
A01-1B-1B	1B1B	650	15	$1,485	80%	15.0%
B01-2B2B	2B2B	850	25	$668	30%	10.0%
B02-2B2B	2B2B	850	105	$1,113	50%	20.0%
B02-2B2B	2B2B	850	51	$1,782	80%	30.0%
C01-3B3B	3B3B	1,100	10	$771	30%	5.0%
C01-3B3B	3B3B	1,100	25	$1,286	50%	5.0%
C01-3B3B	3B3B	1,100	10	$2,058	80%	5.0%
Subtotal			300			100.0%
Average	Average SF	838				

Affordability Matrix - Breakout of Total Income Restricted Units

Floor Plan	# Units	30% AMI Units	# Units	50% AMI Units	# Units At or Below 50% AMI	% Units At or Below 50% AMI
1B1B	9	5%	50	5%	59	20%
2B2B	25	30%	105	50%	130	43%
3B3B	10	5%	25	5%	35	12%
Total	44	**15%**	180	**60%**	224	**75%**

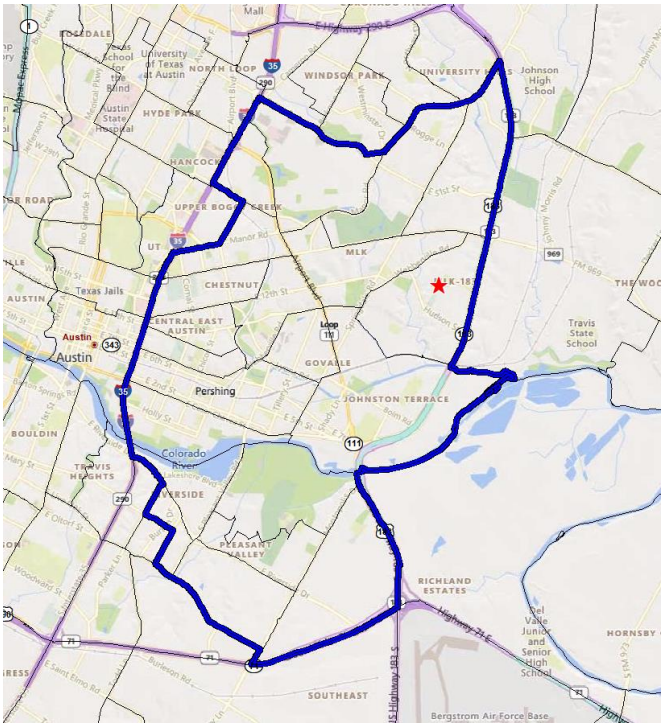
Multi-Bedroom Summary

Floor Plan	Size	# Units	% of Total Units
2B2B	850	181	60%
3B3B	1,100	45	15%
Total		226	**75%**

2.2 Market Demand

2.2 Provide data and an explanation justifying market demand for the proposed development:

Based on the Market Research as well as Supply and Demand analysis provided by Apartment Market Data, MHP's proposed project would be well received within the Primary Market Area (PMA). The project's PMA was defined as the Census Tracts within the following boundaries:



FAMILY							
Unit Size	2021 Demand	2022 & 2023 Growth Demand	10% External Demand	Total Demand	Subject Units	Comparable Units	Inclusive Capture Rate
Overall	12,903	98	1,300	14,301	301	95	2.8%
30% Band	2,766	-71	269	2,964	45	7	1.8%
50% Band	5,810	8	582	6,400	180	88	4.2%
80% Band	4,327	161	449	4,936	76	0	1.5%
1 BR/30%	511	-7	50	554	10	4	2.5%
1 BR/50%	650	7	66	723	50	40	12.5%
1 BR/80%	980	11	99	1,091	15	0	1.4%
2 BR/30%	675	-22	65	718	25	2	3.8%
2 BR/50%	901	-13	89	977	105	37	14.5%
2 BR/80%	1,403	22	142	1,567	51	0	3.3%
3 BR/30%	507	-11	50	546	10	1	2.0%
3 BR/50%	471	8	48	528	25	11	6.8%
3 BR/80%	571	15	59	644	10	0	1.6%

As illustrated in the table above, there is sufficient growth and demand to support MHP's proposed project. The market data indicates a capture rate of 2.8% based on MHP's Unit Mix; capture rates below 20% represent a healthy market with sufficient demand. The market analyst also expressed that Renter Households comprise 65% of all Households within the PMA, which is double the national average.

Furthermore, based on MHP's proposed Unit Mix targeting households at or below the 30%, 50%, and 80% AMI thresholds, 55% of all Renter occupied households fall within our targeted Income Bands.

2.3 Conceptual Plan

2.3 Provide a conceptual plan identifying proposed:
2.3.1 buildings and their distribution of uses
2.3.2 parking
2.3.3 open space
2.3.4 and other proposed uses to be developed on the site

McDOWELL PROPERTIES

AUSTIN, TANNEHILL

DESIGN PRESENTATION

21.08.03

Kimley»Horn | O'BRIEN

5310 Harvest Hill Road | Dallas, Texas, 75230 | 972.788.1010 | obrienarch.com

SITE TABULATIONS

SITE AREA:	7.95 ACRES (346,643 SF)	
BUILDING AREA:	66,920 SF	19.3%
PAVING AREA:	133,210 SF	38.4%
IMPERVIOUS AREA:	200,130 SF	57.7%

BUILDING TABULATIONS

BLDG:	LEVELS	GROSS BLDG. AREA	NET BLDG. AREA	UNITS
1	5	334,600	271,025	300
			900 SF/UNIT	AVERAGE

PARKING TABULATIONS

PARKING PROVIDED:	411 SP
RATIO:	1.37 SP/UNIT

A.1 UNIT

B.1 UNIT

C.1 UNIT

Building and Amenity Features

The proposed development will be designed and built under the 2013 Austin Green Energy Building Multifamily Rating. Below are green features of the building as well as ways that you can utilize the building to enhance the sustainable nature of the community.

Construction Features and Amenities

The dwelling units will all feature solid surface countertops; plywood cabinets; luxury vinyl tile flooring; full-size energy star appliances including range, refrigerator microwave, garbage disposal and dishwasher. All units will provide side-by-side washer and dryers. The development team is committed to going above and beyond FHFC's requirement to secure a green building certification. Bayonet Gardens will pursue a of silver or gold level certification under ICC 700-2020 National Green Building Standard (NGBS) system. To ensure such efficiency level we will implement low-flow plumbing fixtures, SEER 15 HVAC systems, high efficiency (low-e or insulated) impact windows, Energy-Star qualified water heaters, and LED lighting throughout the facility at a minimum.

Ample greenspace and parklands can be accommodated due to the sizeable development site. Our site design includes walking trails with fitness stations, which we've found to be a highly desirable amenity in senior communities; a dog park, large-heated pool, fully equipped fitness center, media center and computer lab within a multipurpose community room with kitchenette and game tables. To ensure our residents safety the site will be monitored by a wi-fi security camera system with 100% coverage of the facility, hurricane impact windows, and a generator.

Building

- S.M.A.R.T Housing
- Green Building Certification (ICC 700 National Green Building Standard (NGBS))
    - SEER 15 HVAC
    - Zero VOC paints
    - Low flow plumbing fixtures
    - Energy star appliances
- Secure bike storage
- Underground covered parking
- Passive photovoltaic solar system
- Multipurpose community room with kitchenette
- Fitness center
- Business center
- On-site full-time property management
- Dog wash station
- Secured/fenced site

Site

- Swimming pool with hardscaped pool deck and cabanas
- Tot lot Playground with rubber padded surface and shade structure
- Covered BBQ grilling picnic areas with tables/seating
- LED site and building lighting

Unit

- Ceiling fans in all bedrooms and living room
- LED lighting throughout units
- Solid surface countertops
- Stainless steel appliances

- Kitchen Islands
- Plywood cabinets
- 100% luxury vinyl tile flooring
- Full-size energy star appliances
- Kitchen pantries with wire shelving
- Name brand, full size, energy efficient appliances including:
    - Range, dishwashers, garbage disposals, ice makers, and ceiling fans.

Security:

- 100% IP camera system coverage of the building access points and parking areas
- On-site property management
- Fenced site
- Well-lit site and parking areas for added security
- Security guard (as needed) will be engaged

2.4 Comprehensive Detailed Timeline

MHP's goal is to deliver 300 quality apartment homes as quickly as possible while maintaining the integrity and aesthetics of the development. The development of 3811 Tannehill will be MHP's top priority. There are no time or financial constraints, nor any personnel capacity issues that would detract us form meeting the following preliminary timeline:

See Comprehensive Detailed Timeline on the ***Next*** page.

2.4 COMPREHENSIVE DETAILED SCHEDULE

Milestone		Date
TANNEHILL LANE RFP		
AHFC RFP PROPOSAL TIMELINE		
Proposal Due		8/5/2021
Proposal Scoring		9/8/2021
Publi Evalution		9/10/2021
Executive Team Recommendation		10/4/2021
Board Selection		11/2/2021
Defvelopment Agreement Executed		2/1/2022
Austin Zoning		
Predevelopment Conference with Planning Staff		2/15/2022
1st Neighborhood Meeting		2/22/2022
Traffic Impact Study		2/22/2022
Environmental Assessment		2/22/2022
Zoning Application		3/8/2022
2nd Neighborhood Meeting		3/22/2022
Design Review Committee		4/5/2022
1st Round of Comments		4/19/2022
Resubmittal		4/22/2022
2nd Round of Comments		5/6/2022
Resubmittal		5/9/2022
Notification to Neighbors		5/19/2022
Planning Commission Hearing		6/2/2022
City Council Meeting - 1st Reading		6/9/2022
City Council Meeting - 2nd Reading		6/16/2022
City Council Meeting - 3rd Reading		6/23/2022
TDHCA / BONDs		
Submit application to AHFC		2/15/2022
Bond Issuer Inducement Resolution (Approx.)	Depending on Board Schedule	4/1/2022
Submit application to TBRB		4/15/2022
Receive Certificate of Reservation from TBRB	After the collapse of 2022	8/16/2022
Submit LIHTC application to TDHCA		9/21/2022
TDHCA Board Meeting	Depending on Board Schedule	12/20/2022
Determination Notice		12/23/2022
Closing		2/10/2023
180 - day Bond deadline		2/12/2023

Architect Design Development Schedule

Architect Design Production Schedule	
Schematic Phase	2/22/2022
Design Development	4/3/2022
Construction Documents - Start	4/3/2022
Construction Documents - 30%	5/3/2022
Construction Documents - 60%	6/2/2022
Construction Documents - 90% Permit Submittal Set / Pricing Set	7/2/2022
Receive Construction Pricing - From GC for 90% Set	8/1/2022
Receive Comments from ADA, Waterproofing and Energy	8/1/2022
Incorporate all City Comments and VE items that are accepted	7/24/2022
100% - Issue for Construction Set	**8/23/2022**

Civil Engineering Schedule

City Engineering and Plat Approval

Pre-Development Conference w/ Planning and Zoning Dept.

STROMWATER REVIEW	
Initial Submittal	3/24/2022
Receive Comments (2-week initial review period)	4/7/2022
Coordinate with Staff to Address Comments (2-week coordination period)	4/21/2022
Receive Staff Approval	5/21/2022

PUBLIC IMPROVEMENTS / INFRASTRUCTURE DOCUMENTS	
Pre-Submittal Application	3/24/2022
Pre-Submittal Meeting w/ City Staff	3/28/2022
Resubmit for First Review (2-week review period)	4/11/2022
First Review Comments Returned	4/14/2022
Resubmit for Signature Review * (3-week period to finalize plans and construction bids)	5/5/2022
Engineering Approval	5/12/2022
Submit Spec Book	5/19/2022
Review Complete	6/9/2022
Submit Distribution Package	6/9/2022
CFA Execution and Recordation	6/30/2022
Projected Preconstruction Meeting	**7/14/2022**

FINAL PLAT	
Initial Submittal	6/19/2022
Development Review Committee	6/26/2022
Final Plat Administrative Approval	7/10/2022
Final Plat Recordation	**7/17/2022**

ADDRESSING PLAN (Temp Address)	7/17/2022

SITE PLAN / ENGINEERING / PUBLIC WORKS / PARKS	
Initial Submittal	6/19/2022
Receive Comments (2-week initial review period)	7/3/2022
Coordinate with Staff to Address Comments (3-week coordination period)	7/24/2022
Receive Staff Approval	8/7/2022

FIRE DEPARTMENT REVIEW	**7/31/2022**

GIS DEPARTMENT REVIEW	**8/10/2022**

BUILDING PERMIT (Permit Ready Letter)	**1/17/2023**

GRADING PERMIT	
Initial Submittal	8/7/2022
Receive Comments (2-week initial review period)	8/21/2022
Resubmit with Comments Addressed	8/24/2022
Grading Permit Issued	**8/26/2022**
Total Development Duration (Days)	**299**
Total Development Duration (Months)	**10.0**

Construction Delivery		
Start	2/20/2023	
Clubhouse	3/16/2024	
Building 1	3/16/2024	
Building 2	4/30/2024	
Building 4	6/14/2024	
Building 5	7/24/2024	
Building 6	9/2/2024	
Final Certificate of Occupancy	10/12/2024	
Total Construction Duration (Days)	**600**	**Days**
Total Construction Duration (Months)	**20**	**Months**

Lease-Up Schedule		
Start	3/16/2024	
Clubhouse	3/26/2024	
Building Section 1	5/10/2024	
Building Section 2	6/9/2024	
Building Section 3	7/9/2024	
Building Section 4	8/8/2024	
Building Section 5	9/7/2024	
90% Occupancy	9/14/2024	
Total Construction Duration (Days)	**182**	**Days**
Total Construction Duration (Months)	**6.1**	**Months**

2.5 Proposed Zoning

2.5 Identify which zoning district/s your team intends to pursue, and discuss why the proposed zoning district designation is most appropriate for the proposed development

MHP and our assembled development team have successfully rezoned land in the City of Austin numerous times. We prefer to take a holistic approach with the surrounding neighbors and conduct meetings with the neighborhood contact teams, associations, and any individuals who are interested in the development. Educating and addressing the neighborhoods' concerns upfront is paramount.

We feel it's important to continue to meet and work with the neighborhood after the rezoning is in place, just as we are currently doing on City Heights, where we host monthly meetings with the contact team to provide status updates and address their concerns and feedback.

In addition, we utilize the services of Thrower Design to coordinate the rezoning application, presentation, and council member coordination. Thrower Design are distinguished planners and rezoning consultants in the City of Austin. Ron Thrower has vetted the site carefully and outlined the rezoning strategy in detail within the enclosed letter.

*SEE ZONING CONSULTANT'S SUMMARY OF REZONING PLAN **NEXT PAGE***

Thrower Design LLC
LAND PLANNERS

August 3, 2021

Mr. Chris Shear
Managing Director – COO
McDowell Housing Partners
601 Brickell Key Drive, Ste. 700
Miami, Florida 33131

RE: 3811 Tannehill Lane, Austin, Texas

Dear Mr. Shear,

We have reviewed the site located at the above referenced address in relation to a potential project for multifamily use using the Affordability Unlocked Program by the City of Austin. The site is currently designated on the Future Land Use Map as Civic and zoned as P, Public and a Plan Amendment and rezoning is necessary. The following is a breakdown of these two necessary changes to the site entitlements to allow for your potential project –

A Plan Amendment to seek change to a Future Land Use designation to Commercial, Office, Mixed-Use, or Multifamily is necessary to then seek appropriate rezoning simultaneously to a zoning district for the intended use. This would allow for a zoning district with the right site development parameters that remain unaffected with a development seeking to use Affordability Unlocked. A breakdown of the Land Use designations and possible zoning districts allowed to achieve a 5-6 story development with the Land Use are as follows:

- Commercial Land Use allows for GR, Community Commercial zoning district with a base height of 60’ and allowance under Affordability Unlocked to achieve as much as 90’ though that amount of height is not required for the type of development sought.

- Office Land Use allows for GO, General Office zoning district with a base height at 60’ and allowance under Affordability Unlocked to achieve as much as 90’ though that amount of height is not required for the type of development sought.

- Mixed-Use Land Use allows for GO-MU, General Office / Mixed-use or GR-MU, Community Commercial / Mixed-use. Both zoning districts have an allowable height of 60’ and allowance under Affordability Unlocked to achieve as much as 90’ though that amount of height is not required for the type of development sought.

- Multifamily Land Use allows for MF-4, Multifamily Residence Moderate-high Density, MF-5, Multifamily Residence High Density, or MF-6, Multifamily Residence Highest Density. Both MF-4 and MF-5 zoning districts have an allowable height of 60’ and allowance under Affordability Unlocked to achieve as much as 90’ though that amount of height is not required for the type of development sought. MF-6 allows for a base height of 90’ and Affordability Unlocked is not needed for the height but needed for other site development parameters necessary for the project to work as intended.

As we have performed numerous rezonings in Austin and in our opinion we would seek Office Land Use designation with GO zoning district with a fallback to Multifamily Land Use with MF-5 or MF-6 zoning district.

We look forward to working with you on this project. Please let me know if you have any questions.

Sincerely,

A. Ron Thrower

A. Ron Thrower

2.6 Alignment with Goals and Vision of East MLK Combined Neighborhood Plan

2.6 Identify how your proposal aligns with the goals and vision of the East MLK Combined Neighborhood Plan:

The *Vision* of the **East MLK Combined Neighborhood Plan is outlined as follows:**

"The East MLK Neighborhood is to be a diverse community that emphasizes traditional values, pride of ownership and a strong sense of community. The neighborhood will be well balanced with residential and commercial uses, walkable shops, restaurants, cultural opportunities, parks, and green spaces. East MLK is to be a safe, quiet, pedestrian oriented neighborhood with clean, well lit, tree lined streets, maintained yards, and accessible to public transportation" *(EMLKCNP published 11/07/2002).*

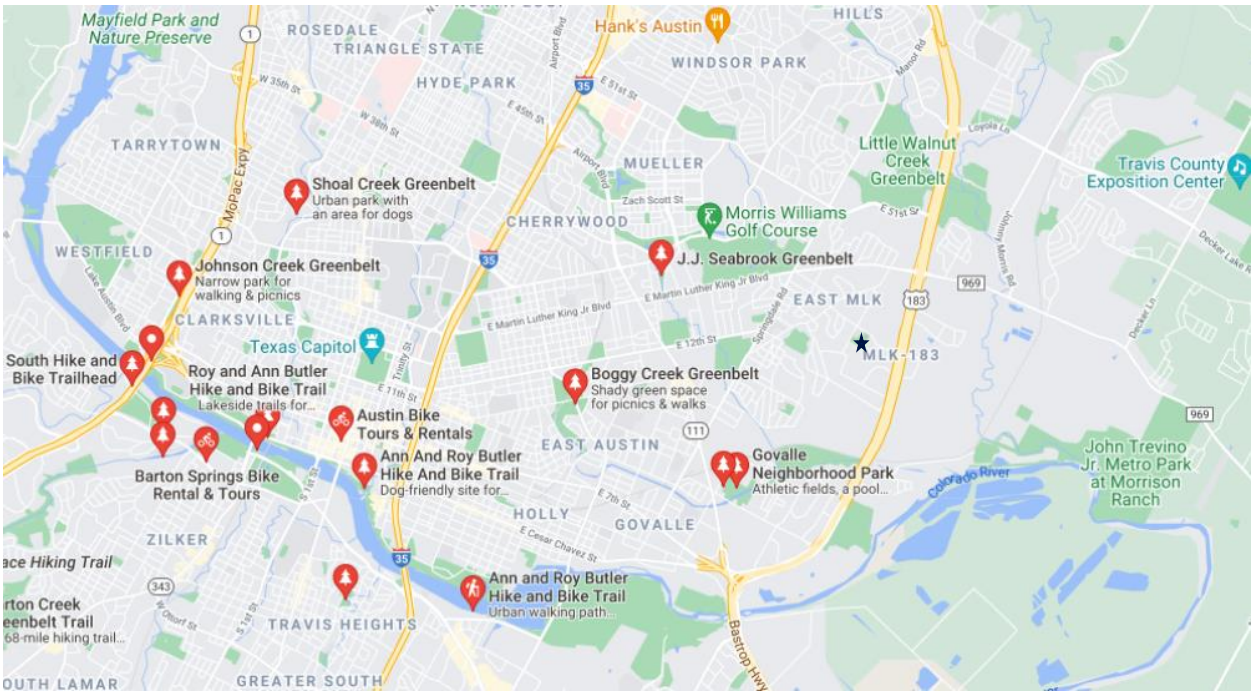
LAND USE AND URBAN DESIGN:

The proposed development aligns with the goals and vison of the East MLK Combined Neighborhood Plan by providing new, high-quality affordable housing with a design that is compatible with the existing style of this neighborhood. Our goal to is provide a safe, well-lit, walkable development that offers connectivity to the surrounding neighborhood meeting Goal 1 and 2 of the EMLKCNP. With a new entrance being proposed on Tannehill Lane, we would commission a traffic study to determine if a traffic or a deceleration lane would need to be implemented to ensure our proposed development aligns with Goal 4 of the EMLKCNP. This development is designed to serve residents with a range of socio-economic backgrounds, which meets the Goal 5 of the EMLKCNP.

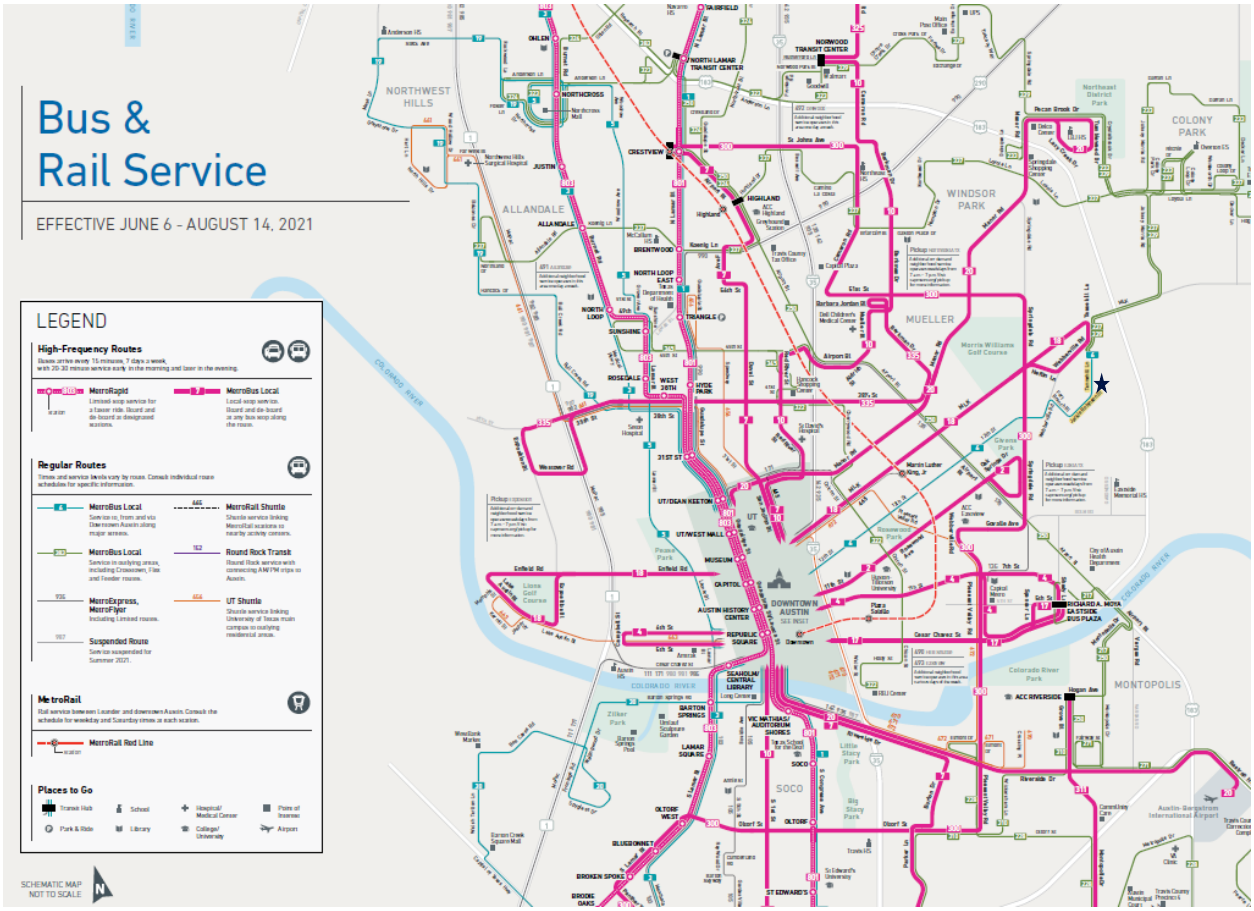
TRANSPORTATION:

Strategically located within four miles from the Central Business District, adjacent to the Norman-Sims Elementary School, and within walking Distance to the Springdale Neighborhood Park. The site plan is designed to facilitate key components of a program that is a walkable distance to Norman-Sims Elementary School, Springdale Neighborhood Park, and walkable access to public transportation within one-half mile to three local bus routes. Understanding the needs of disadvantaged population, while at the same time seeing the need to reduce green-house gases, the location of this development provides access to, from, and through the existing neighborhood-friendly systems of transportation. The design of this development will also lend itself to improving bicycle and pedestrian traffic, setting aside walking paths that would tie into the public sidewalks and routes that lead to nearby public transportation (See the Bike Path and Public Transportation Map on the following page).

Bike And Green Belt Map of Austin



Transportation Map for Austin



Services and Infrastructure:

Although the proposed development creates opportunities for walkable routes for pedestrian traffic, the design considers the design elements of Crime Prevention Through Environmental Design.

"Crime Prevention Through Environmental Design or CPTED suggests that the design of buildings, landscaping and outdoor environments can discourage crime. CPTED attempts to minimize crime and the fear of crime by reducing criminal opportunity and fostering positive social interaction among the users of a space. The proper design and effective use of the built environment can lead to a reduction in the fear of crime and the incidence of crime, and to improvement in the quality of life. The three elements of CPTED are Territoriality, Surveillance and Access Control" (cpted.net).

Our design team will implement these elements by first incorporating a perimeter fence that provides controlled access to and from the property. The property, once constructed, will be well maintained, and will also provide clearly marked transitional zones that indicate movement from public to semi-private to private space, meeting Goal 10 and 11 of the EMLKCNP.

Finally, our site plan has designated a preservation area for green space and open space with a detention pond that will be designed with the approach of creating a park-like setting.

2.7 Support Services

2.7 Discuss any support services you intend to provide for your residents including type of service, provider, and their mission and experience

McDowell Housing Partners (MHP) is dedicated to ensuring that residents are provided with high-quality amenities, as well as access to supportive services that are specific to their needs. Through asset-level implementation by our property management agent, and strategic partnerships with local community-based organizations, MHP commits to provide resident programs and services that will not only improve residents' physical living environment, but to also improve their overall quality of life. It is our firm belief that such features create a stronger sense of pride in the community while promoting both physical and mental health and wellness. The following supportive services are planned at 3811 Tannehill:

Resident Programs and Services:

SMART Housing Commitments

Transportation Supportive Services

- monthly transportation to community/social events such as mall trips, community theatre, bowling, organized tours, etc.;

Children Supportive Services

- provide a High-Quality Pre-Kindergarten (HQ Pre-K) program and associated educational space at the Development Site meeting the requirements of 10 TAC §11.101(b)(5)(C)(i)(I). (Half of the points required under 10 TAC §11.101(b)(7));

Adult Supportive Services

- annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program (offered by a qualified individual) that also emphasizes how to claim the Earned Income Tax Credit;
- contracted career training and placement partnerships with local worksource offices, culinary programs, or vocational counseling services; may include resident training programs that train and hire residents for job opportunities inside the development in areas like leasing, tenant services, maintenance, landscaping, or food and beverage operation;
- external partnerships for provision of weekly substance abuse meetings at the Development Site;

Health Supportive Services

- annual health fair provided by a health care professional
- weekly exercise classes (offered at times when most residents would be likely to attend)

Community Supportive Services

- partnership with local law enforcement or local first responders to provide quarterly on-site social and interactive activities intended to foster relationships with residents (such activities could include playing sports, having a cook-out, swimming, card games, etc.;
- Notary Services during regular business hours (§2306.6710(b)(3));

- Twice monthly arts, crafts, and other recreational activities (e.g. Book Clubs and creative writing classes);
- Any of the programs described under Title IV-A of the Social Security Act (42 U.S.C. §§601, et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of unplanned pregnancies; and encourages the formation and maintenance of two-parent families.

With the focus of serving the most disadvantaged populations and addressing Austin's homeless populations, MHP commits to partner with ECHO to offer forty-five (45), which equates to 15% of the total units, to be Continuum of Care units that will serve transitioning homeless residents. MHP has already entered into MOU's with ECHO to provide similar placement and service arrangements. ECHO will ensure that Continuum of Care agencies are adequately readying eligible homeless applicants to quickly apply for vacancies and will efficiently meet all requirements of the tenant screening process.

More about ECHO:

Ending Community Homelessness Coalition (ECHO)

Ending Community Homelessness Coalition (ECHO) is a 501(c)(3) non-profit organization and is the lead agency that plans and implements community-wide strategies to end homelessness in Austin and Travis County. ECHO is the backbone for the homeless services system and work closely with nonprofits and government agencies to coordinate assistance and housing for people experiencing homelessness in our community.

ECHO's Mission is to provide dynamic, proactive leadership that engages policymakers and the community to end homelessness.

ECHO's Vision is a community fiercely focused on ending homelessness.

ECHO's Philosophy of Service:

- Support people in the context of their circumstances; recognize and honor their experiences, dignity, knowledge, aspirations, and ability to overcome adversity.
- Affirm that people are experts in their own circumstances and couple their expertise with data to inform our system.
- Center Racial Equity; seek diverse voices and unique perspectives in order to best serve our community.
- Lead and foster collaboration that strengthens our homelessness response system.
- Advocate alongside the people we serve for the resources needed to fulfill our mission.

2.8 Long Term Stewardship of the Asset

2.8 Discuss your plan for the successful disposal or long-term stewardship of the asset. How will the property be managed post-construction, who will manage it, and describe their property management experience and business philosophy

McDowell Housing Partners (MHP) has a longstanding history and proven track record for success as a community revitalization partner as it relates to real estate development and investment across the country. We are big advocates of the three major components required for sustainability and long-term viability of any affordable community development: *1) front end capital investment, 2) strict residency requirements and 3) effective property management.*

Front End Capital Investment

What is this property going to look like in 25 years? As a build-and-hold investor of nationwide affordable development communities, McDowell believes in weighty investment involving state-of-the-art design and higher cost building materials that can ensure longevity for residents concerned about quality lifestyle, as well as investors interested in maximized returns. We are not a merchant builder who builds for other parties and then sells for strictly investment return purposes. Hence, an emphasis during the initial design charrettes focuses on how best to invest/design/build an award-winning project for long-term community benefit. It starts with a company culture that demands best practices from its staff and professional third-party service firms and is reflected in the brick-and-mortar results of our communities' portfolio.

Strict Residency Requirements

Who is going to live here? Much like our desire to build the *best-of-the-best* in terms of gated affordable housing communities, our mission is centered upon the quality of life for qualified people that live there. We have found success based upon a zero-tolerance leasing policy that rewards residents who can support well-established and tested standards and eliminates those individuals/guests who cannot abide by minimum guidelines designed to protect and serve the community. During the application process, we compassionately look at needs and past leasing history, credit history, and criminal background checks to ensure compliance and ensure a positive living experience for all residents, regardless of station in life or past circumstances.

Effective Property Management

Who is going to make sure the property is well managed and maintained? It is not enough to simply build an affordable multifamily property and then fill it with residents. We implement detailed programs and stress daily focus to maintain a heightened standard for excellence that protects the community and our company's financial interests. To this end, the choice of management team and, most important, a designated on-site property manager is of critical importance. We place tremendous focus on the choice of staff, and it starts with the property manager, who is our company representative charged with establishing the tempo and adherence to standards, protocols, and accountability for both residents and the physical property.

2.9 Implementation of the Right to Stay/Return

2.9 Describe (generally) how you intend to implement the Right to Stay/Return Policy described in AHFC's memo to Mayor and City Council on November 6, 2020.

"The City of Austin has designated East Austin as a "desired development zone", and the city has implemented action to prevent wholesale gentrification and massive displacement of lower income residents of color, community relationships and culture. Austin's Right to Stay and Right to Return programs have begun to alleviate and make reparations for Austin's years of racist zoning, inequitable development, and total disregard of the residents of the Eastside" (Resolution No. 20180308-010).

McDowell Housing Partners (MHP), the developer, in collaboration with the Austin Housing Finance Corporation, ECHO, the supportive services provider, and Alpha Barnes, the property management firm, would work to implement "Right to Stay" program preferences for household size, disability, and three types of preferences related to generational ties and displacement:

1. households that currently reside or did reside (back to 2000) in census tracts identified as gentrifying in the University of Texas study, *Uprooted*;
2. households that have been displaced since 2000 due to natural disaster, government action, or from properties triggering the City's Tenant Notification and Relocation Assistance Ordinance or the federal Uniform Relocation Act; and
3. households that have immediate family residing in the city.

MHP has taken on the challenge of developing affordable housing for the most disadvantaged populations, with the mission of creating a preserving high-quality housing communities that provide America's low income, workforce, and seniors with a safe and sustainable place to call home, while implementing high-value resident services and programs to meet their residents housing and programmatic needs. Through its strategic partnerships, and the long-term ownership and management, MHP will ensure that the Right to Stay program is implemented.

2.10 Affordable Housing Programs

2.10 List any additional affordable housing programs, regulatory, or legal tools you anticipate using to develop the project (i.e. gap financing, density bonuses, ground lease, partnership, low income housing tax credit, private activity bonds, etc.).

McDowell Housing Partners (MHP) intends to implement the following affordable housing programs, all of which MHP has proven success in utilizing:

Low-Income Housing Tax Credit (LIHTC)
The Texas Department of Housing and Community Affairs (TDHCA) provides low-income housing tax credits (LIHTC) that allow housing developers or their investment partners to take a federal tax credit to offset up to 4 percent of their federal tax liability in exchange for building low-income rental housing.

Affordable Housing Density Bonus Programs allow developers to build more units than are allowed by a site's base zoning if the developer agrees to set aside a portion of units for income-restricted affordable housing or in some cases pay a fee-in-lieu of providing affordable housing.

*Under the City of Austin's density bonus programs, MHP intends to utilize the "**Affordability Unlock" Oridinance** to increase the density so that this development will be able to serve more residents than that would have been allowed under the standard density requirements of the zoning ordinance.*

"Affordability Unlock" Ordinance

Affordability Unlocked is a development bonus program that waives or modifies some development restrictions in exchange for providing low- and moderate-income housing. The program is designed to increase the number of affordable housing units being developed in Austin and fully leverage public resources by allowing housing providers to build more units in their developments when significant amounts of affordable housing are included. In return for setting aside half of a development's total units as affordable, bonuses include height and density increases, parking and compatibility waivers, and reductions in minimum lot sizes.

Rental Housing Development Assistance (RHDA) – TO THE EXTENT RHDA FUNDS BECOME NECESSARY/DESIRED
Rental Housing Development Assistance (RHDA) Program works to expand the community's supply of affordable rental housing for low-income households and to increase the availability of permanent supportive housing for persons experiencing homelessness or low-income households with special needs. Applicants are also required to participate in the **S.M.A.R.T. Housing Program** to receive City support.

S.M.A.R.T. Housing
S.M.A.R.T. Housing is designed to stimulate the production of affordable housing for residents of Austin that is Safe, Mixed-Income, Accessible, Reasonably Priced, and Transit-Oriented (i.e., S.M.A.R.T.) and compliant with the City of Austin's, Austin Energy Green Building standards. Eligible S.M.A.R.T. Housing projects may receive development fee waivers if the development, at a minimum, meets the following:

- Provide mixed-income housing by including dwelling units that are affordable for the required affordability period;
- Provide for accessibility in a development of more than three dwelling units by providing at least 10 percent of the dwelling units that comply with the accessibility requirements of the City's building code;
- Provide for visitability (a measure of a place's ease of access for people with disabilities) in a development with three or fewer dwellings
- Be located within one-half mile walking distance of a local public transit route at the time of application; and,
- Achieve at least a one-star rating under the **Austin Green Building Program.**

2.11 Long Term Lease

2.11 Discuss whether you intend to purchase or lease the land, and provide a proposed purchase price or a one-time or annual lease payment

MHP proposes to enter a 99-year land lease with the City of Austin. MHP has utilized long-term land leases with numerous jurisdictions on our affordable housing developments. Our familiarity and experience with identical land leases will allow us to quickly structure the lease in a way that it meets lender and tax credit investor nuances. The lease may also be utilized to formulate various restrictive covenants above and beyond the TDHCA regulatory agreements. We propose the 99-year lease contain rent and income restrictions that run the entire term of the 99-year lease, thereby ensuring affordability in perpetuity. Various other covenants can be stipulated in the lease to effectively run with the land.

MHP proposes to make a minimum capitalized lease **payment to the City of Austin of $3,000,000, or more if the proceeds permit, at closing**. Please refer to Section 2.12 "Partnership Proposal & Terms" for more details.

2.12 Partnership Proposal & Terms

2.12 If you propose entering into a Partnership with AHFC please note the minimum percentage of developer fee, cash flow, and any additional fees or financial benefits to AHFC, as well as whether you propose allowing AHFC a right of first refusal to purchase the development or additional interest in the development

McDowell Housing Partners proposes a joint-venture partnership with the Austin Housing Finance Corporation. Our respective teams have worked well together in the past, and we fully understand the goals and intent of AHFC in this transaction.

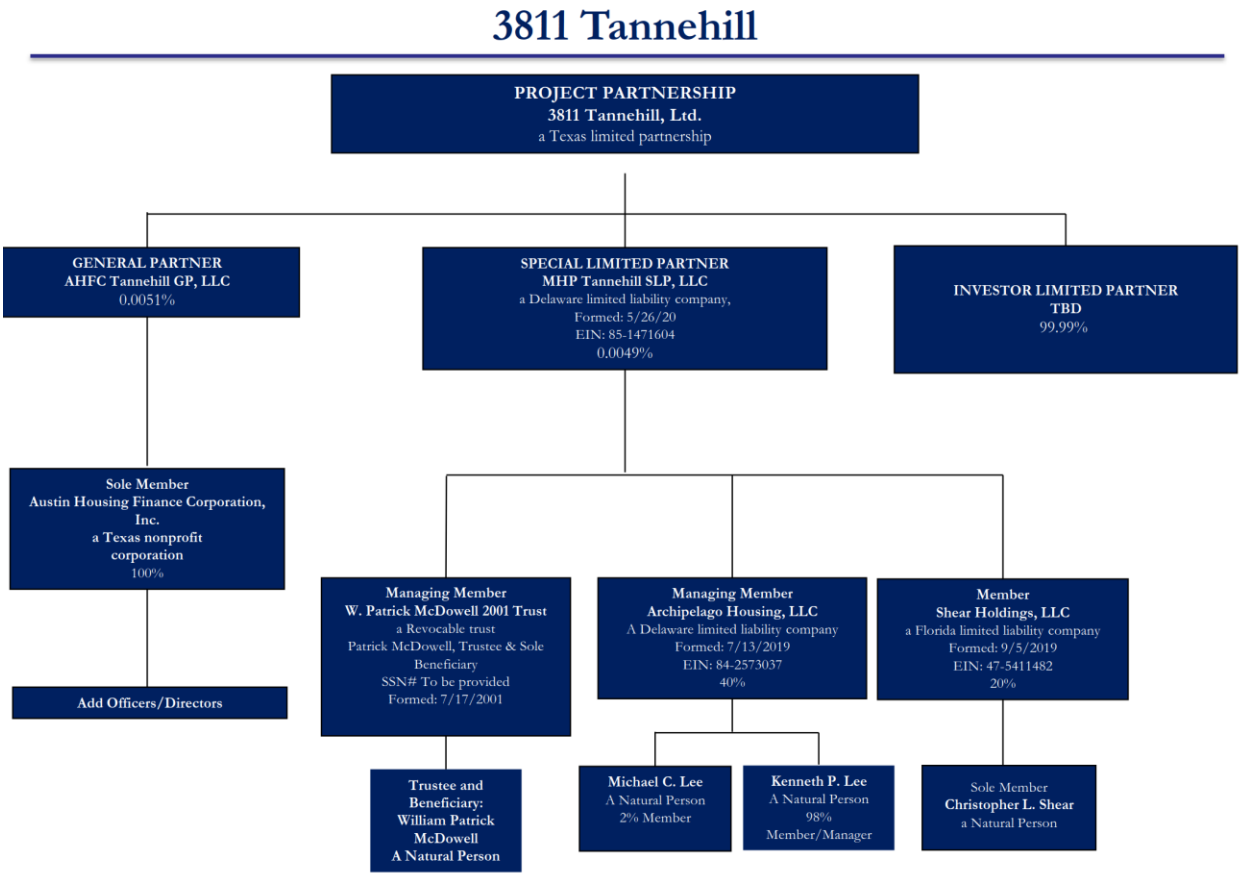
The partnership would be established within both the ownership and developer entities. AHFC would be structured as the sole general-partner of the partnership, thereby providing 100% ad valorem tax exemption. MHP will be a special limited partner. MHP has completed numerous joint venture developments identical to the structure being proposed. We also propose AHFC also participate as a co-developer with 30% interest in the developer entity or via a development agreement.

Proposed Partnership Terms:

- MHP will put up all pre-development capital
- MHP shall provide all financial guarantees, including construction repayment and completion, operating deficit, recourse obligations, and environmental
    - If lenders require AHFC be on any guarantees joint and several, then MHP will provide an indemnification to ensure AHFC's financial risk and obligations are fully mitigated.
- MHP shall be responsible for the partnership management functions, including Section 42 and TDHCA compliance, financial reporting, tax returns, audits, etc.
- **Economic Participation (MHP is open to discussion on the final terms)**:
    - MHP commits to make a <u>minimum</u> land lease payment at closing to the City of Austin of $3,000,000. We commit to increase the land lease payment up to the appraised value to the extent we maintain a 1.25x DSCR or secure additional soft sources of funding, such as through the HOME or RHDA loan programs. Soft sources of funding are not needed or necessary to sufficiently source the Tannehill, but we are open to strategizing with AHFC and pursuing such funds, if it is of interest.
    - AHFC shall be entitled to 30% of all developer fees, paid and deferred. Developer fees shall be distributed between MHP (70%) and AHFC (30%) as they are received.
    - Distributable cash flow shall be split between MHP 70% and AHFC 30%.
- **Residual:**
    - MHP proposes to provide AHFC with a Right of First Refusal to purchase MHP's interest in the asset after the expiration of the initial compliance period, and removal of the investor limited partner for the fair market value of MHP's interest. However, MHP would strongly prefer to remain in partnership and refinance, or re-syndicate the asset at the maturity of the initial first mortgage. In such event, MHP proposes a 50/50 split of economics from any capital event, including re-syndicated developer fees and cash flow going forward

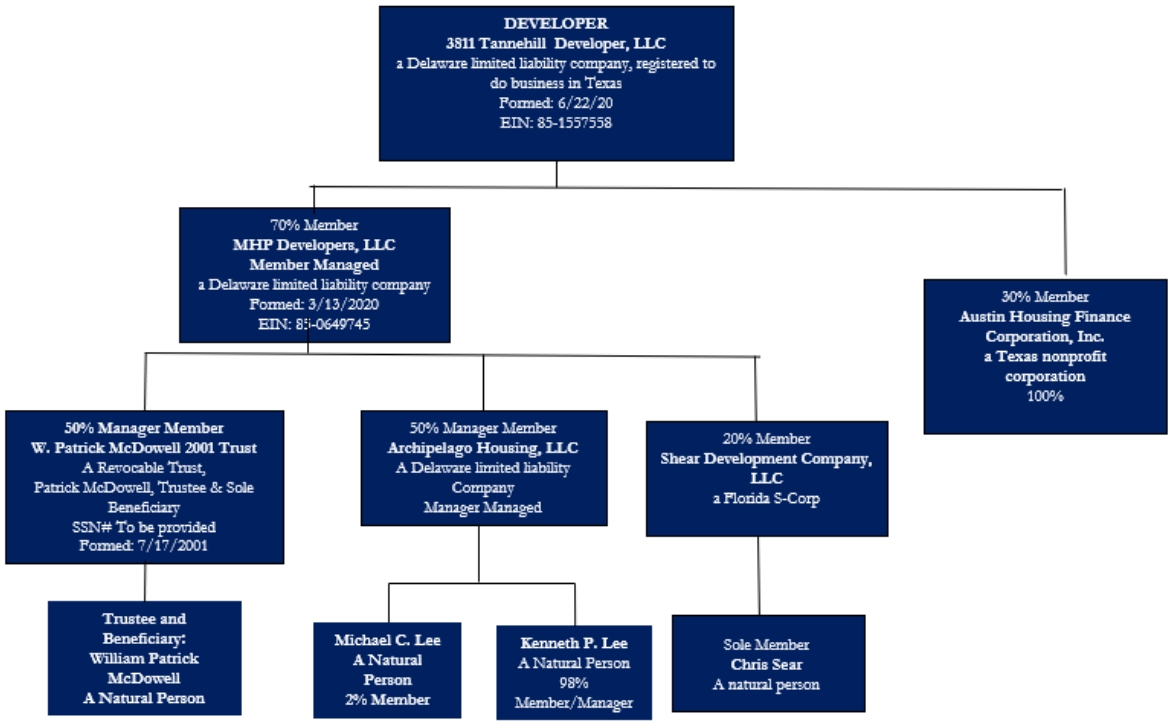
thereafter. The proceeds from refinancing or sale of the property to a new partnership after the initial compliance period will be split evenly among the partners.

Proposed Organizational Charts of the Owner and Developer entities in partnership with AHFC:



3811 Tannehill

Developer



2.13 Gap Financing

2.13 Note how much City of Austin Housing Development Assistance gap financing you anticipate the project will need, if any.

MHP does not anticipate the need for any gap financing. Please note however, that if it's desired, and/or available, with the approval of AHFC, MHP would be willing to apply for City of Austin **Rental Housing Development Assistance (RHDA) gap** financing or HOME (ARP) loan proceeds, which would provide additional sources to the development for enhanced improvements or improved economics. MHP has closed an RHDA loan with the City of Austin in 2021, and we have studied and are knowledgeable of the most recently published RHDA loan guidelines.

Notwithstanding the foregoing, if RHDA loan proceeds are utilized, MHP agrees to pay an interest rate of up to 3% on a non-amortizing note. The RHDA would be a soft loan and interest payments would be made out of available cash flow. If cash flow is insufficient to service the RHDA loan interest, it shall accrue and be paid in priority after deferred developer fees in the waterfall. There are very little to no deferred fees expected on this transaction, so RHDA loan interest would be securely serviced and paid current annually.

3.0 Development Team

Developer: McDowell Housing Partners

Architect: O'Brien Architects

Civil Engineer / Landscape Architect: Kimley Horn

Zoning Consultant: Thrower Design

Thrower Design

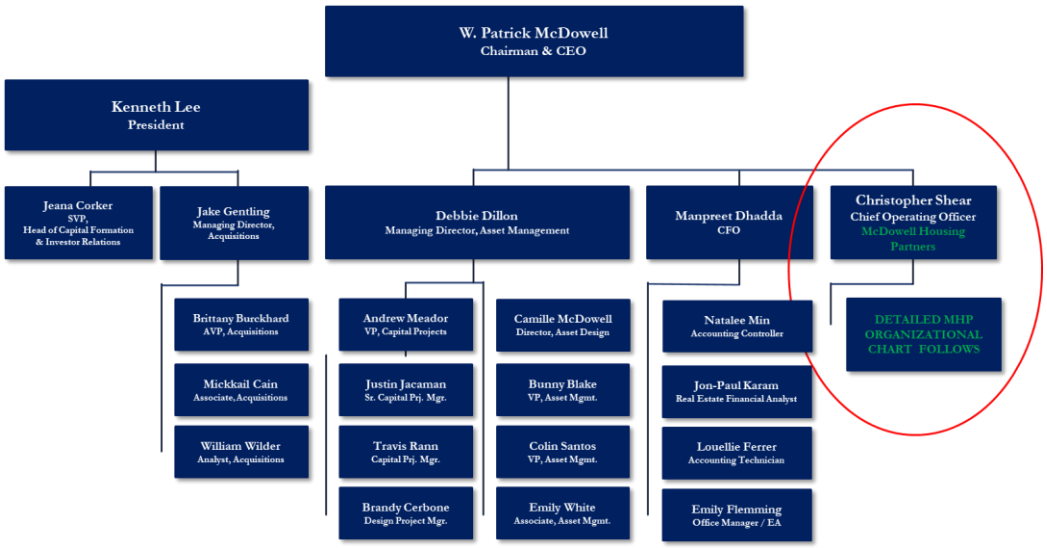
Tax Credit Consultant: Structure Development

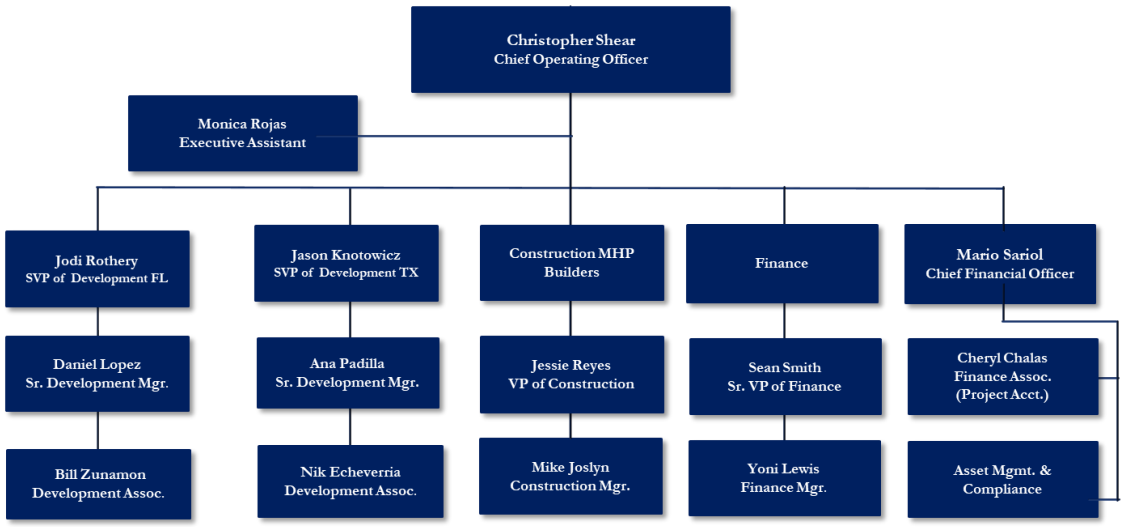
3.1 Organizational Chart

3.1 Provide an organizational chart identifying the prime firm, all subconsultants, and their relationship to each other.

McDowell Housing Partners is a vertically firm. We've taken the best practices of the most successful development firms to create a vertically integrated team with acquisitions, development, finance, construction, accounting, and asset management functions as described in the following organizational charts:

McDowell Housing Partners





Team Organization Chart

MHP has engaged a best-in-class team of professionals, all of whom have worked closely together on prior projects and have extensively deep experience in the City of Austin. Bottom line, the team is committed to working quickly and diligently through the various development processes to deliver this desperately needed affordable housing community. The following chart details each team member's role and responsibility. Please note, MHP considers AHFC a true partner; we are committed to including any AHFC staff members who desire to be involved in any part of development process or functions.

See the table on the ***next page*** that outlines the development team roles and responsibilities.

Team Roles Chart

Austin - Tannehill RFP Project Team			
Role	**Individual**	**Organization**	**Scope of Work**
Project/Company Executive	Chris Shear	MHP	Oversee and guide the internal and external development team members on major decisions and tasks. Lead Financial Negotiations and Legal Document Review.
Lead Developer / Authorized Representative	Jason Knotowicz	MHP	Main point of contact, responsible for leading the development process including (Design, Entitlements/Zoning, Financial Underwriting, and Closing)
Sr. Development Manger	Ana Padilla	MHP	Full Scope of Project Management and leads closing process.
Development Manager	Nik Echeverria	MHP	Full Scope of project administration and management
Accounting and Compliance (CFO)	Mario Sariol (CFO)	MHP	Lead lender and LIHTC reporting and compliance. Perform project accounting, procure insurance, and provide partnership management services including tax and audit
Construction Management	Jessie Reyes (VP of Construction)	MHP	Provide pre-construction value engineering, bidding, and contract negotiations
Tax Credit App Consultant	Sarah Andre	Structure Texas	Prepare and provide applications to TDHCA for 4% Housing Credits. Consult on various TDHCA compliance matters.
Architect	Sean O'Brien	O'Brien Architects	Full Architectural design including MEP and Structural Engineering
Civil Engineer	Ben Williams	Kimley-Horn	Full scope of Civil Engineering, Surveying, and Landscape Architecture
Property Management	Hugh Cobb	Alpha Barnes (Asset Living)	Full scope property management services
Lender	Jonathan Wittkopf and Robbie Lynn	Key Bank	Construction and Permanent Lender
Tax Credit Investor	Jason Aldridge	National Equity Fund (NEF)	LIHTC Investor
Attorney	Cynthia Bast, Rick Morrow, Christine Richardson	Lock Lorde	Transactional Counsel for Tax Credits, Construction and Perm Debt, Real Estate, and Title
Title Agent	Dan Pharse	Independence Title	Title Commitments, Title Insurance, and Settlement Statements
General Contractor	Chris Davis and Mike Muller	Broaddus Construction	Pre-Construction Services and General Contractor

3.2 Team Experience & Suitability

3.2 Discuss and provide justification as to why your team and any subconsultants are well-suited to develop the project, including providing relevant prior experience and resumes for all key staff members across all disciplines.

McDowell Housing Partners brings more than 100 years of combined experience directly working with local governments and community stakeholders to envision, plan, develop, and operate high-quality affordable and workforce housing communities. MHP takes a long-term stewardship approach in developing sustainable communities that foremost serve existing residents and add to the fabric of the neighborhood. Together with our team of best-in-class design professionals and technical experts, we will work with the City of Austin to exceed expectations and goals.

McDowell Housing Partners ("MHP")

MHP is the affordable development and investment arm of McDowell Properties, a national multifamily housing investment company focused on the acquisition, management, and repositioning of apartment communities in growth markets across the United States.

Since 2004, McDowell Properties has developed and acquired over 45,000 apartment units ($2.5BN of real estate assets) with a specific focus on in-depth capital improvements, operational efficiencies, and community creation to provide more than just "four walls and a roof" to thousands of families across the US. Our principals and key staff have completed the development of over 15,000 affordable/workforce units, utilizing an array of complex financial structure and sources including, but not limited to, FHA-insured mortgages (221(d)(4) and 223(f) loans), Private Activity Bonds, HOME Investment Partnership loans, Affordable Housing Partnership loan (AHP), TDHCA Direct Loan Program, Community Development Block Grants (CDBG), Tax-Increment Financing (TIF), renewable energy incentives, and various other state and local programs.

The MHP team has a demonstrated track record of successfully partnering with state and local governments to deliver the essential workforce and affordable communities that house the people who make our communities thrive. We work holistically to ensure the true needs of a community are met, addressed, and maintained – often through a formal community benefits agreement. We also maintain a keen focus on the creation of innovative and valuable social services and programs that drive tenant satisfaction within our affordable housing communities.

MHP's ability to foresee and overcome challenges is the key to success. Today's skyrocketing construction cost, an ever-changing regulatory environment, convoluted jurisdictional permit and entitlement process, NIMBYism, and a profound lack of dedicated financing sources for affordable/workforce housing have created an unprecedentedly difficult environment to maneuver.

The MHP team has a plan in place to successfully overcome all of these challenges and any others thrown our way. Beyond our in-depth technical expertise of Section 42 of the tax code (LIHTC), the MHP team provides direct local knowledge of Austin's land development code, S.M.A.R.T. Housing program, and the Affordability Unlocked ordinance. We pride ourselves on employing creative financial structures and

techniques to optimize deal economics in developer fees, cash flows, construction fees, and residual value under the various programs and rules governing our developments. Our experience and strong relationships with the financial partners allow us to secure the absolute, most competitive financing terms in the industry. For instance, on City Heights, a 179-unit senior affordable development we closed with AHFC in April 2021, we negotiated and secured $.94 per credit, where average price per credit was approximately $.90 for other developments in AHFC's pipeline. It should be noted that McDowell is one of only 40 Freddie Mac Select Sponsors across the country - a highly coveted designation, recognizing sponsors with a successful track record, and alignment with Freddie Mac's mission to provide liquidity, stability, and affordability to the U.S. housing market with an emphasis on securing housing for low- and moderate-income families. Ultimately, we uphold a resolute commitment to see the job through with the utmost integrity.

MHP has engaged a team of exceptional professionals to work on 3811 Tannehill. All team members maintain significant experience in affordable housing development and/or within the City of Austin. This team has completed multiple successful developments, they know how to work collaboratively, and get the job done. Detailed company overviews and resumes are enclosed for reference.

Thrower Design is a local Austin planning firm that specializes in zoning consulting, securing site development permits, plats, environmental approvals, and utility permits in Austin. Ron Thrower and his team have been involved in over 200 zoning cases, 250 subdivisions, 500 site plans, and site development permits in Austin and the surrounding jurisdictions. Thrower Design will be taking the lead in the rezoning application and hearings for Tannehill. Thrower Design and the development team have studied the zoning options in detail and have a clear plan secure the necessary entitlements for 3811 Tannehill. See Appendix A for Firm Resume and Leadership Biographies.

O'Brien Architects is a world-class architecture firm that was founded in 1974 by Jack O'Brien. Their founding principles emphasize integrity, respect, and service. Over the last decade, O'Brien has focused their efforts on developing and expanding their multifamily and workforce housing design team, and has successfully designed a portfolio of multifamily developments throughout the State of Texas. Over the last 5 years, O'Brien led this specific team of consultants through the design and the city's permitting process. The continuity that O'Brien's leadership cannot be overstated, and their firm's philosophy is the key element that inspires the passion and attention to detail, brought forth by each member of the design team. See Appendix A for Firm Resume and Leadership Biographies.

Kimley-Horn is one of the most respected, and stable full-service planning and design consulting firms in Austin. For over 20 years, our Austin team of more than 200 professionals has been solving complex design and planning issues for private and public sector clients throughout the greater Austin area. We have built excellent relationships with the City of Austin, Williamson County, Travis County, surrounding municipalities, TxDOT, TCEQ, and other agencies. We are proactive and diligent with our clients regarding short- and long-term planning and design needs to ensure we meet critical project schedules.

Through their extensive experience in civil engineering and landscape architecture, the Kimley-Horn team understands that attention to detail is what makes a project successful. MHP understands that utilizing both Kimley-Horn's civil engineering and landscape architecture teams, the design process will be streamlined, the site plan will be efficient, and the construction documents will be well coordinated, creating cost savings to the project. See Appendix A for Firm Resume and Leadership Biographies.

Structure Development Our local Austin based development consultant, who plays an integral role in the development process. Structure will act as our local boots on the ground to ensure we always have adequate coverage through the entitlement process. They will also bring significant TDHCA application and underwriting experience to the Development Team. Structure specializes in affordable housing finance, and has expertise with Low Income Housing Tax Credits and other public subsidies. Their firm advises developers from around the country on the Texas process. From site feasibility to entitlements to TDHCA's tax credit and bond application process, to certificate of occupancy, their team has navigated the Texas public process since 1994. Structure Development has contributed to the construction of over 13,000 affordable housing units across the State of Texas, including 829 of which were in the City of Austin. See Appendix A for Firm Resume and Leadership Biographies.

Team Resumes

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Company Overview

August 2021

McDowell Housing Partners – Strategy

Workforce/Affordable Housing Development

- Pipeline under construction and pre-development over 1,600 LIHTC units
- Strong relationships with State LIHTC allocation agencies and local governments
- New construction focus on high growth markets/states
- In-house verticals - compliance, asset management, finance, legal development, and construction under one roof
- Internal construction management team ensures oversight, transparency, and control during critical design, bidding, and field operations.
- Provide social, health, and wellness supportive services to residents to enhance quality of life and create a stronger sense of community

Operations and Acquisitions

- Current portfolio is over 12,000 units within 7 states
- Operate multiple funds that acquire existing LIHTC and unrestricted value-add multifamily properties
- Preserve affordability via recapitalization or tax credit re-syndications
- Implement moderate to substantial renovation programs
- Implement more efficient property management through proven means and methods

Multifamily Real Estate Debt

- One of the first purchasers of Freddie K subordinate debt in 2010
- Invested over $500 million of equity in 16 Freddie K-Series transactions (1)
- Strong performance with 6 Freddie K-Series realized investments (realized net IRRs over 25%) and the current portfolio has only 1 default (opportunistic purchase of distressed loans)
- A/B Note joint lending venture with a Top 5 U.S. Bank – venture provides loans on U.S. multifamily projects

McDowell Housing Partners - Company Overview

- **McDowell Housing Partners (MHP)** is the affordable and workforce housing development arm of McDowell Properties (MP), a national multifamily housing investment and development company.

- **Mission**: Create and preserve high-quality affordable housing communities that provide America's workforce and seniors with a safe and sustainable place to call home, while implementing high-value resident services and programs to ensure tenant satisfaction.

- **Preservation**: In addition to actively developing new affordable housing communities, MHP has raised $50MM in equity for "MHP Preservation Fund I" to acquire existing affordable housing (LIHTC) assets thereby ensuring the sustained income and rent restrictions.

- **Track Record**: Demonstrated success producing and operating rent and income restricted assets, frequently in partnership with state and local governments.

- **Sponsorship**: McDowell is **one of only 40 Freddie Mac Select Sponsors across the country** - a highly coveted designation, recognizing sponsors with a successful track record, and alignment with Freddie Mac's mission to provide liquidity, stability and affordability to the U.S. housing market with an emphasis on securing housing for low- and moderate-income families.

- **McDowell Properties has developed, owned, and operated 2,491 units in Austin and over 12,000 in Texas.**

Property	Address	City	State	Zip	Mgmt. Company	Vintage	# of units
Meridian	1930 West Rundberg Lane	Austin	TX	78758	Gables	1985	200
Montecito Apartments	3111 Parker Ln	Austin	TX	78741		1985	268
Arbors of Austin	1070 Mearns Meadow Blvd	Austin	TX	78758	Greystar	1985	226
Audubon Square	12425 Mellow Meadow	Austin	TX	78750	Greystar	1985	164
City Point (Trestles of Austin)	1071 Clayton Lane	Austin	TX	78723	Greystar	1984	396
Hillside Creek (Harper's Creek)	1730 E. Oltorf	Austin	TX	78741	Greystar	1982	268
Hillside Villas (Pinto Creek)	2207 Wickersham Lane	Austin	TX	78741	Greystar	1985	249
Polo Club	8519 Cahill	Austin	TX	78729	Greystar	1986	304
Northgate Hills (Ashbury Park)	9024 Northgate	Austin	TX	78758	Greystar	1983	416

- MHP principals and executives have completed the development of over 15,000 affordable/workforce units utilizing low-income housing tax credits. Below are project resumes for Chris Shear, Jason Knotowicz, and Ana Padilla who will be leading the charge on the development of 3811 Tannehill.

Jason Knotowicz – Project Resume

Jason Knotowicz - Project Resume					
Project	Type	Location	Financing Structure	Units	Total Dev Cost
La Mision Village	New Construction	Oceanside, CA	LIHTC	80	$27,000,000
Villag on Route 66	New Construction	Cucamonga, CA	Market Rate	166	$43,000,000
San Marino *	New Construction	Montclair, CA	LIHTC	85	$18,000,000
Mission Village	New Construction	Riverside, CA	LIHTC	101	$20,000,000
Juniper Senior	New Construction	Escondido, CA	LIHTC	60	$15,700,000
Vista Del Cielo	New Construction	Montclair, CA	LIHTC	60	$16,500,000
River Canyon	New Construction	Cathedral City, CA	4% BONDS	112	$15,500,000
Normandie Senior	New Construction	Los Angeles, CA	4% BONDS	62	$15,000,000
Woods Family	Rehab	Los Angeles, CA	LITHC	60	$25,000,000
Westlake Village	New Construction	San Marcos, CA	LITHC	50	$20,000,000
Sam Emi*	New Construction	Montclair, CA	LIHTC	18	$16,000,000
Rennaissamce Village	Rehab	Rialto, CA	4% BONDS	144	$12,000,000
Village at Meadowbend	Rehab	Temple, TX	4% BONDS	247	$3,000,000
The Park at Cliff Creek	Rehab	Dallas, TX	4% BONDS	288	$12,000,000
Timbers Apartments	Rehab	Austin, TX	4% BONDS	110	$10,000,000
Provision at Melissa	Rehab	Melissa, TX	LIHTC	93	$20,000,000
Gala at Melissa	New Construction	Melissa, TX	LIHTC	93	$19,000,000
Artistry at Craig Ranch*	New Construction	McKinney, TX	LIHTC	163	$34,000,000
Provision at N. Valentine	New Construction	Hurst, TX	LIHTC	96	$19,000,000
Artistry at Edgestone*	New Construction	Frisco, TX	Market Rate	188	$44,000,000
Revelstoke	New Construction	Forth Worht	Market Rate	408	$62,000,000
Hill Street	New Construction	Grand Prairie, TX	Market Rate	290	$57,000,000
Berkshire Phase 1	New Construction	Forth Worht	Market Rate	340	$64,000,000
Waterfrod	New Construction	Austin, TX	Market Rate	283	$71,000,000
Frisco Square	New Construction	Frisco, TX	Market Rate	370	$85,000,000

Ana Padilla – Project Resume

Ana Padilla - Project Resume						
Project	Type	Location	Financing Structure	Units	Year	Total Dev Cost
Sienna Pointe	New Construction	San Marcos, TX	4% LIHTC + HOME	228	2013	$29,145,965
San Juan III	New Construction	San Antonio, TX	4% LIHTC + HOME + PBV + PHA	252	2013	$31,668,440
The Palms at Leopard	New Construction	Corpus Cristi, TX	9% LIHTC + HOME	120	2013	$16,077,705
Decatur - Angle	New Construction	Forth Worth, TX	4% LIHTC + HOME	306	2014	$40,131,965
Woodland Creek	New Construction	Corpus Christi, TX	9%	94	2014	$20,995,394
Bruton Apartments	New Construction	Dallas, TX	4% LIHTC + HOME	264	2014	$35,457,712
Emerald Village	New Construction	San Antonio, TX	9% LIHTC + HOME + CDBG	144	2014	$22,425,508
Balcones Loft	New Construction	San Antonio, TX	9% + Bexar County / CHDO Loan	84	2014	$11,637,960
Eagles Rest	New Construction	San Antonio, TX	9% Home	108	2015	$17,936,712
Palo Alto	New Construction	San Antonio, TX	4% LITHC + HOME + CDBG	322	2015	$39,773,870
The Terrace at Walnut Creek	New Construction	Austin, TX	4% LITHTC	324	2016	$55,789,859
Denton Apartments	New Construction	Denton, TX	4% LITHTC	322	2016	$47,568,010
Parmer Ranch Trail	New Construction	Cedar Creek, TX	LP/GP-Debt	337	2016	$47,879,064
Mercantile Apartments	New Construction	Fort Worth, TX	4% LITHTC + PBV	324	2016	$46,164,418
Broadmoor Apartments	New Construction	Fort Worth, TX	4% LITHTC + HOME	324	2016	$45,234,298
Tuscany Park at Arcola	New Construction	Arcola, TX	9% LIHTC + TCAP	96	2017	$17,919,021
Harris Ridge Appartments	New Construction	Austin, TX	4% LIHTC + TCAP	324	2017	$51,869,697
Del Valle Apartments	New Construction	Austin, TX	4% LIHTC	302	2018	$47,926,136
Secretariat Apartments	New Construction	Arlington, TX	9%	74	2018	$16,213,947
West Cevallos	New Construction	Austin, TX	PFC	323	2019	$56,974,346
Techride Apartments	New Construction	Austin, TX	LP/GP-Debt	368	2019	$51,340,658
SOCO II	New Construction	Austin, TX	OFC	270	2019	$51,012,112
Decker Lofts	New Construction	Austin, TX	4% LIHTC	262	2019	$55,859,646
Bridge at Loyola Lofts	New Construction	Austin, TX	4% LIHTC + TCAP	204	2020	$46,343,731

Christopher Shear - Project Resume

Chris Shear - Project Resume

Carlisle Development Group	Type	Location	Financing Structure	Units	Year Completed	Total Dev Cost
Northwest Gardens I	Acq/Rehab + New Constructio	Fort Lauderdale, FL	4% LIHTC + AHP + TCEP	143	2011	$ 23,200,619.00
Northwest Gardens III	New Construction	Fort Lauderdale, FL	9% LIHTC + Broward HOME Loan +TCEP	150	2012	$ 28,922,764.00
Kennedy Homes	New Construction	Fort Lauderdale, FL	9% LIHTC + Broward HOME Loan +TCEP	132	2012	$ 27,754,851.00
Dixie Court III	New Construction	Fort Lauderdale, FL	9% LIHTC + AHP + Broward HOME Loan	100	2009	$ 16,537,396.00
Palafox Landing	New Construction	Pensacola, FL	4% LIHTC, HHRP, SHIP	96	2010	$ 16,050,461.00
Dixie Court I/II	New Construction	Fort Lauderdale, FL	9% LIHTC + TCEP+ Escambia Co Hurricane Recovery Loan + TCA	154	2009	$ 29,232,751.00
Village Carver I	New Construction	Miami, FL	9% LIHTC + Miami-Dade Surtax	112	2010	$ 29,671,543.00

Elderly Housing Development a	Type	Location	Financing Structure	Units	Year Completed	Total Dev Cost
Mildred & Claude Pepper Tower	Acq/Rehab	Miami, FL	9% LIHTC, FHA Loan + Section 8 HAP	151	2011	$ 18,979,596.00
Mayfield Manor	Acq/Rehab	Canton, OH	4% LIHTC, FHA Loan, Section 8 HAP	144	2011	$ 14,218,746.00
Jacksonville Towers	Acq/Rehab	Jacksonville, AR	FHA Loan + Section 8 HAP	100	2011	$2,461,593 *
Johnson Towers	Acq/Rehab	Washington, DC	FHA Loan + Section 8 HAP	55	2012	$2,227,280 *
Robert Sharp Towers	Acq/Rehab	Miami Gardens, FL	4% LIHTC + Section 8 HAP + Surtax	218	2011	$ 28,688,000.00
Edward M. Marx Apartments	Adaptive Reuse (Rehab)	Chicago, IL	HUD Section 202 + City of Chicago Loan	31	2012	$ 7,011,069.00
J. Michael Fitzgerald	New Construction	Chicago, IL	HUD Section 202 + City of Chicago Loan	63	2013	$ 12,500,000.00
John Piazza Apartments	New Construction	Fontana, CA	HUD Section 202 + Fontana Redevelopment Agency Loan	60	2011	$ 11,100,000.00

** amount of hard cost contract only for mod rehab*

Housing Trust Group	Type	Location	Financing Structure	Units	Year Completed	Total Dev Cost
MLF Tower	Acq/Rehab	St. Petersburg, FL	9% LIHTC	146	2014	$ 20,000,000
Village Place	New Construction	Fort Lauderdale, FL	9% LIHTC, HOME	112	2014	$ 25,016,991
Pine Run Villas	New Construction	Greenacres, FL	4% LIHTC, NSP2, HOME	63	2013	$ 12,850,000
Courtside Family Apartments	New Construction	Miami, FL	4% LIHTC + City of Miami Loan + Surtax + HOME + Miami-Dade C	84	2014	$ 22,632,000
Whispering Palms	New Construction	Pinellas County, FL	9% LIHTC + Pinellas Co. Loan	63	2014	$ 11,650,000
Cornell Colony	New Construction	Avon Park, FL	HOME + AHP	44	2015	$ 8,150,000
Wagner Creek Apartments	New Construction	Miami-Dade County, FL	LIHTC, Surtax, HOME	73	2015	$ 22,800,000
Park at Wellington Apartments	New Construction	Pasco County, FL	9% LIHTC + Pasco Co. Fee Waiver	110	2016	$ 19,408,969
Park at Wellington Apartments II	New Construction	Pasco County, FL	4% LIHTC + SAIL Loan	110	2016	$ 18,338,164
Arbor View	New Construction	Broward County, FL	9% LIHTC + HOME	100	2016	$ 27,000,000
Douglas Gardens	New Construction	Broward County, FL	4% LIHTC + SAIL Loan + Broward Co. Loan	110	2016	$ 24,188,445
Hammock Ridge	New Construction	Hernando County, FL	9% LIHTC	104	2017	$ 19,103,716
Hammock Ridge II	New Construction	Hernando County, FL	9% LIHTC	92	2017	$ 16,400,000
Osprey Pointe	New Construction	Pasco County, FL	4% LIHTC + SAIL Loan	110	Under Const.	

MHP Team Member Bios

McDowell Housing "Partners" is aptly named as we consider all employees to be partners on our developments. Employees directly share in MHP's success with developer fee and cash flow participation. The following principals and employees will be dedicated to the Tannehill Development.

MHP Biographies begin on the ***Next Page***:

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

W. Patrick McDowell
Chairman and CEO

Mr. McDowell has 48 years of experience in the real estate industry. As McDowell Properties Founder, Chairman and CEO, he leads the senior team in all aspects of the firm's business activities and strategic planning efforts and is Chairman of the firm's Investment Committee. Since inception the company has purchased over 40,000 rental units valued at over $3.0 billion and has made investments in subordinate, commercial mortgage-backed securities representing $16.0 billion of multifamily loans secured by over 232,000 units.

Mr. McDowell was a founder and partner of The Fox Group and its successor company Metric Realty, a joint venture with Metropolitan Life Insurance Company, from 1971 until 1993. Fox/Metric invested in and managed over $4 billion in real estate assets, comprising in excess of 400 individual properties located in more than 30 states. Mr. McDowell was Executive Vice President of Fox from 1975 until 1986, in charge of all acquisition, disposition and financing activities, and from 1986 until 1993, he was President and Chief Executive Officer.

Mr. McDowell has extensive experience investing and managing capital as a fiduciary for investors in public and private securities offerings and for public pension funds. While at Metric Realty, Mr. McDowell raised and managed over $1 billion in capital for more than 30 public pension plans, including CALPERS and CALSTRS.

Mr. McDowell is active in numerous industry organizations. He has served on the Advisory Committee for Troubled Projects of the U.S. Department of Housing and Urban Development, as well as the Vice Chairman of the National Multi Housing Council. He is on the Advisory Board of the Fisher Center for Real Estate at the University of California, Berkeley, a member of the Urban Land Institute and a Board member of the National Multi Housing Council. Mr. McDowell has a BA from Stanford University and an MBA in Real Estate from the Graduate School of Business at the University of California, Berkeley.

McDOWELL
HOUSING PARTNERS
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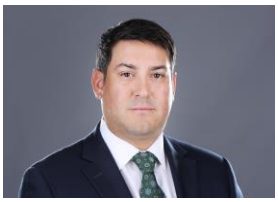
Kenneth Lee
President

Kenneth Lee is President for McDowell Properties. Mr. Lee is responsible for the firm's overall investment strategy overseeing all real estate acquisition, disposition, and financing activities. Mr. Lee is also responsible for the firm's debt and preferred equity investments, and its institutional investment vehicles, including capital formation. During his tenure, he has acquired over $3.0 billion of real estate assets and made investments in subordinate, commercial mortgage-backed securities representing $16.0 billion in multifamily loans.

Prior to joining McDowell Properties in 2004, Mr. Lee worked at Chase Securities, Inc., and its affiliates where he evaluated high-yield debt investments, completed over $2.0 billion in merger advisory and debt/equity placement transactions and worked in the finance department of a portfolio company. He also worked at GMS Realty, LLC, a private real estate investment company.

Mr. Lee has a BA from Boston University and an MBA in Real Estate from the Haas School of Business at the University of California, Berkeley. He is currently a board member of the National Multi Housing Council, a member of the Advisory Board at the Fisher Center for Real Estate at the University of California, Berkeley, and a member of the Urban Land Institute.



Christopher Shear
Chief Operating Officer

Mr. Shear serves the Chief Operating Officer of McDowell Housing Partners, LLC (MHP), the affiliated affordable/workforce housing development and investment arm of McDowell Properties. Over the course of his career Mr. Shear has been responsible for the development of over 2,900 affordable/workforce housing units within an array of complex financial and partnership structures, including 9% and 4% LIHTCs, tax-exempt bonds, Tax-Increment Financing, Community Development Block Grants, HOME investment Partnership Loans, Federal Home Loan Bank (AHP) loans, FHA insured mortgage products, project-based rental assistance (Section 8), and various local housing subsidies.

As COO of McDowell Housing Partners, Mr. Shear continues to apply his leadership and experience across MHP's acquisition, development, accounting, and operational teams. Mr. Shear is responsible for formulating and implementing MHP's growth, development, and investment strategies; hiring and assignment of key personnel; and formulating strategic partnerships with local governments, mission driven non-profits, housing authorities, and faith/community-based organizations. He maintains a resolute passion for the development and preservation of housing that serves low- and moderate-income families and seniors.

Prior to joining McDowell Housing Partners, Mr. Shear served in leadership roles with prominent for-profit and non-profit affordable housing firms. Most recently, Mr. Shear served as Senior Vice President of Housing Trust Group, where he was instrumental to the company's rapid growth and success, delivering 12 competitively-funded new construction developments (1,112 units) during his 7-year tenure. Mr. Shear is a LEED Accredited Professional and holds a B.S. in Economics, with a concentration in Real Estate and Urban Land Economics, from the University of Wisconsin–Madison. He serves on the Board of Directors of the Florida Coalition of Affordable Housing Providers (CAHP) and the Miami Beach Community Development Coalition.

Mario A. Sariol
Chief Financial Officer (CFO)

Mario A. Sariol is the Chief Financial Officer (CFO) at McDowell Housing Partners (MHP) and brings nearly three decades of experience in accounting, finance, and compliance in the real estate sector, specifically within Low-Income Housing Tax Credits financed assets. He is responsible for leading project and corporate accounting functions; asset management including lender, investor, and partner reporting and Section 42 (LIHTC) compliance; insurance programs; and MHP's acquisition/rehab underwriting.

Prior to MHP Mario acted as CFO of at Housing Trust Group, LLC, where he was part of the executive team that established development strategies, policies and procedures that propelled the company to the largest in the State of Florida and into the top twenty-five affordable housing developers in the Country. He served as Vice President of Accounting and Corporate Controller at The Related Group, a large affordable housing, market rate rental and condominium developer in Florida for over eight years. During his tenure at The Related Group, he was part of the team that delivered over 7,500 units to market.

He received his BBA from the University of Miami and Master of Accounting with a concentration in Taxation from Florida International University. When not working or spending time with his family, Mario thoroughly enjoys the great outdoors as well as volunteering at environmentally oriented non-profit organizations.

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Jason Knotowicz
Senior Vice President of Development
Dallas HQ Office

Jason Knotowicz has over a decade of experience in real estate development, bringing together stakeholders, government officials, and community leaders as a force multiplier to transform communities impacting both physical and economic landscapes.

Jason was born and raised in Buffalo, New York and proudly served in the United States Air Force for 21 years. His most favored achievement was to serve for 5 years as a First Sergeant; a leadership position that focused solely on the mobile readiness and morale of the troops. Jason graduated as the Salutatorian of his class, with a B.S. in Urban and Regional Planning, with an emphasis in Economics, from California Polytechnic University, Pomona in 2010. He has his Certification of Project Management and Construction Management from the University of California, Riverside. Jason graduated with an MBA from the Cox School of Business at Southern Methodist University in May 2019.

Jason has been known for his passion for real estate development with his focus on building successful development teams that get things right the first time. Throughout his real estate career, he has developed over 4,000 units of multifamily housing with a total value of over $750M. He has vast experience in master-planned development, directing site selection and feasibility analysis, design development, entitlements, construction management, contract negotiations, financial feasibility, and market analysis. As a proven leader, Jason has a verifiable track record for the successful planning, execution, and completion of large-scale, multifamily real estate developments.

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Ana Padilla
Senior Development Manager

Ana joined McDowell Housing Partners in March 2020 as a Senior Development Manager with extensive experience in Low Income Tax Credit (LITC) developments. Having worked in Construction and Development of Affordable Projects for the past 15 years, Ms. Padilla has closed over 5,500 units with emphasis in LIHTC mixed financing developments. She has successfully closed 9%, 4%, PFC and Market Rate developments with several layers of finance such as HOME, CDBG, TCAP, PHA and PBV units with overlapping timelines, while delivering on time. Previously she worked as an Architect, Design Manager and General Manager.

At McDowell Housing Partners she is responsible for managing LIHTC projects with emphasis in financial closings. This will include responsibility in identifying critical paths and securing all documents required for closings, managing each development through local permit approvals, ensuring that State Agency regulatory obligations are being followed, and commitments made during development are effectively incorporated into design development, construction, ownership, and management. She manages external relationships with professionals and consultants, securing timely deliverables for closing. In addition, she will assist in evaluating potential sites, submit applications, manage budgets, and facilitate communication between design, development, and construction teams.

Previously, Ms. Padilla worked at The NRP Group as Project Manager and The Cleveland Housing Network as Construction Project Manager. In 2017 The NRP Group was ranked by the Affordable Finance magazine as the #1 affordable developer with 1,798 units closed, of which Ms. Padilla closed 1,294 units. She also worked at Rysar Properties where she assisted in the Construction of single-family houses as Design Manager. She worked as Architect of multifamily and single-family developments and as Construction Project Manager. She has also worked independently as an interior designer. Ms. Padilla graduated from the University of Maryland, College Park with a Bachelor of Science in Architecture, and a Bachelor of Architecture from the Universidad Central de Venezuela. In addition, Ana holds a professional license in real estate.

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Debbie Dillon

Managing Director of Asset Management

Debbie Dillon is the Managing Director - Asset Management for McDowell Properties. Ms. Dillon supervises asset management across numerous markets and is responsible for overseeing third-party fee managers, evaluating investment performance and the implementation of value-add strategies. She has over saw the management of approximately 8,750 units with affordability covenants, primarily LIHTC. component.

Ms. Dillon has specialized in multifamily repositioning for nearly 30 years and prior to joining McDowell Properties, she was employed by Fieldstone Properties developing investment and renovation plans for a large multifamily portfolio. She was essential in the effort to develop equity partnerships, acquisition of new investments and was responsible for executive level oversight of financial performance. During her tenure, she led the redevelopment strategy of a 2,900-unit, mixed use development, one of the largest multifamily projects on a national level.

Ms. Dillon spent 15 years with L&B Realty Advisors, a pension fund advisor, as Director of Asset Management. She was responsible for retaining third party fee managers and the strategic and tactical planning of multifamily assets. She was a member of the Investment Committee and worked closely with the acquisition team. Ms. Dillon also served as a Vice President of Property Operations with First Worthing Company overseeing more than 30,000 units. Ms. Dillon previously held a national marketing and training position with National Housing Partnership and has been involved with multifamily housing since 1986. Her professional affiliations include the National Apartment Association, Institute of Real Estate Management and Commercial Investment Real Estate Institute. Ms. Dillon is also a member of CREW, Commercial Real Estate Women. Ms. Dillon has earned the Certified Apartment Manager, Certified Property Manager and Certified Commercial Investment Member designations.

McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Jessie Reyes
Vice President of Construction

Jessie Reyes serves as Vice President of Construction at McDowell Housing Partners ("MHP"), where he is responsible for leading and managing pre-construction and construction for all the company's development pipeline. Mr. Reyes is responsible for construction estimating and scheduling, permitting, procurement, builder negotiations and contracts, design and on-site team management, reporting, close-out and working with the company's development and investor teams to ultimately execute all project construction budget, schedule, and quality goals.

Prior to joining McDowell Housing Partners, Mr. Reyes served in construction management and leadership roles with prominent national firms in the multifamily, commercial, healthcare, government, and educational markets on projects with a combined construction total of more than $750M.

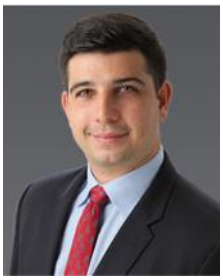
McDOWELL
HOUSING PARTNERS
An Affiliate of McDowell Properties

Daniel Lopez
Senior Development Manager

Mr. Lopez serves as a Senior Development Manager for McDowell Housing Partners. He has managed the development of over 690 multi-family units financed by various sources including 9% Low-Income Housing Tax Credits ("LIHTC"), 4% LIHTC, SAIL, HOME, HODAG, and Miami-Dade County Surtax, and has secured over $30 MM in competitively allocated Low-Income Housing Tax Credits and Gap Financing.

At MHP, Mr. Lopez is responsible for every facet of the development process including defining and employing strategic site acquisition plans, securing governmental approvals, managing the design process (architecture and engineering), financial underwriting, and closing coordination of development projects. He also conducts development feasibility and market studies for prospective developments and is charged with ensuring that regulatory obligations and design standards are effectively incorporated into projects in MHP's pipeline.

Prior to joining MHP, Mr. Lopez served as Project Manager for Landmark Companies, an affordable housing development company which has financed and developed over 4,300 multi-family units with costs more than $675 MM. He also worked as Project Manager for Ballbe & Associates, Inc. ("B&A"), a consulting civil engineering and construction administration firm with over 30 years of experience serving South Florida. At B&A, he performed due diligence studies, prepared civil plans, and coordinated building plan approvals for various residential and commercial projects in South Florida. Mr. Lopez holds a professional license in real estate.



Bill Zunamon

Development Associate

Bill Zunamon is a Development Associate for McDowell Housing Partners. Mr. Zunamon's responsibilities include assisting the development team with underwriting, financial closing, and stabilization of properties. Mr. Zunamon researches site constraints, zoning/land-use issues, and other potential challenges to the development process. Mr. Zunamon is responsible for site acquisition along with preparing/submitting applications for Low Income Housing Tax Credit financing; including SAIL, Tax-Exempt Bonds, Surtax, HOME, CDBG, and other financing sources.

Prior to joining McDowell Housing Partners, Mr. Zunamon worked as a Sales Associate with Levya International Realty and Leyva Development. In his time there he managed a luxury single-family real estate portfolio worth over 100+ Million. Prior to his career in Real Estate, Mr. Zunamon worked in Business Operations for the Miami HEAT. He speaks functional Portuguese from his time abroad in Rio de Janeiro, Brazil.

3.3 Project List - McDowell Housing Partners

PROJECT PORTFOLIO 1

Provision at Melissa
US HWY 121 & E. Melissa R.
Melissa, Texas

Developer:	**Jason Knotowicz**
Type:	Multifamily Development, LIHTC 9%
Project Cost:	$20 Million
Size:	7.5 Acres
Density:	117,000 Square Feet
Product:	Two-story walk-up garden
Unit Count:	120 Affordable Apartments

PROJECT PORTFOLIO 2

Provision at North Valentine
E. Bedford-Euless Rd. & N. Valentine St.
Hurst, Texas

Developer:	**Jason Knotowicz**
Type:	Multifamily Development, LIHTC 9%
Project:	$20 Million
Size:	9.72 Acres
Product:	Two-story walk-up garden
Unit Count:	96 Affordable Apartments

PROJECT PORTFOLIO 3

THE TERRACE AT WALNUT CREEK
8712 Old Manor Road
Austin, Texas

Project Manager:	**Ana Padilla**
Type:	Multifamily Development, 4% LIHTC
Project:	$55M
Size:	27 acres
Product:	Three-story walk-up garden and elevator
Density:	329,949 SF
Unit Count:	324 Affordable Apartments

PROJECT PORTFOLIO 4

Del Valle 969 Apartments
14011 FM 969.
Austin, Texas

Project Manager:	**Ana Padilla**
Type:	Multifamily Development, 4% LIHTC
Project:	$47M
Size:	22.5 acres
Product:	Three story garden
Density:	310,874 SF
Unit Count:	302 Affordable/Workforce Apartments

PROJECT PORTFOLIO 5 and 6

Hammock Ridge I
8274 Omaha Circle
Spring Hill, FL

Developer:	**Chris Shear**
Type:	Multifamily Development, LIHTC 9% and Hernando County Loan
Project Cost:	$19 Million
Size:	7 Acres
Product:	Three story walk-up garden
Unit Count:	104 Affordable Apartments

Hammock Ridge II
8274 Omaha Circle
Spring Hill, FL

Developer:	**Chris Shear**
Type:	Senior Affordable Housing Development, LIHTC 9% and Hernando County Loan
Project Cost:	$16 Million
Size:	7 Acres
Product:	Four-Story Elevator
Density:	100,000 Square Feet
Unit Count:	92 Senior (55+) Affordable Apartments

PROJECT PORTFOLIO 7

Douglas Gardens V
709 SW 88 Avenue
Pembroke Pines, FL

Developer:	**Chris Shear**
Type:	Senior Affordable Housing Development, LIHTC 4%
Project Cost:	$24 Million
Size:	5 Acres
Product:	Four-story Elevator
Density:	100,000 Square Feet
Unit Count:	110 Senior Affordable Apartments

PROJECT PORTFOLIO 8

Courtside Family Apartments
1699 NW 4th Avenue
Miami, FL 33136

Developer:	**Chris Shear**
Type:	Senior Affordable Housing Development, LIHTC 4%, Miami-Dade County Land Lease, Miami-Dade County Surtax, City of Miami HOME loan
Project Cost:	$22.5 Million
Size:	6 Acres
Product:	Five-story Elevator
Density:	216,360 Square Feet
Unit Count:	84 Affordable Apartments

PROJECT PORTFOLIO 9

Revelstoke
HWY 287 & Blue Mound Road
Fort Worth, Texas

Developer:	**Jason Knotowicz**
Type:	Multifamily Development
Project:	$65 Million
Size:	18 Acres
Density:	400,000 Square Feet
Unit Count:	408 Luxury Apartments & Resort Style Amenities

Hill Street
George W. Bush & HWY 161
Grand Prairie, Texas

Developer:	**Jason Knotowicz**
Owner:	Hill Street Ventures
Type:	Multifamily Development
Project:	$55 Million
Size:	11 Acres
Density:	286,000 Square Feet
Unit Count:	408 Luxury Apartments & Resort Style Amenities

3.4 References

Eric Scub
Sculptor Capital Management
(646) 826-6814
eric.schub@sculptor.com

Ted Hunton
Fugleberg Koch, LLC
(407) 640-0595
TedH@Fuglebergkoch.com

Mark Stalker
Hennessy Construction Services
(727) 821-3223
mstalker@hcsfl.com

Mike Boyle
CREA, LLC
(727) 329-5479
mboyle@creallc.com

Jason Pincus
Miami Jewish Health Services
(305) 514-8745
jpincus@miamijewishhealth.org

Patricia Linden
Wells Fargo Bank, N.A.
(949) 251-6063
tricia.linden@wellsfargo.com

SEE DETAIL REFERENCE SHEETS ON THE NEXT PAGE

Reference Questionnaire

Solicitation: RFP 3811 Tannehill Ln

Reference Questionnaire for: **McDowell Housing Partners**

(Name of Company Requesting Reference Information)

Christopher Shear, **Managing Director of McDowell Housing Partners, LLC** was SVP and Lead Developer of Hammock Ridge I and Hammock Ridge II

(Name of Individuals Requesting Reference Information)

Name: **Ted Hunton, Manager Member** (Evaluator completing reference questionnaire)

Company: **Fugleberg Koch, LLC** (ARCHITECT OF RECORD)

Email: TedH@fuglebergkoch.com FAX: Telephone: (407) 629-0595

Collier County has implemented a process that collects reference information on firms and their key personnel to be used in the selection of firms to perform this project. The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisifed (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/indivdiual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: Hammock Ridge is two phase affordable development serving both families and seniors. Phase I – 104 family units. Phase II 92 senior units

Completion Date: Phase I March 2018; Phase II expected constructoin completion May 2019

Project Budget: Phase I -19,103,716; Phase II $17,741,462

Project Number of Days: Approximatley 360 days from closing of tax credit funding to project completion per phase.

Item	Citeria	Score
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Abiltity to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

Reference Questionnaire

Solicitation: 3811 Tannehill RFP - Austin

Reference Questionnaire for: **McDowell Housing Partners**

(Name of Company Requesting Reference Information)

Christopher Shear, Managing Director of McDowell Housing Partners, LLC
Hammock Ridge I and Hammock Ridge II

(Name of Individuals Requesting Reference Information)

Name:**Mark Stalker, President**
(Evaluator completing reference questionnaire)

Company: **Hennessy Construction Services** (General Contractor)

Email: mstalker@hcsfl.com FAX: 727.822.5726 Telephone: 727.821.3223

Collier County has implemented a process that collects reference information on firms and their key personnel to be used in the selection of firms to perform this project. The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisifed (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/indivdiual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

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1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
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4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
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7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Abiltity to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
	TOTAL SCORE OF ALL ITEMS	100

Mark J Stalker, President

Reference Questionnaire

Solicitation: Austin - 3811 Tannehill

Reference Questionnaire for: McDowell Housing Partners

(Name of Company Requesting Reference Information)

Christopher Shear, Managing Director of McDowell Housing Partners, LLC was SVP and Lead Developer of Park at Wellington Apartments

(Name of Individuals Requesting Reference Information)

Name:**Mike Boyle, Senior Vice President** (Evaluator completing reference questionnaire)

Company:**CREA, LLC** (Housing Tax Credit Syndicator/Investor)

Email: mboyle@creallc.com FAX: Telephone: 727-329-5479

Collier County has implemented a process that collects reference information on firms and their key personnel to be used in the selection of firms to perform this project. The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisifed (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/indivdiual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

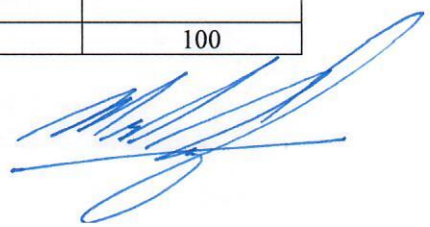
Project Description: Park at Wellington Apartments. New Construction two -phase (220 unit) Affordable Housing Development

Completion Date: Phase I - 8/28/17 and Phase II 3/1/18

Project Budget: Phase I (Three story garden-style walk-up $19,408,969) Phase II (Four story mid-rise withg elevator $18,338,164)

Project Number of Days: Approximatley 360 days from closing of tax credit funding to project completion per phase.

Item	Citeria	Score
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Abiltity to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100



Reference Questionnaire

Solicitation: Austin - 3811 Tannehill RFP

Reference Questionnaire for: **McDowell Housing Partners**

(Name of Company Requesting Reference Information)

Christopher Shear, Managing Director of McDowell Housing Partners, LLC
Douglas Gardens V Apartments

(Name of Individuals Requesting Reference Information)

Name:**Jason Pincus, VP**
(Evaluator completing reference questionnaire)

Company: **Miami Jewish Health Systems** (non-profit partner and co-developer of Douglas Gardens V)

Email: JPincus@miamijewishhealth.org FAX: Telephone: (305) 514-8745

Collier County has implemented a process that collects reference information on firms and their key personnel to be used in the selection of firms to perform this project. The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisifed (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/indivdiual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: Douglas Gardens V is 110 unit 4-sotry elevator mid-rise development

Completion Date: March 2019

Project Budget: $24,188,445

Project Number of Days: Approximatley 360 days from closing of tax credit funding to project completion per phase.

Item	Citeria	Score
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Abiltity to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

Reference Questionnaire

Solicitation: 3811 Tannehill RFP

Reference Questionnaire for:
McDowell Housing Partners, LLC

(Name of Company Requesting Reference Information)
Patrick McDowell, Kenneth Lee and Christopher Shear

(Name of Individuals Requesting Reference Information)

Name:Patricia Linden
(Evaluator completing reference questionnaire)

Company:Wells Fargo Bank, N.A.
(Evaluator's Company completing reference)

Email: tricia.linden@wellsfargo.com FAX: Telephone: 949-251-6063

Collier County has implemented a process that collects reference information on firms and their key personnel to be used in the selection of firms to perform this project. The Name of the Company listed in the Subject above has listed you as a client for which they have previously performed work. Please complete the survey. Please rate each criteria to the best of your knowledge on a scale of 1 to 10, with 10 representing that you were very satisifed (and would hire the firm/individual again) and 1 representing that you were very unsatisfied (and would never hire the firm/indivdiual again). If you do not have sufficient knowledge of past performance in a particular area, leave it blank and the item or form will be scored "0."

Project Description: Abercorn Portfolio (Savannah, GA) Completion Date: January 2019

Project Budget: 18MM acquisitions, 6.7MM rehab Project Number of Days: 2 years

Item	Citeria	Score
1	Ability to manage the project costs (minimize change orders to scope).	10
2	Ability to maintain project schedule (complete on-time or early).	10
3	Quality of work.	10
4	Quality of consultative advice provided on the project.	10
5	Professionalism and ability to manage personnel.	10
6	Project administration (completed documents, final invoice, final product turnover; invoices; manuals or going forward documentation, etc.)	10
7	Ability to verbally communicate and document information clearly and succinctly.	10
8	Abiltity to manage risks and unexpected project circumstances.	10
9	Ability to follow contract documents, policies, procedures, rules, regulations, etc.	10
10	Overall comfort level with hiring the company in the future (customer satisfaction).	10
TOTAL SCORE OF ALL ITEMS		100

3.5 Previous Litigation

3.5 Discuss any previous (within the last five years) litigation for which the prime firm orsubconsultants were party to, either as plaintiff or defendant. What were the circumstances and what was the resolution?

Not Applicable - McDowell Housing Partners, LLC nor any of their principals, affiliates, or sub-consultants have been party to litigation over the past five years.

3.6 Operational Capacity

3.6 Discuss the operational capacity of your team, all ongoing or upcoming projects, and the necessary organizational resources that will be committed by your team to ensurethe project's success.

The timing of Tannehill is perfect for McDowell Housing Partners. MHP closed financing on City Heights (Austin) in April 2021 and Lakeview Preserve (Irving) in July 2021. We currently do not have any development in pre-development for the remainder of the year. Therefore, our dedicated TX development team is eager to get started on a new 4% development project. MHP hereby commits to devote any and all resources necessary, as well as the full capacity of our TX development team to Tannehill. This development would be the top priority for our team.

Even though our TX team is based in Dallas, we have the advantage of Structure Development as our local development consultant team. Structure will act as our boots on the ground development consultant ensuring that we are present and available for any local in-person requirements.

Below is a chart of developments in MHP's pipeline. The majority of the developments are run by our FL development teams. And as you will see by the estimated closing date, they are already through the heavy lifting portion of the development process (architecture, engineering, permits/entitlements, and securing financial commitments). Therefore, MHP further commits to redirect personnel to Tannehill to ensure its timely success as may be necessary.

	SECURED COMPETIVE FUNDING ALLOCATIONS (2020-2021)					
Project	Location	Competitive Funding Agency	Number of Units	4% or 9%	Closed	Estimated Closing
Arbor Park	North Port, FL	Florida Housing Finance Corporation	136	4%		Jun-22
City Heights	Austin, TX	Texas Departments of Housing and Community Affairs	179	4%	Apr-21	
Douglas Gardens V	Pembroke Pines, FL	Florida Housing Finance Corporation	200	4%		Apr-22
Lakeview Preserve	Irving, TX	Texas Departments of Housing and Community Affairs	84	9%	Jul-21	
Jordan Bayou	Carebelle, FL	Florida Housing Finance Corporation	39	HOME	Sep-20	
New River Landing	Carebelle, FL	Florida Housing Finance Corporation	30	HOME		Sep-21
The Harmony	Naples, FL	Florida Housing Finance Corporation	82	4%		Aug-21
Allegro	Naples, FL	Florida Housing Finance Corporation	160	4%		Sep-21
Magnolia Oaks	Tallahassee, FL	Florida Housing Finance Corporation	110	4%	Jul-21	
The Enclave	Orlando, FL	Florida Housing Finance Corporation	96	9%		Dec-21
The Cadenza	Naples, FL	Florida Housing Finance Corporation	160	4%		Apr-22
Southpointe Vista	Miami, FL	Florida Housing Finance Corporation	124	9%		Apr-22
Southpointe Vista II	Miami, FL	Florida Housing Finance Corporation	220	4%		Apr-23
		Total Units	1620			

4.0 Financial Feasibility

The team at McDowell Housing Partners enjoys the challenge and takes pride in the practice of optimizing the economics of our developments. We employ progressive and creative tactics to ensure that our developments are not only financially feasible at closing but are also structured to withstand volatile market conditions over the long-term.

MHP's plan is to apply for an inducement resolution through AHFC and submit a Priority 1 bond application to the Texas Bond Review Board as soon as possible (likely 2022 based on the award timeline). MHP and Structure Development are very knowledgeable and experienced in the PAB reservation process. Upon receipt of a reservation, the team shall submit a 4% (non-competitive) tax credit application to TDHCA.

Tannehill was programmed to maximize the number of units and provide deep income targeting (75% of the units are at or below 50% MFI), all within an efficient and aesthetically pleasing design. We are utilizing the Average Income set-aside, as we have successfully, on recent developments, to provide significant deep affordability units while serving a broader band of income levels overall. MHP has used conservative estimates of key variables such as operating expenses, which were vetted extensively with our property manager and prospective lender, and interest rates which we have cushioned by .5% to insulate us from any market volatility. Coming off the successful closing of City Heights, a City of Austin development of comparable scale/scope that also utilized bonds + 4% tax credits, MHP has a notable advantage in the accuracy of our initial underwriting, including our grasp on current construction cost, which will continue to see extreme volatility in 2021 and 2022.

As a priority 1 application, we fully expect to secure a bond issuance in 2022. In anticipation, we have already secured (firm) financing commitments for debt and equity. Please find them enclosed under Section 4.2.

In summary, we structured a very sound financial execution within a development that meets and exceeds the desires of the AHFC. Tannehill can support a material land lease payment (minimum $3,000,000), provide a safe debt service coverage ratio of 1.25x or better, and is expected to have a fully paid developer fee.

MHP strives to be a great partner. If the partnership does better, all members of that partnership should stand to gain. Therefore, if we end up in a more favorable economic position than is initially projected in our underwriting (1.25x DSCR) by 1) locking in at better financing terms than we are initially projecting, or 2) bringing the development in at a lower total cost, or 3) securing additional sources of gap/soft financing, we commit to apply any excess proceeds to increase land lease payment (up to the 3rd party appraised value) or reasonably increase AHFC's economic participation in developer fees and/or cash flow.

4.1 Development Budget and Operating Proforma

4.1 Complete and provide the Development Budget, Rental Housing Operating Proforma, & Home Sales data spreadsheets available at:

AHFC may at their discretion contract with a third-party consultant to provide an opinion regarding the financial feasibility of the Proposals

Please find the full set of financial projections enclosed, including Project Set-up, Source and Use, Tax Credit Calculation, and 15-year Operating Proforma. MHP's numbers are very well refined, given our recent closing of City Heights, a comparable Austin bond transaction that closed in April 2021. This provides a distinct advantage in the estimated construction cost, given the current market volatility. Most importantly, knowledge of current construction cost, which have been extremely volatile in 2021 and anticipated to display such volatility throughout the next 12 months.

Furthermore, MHP has used conservative estimates of key variables such as operating expenses, which were vetted extensively with our property manager and prospective lender, and interest rates which we have cushioned by 0.5% to insulate us from any market volatility. To the extent these variables are locked in at better terms than we are projecting, we intend to increase debt to a max 1.25x DSCR, and any additional proceeds would go to increase the land lease payment to the City of Austin.

Tannehill RFP - Autin, TX - Family

Project Setup

Project Information				
Project Name	Tannehill RFP	Demographic		Family
City, State	Autin, TX	Land (Acres)		7.96
County	Travis	Max Density		300
Developer	Jason K	Zoning	GR with AU	Commercial
Ownership Entity	To Be Created	Address		3811 Tannehill Ln Austin, TX

Timing		Units	Date	Elapsed Months	Cumulative Months
Predevelopment Start Date			May-21		
Closing Date			Sep-21		
First Unit Occupied (# of Occupied upon initial C/O)		50	May-23	20	20
Last Unit Occupied (# of Occupied per month)	100% QO	30	Feb-24	9	29
Permanent Loan Closing Date			Jul-24	5	34

Deal Info	
Deal Type:	4%
Acquisition:	No
Project Type:	NC Mid-Rise Wood
# of Buildings:	1
# of Floors:	5
# of Elevators:	2

Unit Type	Sq Ft.	Units	% Units	% Income	Utility Allowance (Electric/Water/Sewer)
Studio	0	0	0%		$0
1/1	700	75	25%		$92
2/2	900	180	60%		$113
3/2	1,150	45	15%		$137
Total	**888**	**300**	**100%**	**0%**	

Set Aside	% Units	% Income	% of Sq Ft
30%	15%	8%	15%
50%	60%	54%	59%
80%	25%	38%	25%
Market	0%	0%	0%
Total	**100%**	**100%**	**100%**
% Affordable	100%	100%	100%

Residential Rent Schedule	# of Units		Rent Limit	Unit Sq. Ft.	Rents	2021 LIHTC Rent	Net Rent	Total Rent Monthly	Total Rent Annual	Total Sq. Ft.	Rent P.S.F.	Rent Per Unit
1/1	10	CoC Unit	30%	700		$556	$464	$4,640	$55,680	7,000	$0.66	$5,568
1/1	50		50%	700		$928	$836	$41,800	$501,600	35,000	$1.19	$10,032
1/1	15	20%	80%	700		$1,485	$1,393	$20,895	$250,740	10,500	$1.99	$16,716
2/2	25	CoC Unit	30%	900		$668	$555	$13,875	$166,500	22,500	$0.62	$6,660
2/2	105		50%	900		$1,113	$1,000	$105,000	$1,260,000	94,500	$1.11	$12,000
2/2	50	28%	80%	900		$1,782	$1,669	$83,450	$1,001,400	45,000	$1.85	$20,028
3/2	10	CoC Unit	30%	1,150		$771	$634	$6,340	$76,080	11,500	$0.55	$7,608
3/2	25		50%	1,150		$1,286	$1,149	$28,725	$344,700	28,750	$1.00	$13,788
3/2	10	22%	80%	1,150		$2,058	$1,921	$19,210	$230,520	11,500	$1.67	$23,052
Total	**300**	**Inc Avg**	**54.5%**	**266,250**			**$9,621**	**$323,935**	**$3,887,220**	**266,250**	**$1.22**	**$12,957**

Operating Expenses	Total		Per Unit	P.S.F. (rentable)	Notes
Management Fee (% of EGI)	$156,282		$521	$0.59	4%
Admin	$90,000		$300	$0.34	
Contracted Services	$75,000		$250	$0.28	
Leasing and Marketing	$30,000		$100	$0.11	
Repairs and Maintenance	$127,500		$425	$0.48	
Payroll	$375,000		$1,250	$1.41	
Utilities	$120,000		$400	$0.45	
Real Estate Taxes	$0		$0	$0.00	100% Tax Abatement
Insurance	$165,000		$550	$0.62	
Replacement Reserves	$75,000		$250	$0.28	
TDHCA Compliance Fees	$12,000		$40	$0.05	
AHFC Trustee Fee	$5,000		$17	$0.02	
AHFC Issuer Fee (10 bps)	$36,500		$122	$0.14	
Total	**1,267,282**		**$4,224**	$4.76	
Investor Asset Mgmt Fee	$10,000	2.00%			
Senior Debt Service Coverage		**P&I**	**1.25x**		

Operating Assumptions	Per Year	Total
Vacancy Rate	5.00%	$194,361
Rental Income Growth	2.00%	
Other Income Growth	3.00%	
Expense Growth	3.00%	

Other Income	Unit/mo	%	Unit/yr	Per Annum
Washer/Dryer	$40	85%	$408	$122,400
Ancillary	$15	100%	$180	$54,000
Cable Income	$15	70%	$126	$37,800
Other	$0	0%	$0	$0
Other	$0	0%	$0	$0
Total Other Income	**$70**		**$714**	**$214,200**
TDCHA Max				

Tannehill RFP - Autin, TX - Family
Sources & Uses

McDOWELL HOUSING PARTNERS
An affiliate of McDowell Properties

Sources	Ref.	Permanent Phase Total	%	Per Unit	Construction Phase Total	%	Per Unit
		$0	0.00%	-	$0	0.00%	-
		$0	0.00%	-	$0	0.00%	-
Construction Loan	2.75%	$0	0.00%	-	$36,500,000	53.88%	121,667
Taxable Const Tail	3.00%	$0	0.00%	-	$13,000,000	19.19%	43,333
Perm Loan 1 (Tax Exempt)	4.30%	$36,500,000	50.53%	121,667	$0	0.00%	-
Perm Loan 2 (Taxable)	4.60%	$4,500,000	6.23%	15,000	$0	0.00%	-
		$0	0.00%	-	$0	0.00%	-
Austin RHDA	3.00%	$0	0.00%	-	$0	0.00%	-
LIHTC Equity	$0.920	$30,409,141	42.10%	101,364	$18,245,485	26.93%	60,818
Deferred Developer Fee		$858,431	1.19%	2,861	$0	0.00%	-
Total Sources		**$72,267,572**	**100%**	**240,892**	**$67,745,485**	**100%**	**225,818**

Uses	Ref.	Permanent Phase Total	%	Per Unit	Construction Phase Total	%	Per Unit
Hard Costs							
GC Contract							
Hard Construction Costs		$43,417,434	60.1%	$144,725	$43,417,434	63.9%	$144,725
GC Profit		$2,605,046	3.6%	$8,683	$2,605,046	3.8%	$8,683
GC General Requirements		$2,605,046	3.6%	$8,683	$2,605,046	3.8%	$8,683
GC Overhead		$868,349	1.2%	$2,894	$868,349	1.3%	
GC Contract Total							
Hard Cost Contingency	5.0%	$2,474,794	3.4%	$8,249	$2,474,794	3.6%	$8,249
P&P Bond (Not In GC Contract)		$0	0.0%	$0	$0	0.0%	$0
Financing Costs							
Interest							
Construction Interest Expense		2,806,883	3.9%	$9,356	$2,817,620	4.1%	$9,392
Taxable Construction Tail Interest		561,424	0.8%	$1,871	$581,043	0.9%	$1,937
Negative Arbitrage		$0	0.0%	$0	$0	0.0%	$0
Origination							
Permanent Loan Origination Fee		$365,000	0.5%	$1,217	$365,000	0.5%	$1,217
Construction Loan Origination Fee		$273,750	0.4%	$913	$273,750	0.4%	$913
Closing Costs and Fees							
Permanent Loan Closing Costs		$73,000	0.1%	$243	$73,000	0.1%	$243
Construction Loan Closing Costs		$36,500	0.1%	$122	$36,500	0.1%	$122
Syndication Closing Costs		$50,000	0.1%	$167	$50,000	0.1%	$167
			0.0%	$0	$0	0.0%	$0
Letter of Credit - Interest & Fees		$0	0.0%	$0	$0	0.0%	$0
Credit Underwriting Fee		$25,000	0.0%	$83	$25,000	0.0%	$83
Fannie/Freddie Fees	0.00%	$125,000	0.2%	$417	$125,000	0.2%	$417
Standby Fee	0.15%	$0	0.0%	$0	$0	0.0%	$0
Rate Lock Fee		$0	0.0%	$0	$0	0.0%	$0
Closing Cost - Other (i.e. Bank Charges)		$0	0.0%	$0	$0	0.0%	$0
LIHTC							
State Agency Administrative/Reservation Fees	2.00%	$66,113	0.1%	$220	$66,113	0.1%	$220
State Application Fees	$30 /Unit	$9,000	0.0%	$30	$9,000	0.0%	$30
State Compliance Mon. Fee	PAID AS OP EX	$0	0.0%	$0	$0	0.0%	$0
State Other (i.e. Extension Fees, Bond Dep.)	2.00%	$66,113	0.1%	$220	$66,113	0.1%	$220
Bond Costs							
Legal - Bond Counsel		$0	0.0%	$0	$0	0.0%	$0
Cost of Issuance		$488,013	0.7%	$1,627	$488,013	0.7%	$1,627
Placement Agent	AHFC Advisor	$20,000	0.0%	$67	$20,000	0.0%	$67
Trustee Fee		$5,000	0.0%	$17	$5,000	0.0%	$17
TEFRA Fee		$2,000	0.0%	$7	$2,000	0.0%	$7
Soft Costs							
Reports & Studies							
Appraisal		$10,000	0.0%	$33	$10,000	0.0%	$35
Environmental Reports		$4,500	0.0%	$15	$4,500	0.0%	$35
Soil/Geotech Reports		$20,000	0.0%	$67	$20,000	0.0%	$35
Market Studies		$12,000	0.0%	$40	$12,000	0.0%	$35
Plan and Cost Review		$5,000	0.0%	$17	$5,000	0.0%	$17
Traffic Studies Report		$15,000	0.0%	$50	$15,000	0.0%	$50
Reports and Studies - Other		$0	0.0%	$0	$0	0.0%	$0
Inspection Report - Lender, State & Munic.	$1500 /Month	$30,000	0.0%	$100	$30,000	0.0%	$100
Utility Allowance Study		$7,500	0.0%	$25	$7,500	0.0%	$25
Development							
Accounting Fees		$60,000	0.1%	$200	$60,000	0.1%	$200
Architect - Design		$465,000	0.6%	$1,550	$465,000	0.7%	$1,550
Architect Supervision		$75,000	0.1%	$250	$75,000	0.1%	$250
Architect - Landscape		$35,000	0.0%	$117	$35,000	0.1%	$117
Permits (Building, Siteplan, Zoning, Etc.)	Incl. Tree Mitigation	$190,000	0.3%	$633	$190,000	0.3%	$633
Impact Fees	SMART Housing	-	0.0%		$0	0.0%	
Engineering - Civil Design		$225,000	0.3%	$750	$225,000	0.3%	$750
Engineering - Planning		$15,000	0.0%	$50	$15,000	0.0%	$50
Engineering - Supervision		$30,000	0.0%		$30,000	0.0%	$100
Engineering - Utility		$25,000	0.0%	$83	$25,000	0.0%	$83
Green Building Certification - NGBS/LEED		$40,000	0.1%	$133	$40,000	0.1%	$133
Construction Material Testing		$60,000	0.1%	$200	$60,000	0.1%	$200
Survey & Platting (including as-built)		$33,000	0.0%	$110	$33,000	0.0%	$110
Utility Connection - Submeters Only	$100 /Unit	$30,000	0.0%	$100	$30,000	0.0%	$100
Travel, Printing, Delivery, Courier		$25,000	0.0%	$83	$25,000	0.0%	$83
Legal							
Legal Fees - Lender Perm		$80,000	0.1%	$267	$80,000	0.1%	$267
Legal Fees - Lender Construction		$50,000	0.1%	$167	$50,000	0.1%	$167
Legal Fees- Partnership & Organization		$225,000	0.3%	$750	$225,000	0.3%	$750
Legal - Zoning, Site Plan, & Platting		$15,000	0.0%	$50	$15,000	0.0%	$50
Legal Fees- Other		$40,000	0.1%	$133	$40,000	0.1%	$133
Title Insurance & Recording		$225,000	0.3%	$750	$225,000	0.3%	$750
Marketing and Lease-up							
Marketing/Advertising + Lease Up	$750 /Unit	$225,000	0.3%	$750	$225,000	0.3%	$750
Taxes and Insurance							
Builder's Risk & GL Const. Insurance	$0.50 /$100 GC Contract	$297,479	0.4%	$992	$297,479	0.4%	$992
Insurance- Property/Liability (Escrow)	12 Months	$165,000	0.2%	$550	$165,000	0.2%	$550
Property Taxes (During Construction)	12 Months	$0	0.0%	$0	$0	0.0%	$0
Other							
Recreational / Owner Items		275,000	0.4%	$917	$275,000	0.4%	$917
Contingency (Soft Cost)	5.00%	$145,274	0.2%	$484	$145,274	0.2%	$484
Sub-Total		**$60,098,219**	**83.2%**	**$200,327**	**$60,128,575**	**88.5%**	**$200,429**
Land and Building							
Land Lease - Capitalized Payment	Paid to Austin at Closing	$3,000,000	4.2%	$10,000	$3,000,000	4.4%	$10,000
Developer Fees							
Developer's Admin and Fees	15.0%	8,290,583	11.5%	$27,635	$4,830,899	7.1%	$16,103
Reserves							
Operating Deficit Reserve	3 Months	$846,854	1.2%	$2,823	$0	0.0%	$0
Replacement Reserve		$0	0.0%	$0	$0	0.0%	$0
Reserve - Other		$0	0.0%	$0	$0	0.0%	$0
Total Project Cost		**$72,235,657**	**100.0%**	**$441,013**	**$67,959,475**	**100.0%**	**$424,086**

Developer Fee		%
Paid Dev. Fees @ Stabilization	$7,432,152	90%
Defered Developer Fees	$858,431	10%
Total Developer's Fees	**8,290,583**	**15%**

Developer Fee Schedue			
% Paid at:	**%**	**Date**	**Amount**
Closing	30.00%	Sep-21	$2,229,646
25%	0.00%	Mar-22	$0
50%	10.00%	Jul-22	$743,215
75%	0.00%	Oct-22	$0
100%	25.00%	Feb-23	$1,858,038
Stabilization	35.00%	Jul-24	$2,601,253
		Total Paid Fee	**$7,432,152**

Tannehill RFP - Autin, TX - Family
Operating Statement

Income:			*Per Unit*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Housing																		
	Rental Revenue		$12,957	$3,887,220	$3,964,964	$4,044,264	$4,125,149	$4,207,652	$4,291,805	$4,377,641	$4,465,194	$4,554,498	$4,645,588	$4,738,499	$4,833,269	$4,929,935	$5,028,534	$5,129,104
	Reserve for Vacancy @ 5.0%		($648)	($194,361)	($198,248)	($202,213)	($206,257)	($210,383)	($214,590)	($218,882)	($223,260)	($227,725)	($232,279)	($236,925)	($241,663)	($246,497)	($251,427)	($256,455)
Other Income																		
	Washer/Dryer		$408	$122,400	$126,072	$129,854	$133,750	$137,762	$141,895	$146,152	$150,537	$155,053	$159,704	$164,495	$169,430	$174,513	$179,749	$185,141
	Ancillary		$180	$54,000	$55,620	$57,289	$59,007	$60,777	$62,601	$64,479	$66,413	$68,406	$70,458	$72,571	$74,749	$76,991	$79,301	$81,680
	Cable Income		$126	$37,800	$38,934	$40,102	$41,305	$42,544	$43,821	$45,135	$46,489	$47,884	$49,320	$50,800	$52,324	$53,894	$55,511	$57,176
	Other		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Other		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Effective Gross Income			**$13,024**	**$3,907,059**	**$3,987,342**	**$4,069,295**	**$4,152,954**	**$4,238,353**	**$4,325,531**	**$4,414,525**	**$4,505,373**	**$4,598,115**	**$4,692,791**	**$4,789,441**	**$4,888,109**	**$4,988,836**	**$5,091,667**	**$5,196,646**
Expenses:			***Per Unit***															
	Management Fee (% of EGI)		$521	$156,282	$159,494	$162,772	$166,118	$169,534	$173,021	$176,581	$180,215	$183,925	$187,712	$191,578	$195,524	$199,553	$203,667	$207,866
	Admin		$300	90,000	$92,700	$95,481	$98,345	$101,296	$104,335	$107,465	$110,689	$114,009	$117,430	$120,952	$124,581	$128,318	$132,168	$136,133
	Contracted Services		$250	75,000	$77,250	$79,568	$81,955	$84,413	$86,946	$89,554	$92,241	$95,008	$97,858	$100,794	$103,818	$106,932	$110,140	$113,444
	Leasing and Marketing		$100	30,000	$30,900	$31,827	$32,782	$33,765	$34,778	$35,822	$36,896	$38,003	$39,143	$40,317	$41,527	$42,773	$44,056	$45,378
	Repairs and Maintenance		$425	127,500	$131,325	$135,265	$139,323	$143,502	$147,807	$152,242	$156,809	$161,513	$166,359	$171,349	$176,490	$181,785	$187,238	$192,855
	Payroll		$1,250	375,000	$386,250	$397,838	$409,773	$422,066	$434,728	$447,770	$461,203	$475,039	$489,290	$503,969	$519,088	$534,660	$550,700	$567,221
	Utilities		$400	120,000	$123,600	$127,308	$131,127	$135,061	$139,113	$143,286	$147,585	$152,012	$156,573	$161,270	$166,108	$171,091	$176,224	$181,511
	Real Estate Taxes		$0	-	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	Insurance		$550	165,000	$169,950	$175,049	$180,300	$185,709	$191,280	$197,019	$202,929	$209,017	$215,288	$221,746	$228,399	$235,251	$242,308	$249,577
	Replacement Reserves		$250	75,000	$77,250	$79,568	$81,955	$84,413	$86,946	$89,554	$92,241	$95,008	$97,858	$100,794	$103,818	$106,932	$110,140	$113,444
Total Expenses (Hard Pay)			$4,046	**$1,213,782**	**$1,248,719**	**$1,284,674**	**$1,321,677**	**$1,359,760**	**$1,398,954**	**$1,439,291**	**$1,480,807**	**$1,523,534**	**$1,567,509**	**$1,612,769**	**$1,659,352**	**$1,707,296**	**$1,756,641**	**$1,807,429**
	TDHCA Compliance Fees		$40	12,000	$12,360	$12,731	$13,113	$13,506	$13,911	$14,329	$14,758	$15,201	$15,657	$16,127	$16,611	$17,109	$17,622	$18,151
	AHFC Trustee Fee		$17	5,000	$5,150	$5,305	$5,464	$5,628	$5,796	$5,970	$6,149	$6,334	$6,524	$6,720	$6,921	$7,129	$7,343	$7,563
	AHFC Issuer Fee (10 bps)		$122	36,500	$37,595	$38,723	$39,885	$41,081	$42,314	$43,583	$44,890	$46,237	$47,624	$49,053	$50,525	$52,040	$53,601	$55,210
Total Expenses Net (Hard & Soft Pay)			**$4,224**	**$1,267,282**	**$1,303,824**	**$1,341,432**	**$1,380,138**	**$1,419,974**	**$1,460,975**	**$1,503,173**	**$1,546,605**	**$1,591,306**	**$1,637,315**	**$1,684,669**	**$1,733,408**	**$1,783,574**	**$1,835,208**	**$1,888,353**
Net Operating Income			**$8,799**	**$2,639,777**	**$2,683,518**	**$2,727,865**	**$2,772,818**	**$2,818,382**	**$2,864,560**	**$2,911,357**	**$2,958,774**	**$3,006,816**	**$3,055,484**	**$3,104,782**	**$3,154,711**	**$3,205,273**	**$3,256,471**	**$3,308,306**
Debt Service & Cashflow																		
Hard Debt																		
	Perm Loan 1 (Tax Exempt)	***Adjust for I/O***	0 Years	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132	$1,913,132
	Perm Loan 2 (Taxable)			$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000	$207,000
	Permanent Loan 3			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Hard Debt			$7,067	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132	$2,120,132
	DSCR x			*1.25*	*1.27*	*1.29*	*1.31*	*1.33*	*1.35*	*1.37*	*1.40*	*1.42*	*1.44*	*1.46*	*1.49*	*1.51*	*1.54*	*1.56*
Waterfall Cashflow			$1,732	$519,645	$563,387	$607,733	$652,686	$698,250	$744,429	$791,225	$838,642	$886,684	$935,352	$984,650	$1,034,579	$1,085,141	$1,136,339	$1,188,174
	Investor Asset Mgmt Fee			$10,000	$10,200	$10,404	$10,612	$10,824	$11,041	$11,262	$11,487	$11,717	$11,951	$12,190	$12,434	$12,682	$12,936	$13,195
	Partnership Mgmt Fee			$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000	$25,000
Pay Defered Dev Fees	**DDF Paid**			$484,645	$373,786													
	DDF Balance		**$858,431**	**$373,786**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Pay Soft Debt																		
	Austin RHDA	**SOFT PAY LOAN @ 3% NON-AMORTIZING & ACCRUING**		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
				$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
	TOTAL DEBT SERVICE & FEES			$2,130,132	$2,130,332	$2,130,536	$2,130,744	$2,130,956	$2,131,173	$2,131,394	$2,131,619	$2,131,849	$2,132,083	$2,132,322	$2,132,566	$2,132,814	$2,133,068	$2,133,327
Net Cashflow			**$0**	**$0**	**$179,400**	**$597,329**	**$642,074**	**$687,426**	**$733,388**	**$779,963**	**$827,156**	**$874,967**	**$923,401**	**$972,460**	**$1,022,145**	**$1,072,459**	**$1,123,403**	**$1,174,979**
Partnership CF Split																		
AHFC	GP Partner Share	30%		$0	$53,820	$179,199	$192,622	$206,228	$220,016	$233,989	$248,147	$262,490	$277,020	$291,738	$306,643	$321,738	$337,021	$352,494
MHP	SLLP Share	70%		$0	$125,580	$418,130	$449,452	$481,198	$513,371	$545,974	$579,009	$612,477	$646,381	$680,722	$715,501	$750,721	$786,382	$822,485

Tannehill RFP - Autin, TX - Family
Eligible Basis/Tax Credit Calculation

McDOWELL HOUSING PARTNERS
An Affiliate of McDowell Properties

Eligible Costs	Total Costs	Enter Eligible %	LIHTC Eligible Basis New/Rehab	Eligible Costs Acquisition	Ineligible Costs	Historic Enter Eligible %	Eligible Costs
Hard Costs							
GC Contract							
Hard Construction Costs	43,417,434	98%	42,549,086	-	868,349	0%	-
GC Profit	2,605,046	100%	2,605,046	-	-	0%	-
GC General Requirements	2,605,046	100%	2,605,046	-	-	0%	-
GC Overhead	868,349	100%	868,349	-	-	0%	-
GC Contract Total							
Hard Cost Contingency	2,474,794	100%	2,474,794	-	-	0%	-
P&P Bond (Not In GC Contract)	-	0%	-		-	0%	-
Financing Costs							
Interest							
Construction Interest Expense	2,806,883	50%	1,414,814	-	1,392,069	0%	-
Taxable Construction Tail Interest	561,424	41%	232,169	-	329,255	0%	-
Negative Arbitrage	-	100%	-	-	-	0%	
Origination							
Permanent Loan Origination Fee	365,000	0%	-	-	365,000	0%	-
Construction Loan Origination Fee	273,750	100%	273,750	-	-	0%	-
Closing Costs and Fees							
Permanent Loan Closing Costs	73,000	0%	-	-	73,000	0%	-
Construction Loan Closing Costs	36,500	100%	36,500	-	-	0%	-
Syndication Closing Costs	50,000	0%	-	-	50,000	0%	-
0	-	0%	-	-	-	0%	-
Letter of Credit - Interest & Fees	-	0%	-	-	-	0%	-
Credit Underwriting Fee	25,000	0%	-	-	25,000	0%	-
Fannie/Freddie Fees	125,000	0%	-	-	125,000	0%	-
Standby Fee	-	0%	-	-	-	0%	-
Rate Lock Fee	-	0%	-	-	-	0%	-
Closing Cost - Other (i.e. Bank Charges)	-	0%	-	-	-	0%	-
LIHTC							
State Agency Administrative/Reservation Fees	$66,113	0%	-	-	66,113	0%	-
State Application Fees	$9,000	0%	-	-	9,000	0%	-
State Compliance Mon. Fee	$0	0%	-	-	-	0%	-
State Other (i.e. Extension Fees, Bond Dep.)	$66,113	0%	-	-	66,113	0%	-
Bond Costs							
Legal - Bond Counsel	$0	0%	-	-	-	0%	-
Cost of Issuance	$488,013	0%	-	-	488,013	0%	-
Placement Agent	$20,000	0%	-	-	20,000	0%	-
Trustee Fee	$5,000	0%	-	-	5,000	0%	-
TEFRA Fee	$2,000	0%	-	-	2,000	0%	-
Soft Costs							
Reports & Studies							
Appraisal	$10,000	100%	10,000	-	-	0%	-
Environmental Reports	$4,500	100%	4,500	-	-	0%	-
Soil/Geotech Reports	$20,000	100%	20,000	-	-	0%	-
Market Studies	$12,000	100%	12,000	-	-	0%	-
Physical/Capital Needs Assessment	$0	0%	-	-	-	0%	-
Plan and Cost Review	$5,000	100%	5,000	-	-	0%	-
Traffic Studies Report	$15,000	100%	15,000	-	-	0%	-
Reports and Studies - Other	$0	0%	-	-	-	0%	-
Inspection Report - Lender, State & Munic.	$30,000	100%	30,000	-	-	0%	-
Utility Allowance Study	$7,500	100%	7,500	-	-	0%	-
Development		0%	-	-	-	0%	-
Accounting Fees	$60,000	100%	60,000	-	-	0%	-
Architect - Design	$465,000	100%	465,000	-	-	6%	27,900
Architect Supervision	$75,000	100%	75,000	-	-	0%	-
Architect - Landscape	$35,000	50%	17,500	-	17,500	0%	-
Permits (Building, Siteplan, Zoning, Etc.)	$190,000	100%	190,000	-	-	0%	-
Impact Fees	$0	100%	-	-	-	0%	-
Engineering - Civil Design	$225,000	100%	225,000	-	-	0%	-
Engineering - Planning	$15,000	0%	-	-	15,000	0%	-
Engineering - Traffic	$0	0%	-	-	-	0%	-
Engineering - Supervision	$30,000	100%	30,000	-	-	0%	-
Engineering - Utility	$25,000	0%	-	-	25,000	0%	-
Green Building Certification - NGBS/LEED	$40,000	0%	-	-	40,000	0%	-
Construction Material Testing	$60,000	100%	60,000	-	-	0%	-
Environmental Remediation	$0	100%	-	-	-	0%	-
Survey & Platting (including as-built)	$33,000	100%	33,000	-	-	0%	-
Utility Connection - Submeters Only	$30,000	100%	30,000	-	-	0%	-
Travel, Printing, Delivery, Courier	$25,000	100%	25,000	-	-	0%	-
Legal	-		-	-	-	0%	-
Legal Fees - Lender Perm	$80,000	0%	-	-	80,000	0%	-
Legal Fees - Lender Construction	$50,000	100%	50,000	-	-	0%	-
Legal Fees- Partnership & Organization	$225,000	100%	225,000	-	-	0%	-
Legal - Zoning, Site Plan, & Platting	$15,000	0%	-	-	15,000	0%	-
Legal Fees- Other	$40,000	100%	40,000	-	-	0%	-
Title Insurance & Recording	$225,000	25%	56,250	-	168,750	0%	-
Marketing and Lease-up	-		-	-	-	0%	-
Marketing/Advertising + Lease Up	$225,000	0%	-	-	225,000	0%	-
Taxes and Insurance		0%	-	-	-	0%	-
Builder's Risk & GL Const. Insurance	$297,479	100%	297,479	-	-	0%	-
Insurance- Property/Liability (Escrow)	$165,000	50%	82,500	-	82,500	0%	-
Property Taxes (During Construction)	$0	100%	-	-	-	0%	-
Other							
Recreational / Owner Items	$275,000	0%	-	-	275,000	0%	-
Other	$0	0%	-	-	-	0%	-
Other	$0	0%	-	-	-	0%	-
Other	$0	0%	-	-	-	0%	-
Contingency (Soft Cost)	145,274	100%	145,274	-	-	0%	-
Sub-Total	**60,098,219**		**55,270,556.05**	**-**	**4,827,662.75**		**27,900**
Land and Building			-	-	-	0%	-
Existing Buildings, To be Acquired	$0	100%	-	-	-	0%	-
Land, To be Acquired	$1	0%	-	-	1	0%	-
Brokerage Fee	$0	100%	-	-	-	0%	-
Land Lease - Capitalized Payment	$3,000,000	0%	-	-	3,000,000	0%	-
Developer Fees			-	-	-	0%	-
Developer's Admin. & Overhead	$0	100%	-	-	-	0%	-
Developer's Admin and Fees	$8,290,583	100%	8,290,583	-	-	0%	-
Reserves			-	-	-	0%	-
Operating Deficit Reserve	$846,854	0%	-	-	846,854	0%	-
Replacement Reserve	$0	0%	-	-	-	0%	-
Reserve - Other	$0	0%	-	-	-	0%	-
Total Cost	**72,235,657**		**63,561,139**	**-**	**8,674,517**	0%	**-**

Tannehill RFP - Autin, TX
Eligible Basis/Tax Credit Calculation

Tax Credit Calculation	County	
County	Travis	
DDA or QCT - (Yes/No)	Yes	1.3 Factor Applied
Maximum Request per unit		33,333
Geographic Cap		10,000,000
Per Unit Cap	Not Applicable	10,000,000
Applicable Cap	Not Applicable	10,000,000
LIHTC 9% OR 4%		4%
Eligible Basis (Rehab & New Construction)		63,561,139
Eligible Basis (Acquisition)		-
Applicable %		100.00%
Qualified Basis (Rehab & New Construction)		82,629,481 <--Based on Units
Qualified Basis (Acquisition)		-
Credit % Rehab & New Construction (enter here)		4.00%
Credit % Acquisition (enter here)		0.00%
Max Annual Credits		3,305,179
Max Total Credits		3,305,179
Annual Credits Request (Rounded Down nearest $1)		**3,305,672**
Total Credits (10 years)		**33,056,720.00**
% Syndicated to LP (Enter % here -->)		**99.99%**
Price per Credit		**0.920**
Limited Partner Equity - Rounded nearest $100		**$ 30,409,141**
$ Per Penny		**$ 330,534**

Financing Vehicle	Credit %
TE Bonds/4% LIHTC	4.00%
LIHTC 9%	9.00%
Tax-Exempt Bond Test (50% Test)	**Amount**
Eligible Basis	63,561,139
Land, To be Acquired	1
Total	**63,561,140**
Tax-exempt bond request	36,500,000
As a Percent	Must Be Over 55% 57.43%
TC Delivery	**Year** **Amount**
	2023 $1,138,620
	2024 $3,296,490
	2025 $3,305,672
Excess Eligible Basis =	**N/A**

Tax Credit Calc
N/A

Tax Credit Equity Pay-in	Enter %	% Pay-in	Equity in $	Payment Date	Elapsed Months	Cumulative Months	DRAW #
Closing Equity		20.00%	6,081,828	Sep-21			
Equity at 25.00%	25%	0.00%	-	Mar-22	**6**	**6**	**7**
Equity at 50.00%	50%	20.00%	6,081,828	Jul-22	**4**	**10**	**11**
Equity at 75.00%	75%	0.00%	-	Oct-22	**9**	**13**	**14**
Equity at 95.00%	95%	20.00%	6,081,828	Feb-23	**8**	**17**	**18**
Stabilization Equity		40.00%	12,163,656	Jul-24	**26**	**34**	**35**
Total Equity		**100%**	**30,409,141.18**				
Total Equity During Construction			**18,245,485**				

4.2 Funding Sources Proposed

4.2 Identify all proposed sources of funding necessary to develop the project and discuss whether these are firm or tentative funding commitments. If you anticipate applying for additional public funding, identify the source of those funds and how they will be obtained, including a timeline for application and award.

Please see the sources and uses enclosed under Section 4.1. MHP intends to utilize tax-exempt private activity bonds issued by AHFC. Having closed an AHFC bond issuance in April 2021, we are intimately familiar with the process, cost of issuance, fees, etc. that accompany the PABs. We have firm commitments in hand for all sources of financing. M&T Bank has provided a private placement of the construction to permanent debt. National Equity Fund, Inc. has committed to buy the 4% tax credits. Both term sheets are enclosed for review.

MHP works with numerous affordable housing lenders and investors; we pride ourselves on negotiating the absolute best terms, including non-economic terms that serve to protect the partnership, general partners (AHFC), and special limited partners (MHP). It is our practice to keep a close pulse on "market terms" for affordable housing financing resources. Therefore, upon receiving a reservation of bonds, we will retest the market, and negotiate the best and final terms for the development and partners (AHFC).

The capital stack for Tannehill's construction phase is proposed to include the following:

- Tax-exempt construction loan (tranche A) of $36,500,000
    - Term of 36 months. Interest rate floating at a spread of 266 bps over the 30-day LIBOR.
    - NOTE - Our tax-exempt portion of the capital stack is sized to a bond request that covers 55% of the eligible development cost. This not only ensures we comfortably meet our 50% test, even if costs increase, but also ensures that we will be more competitive when requesting private activity bonds (PABs). PABs are now highly competitive, and the larger the request, the less likely you are to receive an allocation issuance.
- Taxable construction loan tail (tranche B) of $13,000,000
    - Term of 36 months. Interest rate floating at a spread of 291 bps over the 30-day LIBOR.
    - As a result of strategically lowering the PAB portion of the construction capital stack, we will need a taxable loan to draw down to balance our sources and uses during the construction phase (see construction phase on S&U under Section 4.1 of the RFP response).
- Tax Credit Equity of $18,245,485.00.
    - This equates to 65% of the total capital contribution be funded during the construction phase by the equity investor. In final negotiations with the equity investors, we will push for more equity to be funded during the construction phase, thereby reducing the capitalized construction interest carry.

Tannehill RFP - Autin, TX - Family
Capital Stack

Sources							Amort.								
Debt		**Per Unit**	**Amount**	**Rate**	**Constr**	**Perm**	**(0=I/O)**	**I/O**	**Soft**	**DSC Cap**	**DSC Yr 1**	**Orig.**	**CC**	**Mo. Pay**	**Yr. Pay**
Hard															
Construction Loan	Proj.	$36,500,000	$36,500,000	2.75%	Yes	No	0					0.75%	0.20%	$83,646	$1,003,750
Taxable Const Tail		$11,236,722	$13,000,000	3.00%	Yes	No	0					0.00%	0.00%	$32,500	$390,000
Perm Loan 1 (Tax Exempt)		$121,667	$36,500,000	4.30%	No	Yes	480	0 Years				1.00%	0.10%	$159,428	$1,913,132
Perm Loan 2 (Taxable)			$4,500,000	4.60%	No	Yes	0			**BLENDED DSCR**	**1.21**	1.00%	0.05%	$17,250	$207,000
Permanent Loan 3				0.00%	No	Yes	0					0.00%	0.05%	$0	$0
Soft															
Austin RHDA		$0	$0	3.00%	No	Yes	0		Yes	1.10x	1.34	1.00%	0.00%	$0	$0

The capital stack for Tannehill's permanent phase is proposed to include the following:

- Tax-exempt permanent loan (tranche A of the first mortgage) of $36,500,000
    - Forward committed for 36 months. Term of 18 years after conversion with a 40-year amortization schedule.
    - NOTE – Tranche A is the portion of the loan that is backed by long-term tax-exempt bonds.
- Taxable permanent loan tail (tranche B of the first mortgage) of $4,500,000
    - Forward committed for 36 months. Term of 18 years after conversion with a 40-year amortization schedule.
    - As noted above, we have strategically limited the bond request to meet the 50%, so we are more competitive in our request for PABs. Consequently, we have additional room in the DSCR to lever more permanent proceeds. Any proceeds above the bond issuance will be taxable, which equates to approximately 30 bps of additional interest rate spread.
    - The total (blended) DSCR is sized to a 1.25x.
- Tax Credit Equity of $30,409,141. This equates to $0.92 per credit, conservatively. We secured top of the market pricing on City Heights and intend to negotiate the same or better for Tannehill.
- Deferred Developer Fees of $858,431. MHP has taken a conservative approach to the upfront underwriting of Tannehill. We fully expect to work the terms of our lender/investor, as well as refine the development cost as such that there is little to no deferred fee by cost certification.

4.3 Organizational Financial Capacity

4.3 Provide sufficient information to substantiate that your organization and your partners have the financial capacity to ensure the project's success, including at a minimum providing the most recent certified financial audit for the prime firm completed within the last two years.

MHP and its principals are extremely well capitalized. We commit to make all financial expenditures necessary for pre-development through closing. We commit to provide all necessary guarantees, including Construction Completion, Operating Deficit, Tax Credit Recapture, etc. to close financing, complete construction, and operate the Tannehill development. MHP principals provide both corporate and personal guarantees on our development projects.

McDowell Properties' financial statements are enclosed for reference. The principal guarantors are open to sharing their personal financial statements with AHFC, if selected. The information provided to AHFC for City Heights is still valid and consistent today. MHP Developers, LLC is our corporate entity that serves as guarantor. The entity is capitalized with $2,000,000 of liquidity, which suffices the obligation of our investors and lenders. We have included verification of deposit for reference.

SEE FINANCIALS ON THE NEXT PAGE

APPENDIX A

TEAM RESUMES

Architect

Make Great Moments.

O'BRIEN Multi-Family
Architecture + Design
Services

PARTNER / HEAD OF DESIGN

SEAN O'BRIEN, AIA

Sean has had a passion for architecture his whole life and has a unique ability to help breathe life into a project. He leads a highly creative, adaptable, and collaborative team of designers and directs the overall aesthetic direction at O'Brien. Sean also works closely with each client and project team to establish and realize their vision, translating it into a project that is dynamic, meaningful, and experiential.

Partner / CEO

Texas Tech University
Bachelor of Science in Architecture

Texas Tech University
Master of Architecture

O'Brien Architects
since 2009

13 Years Professional Experience

Principal in Charge
Master Planning, Design, Visioning

972.392.6026
sean.obrien@obrienarch.com

Jefferson Alpha West
Dallas, TX
Client: JPI
409 Units, 4 level Multi-Family Wrap
Garage: 5.5 Levels, 665 spaces

Jefferson Promenade
Irving, TX
Client: JPI
387 units/ 4& 5 Multi-Family Wrap
Garage: 5.5 Levels, 642 spaces

Presidium Waterford
Austin, TX
Client: Presidium
6 Level Multi-Family Podium/Wrap
Garage: 7 Levels, 397 spaces

One City View
Dallas, TX
Client: Southeastern
6 Levels Multi-Family Podium/Wrap, 375 Multi-Family Units, 85,000 SF Grocer, 789 Parking spaces

Presidium Velocity
Austin, TX
Client: Presidium
Lot 6 Phase 1
307 Units

Fountain Point
Irving, TX
Client: JPI
386 Units, 4 level Multi-Family
Garage: 5 Levels, 230,840 SF, 656 spaces

Twelve Cowboys Way
Frisco, TX
Client: Columbus
Seventeen story luxury apartment building at The Star with 158 units, 200,000 SF of apartment and 115,000 SF parking garage
124,000 SF

MULTIFAMILY STUDIO LEADERSHIP

Rey Castillo, AIA

Rey has always been interested in the architecture field. He has had the opportunity to manage projects from conceptual design through construction completion. He has collaborated on project types ranging from high rise residential buildings, hotels and office buildings. Rey is an integral part of the O'Brien team who works directly with clients and makes sure their needs are reflected properly in the construction documents.

Director, Multi-Family Studio

University of Texas at Arlington
Bachelor of Science in Architecture

SCI-ARC
Master of Architecture

O'Brien Architects
since 2016

14 Years Professional Experience

Studio Leader:
Multi-Family

972.392.5918
rey.castillo@obrienarch.com

Jefferson Alpha West
Dallas, TX
Client: JPI
409 Units, 4 level Multi-Family Wrap
Garage: 5.5 Levels, 665 spaces

Jefferson Promenade

Irving, TX
Client: JPI
387 units/ 4& 5 Multi-Family Wrap
Garage: 5.5 Levels, 642 spaces

Presidium Waterford
Austin, TX
Client: Presidium
6 Level Multi-Family Podium/Wrap
Garage: 7 Levels, 397 spaces

One City View

Dallas, TX
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Austin, TX
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Lot 6 Phase 1
307 Units

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Irving, TX
Client: JPI
386 Units, 4 level Multi-Family
Garage: 5 Levels, 230,840 SF, 656 spaces

Twelve Cowboys Way
Frisco, TX
Client: Columbus
Seventeen story luxury apartment building at The Star with 158 units, 200,000 SF of apartment and 115,000 SF parking garage
124,000 SF

MASTER PLANNING STUDIO
LEADERSHIP

MICK GRANLUND

Mick works with our clients during the early stages of projects, lending his expertise with visioning, planning, design, and entitlement. A member of the O'Brien team since 1995, his diverse project experience includes retail, office, multifamily, industrial, mixed use, visioning, and interiors.

Vice President, Planning & Business Development

Ball State University
Bachelor of Science in Architecture

O'Brien Architects since 1995

30 Years Professional Experience

Studio Leader:
Master Planning/Business Development

972.392.5902
mick.granlund@obrienarch.com

Jefferson Alpha West
Dallas, TX
Client: JPI
409 Units, 4 level Multi-Family Wrap
Garage: 5.5 Levels, 665 spaces

Jefferson Promenade
Irving, TX
Client: JPI
387 units/ 4& 5 Multi-Family Wrap
Garage: 5.5 Levels, 642 spaces

Presidium Waterford
Austin, TX
Client: Presidium
6 Level Multi-Family Podium/Wrap
Garage: 7 Levels, 397 spaces

Presidium Velocity
Austin, TX
Client: Presidium
Lot 6 Phase 1
307 Units

One City View
Dallas, TX
Client: Southeastern
6 Levels Multi-Family Podium/Wrap, 375 Multi-Family Units, 85,000 SF Grocer, 789 Parking spaces

Jefferson
Alpha West

Size: 5.97 Acres / 409 Units

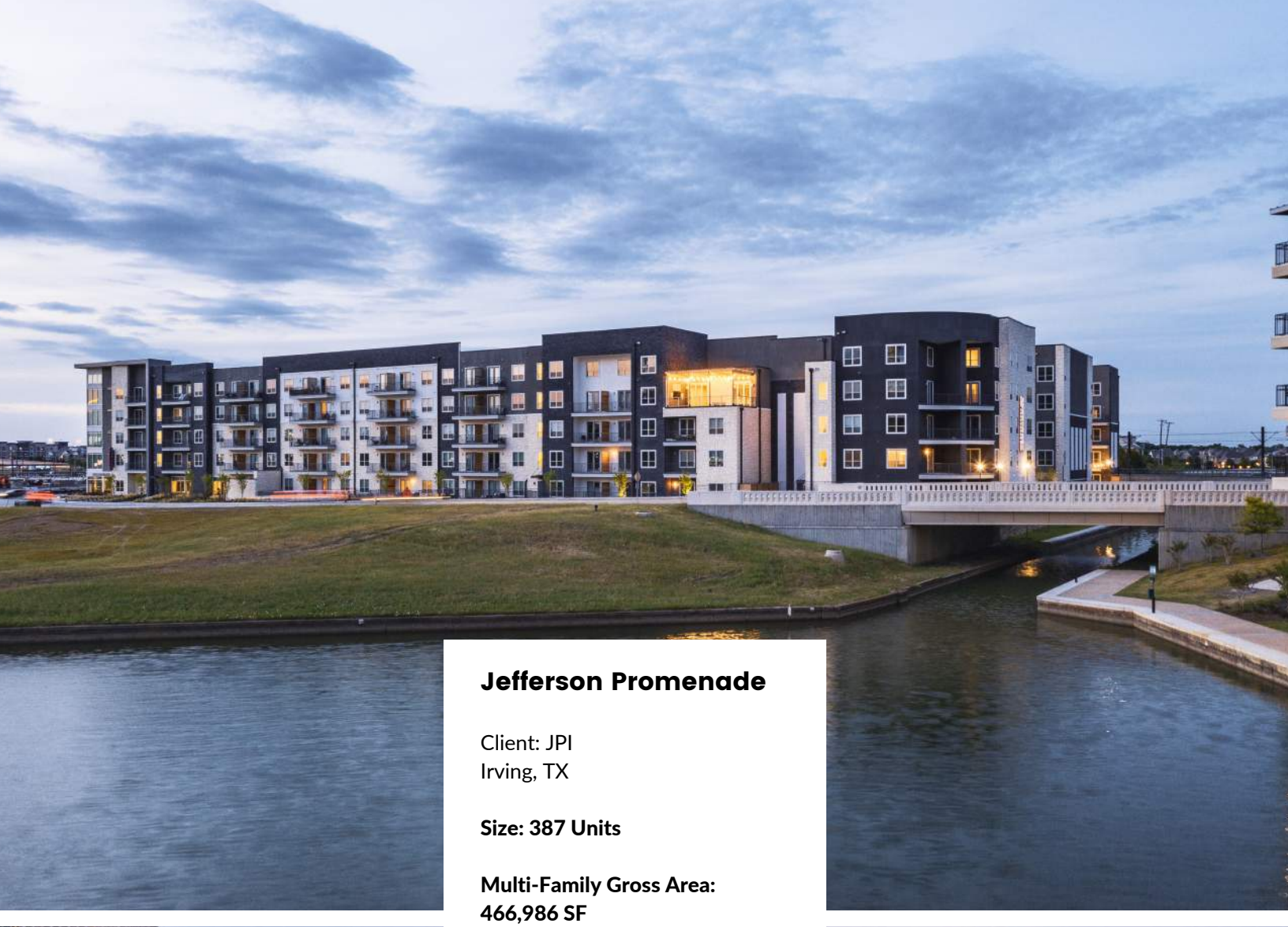
Client: JPI, Bridgeview
Dallas, TX

Building Gross Area:
351,166 SF

Garage Area:
5.5 Levels,
208,000 SF
665 Spaces

Alpha West

Alpha West



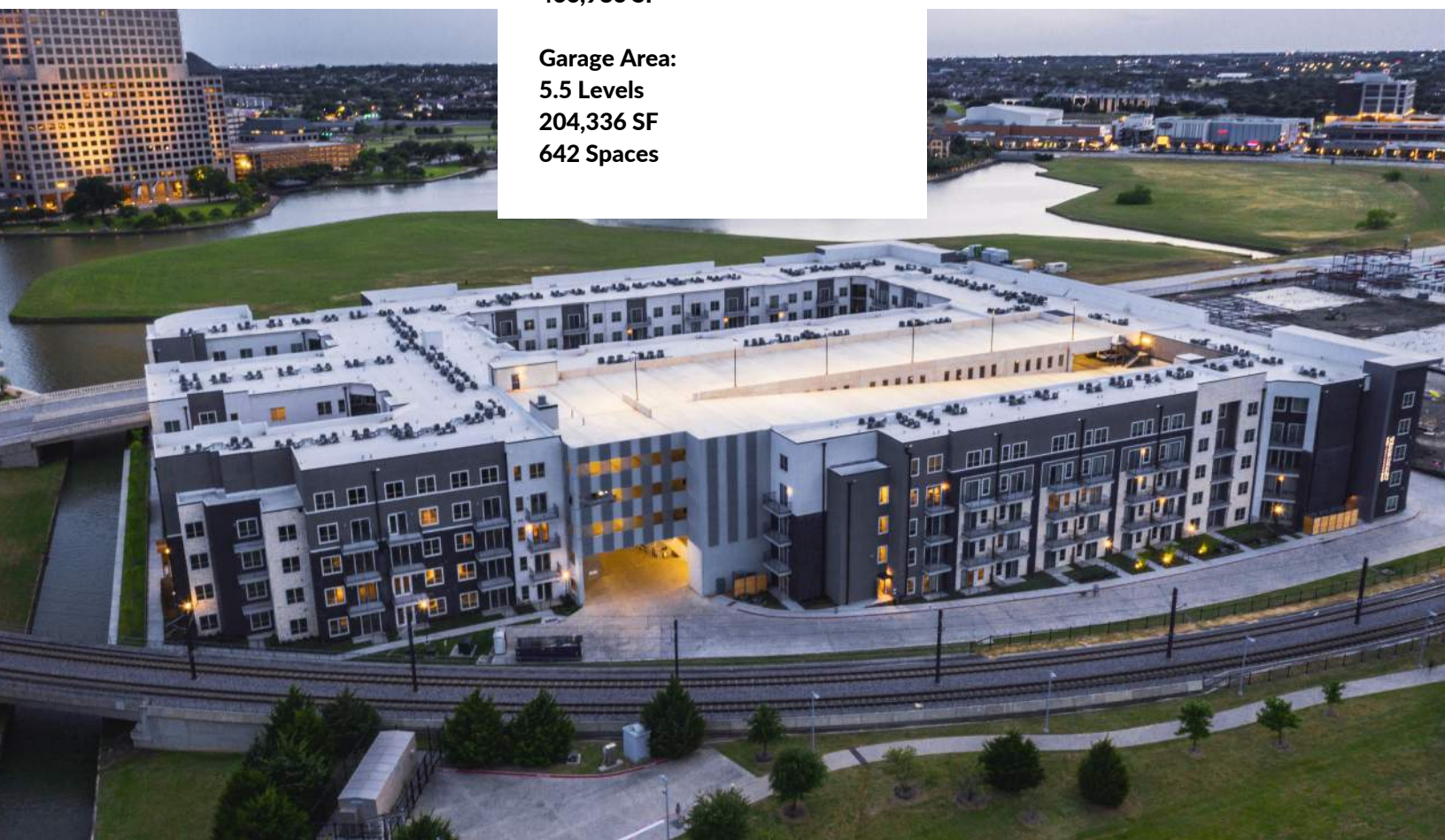
Jefferson Promenade

Client: JPI
Irving, TX

Size: 387 Units

Multi-Family Gross Area:
466,986 SF

Garage Area:
5.5 Levels
204,336 SF
642 Spaces



Jefferson Promenade

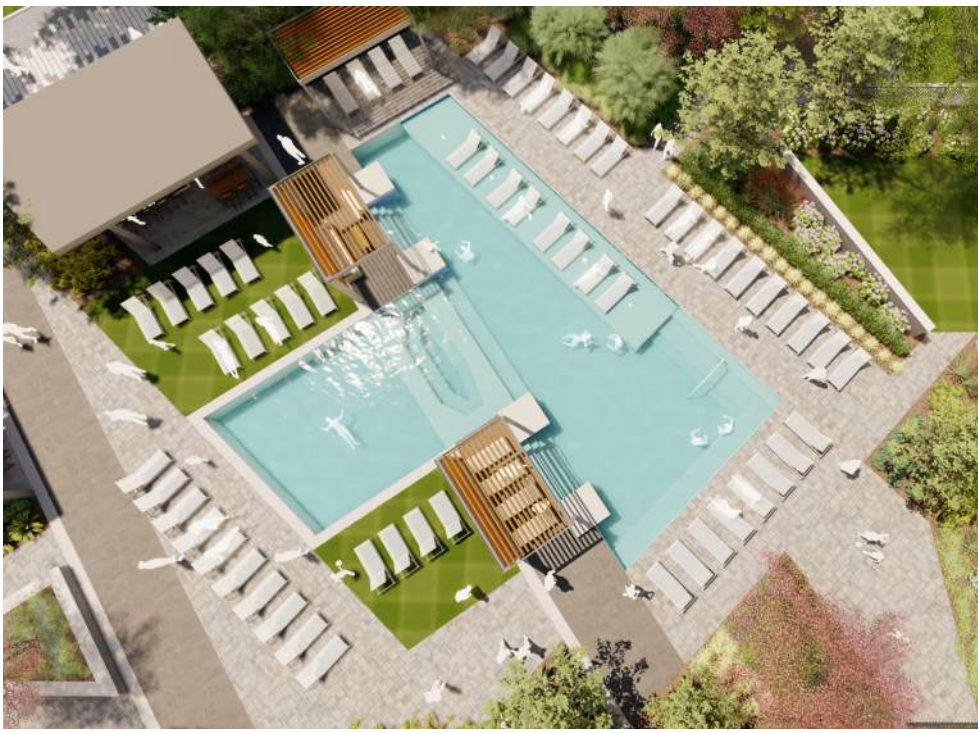
LEASING CENTER
PROMENADE

Presidium
Velocity
(Lot 6, Phase 1)

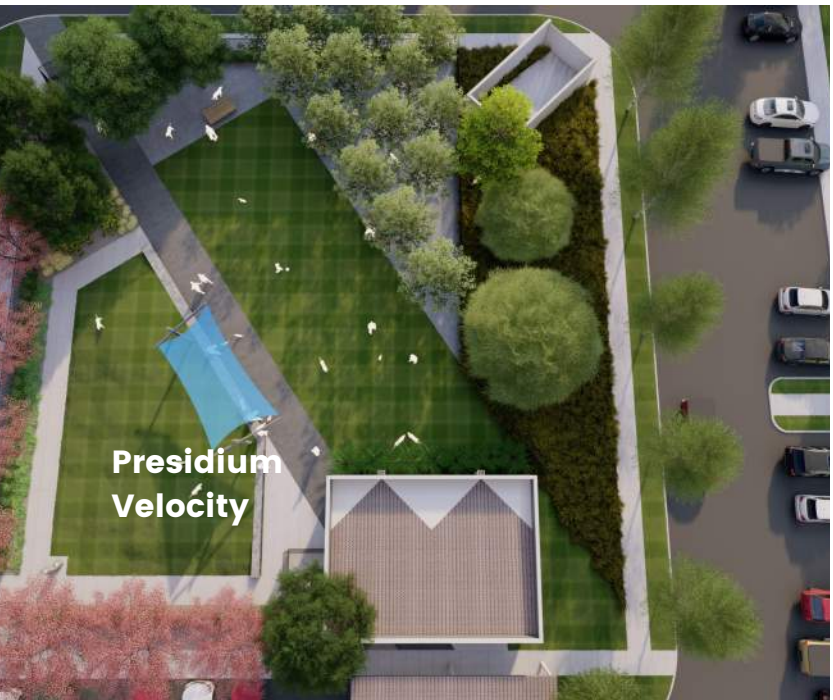
Client: Presidium
Austin, TX

Size: 8.46 Acres / 307 Units

Building Gross Area:
334,150 SF



PRESIDIUM AT VELOCITY


Presidium
Velocity

One City View
Hall & 75

Dallas, TX
Client: Southeastern

Size: 5.409 Acres / 375 Units

Multi-Family Gross Area:
351,166 SF

Grocer Area:
85,178 SF

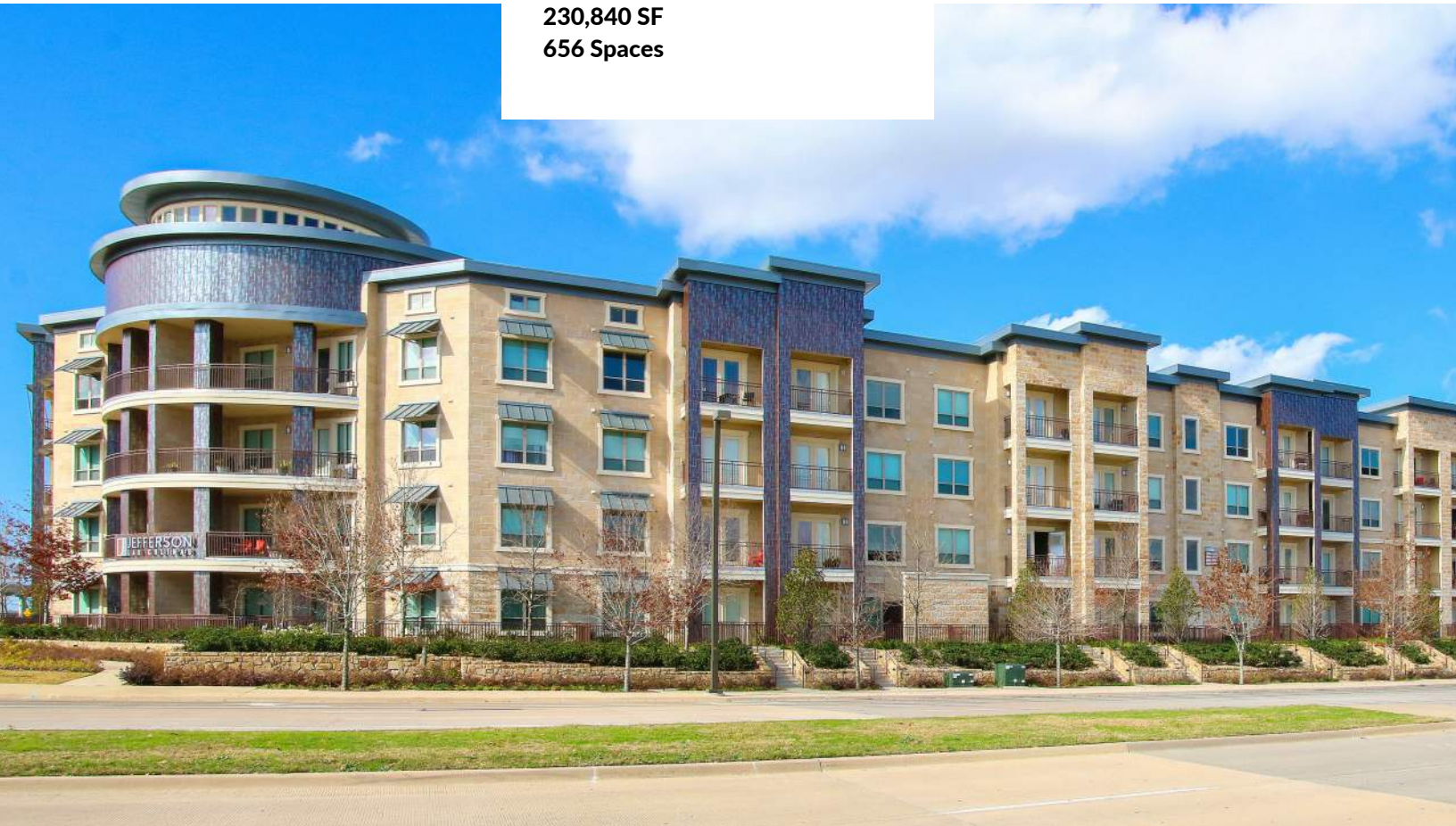
Garage Area:
6 Levels
318,323 SF
789 Spaces

Fountain Pointe

Client: JPI
Irving, TX

Size: 386 Units

Garage Area:
5 Levels
230,840 SF
656 Spaces



Presidium Revelstoke

Client: Presidium
Fort Worth, TX

Size: 17 Acres / 408 Units

Building Gross Area:
496,375 SF

Amenities:
10,000 SF

Presidium
Revelstoke

Civil Engineer

KIMLEY-HORN

MULTIFAMILY EXPERIENCE

Kimley-Horn is one of the most respected and stable full-service planning and design consulting firms in Austin. For over 20 years, our Austin team of more than 200 professionals has been solving complex design and planning issues for private and public sector clients throughout the greater Austin area. We have built excellent relationships with the City of Austin, Williamson County, Travis County, surrounding municipalities, TxDOT, TCEQ, and other agencies. We are proactive and diligent with our clients regarding short- and long-term planning and design needs to ensure we meet critical project schedules.

Our 16 offices in the Texas region provide a full spectrum of civil engineering services. **We operate as a unique one profit center, so our local offices have the full backing of our national resources and expertise.** We have detailed internal planning processes to strategize the precise timing and allocation of resources required to meet critical project milestones.

- ENTITLEMENTS/ PERMITTING
- PARKING PLANNING/DESIGN
- ENVIRONMENTAL/ WETLANDS
- LANDSCAPE ARCHITECTURE
- SITE CIVIL DESIGN
- DUE DILIGENCE
- TRAFFIC ENGINEERING
- SURVEY
- STRUCTURAL ENGINEERING

OUR DEVELOPMENT SERVICES

Building Design + Construction, recently recognized Kimley-Horn as the **#1 MULTIFAMILY DESIGN FIRM IN THE COUNTRY.**

Kimley»Horn

Expect More. Experience Better.

BBVA TOWER

1615 GUADALUPE HIGH-RISE

Multifamily residential developments require special attention to details. How can a site be planned for maximum efficiency, residential safety and cost-effectiveness? How will it fit in with – or stand out from – neighboring properties? Through our extensive experience, the Kimley-Horn team understands that attention to detail is what makes a project successful. Below are some representative projects where we partnered with our client to find the best answers for each project – all of which required a different approach and often creative solutions to help realize the vision for the property.

AUSTIN AREA MULTIFAMILY EXPERIENCE

- 1615 Guadalupe High-Rise
- 2200 Riverside
- 90 Rainey High-Rise Hotel/Residential
- 91 Red River Mixed-Use High-Rise
- Ariza Easton Park
- AURA Riverside
- Auro Multifamily
- Austin Pike House
- BBVA Tower, 321 West 6th St.
- Belterra Village Multifamily
- Ben White/Montopolis
- Bluff Springs
- Boyce Lane Townhomes
- Broadmoor Block A Multifamily Tower
- Broadmoor Block F Multifamily Tower
- Burleson Road
- Caliza Apartments
- Cypressbrook
- Dominium Nuckols Crossing
- Easton Park Master Planned Community
- East Sixth & Pedernales
- Ellis Highline Multifamily
- Estraya at Falcon Pointe
- Ethos Apartments, Phase 5
- Flats at ShadowGlen
- Fusion Flats Mixed-Use
- Georgetown Westinghouse Road
- Goodnight Ranch
- Hermosa Village
- Highland Airport
- Highland Highline Multifamily
- Indigo Ridge Mixed-Use
- Legacy Parmer Lane
- Lifestyle Communities
- Liveoak at Southpark
- MLK Highline Multifamily
- Oak Hills Creekside
- Oden Hughes Loyola
- Palma Plaza Condominiums
- Park at Crystal Falls
- Parmer/Yager Tract
- Presidium at Velocity Crossing
- Shaw Lane
- Shepherd Mountain
- Sienna
- SkyHouse Austin
- South Shore Highline Multifamily
- Star Ranch SH130/CR138
- Streamsong
- Turtle Rock Townhomes
- Uptown at Plum Creek
- Westinghouse Road
- Wildhorse Flats
- William Cannon Apartments
- Yager Lane Apartments

AURA RIVERSIDE

Kimley»Horn
Expect More. Experience Better.

BEN WILLIAMS, P.E.
PROJECT MANAGER

Ben is a Project Manager with 10 years of wide-range experience in site civil design, taking projects from initial site feasibility and due diligence through preliminary and final design to construction and final punch lists. He specializes in single family and multifamily residential projects, including the Sunfield Master Planned Community in Buda, Texas. Ben has a reputation among clients and peers for superior communication, exceptional quality, and a strong track record of delivering projects on budget and ahead of schedule.

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, Auburn University
- Professional Engineer in Texas, No. 122115

RELEVANT EXPERIENCE

- Camber Ranch – Austin, TX
- Vantage at McKinney Falls – Austin, TX
- Green Spring – San Marcos, TX
- Sunfield – Buda, TX
- Union Park – Little Elm, TX
- Del Webb at Union Park – Little Elm, TX
- Edgestone at Legacy – Frisco, TX
- Artistry at Edgestone – Frisco, TX

JONATHAN KERBY, P.E.
CLIENT LEAD / QA/QC MANAGER

Jonathan is a project manager with Kimley-Horn and has more than eight years of experience in a wide variety of multifamily, mixed-use, retail, commercial, higher education, municipal, and office development projects. Jonathan's project management and design experience includes site planning, entitlements, design of grading, drainage, public and private utilities, site permitting, public and private paving, opinions of probable cost, and construction phase services.

PROFESSIONAL CREDENTIALS

- Bachelor of Science, Civil Engineering, University of Arkansas
- Professional Engineer in Texas, No. 127734

RELEVANT EXPERIENCE

- Hunter Plaza – Fort Worth, TX
- Carroll Street Apartments – Fort Worth, TX
- Trinity Bluffs – Fort Worth, TX
- Allen City Center – Allen, TX
- Frisco Summit – Frisco, TX
- Station House – Frisco, TX
- Coit Center Phases 1, 2, & 3 – Plano, TX
- Presidium Revelstoke – Fort Worth, TX

Kimley»Horn
Expect More. Experience Better.

Landscape Architect

Resume

Professional Credentials

Bachelor of Landscape Architecture, Kansas State University

Professional Landscape Architect in Texas (#2458)

PAUL D. FREELAND

PLA, ASLA

Paul Freeland has more than 20 years of experience at the local, national, and international levels, ranging from prominent campus and corporate projects to hospitality, retail, mixed-use, and urban living. His projects span a variety of scales, and his passion for building collaborative client relationships leads to successful, thoughtful approaches to project challenges and variety of innovative solutions for his clients.

Paul brings an energetic and enthusiastic approach to all phases, from early conceptual design to final production of construction documents, allowing him to excel at the management and problem-solving processes that are unique to each project. He emphasizes the principles of high design with pragmatic execution, sustainability, regional and adaptive material selections, and creative frameworks of site concept are all intrinsic parts to his approach and design philosophy.

Relevant Experience

- Stationhouse, Frisco, TX
- Revelstoke, Fort Worth, TX
- The Union at River East, Fort Worth, TX
- Sagewood, Fort Worth, TX
- Ice House Multifamily, Salt Lake City, UT
- LVL 29, Plano, TX
- Crestview III, Austin, TX
- MLINE Tower, Dallas, TX
- The Scenic, Fort Worth, TX
- Union Park Multifamily, Little Elm, TX
- Jefferson West Love, Dallas, TX
- Jefferson West Love II, Dallas, TX
- Rocklyn Multifamily, Fort Worth, TX
- Magnolia Heights, Alamo Heights, TX
- Savoye Squared, The Town of Addison, TX
- Fiori @ Vitruvian Park, The Town of Addison, TX
- Midtown Commons, Austin, TX
- The Monarch, Fort Worth, TX
- Zang Triangle, Dallas, TX
- Sabina, Austin, TX
- University Park, Austin, TX

Resume

Professional Credentials

Bachelor of Landscape Architecture, Kansas State University

Professional Landscape Architect in Texas (#3075) and Kansas (#772)

ANDY J. BUDKE

PLA, ASLA

Andy Budke has over 15 years of experience on a broad range of projects both regionally and throughout the country. His work encompasses the creative landscapes that make urban life so appealing, including the design of residential communities, streetscapes, and rooftop gardens and pools. His portfolio of work covers an extensive scope, from the design and construction of small-scale residential projects, managing large scale commercial, mixed-use developments, corporate campuses, and park and recreation enhancements.

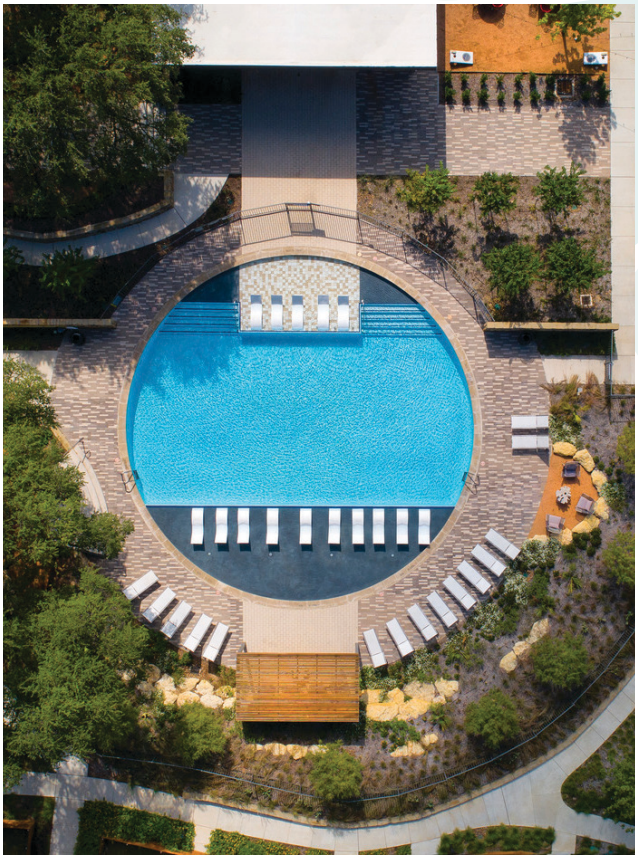
Andy's thoughtful design approach and awareness to client needs and goals help him seamlessly produce sustainable design solutions and create a dynamic experience across a site. He is meticulous about each project through every phase of design and construction, and his collaboration with clients and consultants help guide a project from start to finish. With these strengths, he can create a unique identity for each project he works on.

Relevant Experience

- Revelstoke, Fort Worth, TX
- The Scenic, Fort Worth, TX
- The Union at River East, Fort Worth, TX
- LVL 29, Plano, TX
- Jefferson West Love, Dallas, TX
- Jefferson West Love II, Dallas, TX
- Jefferson Rockhill, McKinney, TX
- Jefferson Washington, Arlington, TX
- Jefferson Grand Prairie, Grand Prairie, TX
- Magnolia Heights, Alamo Heights, TX
- Ventura Parmer Multifamily, Austin, TX
- Siena Multifamily, Austin, TX
- Reed Parke Multifamily, Burleson, TX
- Cottonwood Park, McKinney, TX
- Al Ruschhaupt Park, McKinney, TX
- Independent Financial Campus at Craig Ranch, McKinney, TX
- District 121 Office, McKinney, TX
- District 121 Park and Retail, McKinney, TX
- Tupps Brewery, McKinney, TX
- The Link, Dallas, TX
- Keurig Dr Pepper Headquarters at The Star, Frisco, TX

THE SCENIC | FORT WORTH, TX

Set within a natural escarpment along the West Fork Trinity River on the east side of Fort Worth, this low-density multifamily project provides both townhomes and apartment living in one unique setting just several hundred yards from the riverfront. The site was carefully managed to save large specimen trees at the Leasing Complex, set within the pool court to provide instant shade cover, provide unique outdoor canopy, and showcase a sensitivity to site development. The circular pool is unique in its expression, providing a vibrant amenity that offers wet decks, fountains, and gathering spaces for lounge seating and tanning ledges. The adjacent garden court provides a central pavilion that offers a TV lounge, outdoor kitchens, and quiet seating under yet another heritage canopy tree. The site was designed using native plantings and provides additional dog parks, grilling courts scattered throughout the complex, and a linear community park connection that encourages pedestrian accessibility and walkability from north to south through the existing residential neighborhoods.



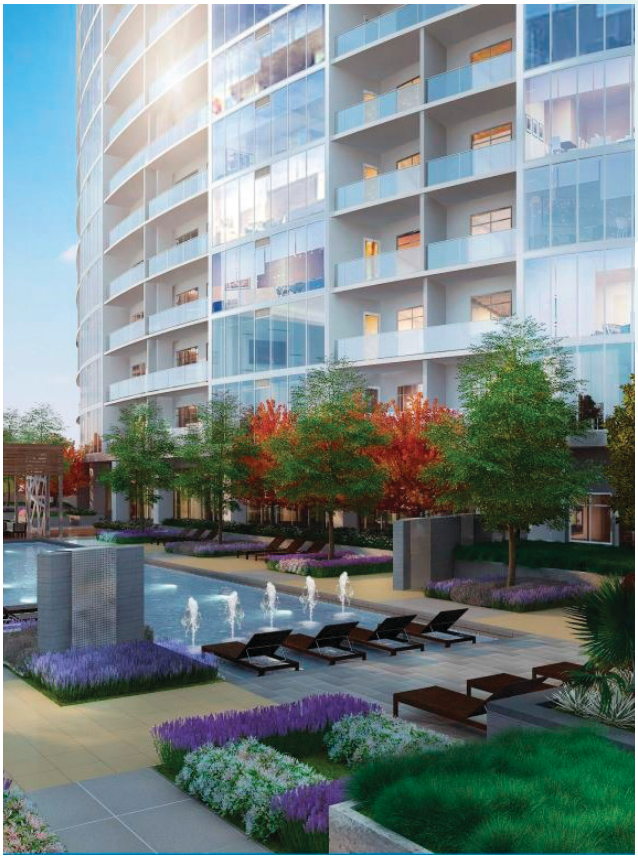
STATIONHOUSE | FRISCO, TX

Set within one of the region's premier mixed-use developments, Frisco Station, this exciting new multi-family project was the first for Hillwood in Frisco and the first housing project to be completed for Frisco Station. In collaboration with JHP Architects, Kimley-Horn created a rich carpet of materials that begins at the motor court and continues through the building to the amenity pool court. By creating a strong relationship to the building grid and architectural columns, the project hardscape, fountains, and planting design aligns with the structure and offers a seamless expression of movement and idea. The pool court includes a wet deck, runnel water features, native limestone art panels, and a pavilion that shelters an outdoor kitchen, TV lounge, and fire pit. A secondary garden court provides shade under the canopy of a large specimen tree, a second dining court, and soft lounge seating.

Kimley»Horn

LVL 29 | PLANO, TX

LVL 29 is a luxury high-rise apartment located in the rapidly developing Legacy West development in Plano, TX. This beautiful new urban living tower, set just west of the new JPMorgan Chase campus and just north of the new Liberty Mutual campus, is a 29 story structure that offers an expensive 8th story amenity deck with views into Legacy West. The deck, designed to be an oasis and place of respite for the tower residents, offers a long, linear pool with a series of fountains; a large wood and steel pavilion, associated soft seating and fire pit, a nearby hot tub, and a large outdoor kitchen space with cafe seating. The surrounding streetscape blends with the district standards and the tower offers a dramatic drive-up and drop-off sequence under the building to the glass enclosed lobby.



JEFFERSON WEST LOVE (PHASE I & II) | DALLAS, TX

Jefferson West Love is a Class A, 5.86-acre development located in the Medical District in Dallas, TX. The community is part of a mixed-use development that, when completed, will include approximately 200,000 square feet of office space and 65,000 square feet of retail and restaurant space, as well as a 244-room combination Aloft and Element hotel. Jefferson West Love will include a resort-style pool, rooftop lounge, a state-of-the-art fitness center and yoga studio, and upgraded amenities.

THE MONARCH | FORT WORTH, TX

Located near the heart of downtown Fort Worth, The Monarch boasts two separate blocks of urban living. The primary complex is home to two outdoor courts, one aligned with the central lobby and central amenity space and the second a passive outdoor court raised high above the adjacent streetscape, with vibrant views of the neighboring downtown. Near the lobby, a bubbling fountain and large specimen trees draw the visitor and resident alike out to the central pool court, where a linear pool, outdoor kitchen, and brightly colored steel art panels help define space and create a unique outdoor environment. The second building offers a passive gathering space complete with a gaming court, outdoor kitchen, shade structures, and additional views of the urban landscape.

REVELSTOKE | FORT WORTH, TX

Revelstoke is a 17-acre, 400-unit luxury living multi-family project located north of Fort Worth near Alliance Town Center. Kimley-Horn worked closely with Presidium, O'Brien Architects, and Provident General Contractors to help create a unique project with resort quality amenities, including a central pool court with covered pavilions, outdoor kitchens, playgrounds, a dog park, and plenty of outdoor spaces with connectivity throughout the project.

Zoning Consultant

Thrower Design

510 South Congress Avenue, Ste 207
Austin, Texas • 78704
(512) 476-4456

Work and Business History
Of

Allen Ronald Thrower
Thrower Design

Experience

1977-1981 O'Connell, Probst, Zelsman & Grobe — Austin, Texas
Nationwide Architects and Engineers specializing in hospitals and professional medical office buildings.

Started full-time as a draftsman and office assistant while in my junior year of High School.

1981-1993 Carson Planners — Austin, Texas
Started as draftsman and trained as Land Planner. Worked on several hundred projects in and around Central Texas.

1993-Present Thrower Design — Austin, Texas
Started my own business as Thrower Design.
We perform zoning, subdivision and site planning for residential, commercial, retail, office, industrial and civic projects in and around the Central Texas area. Our client list includes all development types including, single-family subdivisions, strip commercial centers, banks, restaurants, industrial projects, hotels, warehouses, office buildings, multifamily, of various sizes ranging from 5,000 s.f. property to 550 acres.

Education

Capitol City Trade & Technical School
Graduated with Associate Degree – 1980

Austin Community College

Thrower Design has been involved in over 200 zoning cases, 250 subdivisions, 500 site plans and site development permits and over 150 condemnation cases in Texas. The Condemnation cases have been in Austin, Travis County, Salado, Corpus Christi, Laredo, Longview, Williamson County, Hays County, San Marcos, Fort Worth, Lockhart, Round Rock, and Georgetown. Ron Thrower has provided Expert Witness Testimony in approximately 75 Special Commissioners Hearings.

Tax Credit Consultant

Structure Development Leadership

SARAH ANDRÉ – Principal and Founder
Ms. André has 25 years of experience in the Affordable Housing field. Specializing in Affordable Housing Finance, deal structuring and project management, Ms. André consults on multi-family residential developments throughout Texas. She is experienced in the use of public financing for affordable housing, including Low Income Housing Tax Credits, Historic Tax Credits and Tax-Exempt Bonds. Her efforts have resulted in more than $750 million in equity raised and more than 10,000 units of housing. Ms. Andre will receive a Jack Kemp Chairman's Award from the Urban Land Institute in March of 2020 for her most recent development, The Chicon, a mixed-use, mixed-income property in Austin, Texas.

Ms. Andre is a co-developer and owner of the following multifamily developments:

- Mason Senior Apartments, Katy, TX
- Reserves at High Plains, Dumas, TX
- Saddlebrook Apartments, Lubbock, TX
- Reserves at South Plains, Lubbock, TX
- Columbia at Renaissance Square, Fort Worth, TX
- The Gristmill, Arcola, TX
- Columbia at Renaissance Square II, Fort Worth, TX

Before starting Structure Development, Ms. Andre has held positions at Diana McIver & Associates, The Enterprise Foundation and Austin Revitalization Authority. In her capacity as an employee, she provided training and technical assistance to nonprofits on a variety of community development topics. She also oversaw the development of the Juniper-Olive Historic District on East 11th Street in Austin, a single-family development including new construction and historic rehabilitation. Ms. André is the chair of the local affordability Strategic Council for the Urban Land Institute and serves as director for the RBJ Center.

SALLIE BURCHETT, AICP – Project Manager
Ms. Burchett has been performing site due diligence and entitlement work for Structure Development since 2014. She has been involved in the land development field for 25 years in both the public and private sectors as city planner, construction manager, and developer. She has worked with over 2 dozen cities across the state including Kerrville, Lakeway, Westlake Hills, Dripping Springs, Round Rock, and Nolanvile reviewing development and recommending land use policies. Ms. Burchett is a member of the American Institute of Certified Planners and an advocate for great places to live, work, learn, and play.

Ms. Burchett is a co-developer and owner of the following multifamily developments:

- Clyde Ranch, Clyde, TX
- Farmhouse Row, Slaton, TX
- Baxter Lofts, Harlingen, TX
- Laguna Hotel Lofts, Plainview, TX
- Baxter Lofts, Cisco, TX
- Estates of Lampasas, Lampasas, TX

Project Experience

Total Units: 13,302
Total Tax Credits: $99,844,516

2020 – 1969 Units

1604 Lofts, San Antonio 324 Units
Housing Tax Credit award: $1,895,702

Brownsville Lofts, Brownsville 70 Units
Housing Tax Credit award: $1,236,483

Connect South, Houston 77 Units
Housing Tax Credit award: $1,500,000

Granada Terrace, South Houston 156 units
Housing Tax Credit award: $882,061

Hamilton Wolfe Lofts, San Antonio 74 units
Housing Tax Credit award: $1,500,000

Kitty Hawk Flats, San Antonio 212 units
Housing Tax Credit award: $1,359,994

Lakeview Preserve, Irving 84 units
Housing Tax Credit award: $1,500,000

Lockwood South, Houston, 80 Units
Housing Tax Credit award: $1,500,000

McKinney Flats Lofts, McKinney, 205 Units
Housing Tax Credit award: $1,393,849

Trader Flats, San Antonio 324 Units
Housing Tax Credit award: $1,862,629

Southlawn at Milby, Houston 110 Units
Housing Tax Credit award: $1,961,782

St John's Square, San Antonio, 253 Units
Housing Tax Credit award: $473,449

2019– 1602 Units

Alazan Lofts, San Antonio 88 units
Housing Tax Credit award: $1,500,000

Bridge at Loyola Lofts, Austin 204 Units
Housing Tax Credit award: $1,475,411

Decker Lofts, Austin 262 Units
Housing Tax Credit award: $1,500,000

Division Lofts, Arlington 75 units
Housing Tax Credit award: $1,822,502

Kyle Dacy Apartments, Kyle 324 Units
Housing Tax Credit award: $1,515,943

Lago de Plata, Corsicana 150 Units
Housing Tax Credit award: $723,820

Luna Flats, San Antonio 69 Units
Housing Tax Credit award: $1,500,000

Metro Tower Lofts, Lubbock 89 units
Housing Tax Credit award: $1,256,699

Reserve at New York, Arlington 84 units
Housing Tax Credit award: $1,500,000

Verdin Square, Houston 96 units
Housing Tax Credit award: $1,500,000

Wurzbach Manor, San Antonio 161 Units
Housing Tax Credit award: $837,177

2018 – 671 Units

Cambrian East Riverside, Austin, 65 units
Housing Tax Credit award: $1,010,620

Columbia Renaissance Sq. II, Ft. Worth 120 units
Housing Tax Credit award: $1,500,000

Clyde Ranch, Clyde, 40 units
Housing Tax Credit award: $500,000
HOME Award: $660,000

Farmhouse Row, Slaton, 48 units
Housing Tax Credit award: $642,500
HOME Award: $660,000

The Vireo, Houston ETJ, 264 units
Housing Tax Credit award: $1,848,560

Walnut Creek, Austin, 98 units
Housing Tax Credit award: $615,231

The Chicon, Austin, 36 condo units
Commercial & Retail
City of Austin Funding: $4,000,000

2017 – 1570 Units

Baxter Lofts, Harlingen, 24 units
Housing Tax Credit award: $335,545
Historic Tax Credits

Fenix Estates, Houston, 200 units
Housing Tax Credit award: $1,201,176

Rio Lofts, San Antonio, 81 units
Housing Tax Credit award: $1,198,439

Secretariat, Arlington, 74 units
Housing Tax Credit award: $1,243,264

East Meadows Phase II, 119 units
Housing Tax Credit award: $1,496,281

Old Dowlen Cottages, Beaumont, 72 units
Housing Tax Credit award: $1,049,712

Del Valle 969, Austin ETJ, 302 units
Housing Tax Credit award: $1,645,713

Lord Road, San Antonio, 324 units
Housing Tax Credit award: $1,648,531

Harris Ridge, Austin, 324 units
Housing Tax Credit award: $1,344,750

Housing First Oak Springs, 50 units
Commercial Health Clinic
Housing Tax Credit Award: $596,746

2016 – 1948 Units

Standard at Boswell Mktplace, Ft. Worth, 120 units
Housing Tax Credit award: $1,500,000

Standard on the Creek, Houston, 120 units
Housing Tax Credit award: $1,500,000

Rachael Commons, McGregor, 48 units
Housing Tax Credit award: $501,703

Laguna Hotel Lofts, Cisco, 40 units
Housing Tax Credit award: $545,000
Historic Tax Credits

Baxter Lofts, Plainview, 29 units
Housing Tax Credit award: $462,000
Historic Tax Credits

Easterling Culebra, San Antonio, 90 units
Housing Tax Credit award: $1,500,000

Tuscany Park at Arcola, Arcola, 96 units
Housing Tax Credit award: $1,500,000

Cross Creek Apartments, Austin, 200 units
Housing Tax Credit award: $991,084

Broadmoor Apartments, Fort Worth, 324 units
Housing Tax Credit award: $1,522,365

Acme Apartments, San Antonio, 324 units
Housing Tax Credit award: $1,553,716

Terrace at Walnut Creek, Austin, 320 units
Housing Tax Credit award: $1,943,001

Mercantile Apartments, Fort Worth, 324 units
Housing Tax Credit award: $1,522,255

2015 – 310 Units

Columbia at Renaissance, Fort Worth, 150 units
Housing Tax Credit award: $1,500,000

Estates of Lampasas, Lampasas, 80 senior units
Housing Tax Credit award: $839,000
Wheatley Courts, San Antonio, 80 senior units
Housing Tax Credit award: $736,792

2014 – 875 Units

Citrus Cove, Bridge City, 80 senior units
Housing Tax Credit award: $823,000

Parmer Place, Austin, 252 units
Housing Tax Credit award: $1,025,359

Villas at West Mountain, El Paso, 76 units
Housing Tax Credit award: $745,065

William Cannon, Austin, 252 units
Housing Tax Credit award: $1,354,382

Wheatley Courts, San Antonio, 215 units
Housing Tax Credit award: $1,975,031

2013 – 173 Units
Oak Creek Village, Austin, 173 units
Housing Tax Credit award: $2,000,000

2012[*] - 851 Units
Acadiana Village, Bridge City, 80 units
Housing Tax Credit award: $665,000

Amberwood. Place, Longview, 78 units
Housing Tax Credit award: $857,000

Apple Grove Villas, Mesquite, 213 units
Housing Tax Credit award: $1,906,038

Eastside Crossings, El Paso, 188 units
Housing Tax Credit award: $1,246,056

La Ventana, Abilene, 84 units
Housing Tax Credit award: $710,000

Reserves at High Plains, Dumas, 64 units
Housing Tax Credit award: $591,366

Saddlebrook, Burkburnett, 64 units
Housing Tax Credit award: $602,610

Solms Village, New Braunfels, 80 units
Housing Tax Credit award: $750,000

2011 – 631 Units
Tylor Grand, Abilene, 120 units
Housing Tax Credit award: $1,395,109

Singing Oaks, Denton,126 units
Housing Tax Credit award: $1,368,129

The Sunningdale, Shenandoah, 130 senior units
Housing Tax Credit award: $1,766,562

Main Street Commons, Taylor, 75 senior units
Housing Tax Credit award: $1,061,857

Hunter's Chase, Rockdale, 80 senior units
Housing Tax Credit award: $871,034

Woodside Village, McKinney, 100 units
Housing Tax Credit award: $968,227

2010 – 752 Units
Britain Way, Irving, 168 units
Housing Tax Credit award: $1,627,680

Pinnacle at North Chase, Tyler, 120 units
Housing Tax Credit award: $1,473,851

Mason Senior Apartments, Houston, 120 units
Housing Tax Credit award: $1,451,258

Travis Street Plaza, Houston, 192 SRO units
Housing Tax Credit award: $1,374,101

Canyon Square Village, El Paso, 104 units
Housing Tax Credit award: $1,293,104

Las Brisas Manor, Del Rio, 48 senior units
Housing Tax Credit award: $698,724

2009 – 838 Units
Northline Apt. Homes, Houston, 172 units
Housing Tax Credit award: $1,976,427

Gholson Hotel, Ranger, 50 senior units
Housing Tax Credit award: $369,189

The Palms, Austin, 428 units
Housing Tax Credit award: $2,000,000

Arrowsmith, Corpus Christi, 70 senior units
Housing Tax Credit award: $444,645

Cherrywood Apts., West, 44 senior units
Housing Tax Credit award: $290,139

Courtwood Apts., Eagle Lake, 50 senior units
Housing Tax Credit award: $294,508

Hillwood Apts., Weimar, 24 senior units (rehab)

[*] *Projects Prior to 2013 were developed as a partner in S2A Development Consulting, LLC*

Housing Tax Credit award: $149,029

2008 - 735 Units
Heritage Square, Texas City, 50 senior units
Housing Tax Credit award: $349,923

Highland Manor, La Marque, 141 senior units
Housing Tax Credit award: $1,200,000

Stardust Village, Uvalde, 36 units
Housing Tax Credit award: $427,390

Leona Apts., Uvalde, 40 units
Housing Tax Credit award: $124,375

Park Place Apts., Cleveland, 60 units
Housing Tax Credit award: $485,633

Premier on Woodfair, Houston, 408 units
Housing Tax Credit award: $1,200,000

2007 – 168 Units
Villa Estella Trevino, Edinburg, 168 senior units
Housing Tax Credit award: $1,151,989

2006 – 209 Units
City Walk @ Akard, Dallas, 209 SRO units
Housing Tax Credit award: $1,200,000
Historic Tax Credits

Property Management

Alpha Barnes Real Estate Services

Alpha Barnes Real Estate Services, LLC. is a full-service, third-party management firm presently managing approximately 30,000 multi-family units. Founded in 2000, Alpha Barnes maintains 6 offices across 3 states and 850 staff members in the field of property management, and our portfolio extends to over 85 cities. The size of our portfolio ranks us as one of the largest third-party management firms.

Low Income Housing Tax Credit (LIHTC)

Alpha Barnes Real Estate Services presently manages 170 properties which utilize the LIHTC. Compliance with LIHTC program requirements is controlled by direct supervisory and compliance staff review of all work and extensive training of all personnel. Alpha Barnes Real Estate Services takes special pride in its reputation as an expert in this program and works hard to maintain that reputation.

New Construction

Alpha Barnes's new construction lease-up experience is impressive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease-up for over 150+ properties, totaling over 20,000 units across Texas. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. About 75% of our lease-ups have been completed in 9 months or less and a full 51% have been completed in 6 months or less.

Tax Exempt Bonds

Alpha Barnes Real Estate Services currently manages dozens of properties that utilized tax exempt bonds to assist in their financing and we are familiar with the restrictions imposed on leasing and the reporting requirements necessary to dovetail with the LIHTC program and to produce program compliance with both programs.

PROFESSIONAL QUALIFICATIONS STATEMENT

STATEMENT OF PURPOSE AND PHILOSOPHY

A**lpha Barnes Real Estate Services, LLC.** is a full-service, third-party management firm presently managing approximately **30,000 multi-family units**. Founded in 2000, Alpha Barnes maintains 6 offices across 3 states and 850 staff members in the field of property management, and our portfolio extends to over 85 cities. The size of our portfolio ranks us as one of the largest third-party management firms.

"We're all about the residents, because home matters"

Home is one of the most important places for everyone. For this reason, we, at Alpha Barnes, are meticulous in every aspect of our responsibility. Our Team aims is to provide the best home for every person who chooses to live at one of the many Alpha Barnes communities. We understand the faith our residents place in us, as well as, the fiduciary responsibility our clients place in us, these factors are the basis of our management. We provide personalized services to each Client, Resident and Property. The Alpha Barnes Teams focus on surpassing expectations; we understand the goals of ownership. The reputation of Alpha Barnes is based on trust, integrity and commitment.

ABRES is an **Accredited Management Organization® (AMO®)**. This AMO® designation insures that ABRES has met the ongoing requirements of The Institute of Real Estate Management. These requirements include increased levels of fidelity and liability coverage, proven financial stability and continuing education for the Executive Property Managers. Less than 600 firms across the United States and Canada have achieved and maintained this prestigious designation and it is further evidence of ABRES's commitment to excellence.

AREAS OF EXPERTISE

The primary business of **Alpha Barnes Real Estate Services** is the management of residential, rental real estate for private owners, non-profit entities, financial institutions and government agencies. In this role, **Alpha Barnes Real Estate Services** provides comprehensive management services that cover all phases of property operations including management, leasing maintenance, financial management and owner and government compliance and reporting. Presently, the firm manages properties in all areas of Texas and throughout the states of Oklahoma and South Carolina and operates from its main office in Dallas with regional offices in San Antonio, Houston and Austin, as well as staff based in Texarkana and Corpus Christi.

In addition to its overall expertise in apartment management, **Alpha Barnes Real Estate Services** possesses a specific capability in the management and operation of affordable housing for families or for the elderly. This category of property includes the follows:

1. Low Income Housing Tax Credit (LIHTC)

Alpha Barnes Real Estate Services presently manages 170 properties which utilize the LIHTC. Compliance with LIHTC program requirements is controlled by direct supervisory and compliance staff review of all work and extensive training of all personnel**. Alpha Barnes Real Estate Services** takes special pride in its reputation as an expert in this program and works hard to maintain that reputation.

2. New Construction

Alpha Barnes's new construction lease-up experience is impressive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease-up for over **150+ properties**, totaling over **20,000 units across Texas**. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. About **75% of our lease-ups have been completed in 9 months or less** and a full **51% have been completed in 6 months or less**.

3. Value Add Experience

Real estate assets require periodic improvements, repairs, or in some cases, a complete repositioning. ABRES understands this facet of investment ownership and has maintained a personnel base with the knowledge, expertise, and experience to assist our clients when such projects are contemplated. Coordinating the rehab process with the management of the property is essential, and ABRES has perfected our role in this process to ensure operational goals are either met or exceeded. We have a proven track record of successful repositioning that have continued to earn us praise from our clients, residents, and industry peers. In fact, in recent years ABRES managed properties have undergone comprehensive rehabs ranging from $125,000 to over $3 million.

4. HUD Financed Properties

Alpha Barnes Real Estate Services operates projects financed by the U.S. Department of Housing and Urban Development (HUD) under the Section 221 (d)(3) BMIR and 221 (d)(4) program, the Section 202 program, the Section 811 program and the Section 236 program. **Alpha Barnes Real Estate Services** is familiar with the reporting requirements of all housing related HUD programs as well as the management intricacies.

5. Properties with HUD Section 8

Alpha Barnes Real Estate Services is under contract to operate 14 entities that have projected-based Section 8 rent subsidies. In addition, **Alpha Barnes Real Estate Services** completes the paperwork for Section 8 projects for several other management companies on a contract basis. **Alpha Barnes Real Estate Services** has five Certified Occupancy Specialists' (COS) on staff.

6. Tax Exempt Bonds

Alpha Barnes Real Estate Services currently manages dozens of properties that utilized tax exempt bonds to assist in their financing and we are familiar with the restrictions imposed on leasing and the reporting requirements necessary to dovetail with the LIHTC program and to produce program compliance with both programs.

7. Non-Profit Groups and Public Agencies

As one of the primary aspects of this proposed management assignment is the ability to work with non- profit groups and public agencies, prior experience working with non-profits appears to be very important. Over its history, **Alpha Barnes Real Estate Services** has served to manage property for, consult for and to assist many non-profit groups. Current non-profit clients include:

Foundation Communities, Austin, Texas

Alamo Community Group, San Antonio,

Texas Merced Housing Texas, San Antonio, Texas

Texas Inter-Faith Housing, Houston, Texas

Operation Relief Center, Dallas, Texas

SUMMARY OF APARTMENT MANAGEMENT SERVICES

Alpha Barnes Real Estate Services strives to provide our multi-family clients with the best and most complete services available. A summary of these five major areas of service follows:

a. MANAGEMENT AND LEASING

- Advertise, market and lease units.
- Develop and enforce property rules and regulations.
- Recruit, hire, and train on-site managers and leasing agents.
- Provide daily operating procedures and training for on-site office.
- Establish and adjust rental rates and security deposit levels based on occupancy and regular competitive market analysis.
- Administer all personnel records for all on-site management and maintenance employees.

b. MAINTENANCE

- Provide for overall routine maintenance of the property including tenant requested maintenance and make ready preparation.
- Recruit, hire, and train all on-site maintenance and porter personnel.
- Completion of cost-effective and efficient contract bidding, negotiation and administration, including, but not limited to contracts for landscaping, pool maintenance, and non-routine improvements.
- Verifying insurance and bond coverage for all contractors providing services.
- Implementation of a preventative maintenance program.
- Completion of regular property inspections to review property appearance and condition as well as overall curb appeal.
- Identifying and bringing to the attention of the Owner serious non-routine maintenance needs along with proposed solutions.
- Provide 24 hour a day, seven day a week emergency telephone answering and maintenance services.
- Maintain records of all contracts, warranties and other items important to the verification of services performed on the property.

c. COMPLIANCE

- Train all staff in the importance and basic requirement of affordable housing compliance.
- Provide ongoing supervision and retraining of staff through initial lease up and re-certifications.
- Review every file prior to move-in for completeness and eligibility.
- Monitor and maintain the applicable fraction in mixed income properties.
- Prepare for and participate in all site reviews by owners, lenders, monitoring agencies or partners.
- Prepare and submit annual certifications as well as any other reports requested by the owners, lenders, monitoring agency or the partners.

d. FINANCE

- Receipt, recording and processing of all accounts payable.
- Billing, posting receipt and depositing of rents, security deposits, vending income, late fees, electric charges, and any other miscellaneous income.
- Pursuing collection of delinquent rents to the fullest possible extent, including periodic reports to the regional credit bureau and filing of lawsuits in small claims court.
- Maintaining all files and records necessary to insure a good record of financial activities.
- Monthly reconciliation of all accounts and bank statements.
- Provision of monthly and annual financial reporting including but not limited to Balance Sheets, Income and Expense Statements, complete detailed General Ledger, and Budget Variance Analyses.
- Provide assistance and cooperation in periodic auditing.
- Compilation and submission to the client of a recommended annual budget.
- Review and recommendation of all property insurance coverage, upon request of client.

e. COMMUNICATIONS

- Frequent verbal and written communication with client and participation in property-related meetings.
- Communication and coordination with lenders, real estate agents and appraisers, as instructed by the Owner.
- Planning and assistance in coordination of any property-related social functions relative to the overall marketing plan.
- Processing of information requests from outside parties (as authorized by client) and resolution of any problem or complaint originating from property resident.

GENERAL INFORMATION

Alpha Barnes Real Estate Services, LLC is a Texas Limited Liability Company, the members of which are Michael D. Clark, Hugh A. Cobb, Jeffrey A. Barnes and Stephen N. Barnes.

The federal tax identification number for Alpha Barnes Real Estate Services, LLC is 75-2868321.

Alpha Barnes employs over 850 staff members with 85^{+} operating on the corporate level from the main office in Dallas and the two remote offices in San Antonio and Austin.

Alpha Barnes Real Estate Services can be contacted through:

Hugh A. Cobb, Principal
12720 Hillcrest, #400
Dallas, Texas 75230
972-643-3200
hcobb@abres.com

"People do business with people, not companies. You must earn their respect and work hard every day to maintain what you have earned."

– Art Barnes, late founding Partner

History Runs Deep at Alpha Barnes

Since the mid 1970's, the principals of Alpha Barnes have been working in the real estate industry developing and managing multifamily properties. In 2000, The Barnes Companies and Alpha Management merged to form Alpha Barnes as we know it today. With a depth of experience across many markets and asset types, Alpha Barnes has become a leader in the affordable property (LIHTC, Section 8 and other) management. The company is the 8th largest manager of affordable properties in the country. Alpha Barnes is also aggressively pursuing opportunities to develop new multifamily communities. The company has developed 3 communities in the last three years across the DFW metroplex. In addition, due to our depth of experience, the company offers advisory services to clients in the real estate industry consulting on matters from underwriting new opportunities to maximizing the value of existing assets.

We believe that our drive to create 'Home' for each and every resident is what has given us success in the past and what will drive us forward. Our core values include integrity, intentionality, the desire for excellence, and of course, being people-focused. One of the founding principals of the company, Art Barnes, would always say, "People do business with people, not companies. You must earn their respect and work hard every day to maintain what you have earned." We are proud of the legacy and reputation our company has established, and we hope to continue to build upon its solid foundation every day.

"People do business with people, not companies. You must earn their respect and work hard every day to maintain what you have earned."
– Art Barnes

Michael D. Clark is a Partner and one of the Owners of Alpha Barnes Real Estate Services, LLC in Dallas, Texas. Together with Hugh Cobb, he leads property management operations and strategic development at the firm. Alpha Barnes Real Estate Services, LLC manages over 20,000 units of affordable and conventional housing and is recognized as an industry leader in property management and tax credit compliance. Alpha Barnes also develops multi-family properties in the Dallas/Fort Worth region.

Mr. Clark graduated from High Point University, in High Point, North Carolina in 1974. He entered the multi-family housing industry a short time later, serving at the Dallas Housing Authority from 1980-1984. Mr. Clark founded and owned M-DC Group and continued to serve as President in privately held management and ownership firms specializing in affordable housing compliance and management, new construction and asset growth. In 2000, M-DC Group, Inc. (known as Alpha Management) formed a partnership with The Barnes Company to found Alpha Barnes Real Estate Services.

Mr. Clark has served in volunteer leadership roles throughout his career. He has continued current roles with the Board of Directors of Texas Inter-Faith Housing, Inc., of Houston, Texas. He is also a Past President of the Rural Rental Housing Association of Texas (RRHA), the Texas Affiliation of Affordable Housing Providers (TAAHP), as well as local Apartment Associations and the Texas Apartment Association (TAA). He is currently a Regional Vice President for the National Apartment Association (NAA).

Mr. Clark is a Housing Credit Certified Professional (HCCP).

Hugh A. Cobb is a Partner and one of the Owners of Alpha Barnes Real Estate Services, LLC in Dallas, Texas. He leads property management operations and strategic new business development at the firm. Alpha Barnes Real Estate Services, LLC manages over 20,000 units of affordable and conventional housing and is recognized as an industry leader in property management and tax credit compliance. Alpha Barnes also develops multi-family properties in the Dallas/Fort Worth region.

Hugh earned a Bachelor's of Business Administration (Dean's List) from Texas Wesleyan University in 1983. In 1984, Hugh was appointed by President Reagan, to serve as Congressional Liaison for The White House in Washington D.C. Prior to joining Alpha Barnes in January of 2017, Hugh held executive positions with Capstone Real Estate Services, The Trammell Crow Company and Integrity Properties. Mr. Cobb has over 30 years of real estate experience including management, brokerage, new construction, lending and investment. He has supervised lease-ups for more than 28,000 new and renovated units over 17 years.

Hugh is Past President of the Apartment Association of Greater Dallas (AAGD) and serves on the Executive Committee of the Texas Apartment Association (TAA). On the federal level, Hugh lobbies on behalf of issues important to real estate investment, development and housing affordability. Hugh serves several nonprofit organizations, in Board and Advisory capacities.

Mr. Cobb is a Certified Property Manager® (CPM).

Jeffrey A. Barnes is a Partner and one of the Owners of Alpha Barnes Real Estate Services, LLC in Dallas, Texas. He leads all accounting, administrative, human resource and legal oversight functions at the firm. Alpha Barnes Real Estate Services, LLC manages over 20,000 units of affordable and conventional housing and is recognized as an industry leader in property management and tax credit compliance. Alpha Barnes also develops multi-family properties primarily in the Dallas/Fort Worth region.

Jeff earned a Bachelor of Science Degree in Business Administration in 1982 from Trinity University in San Antonio. That same year he joined a commercial brokerage firm in Dallas, where he was directly involved in the sale of over $50 million of raw land and income producing properties throughout Texas. In 1985 he joined Barnes Development, as Vice President, and assumed responsibility for development, acquisitions, management and sales. In 1989, he assisted in the formation of Dal Mac Barnes Co. and served as President for three years prior to forming the Barnes Company, forming Alpha Barnes Real Estate Services in 2000.

He has been a member of the Greater Dallas Association of Realtors, The North Texas Commercial Association of Realtors and the Home and Apartment Builders Association of Metropolitan Dallas. Within the community, Jeff serves actively with the Park Cities YMCA, the American Heart Association, Salesmanship Club of Dallas, and is past President of the Highland Park ISD Board of Trustees. He also serves as a Deacon of Park Cities Baptist Church and has taught Sunday School for over 35 years.

Mr. Barnes is a licensed real estate broker in the State of Texas.

Stephen N. Barnes is a Partner and one of the Owners of Alpha Barnes Real Estate Services, LLC in Dallas, Texas. He heads the development and construction management division, as well as the risk management, finance and strategic structuring of acquisitions at the company. Alpha Barnes Real Estate Services, LLC manages over 20,000 units of affordable and conventional housing and is recognized as an industry leader in property management and tax credit compliance. Alpha Barnes also develops multi-family properties in the Dallas/Fort Worth region.

Stephen attended Trinity University where he received his B.S. in Business Administration in 1984. After several years serving in brokerage roles, Mr. Barnes began his development career with Barnes Real Estate Services. Over the ensuing 30 years, Stephen financed, developed and/or constructed multi-family assets in excess of a billion dollars. Stephen has been responsible for the development and/or finance of new-construction and acquisition/rehab of apartment communities as well as commercial land transactions totaling over 650 acres. In 1992, Mr. Barnes, along with his father, Art Barnes, assisted in the origination of the Texas Housing Opportunity Fund for LIHTC Partnerships.

Within the community, Mr. Barnes continues a lifelong role as a member of the Salesmanship Club of Dallas; a current Deacon and Teacher for Park Cities Baptist Church; the Chairman of the board for the Men of Nehemiah – a non-profit focused on the rehabilitation of formerly homeless men dealing with addiction in the city of Dallas; and the Chairman of the board for Operation Relief Center – a nonprofit housing provider for low income families in the state of Texas.

Mr. Barnes is a licensed real estate broker in the state of Texas.

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ALPHA BARNES
REAL ESTATE SERVICES

Property	City	State	Zip	Units	Region	Description	LIHTC
87th Apartments	Odessa	TX	79765	181	West Texas	Family	Yes
Allegre Point	Austin	TX	78728	184	Central Texas	Family	Yes
Amber Stone	Beeville	TX	78102	54	South Texas	Family	Yes
Anson Park I	Abilene	TX	79603	64	West Texas	Family	Yes
Anson Park II Apartments	Abilene	TX	79603	80	West Texas	Family	Yes
Anson Park Seniors	Abilene	TX	79603	80	West Texas	Seniors	Yes
Arbor Oaks	Odessa	TX	79761	120	West Texas	Family	Yes
Arbor Terrace	Odessa	TX	79761	128	West Texas	Family	Yes
Aspire at Live Oak (new construction)	Live Oak	TX	78233	240	South Texas	Family	No
Auburn Square	Vidor	TX	77662	80	East Texas	Family	Yes
Avanti Bayside Apartments (new construction)	Corpus Christi	TX	78413	60	South Texas	Seniors	Yes
Avanti at Greenwood (new construction).	Corpus Christi	TX	78417	81	South Texas	Family	Yes
Avanti East	Edinburg	TX	78542	108	South Texas	Family	Yes
Avanti Emerald Point (new construction)	McAllen	TX	78501	71	South Texas	Family	Yes
Avanti Legacy Emerald Point (new construction)	McAllen	TX	78501	90	South Texas	Seniors	Yes
Avanti Legacy at Sienna Palms (new construction)	Weslaco TX	TX	78599	114	South Texas	Family	Yes
Avanti Legacy at South Bluff (new construction)	Corpus Christi	TX	78413	42	South Texas	Seniors	Yes
Avondale Farms Seniors	Haslet	TX	76052	121	North Texas	Seniors	Yes
Babcock North	San Antonio	TX	78249	138	South Texas	Family	No
Babcock North II	San Antonio	TX	78248	72	South Texas	Family	Yes
Bardin Apartments (new construction)	Arlington	TX	76018	112	North Texas	Family	Yes
Bayshore Towners	Pasadena	TX	77504	100	East Texas	Seniors	Yes
Beacon Bay Townhomes	Port Isabel	TX	78578	76	South Texas	Family	Yes
Big Bass Resort Apartments	Jacinto City	TX	77029	200	Upper Gulf Coast	Seniors	Yes
Bishop Courts	Bishop	TX	78343	60	South Texas	Family	Yes
Blue Water Garden	Hereford	TX	79045	132	Panhandle	Family	Yes
Bonham, Country Village of	Bonham	TX	75418	104	North Texas	Family	No
Bonham, Country Village of - MHP (Mobile Home Pa	Bonham	TX	75418	79	North Texas	Family	No
Briarbend	Beaumont	TX	77708	40	East Texas	Family	Yes
Bridge at Granada (New Construction)	Austin	TX	78753	258	Central Texas	Family	Yes
Broadstone Apartments	Tyler	TX	75701	100	East Texas	Family	No
Buena Vida Senior Village	Corpus Christi	TX	78405	100	South Texas	Seniors	Yes
Butler Brothers Building	Dallas	TX	75201	234	North Texas	Family	No
Calcasieu Apartments	San Antonio	TX	78205	64	South Texas	Family	Yes
Carolina Chase Apartments	Dallas	TX	75240	166	North Texas	Family	No
Casitas De Merced	Somerset	TX	78069	28	South Texas	Seniors	Yes
Castleridge	San Antonio	TX	78227	144	South Texas	Family	No
Catalon	Houston	TX	77084	142	Upper Gulf Coast	Family	Yes
Catalon at Paseo de la Resaca (New Construction)	Brownsville	TX	78526	128	South Texas	Seniors	Yes
Cayetano Villas of LaVernia	La Vernia	TX	78121	48	South Texas	Family	Yes
Cedar Park	Cedar Park	TX	78613	226	Central Texas	Family	Yes
Cedarwood	Huntsville	TX	77340	68	Upper Gulf Coast	Family	Yes
Cimarron Springs	Cleburne	TX	76031	156	North Texas	Family	Yes
Cliff View Village I	Dallas	TX	75241	28	North Texas	Seniors	No
Cliff View Village II	Dallas	TX	75241	28	North Texas	Seniors	No
Cliff View Village III	Dallas	TX	75241	28	North Texas	Seniors	No
Cobblestone Village	Cleburne	TX	76033	144	North Texas	Family	Yes
Country Lane Seniors - McKinney	McKinney	TX	7509	230	North Texas	Seniors	Yes
Country Lane Seniors - Temple	Temple	TX	76504	102	Central Texas	Seniors	Yes
Country Lane Seniors - Waxahachie	Waxahachie	TX	75165	102	North Texas	Seniors	Yes
Creekside Village	Edmond	OK	73003	84	OK/AR	Seniors	Yes
Crest at Illinois Apartments (new construction	Dallas	TX	75211	264	North Texas	Family	No
Crestshire Village	Dallas	TX	75227	74	North Texas	Family	Yes
Cypress Cove	San Antonio	TX	78238	136	South Texas	Family	No
District at Midtown (new construction)	Tyler	TX	75702	36	East Texas	Family	No
Eddison Lofts (new construction)	Houston	TX	77489	126	Upper Gulf Coast	Family	Yes
Eddison, The (FKA Canyons at 45)	Amarillo	TX	79109	328	Panhandle	Family	Yes
Edgewood Manor	Dallas	TX	75215	30	North Texas	Family	Yes
Edinburg Village	Edinburg	TX	78539	100	South Texas	Family	Yes
El Campo	El Campo	TX	77437	80	South Texas	Family	Yes
Elder Street Artist Lofts	Houston	TX	77007	34	Upper Gulf Coast	Family	Yes
Eleanor Place	San Antonio	TX	78209	9	South Texas	Family	No
Elmhurst Place	San Antonio	TX	78209	23	South Texas	Family	No

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Property	City	State	Zip	Units	Region	Description	LIHTC
Enclave at Buckhorn Crossing	San Antonio	TX	78240	240	South Texas	Family	No
Enclave at Mira Lagos I	Grand Prairie	TX	75054	199	North Texas	Family	No
Enclave at Mira Lagos II	Grand Prairie	TX	75054	112	North Texas	Family	No
Enclave at Parkview	Fort Worth	TX	76179	144	North Texas	Family	Yes
Enclave on Pioneer (fka The Oaks)	Balch Springs	TX	75180	147	North Texas	Family	No
Encore at Buckingham	Richardson	TX	75081	242	North Texas	Seniors	No
Estates at Shiloh	Dallas	TX	75228	40	North Texas	Seniors	Yes
Fifty Oaks	Rockport	TX	78382	50	South Texas	Family	Yes
Fish Pond at Cuero	Cuero	TX	77954	48	South Texas	Seniors	Yes
Fish Pond at Portland	Portland	TX	78374	60	South Texas	Seniors	Yes
Flats at Shadow Glen	Manor	TX	78653	248	North Texas	Family	No
Forest Park Apartments	Austin	TX	78753	228	Central Texas	Family	Yes
Frankford Station Lofts (new construction)	Carrollton	TX	75007	204	North Texas	Family	No
Garland Estates	Garland	TX	75042	40	North Texas	Seniors	No
Glades of Gregory	Gregory	TX	78359	72	South Texas	Family	Yes
Glades of Gregory II (new construction)	Portland	TX	78374	144	South Texas	Family	Yes
Golden Acres Retirement Center	Paris	TX	75460	50	East Texas	Seniors	No
Gran Cielo	Rio Grande City	TX	78582	80	South Texas	Family	Yes
Grand Reserve Seniors, The - McKinney	McKinney	TX	75069	180	North Texas	Seniors	Yes
Grand Reserve Seniors, The - Temple	Temple	TX	46504	102	Central Texas	Seniors	Yes
Grand Reserve Seniors, The - Waxahachie	Waxahachie	TX	75165	80	North Texas	Seniors	Yes
Grand Texas Seniors, The - McKinney	McKinney	TX	75069	100	North Texas	Seniors	Yes
Green Briar Village I	Wichita Falls	TX	76305	76	North Texas	Family	Yes
Greenbriar Village II	Wichita Falls	TX	76305	36	North Texas	Family	Yes
Greens on Turtle Creek, The	Port Arthur	TX	77642	84	East Texas	Seniors	Yes
Guadalupe Villas Seniors (new construction)	Lubbock	TX	79401	128	West Texas	Seniors	Yes
Gulfway Manor	Corpus Christi	TX	78412	151	South Texas	Family	Yes
Hacienda Del Sol	Dallas	TX	75217	55	North Texas	Family	Yes
Hacienda San Miguel (new construction)	Donna	TX	78537	140	South Texas	Family	No
Hampton Villages	Pampa	TX	79065	76	Panhandle	Family	Yes
Heritage Estates at Huntsville (new construction)	Huntsville	TX	77320	48	Upper Gulf Coast	Seniors	Yes
Heritage Estates at Owen Tech (new construction)	Austin	TX	78728	174	Central Texas	Seniors	Yes
Highland Villas	Bryan	TX	77802	180	Central Texas	Seniors	Yes
Hillandale Apartments	Columbia	SC	29203	200	South Carolina	Family	Yes
Hills at Leander (new construction)	Leander	TX	78641	228	Central Texas	Seniors	Yes
Homes of Mountain Creek, The	Grand Prairie	TX	75051	200	North Texas	Family	Yes
Hunter's Glen	San Antonio	TX	78211	144	South Texas	Family	Yes
Huntington at Missouri City	Missouri City	TX	77459	120	Upper Gulf Coast	Seniors	Yes
Huntington at Paseo de la Resaca (New Construction)	Brownsville	TX	78526	132	South Texas	Seniors	Yes
Huntington at Sienna Plantation	Missouri City	TX	77459	132	Upper Gulf Coast	Seniors	Yes
Huntington at Sienna Ranch	Missouri City	TX	77459	149	Upper Gulf Coast	Seniors	Yes
Huntington Beaumont (fka Gardens at Sienna)	Beaumont	TX	77708	120	East Texas	Seniors	Yes
Huntington Chimney Rock (new construction)	Houston	TX	77053	100	Upper Gulf Coast	Family	Yes
Huntington College Station (new construction)	College Station	TX	77845	120	Central Texas	Seniors	Yes
Huntington Kemah (new construction)	Kemah	TX	77565	148	Upper Gulf Coast	Family	Yes
Huntington Lake Jackson (fka Jackson Village)	Lake Jackson	TX	77566	96	South Texas	Seniors	Yes
Huntington Seniors at Buda (The)	Buda	TX	78610	120	Central Texas	Seniors	Yes
Iris Place	Dallas	TX	75240	18	North Texas	Family	No
Jeffrey Square Apartments	Dallas	TX	75208	20	North Texas	Family	No
Kensington Place	Houston	TX	77034	216	Upper Gulf Coast	Family	Yes
Kings Court	San Antonio	TX	78212	32	South Texas	Seniors	No
La Villita Phase I	Brownsville	TX	78521	128	South Texas	Family	Yes
La Villita Phase II	Brownsville	TX	78521	80	South Texas	Family	Yes
Lake Jackson Manor	Lake Jackson	TX	77566	100	South Texas	Seniors	Yes
Lakeline Apartments	Leander	TX	78641	264	Central Texas	Family	No
Lake Park Duplexes	Tyler	TX	75704	50	East Texas	Family	No
Lakeview Pointe (new construction)	Garland	TX	75043	112	North Texas	Family	Yes
Landing, The	Waco	TX	76705	160	Central Texas	Family	Yes
Lansborough Apartments	Houston	TX	77051	176	Upper Gulf Coast	Family	No
Las Misiones Apartments	Mission	TX	78527	118	South Texas	Family	No
LBJ Station	Dallas	TX	75243	249	North Texas	Family	No
Legacy Ranch @ Dessau East	Austin	TX	78753	232	Central Texas	Family	Yes
Limestone Ridge Apartments	Big Spring	TX	79720	76	West Texas	Family	Yes
Lindbergh Parc	Fort Worth	TX	76106	196	North Texas	Seniors	Yes
Live Oak Villas	George West	TX	78022	48	South Texas	Family	Yes

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Lockhart Springs (new construction)	Lockhart	TX		48	Central Texas	Family	Yes
LULAC Village Park	Corpus Christi	TX	78416	152	South Texas	Family	Yes
Lyons Gardens	Austin	TX	78702	54	Central Texas	Seniors	No
Maeghan Pointe Apartments	Edcouch	TX	78538	80	South Texas	Family	Yes
Magnolia at Village Creek	Fort Worth	TX	76119	252	North Texas	Family	Yes
Magnolia Place Senior Apts	Houston	TX	77033	144	Upper Gulf Coast	Seniors	Yes
Majestic on McKinney (The)	Denton	TX	76209	217	North Texas	Family	No
Major Crossing Apartments	Beaumont	TX	75428	96	East Texas	Family	No
Mansions at Hastings Green	Houston	TX	77065	230	Upper Gulf Coast	Family	Yes
Mansions at Hastings Green Senior	Houston	TX	77065	252	Upper Gulf Coast	Seniors	Yes
Mansions at Moses Lake	Texas City	TX	77590	240	Upper Gulf Coast	Family	Yes
Mark at Denton (new construction)	Denton	TX	76207	316	North Texas	Family	No
Mark at Midlothian (new construction)	Midlothian	TX	76065	236	North Texas	Family	No
Mark at Weatherford (new construction)	Weatherford	TX		355	North Texas	Family	No
Mark on Conquest (new construction)	Waxahachie	TX	75165	140	North Texas	Family	No
Mark on Conquest Phase II (new construction	Waxahachie	TX	75165	188	North Texas	Family	No
Mark on Solon	Waxahachie	TX	75165	112	North Texas	Family	No
Martha's Vineyard Place	Dallas	TX	75235	100	North Texas	Family	No
McMullen Square	San Antonio	TX	78228	100	South Texas	Family	Yes
Meadows at Bentley Drive, The	San Antonio	TX	78218	208	South Texas	Family	Yes
Mill Stone Apartments	Fort Worth	TX	76120	144	North Texas	Family	Yes
Mill Town Seniors	Silsbee	TX	77565	80	East Texas	Seniors	Yes
Miramonte (new construction)	Stafford	TX	77471	124	South Texas	Family	Yes
Miramonte Single Living (new construction)	Stafford	TX	77471	68	South Texas	Seniors	Yes
Moore Grocery Lofts	Tyler	TX	75702	88	East Texas	Family	Yes
Museum Reach Lofts (new construction)	San Antonio	TX	78215	94	South Texas	Family	Yes
Navigation Pointe	Corpus Christi	TX	78405	124	South Texas	Family	Yes
North Forest Trails	Houston	TX	77028	168	Upper Gulf Coast	Family	Yes
Oak Meadows Townhomes	Commerce	TX	75428	72	North Texas	Family	Yes
Orchards at Arlington Heights	Arlington	TX	76018	180	North Texas	Seniors	No
Orchards at Market Plaza	Plano	TX	75075	180	North Texas	Seniors	No
Palisades of Inwood	Houston	TX	77088	127	Upper Gulf Coast	Seniors	Yes
Parc East Apartments	Mesquite	TX	75150	209	North Texas	Family	Yes
Park Gardens North	Paris	TX	75462	100	East Texas	Family	No
Park Hill	San Marcos	TX	78666	168	Central Texas	Family	No
Park Village	Big Spring	TX	79720	76	West Texas	Family	Yes
Park, The	Corpus Christi	TX	78413	226	South Texas	Family	No
Parkstone Crossroads	Wichita Falls	TX	76301	112	North Texas	Family	Yes
Parkstone Senior Village I	Wichita Falls	TX	76310	140	North Texas	Seniors	Yes
Parkstone Senior Village II	Wichita Falls	TX	76310	64	North Texas	Seniors	Yes
Parkstone Senior Village III	Wichita Falls	TX	76310	40	North Texas	Seniors	No
Peter's Colony	Carrollton	TX	75007	160	North Texas	Family	No
Pioneer Crossing - Diboll (new construction)	Diboll	TX	75941	80	East Texas	Family	Yes
Pioneer Crossing Burkburnett Seniors	Burkburnett	TX	76354	80	North Texas	Seniors	Yes
Pioneer Crossing Henrietta	Henrietta	TX	76365	49	North Texas	Family	No
Pioneer Crossing Lufkin Family	Lufkin	TX	75904	80	East Texas	Family	Yes
Pioneer Crossing Lufkin Seniors	Lufkin	TX	75904	80	East Texas	Seniors	Yes
Pioneer Crossing Mineral Wells	Mineral Wells	TX	76067	80	North Texas	Family	Yes
Pioneer Crossing Sulphur Springs Seniors	Sulphur Springs	TX	75482	80	East Texas	Seniors	Yes
Pointe Apartments, The	Dallas	TX	75215	10	North Texas	Family	No
Post Oak - Edna, The	Edna	TX	77957	64	South Texas	Family	Yes
Primrose Village (new construction)	Weslaco	TX	78599	242	South Texas	Family	Yes
Red Oaks Townhomes	Waco	TX	76706	80	Central Texas	Family	No
Reserve at Towne Crossing, The	Longview	TX	75605	216	East Texas	Family	No
Reserves at Springdale	Austin	TX	78723	264	Central Texas	Family	Yes
Reserves at San Marcos (new construction)	San Marcos	TX	78666	379	Central Texas	Family	Yes
Residences on Stillhouse Road	Paris	TX	76460	76	East Texas	Family	Yes
River Pointe	San Angelo	TX	76903	204	West Texas	Family	Yes
Riverside Village	Rio Hondo	TX	78583	60	South Texas	Family	Yes
Riversquare	Corpus Christi	TX	78410	204	South Texas	Family	Yes
Riverwalk Apartments	College Station	TX	77840	128	Central Texas	Family	No
Riverwalk Townhomes	Stephenville	TX	76401	76	North Texas	Family	Yes
Rockhill (new construction)	McKinney	TX	75070	60	North Texas	Family	No
Rockwell Manor	Brownsville	TX	78521	126	South Texas	Family	Yes
Rosewood Senior Villas (new construction)	Tyler	TX	75707	92	East Texas	Seniors	Yes

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Royal Gardens Mineral Wells	Mineral Wells	TX	76067	75	North Texas	Seniors	Yes
Royal Gardens Wichita Falls	Wichita Falls	TX	76310	49	North Texas	Seniors	Yes
Saddle Creek	Kyle	TX	78640	104	Central Texas	Family	Yes
Sage Brush Village	Odessa	TX	79763	112	West Texas	Family	Yes
Santa Rita Senior Village	Midland	TX	79701	136	West Texas	Seniors	Yes
Sedona Springs Villas	Odessa	TX	79764	100	West Texas	Family	Yes
Shadow Brook	Arlington	TX	76013	403	North Texas	Family	Yes
Silver Springs Apartments	Austin	TX	78753	360	Central Texas	Family	Yes
Silver Spur Apartments (New construction opening Ja	Palmview	TX	78572	120	South Texas	Family	Yes
Sleepy Hollow	Arlington	TX	76013	128	North Texas	Family	Yes
Somerset Lofts (new construction)	Houston	TX	77008	120	Upper Gulf Coast	Family	No
Southwest Pines	Tyler	TX	75701	248	East Texas	Family	Yes
Springfield Manor	Kirby	TX	78219	130	South Texas	Family	Yes
St. George's Court	Austin	TX	78752	60	Central Texas	Seniors	Yes
Stablewood Farms	San Antonio	TX	78227	252	South Texas	Family	Yes
Sterling Springs Villas	Midland	TX	79706	120	West Texas	Family	Yes
Stone Hearst Apts	Beaumont	TX	77703	104	East Texas	Family	Yes
Stone Hearst Seniors	Beaumont	TX	77703	36	East Texas	Seniors	Yes
Stonebridge of Plainview	Plainview	TX	79072	80	West Texas	Family	Yes
Stream at High Pointe (The) (New construction)	Haltom City	TX	76137	286	North Texas	Family	No
Sundance Meadows Apartments	Brownsville	TX	78526	132	South Texas	Family	Yes
Sunflower	La Feria	TX	78559	80	South Texas	Family	Yes
Sunquest	Primera	TX	78552	128	South Texas	Family	Yes
Sunray Community	Richardson	TX	75081	50	North Texas	Seniors	Yes
Sunrise Terrace	La Feria	TX	78559	70	South Texas	Family	Yes
Sycamore Pointe Apts.	Fort Worth	TX	76134	168	North Texas	Family	Yes
Thompson Place	San Antonio	TX	78226	128	South Texas	Family	Yes
Timber Creek at Sienna Trails	Beaumont	TX	77708	36	East Texas	Family	Yes
Treepoint Meadows	Amarillo	TX	79109	432	Panhandle	Family	No
Trinity Loft	Dallas	TX	75207	101	North Texas	Family	No
Tuscany Court Townhomes	Hondo	TX	78861	76	South Texas	Family	Yes
Tuscany Park at Buda	Buda	TX	78610	176	Central Texas	Family	Yes
Twin Oaks	Mission	TX	78572	108	South Texas	Family	Yes
Urban Oaks	Austin	TX	78745	194	Central Texas	Family	Yes
Urban Villas	Austin	TX	67622	90	Central Texas	Family	No
Villages at Snyder	Snyder	TX	79550	80	West Texas	Family	Yes
Villages of Huntsville	Huntsville	TX	77320	76	Upper Gulf Coast	Family	Yes
Villages of Huntsville Senior	Huntsville	TX	77320	36	Upper Gulf Coast	Seniors	Yes
Villas at Boston Heights	Benbrook	TX	76116	144	North Texas	Family	Yes
Villas of Giddings	Giddings	TX	78942	36	Central Texas	Family	Yes
Villas on Calloway Creek	Hurst	TX	76053	135	North Texas	Seniors	Yes
Villas on Raiford	Carrollton	TX	75007	180	North Texas	Seniors	Yes
Villas on Robinette (new construction)	Kileen	TX	76549	104	Central Texas	Seniors	Yes
Vineyard on Lancaster	Ft Worth	TX	76102	104	North Texas	Family	Yes
Vista Bella	Vista Lago	TX	78745	72	North Texas	Family	Yes
Walnut Creek Apartments	Austin	TX	78723	98	Central Texas	Family	Yes
West Oaks Village	Houston	TX	77082	232	Upper Gulf Coast	Seniors	Yes
West Ridge Villas	McKinney	TX	75070	132	North Texas	Family	Yes
Western Hills	San Antonio	TX	78227	146	South Texas	Family	Yes
Westmount at Houston Street	San Antonio	TX	78220	200	South Texas	Family	Yes
Windsor Place	Laredo	TX	78045	176	South Texas	Family	No
Wood River	Corpus Christi	TX	78410	200	South Texas	Family	No
Woodland Ridge	San Antonio	TX	78240	152	South Texas	Family	Yes
Works at Pleasant Valley II, The	Austin	TX	78702	29	Central Texas	Family	Yes
Works at Pleasant Valley, The	Austin	TX	78702	45	Central Texas	Family	Yes
Wurzbach Manor	San Antonio	TX	78240	161	South Texas	Family	Yes
Zion Village	Houston	TX	77004	50	Upper Gulf Coast	Family	Yes

HUD Program/Financing

TOTAL UNITS		31,755
TOTAL PROPERTIES		250
LIHTC UNITS		22,169
LIHTC PROPERTIES		187
SENIOR UNITS		7,260
SENIOR PROPERTIES		68

HAP UNITS	1320
HAP PROPERTIES	15
811 UNITS	153
811 PROPERTIES	16
PRAC UNITS	361
PRAC PROPERTY	10

updated: 10/14/2020

Alpha Barnes Real Estate Services II, LLC.

Jeffrey A. Barnes
Corporate Operations

- **Patrick King** — Director, Client Acctg
  - Nicole Edwards, AA
  - Sallian Dunbar — Client Acctg Specialist
  - Leslie Moore — Client Acctg Specialist
  - Scott Toler — Client Acctg Specialist
  - Matt Strom — Client Acctg Specialist
  - Laique Fazaldin — Client Acctg Specialist
  - Cody King — Client Acctg Specialist
  - Anne Gathonjia — Client Acctg Specialist
  - Taylor Herrington — Client Acctg Specialist
  - Johnathan Mitchum — Client Acctg Specialist
  - Dominque Lee — Replacement Reservces
- **Terri Turner** — Director, A/P
  - Lanell Candelier — A/P Specialist
  - Pat Saycocie — A/P Specialist
  - Janie Steadman — A/P Specialist
  - Angela Ottwell — A/P Specialist
  - Teri Gilbreth — Client Acctg Specialist
  - Daniel Sandoval — A/P Specialist
- **Trista Browning** — Controller
  - Aaron Lee — Corp Acctg Specialist
  - Monica Kilgore — EA, Receptionist
- **Mira MacKenna** — Director, HR
  - Keli Stucky — HR Specialist
- **Doug Tyrone** — Director, IT

Hugh A. Cobb / Michael D. Clark, HCCP
Property Management Operations

- **Connie Quillen, CAPS, HCCP, PHM** — Vice President
  - Bryan Miller, HCCP, CAPS, CAM — Senior Regional Supervisor
    - Linda Blankman, AA
    - Tammy Flores, HCCP — Senior Regional Supervisor
      - Iyeisha Moore, AA
      - Koren Actouka, HCCP, COS — Regional Supervisor
        - Amanda Thayer, AA
        - Electra Taylor, CAPS — Regional Supervisor
          - Christin Mendoza, AA
          - Robert Murphy — Regional Manager
  - Linda Coker, HCCP, CAM, CGPM, COS, NALP — Senior Regional / HUD Director
    - Linda Blankman, AA
    - Garry Franklin, COS (AUS) — HUD Compliance Specialist
    - Debra Kirk, COS — HUD Compliance Specialist
- **Anna Melson, HCCP, CAPS, COS** — Vice President
  - Amanda Thayer, AA
  - Connie LaBrenz, HCCP, C3P — Regional Supervisor
    - Marcia Branstetter, EA
    - Chandra Barkwell, HCCP — Regional Supervisor
      - Lea McGlynn, AA
      - Kim Mims-Ressig — Regional Supervisor
        - Lea McGlynn, AA
        - April Lopez — Regional Supervisor
          - Debbie Boyd, AA
          - Yvette Correa — Regional Supervisor
            - Lea McGlynn, AA
            - Gaylynne Isbell, CAM, CAMT, CAPS — Regional Supervisor
              - Lyeisha Moore, AA
              - Jessica Alvarado — Regional Supervisor
                - Marcia Branstetter, EA
  - Marcia Branstetter, EA
  - Lori Erbst, HCCP, C3P,NCP — Director of Compliance
    - Rafaela Monasterio, HCCP — Compliance Manager
      - Nicole Torres, HCCP, ARM, NPCC — Senior Compliance Specialist
        - Laquishia Miles, HCCP — Compliance Specialist
          - Amber Garvin, HCCP — Compliance Specialist
            - Claudia Rodriguez, HCCP (HOU) — Compliance Specialist
              - Lili Castaneda (HOU) — Compliance Specialist
                - Tiffonie Adkins, HCCP — Compliance Specialist
                - Tabatha Garcia, HCCP — Compliance Specialist
                - Lindsay Aguilar — Compliance Specialist
                - Stephanie Eason — Compliance Specialist
                - Lacey Ellison — Compliance Specialist
- **Cathy Johnson, HCCP, CAPS, CAM, NALP** — Vice President
  - Marcia Branstetter, EA
  - Linda S Smith — Senior Regional Supervisor
    - Jessica Herrington, AA
    - Christie Quinn, HCCP, CAM — Senior Regional Supervisor
      - Debbie Boyd, AA
      - Laurie Root, CAPS, CAM — Senior Regional Supervisor
        - Debbie Boyd, AA
        - Becca Reisbell, HCCP — Senior Regional Supervisor
          - Marcia Branstetter, EA
          - Eileen Poole — Regional Supervisor
            - Jessica Herrington, AA
            - Paul D. Buck — Regional Supervisor
              - Jessica Herrington, AA
              - Amber Riley — Regional Supervisor
                - Linda Blankman, AA
                - LeighAnne Taylor — Software Trng Coordinator
- **Debbie Wiatrek** — Vice President
  - Christin Mendoza, AA
  - Reyanne Schmidt — Reigonal Supervisor
    - Christin Mendoza, AA
    - Mary Goodwin — Reigonal Supervisor
      - Lyeisha Moore, AA
      - Martha Padier — Reigonal Supervisor
        - Lyeisha Moore, AA
        - Lisa McLemore — Reigonal Supervisor
          - Christin Mendoza, AA
          - Katie Graham — Asset Manager
- **Rebecca Alonzo, HCCP** — Director, Client Services
  - Casey Cobb — Associate, Client Services
- **Robert Morgan, Jr** — Maintenance Supervisor
  - Ryan Morgan — Maintenance Supervisor
    - Wayne Johnson — Maintenance Supervisor
      - Ozzy Castillo — Maintenance Supervisor
        - Jose Mendoza — Maintenance Supervisor

Stephen Barnes
Development

- **John Gold** — Vice President
- **Marte Hogg** — Insurance Administrator

Ownership for ABRES II, LLC	
Michael D. Clark	25%
Hugh A. Cobb	25%
Jeffrey A. Barnes	25%
Stephen N. Barnes	25%

12720 Hillcrest Road, Ste 400
Dallas, TX 75230
(972) 643-3200

Last Updated: 7/21/2020

Supportive Services

ABOUT ECHO

Our **Mission** is to provide dynamic, proactive leadership that engages policymakers and the community to end homelessness.

Our **Vision** is a community fiercely focused on ending homelessness.

Our **Philosophy of Service**:

- **Support** people in the context of their circumstances; recognize and honor their experiences, dignity, knowledge, aspirations, and ability to overcome adversity.
- **Affirm** that people are experts in their own circumstances and couple their expertise with data to inform our system.
- **Center** Racial Equity; seek diverse voices and unique perspectives in order to best serve our community.
- **Lead** and foster collaboration that strengthens our homelessness response system.
- **Advocate** alongside the people we serve for the resources needed to fulfill our mission.

The Ending Community Homelessness Coalition (ECHO) is a 501(c)(3) non-profit organization and is the lead agency that plans and implements community-wide strategies to end homelessness in Austin and Travis County. We are the backbone for the homeless services system and work closely with nonprofits and government agencies to coordinate assistance and housing for people experiencing homelessness in our community.

STAFF

LEADERSHIP

Matt Mollica
Executive Director

Sarah Duzinski
Vice President of Quality Assurance

Kate Moore
Vice President of Strategic Planning & Partnerships

Akram Al-Turk
Research & Evaluation Director

Laura Evanoff
Director of Community Planning & Partnerships

Preston Petty
Coordinated Entry Program Director

Whitney Bright
HMIS Program Director

Teri Yates
Chief Financial Officer

Chris Davis
Communications Manager

BOARD OF DIRECTORS

Ed McHorse | Acting Chair
McGinnis Lochridge

Mark S. Hernandez, RN MD FACP | Treasurer
Medical Director, Public Health Alliances, Ascension Medical Group

Shannon Sedwick | Secretary
Esther's Follies

Cossy Hough, LCSW
UT School of Social Work

Alberta Phillips
Journalist and Community Advocate

Betty Staehr
Community Advocate

Lynn Meredith
Community Advocate

Steven Brown
President, Givens Park Work Group

C. Lane Prickett
Attorney

PORTFOLIO

RESIDENT SERVICES

CURRENT RESIDENT SERVICES

IN THE AUSTIN, TEXAS AREA

ELEANOR “ELLIE” M.C. FANNING, EXECUTIVE DIRECTOR
MELINDA FRAZER, SR. DIRECTOR OF BUSINESS DEVELOPMENT
JOT COUCH, FINANCIAL CONSULTANT
LISA HESS, SR. DIRECTOR OF ADMINISTRATION
NICOLE TOSCANO, DIRECTOR OF COMMUNITY SERVICES
TX, AR, CA, CO, KS, NM
KENDRELL WASHINGTON, DIRECTOR OF COMMUNITY SERVICES
TX, MS, VA
DELOREN MAIER, DIRECTOR OF COMPLIANCE

ASSOCIATE DIRECTORS, REGIONAL COORDINATORS, AND RESIDENT SERVICES COORDINATORS FOR OVERSIGHT OF EACH REGION AND SITE

OPERATIONAL STAFF

COVID-19 FOOD ASSISTANCE VIDEO

HTTPS://WWW.YOUTUBE.COM/WATCH?V=1LFUGT0KK9K

Sample of Services-Family Properties

**All programming is customized to resident & management feedback*

Adult Development
Basic Adult Education
GNP Women's Group
Credit Counseling
ESL Classes
Financial Planning Assistance
Legal Assistance
Home Buyer Education
Abuse Awareness
Counseling & Crisis Support
Identity Theft & Fraud Prevention
Self Defense Education
Financial Literacy

Family Development
Self Esteem Enhancement
Character & Leadership
Child Development
College Prep Course
Computer Literacy
Personal Growth
Parenting Classes

Health & Nutrition
Nutrition Education
Prevention Education
Cooking Basics
Fitness Class
Health Fair
Health Screening
Immunizations
Fitness Class

Job & Career Development
Entrepreneurial Education
Vocational Training
Vocational Guidance
Job Referrals
Job Preparation Skills

Neighborhood Development
National Night Out
Resident Council
Crime Watch Meeting
Cultural Enrichment
Fire Safety
Gardens & Green Project
Stranger Danger Education

Recreational Activities
Arts & Crafts
Games
Team Sports
Social Events
Seasonal Activities

Social Services & Referrals
Resource Library
Counseling Services

Youth Development
Character Building
Scholastic Tutoring
After School Program
Operation Back to School

PORTFOLIO
RESIDENT SERVICES

PORTFOLIO
RESIDENT SERVICES

AUSTIN REGIONAL TEAM

BELINDA GARZA — ASSOCIATE DIRECTOR, RESIDENT SERVICES
BGARZA@PRSPUPRPOSE.ORG

JASON OUELLETTE — REGIONAL COORDINATOR
JOUELLETTE@PRSPURPOSE.ORG

LESLY REYNAGA — REGIONAL COORDINATOR
LRSANDOVAL@PRSPURPOSE.ORG

OLGA YRACHETA — COORDINATOR MENTOR
OYRACHETA@PRSPURPOSE.ORG

MELINDA FRAZER — SR DIRECTOR BUSINESS DEVELOPMENT
MFRAZER@PRSPURPOSE.ORG

TOTAL ADDED DONATIONS VALUE

(JAN 2021 – JUN 2021)

$342,507.58

RENT & UTILITY ASSISTANCE

(2020 – JUN 2021)

$253,163

AUSTIN AREA SITES

18 months or less

ARIA GRAND APARTMENTS
BRIDGE AT CAMERON
COMMONS AT GOODNIGHT
ELYSIUM GRAND
HARRIS BRANCH APARTMENTS
HARRIS BRANCH SENIORS
KAIA POINTE
LA MADRID
POINTE AT BEN WHITE
RUNNYMEDE APARTMENTS
VILLAGES AT BEN WHITE
VILLAGES AT FISKVILLE
WESTERN SPRINGS

More than 2 years

ALLEGRE POINT
ASBURY PLACE
FRANKLIN PARK
LUCERO APARTMENTS
PARK PLACE AT LOYOLA
SANTORA VILLAS
SOUTHPARK RANCH APARTMENTS
STONERIDGE APARTMENTS
TROVE EASTSIDE
WALNUT CREEK APARTMENTS
WINDY RIDGE
WOODWAY VILLAGE

AUSTIN AREA COMMUNITY PARTNERS

ABC Center
Almonie Pediatrics
Aspen Hospice
Austin Community College
Austin Mutual Aid
Austin PD
BB&T
Blue Cross / Blue Shield
Book Boosters
Buzgova, Meneses & Wellington Smith LLP
Catholic Charities
Cheddar's
Chi'lantros
Christian Warrior Church
CJB Management
Cooks Nook
Daughter of Zion
El Buen Samaritano
Flaming Sword
Girling Home Health
Half Price Books
Home Health Services
Humana Insurance
IKEA
Lowe's Pro
Manos de Cristo
McDonald's
Montessori of Lake Hills
Opportunities for Williamson & Burnet Counties
Pajamas for Kids
Pool Pro
Randalls Grocery Store
Sacred Heart
San Marcos PD
Share a Fork Foundation
St Vincent de Paul
Starbucks
Stitch Humanity
Taco Cabana
Texas Farm Bureau
Texas Health and Human Services
Texas Prepares
The Beat Church
The Hill
Travis County
United Health Care
Vax Now
Walmart
Welcome Table
Whittlesey Landscaping
Wonder World
ZDTs Amusement Park

Access Dental
Apache Shores
AT&T
Austin Firefighter Association
Austin PAL Program
Austin RENT Assistance
Black Women In Business
Blue Santa
Boys and Girls Country
Caring Place
Central Texas Food Bank
Chic-fil-a
Christ Community Church
Circle of Hope
Connected Senior Care
CTFB
Domino's Pizza
Farmers Insurance
Fresh Food Pantry
Good Shepherd on the Hill
HEB
HOPE
IDEA Schools
La Madrid
Manor Estates
Masako Sweet Bakery
Meals on Wheels
Operation Turkey
OWBC
Pizza Hut
Project Pajamas
RISE
SAFE Austin
Save the Food
St Matthews Episcopal Church
St. James
State of Texas
Superior Health
Tarrytown Pharmacy
Texas Food Bank
Texas Kitchen
Texas Rent Relief
The Caring Place
Toys for Tots
Travis Heights Christian Outreach
Usupplies
Vella Insurance
Way of Life Church
Whim Party Rentals
Women's Center
Workers Assistance Program

PORTFOLIO
RESIDENT SERVICES

SAMPLES OF CURRENT SERVICES IN AUSTIN

- Calendar
- Monthly Event Summary Report
- LURA Summary
- Survey Results

Santora Villas

July 2021

PORTFOLIO RESIDENT SERVICES

Good Neighbor Program -Lesly Reynaga Sandoval, Resident Services Coordinator Please send questions or suggestions to: lrsandoval@prspurpose.org

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6 **Social Services & Referrals** Rent & Utility Assistance 12:00 PM - 1:00 PM **Basic Adult Education*** Writing: Grammar Focus 1:00 PM - 3:00 PM **Recreational Activity** Making Summer Cards 3:00 PM - 5:00 PM	7 **Financial Planning Assistance or Course*** Learning Credit Scores 12:00 PM - 1:00 PM **English as a Second Language*** Conversation Group 1:00 PM - 3:00 PM **Scholastic Tutoring*** Summer Reading and Free Books 3:00 PM - 5:00 PM	8 **Welfare Programs*** SNAP Applications 12:00 PM - 1:00 PM **Health Screening Service*** Eye Exams 1:00 PM - 3:00 PM **Social Event*** Summer Smoothie Party 3:00 PM - 5:00 PM	9	10
11	12	13 **Community Garden*** Gardening Schedule 12:00 PM - 1:00 PM **Home Buyer Education*** Buying a Home with Truist 1:00 PM - 3:00 PM **Youth Program*** Board Games and Snack 3:00 PM - 6:00 PM	14 **Transportation*** Cap Metro & COVID 12:00 PM - 1:00 PM **GED Preparation*** Social Studies Focus 1:00 PM - 3:00 PM **Recreational Activity** Arts & Crafts 3:00 PM - 5:00 PM	15	16	17
18	19	20 **Social Services & Referrals** Rent & Utility Assistance 12:00 PM - 2:00 PM **Vocational Training*** Goodwill Excell Center 2:00 PM - 3:00 PM **Organized Team Sport*** Kids ZUMBA! 3:00 PM - 6:00 PM	21 **Counseling Service*** Austin Center for Grief & Loss 12:00 PM - 1:00 PM **Credit Counseling*** Track Your Credit Score 1:00 PM - 3:00 PM **Recreational Activity** Arts & Crafts 3:00 PM - 5:00 PM	22 **Program Coordination** Community Outreach Food Pantry 12:00 PM - 2:00 PM **Legal Assistance*** Volunteer Legal Services 2:00 PM - 3:00 PM **Recreational Activity** Slime and Snacks 3:00 PM - 6:00 PM	23	24
25	26	27 **Health and Nutritional Course*** Learning Balanced Meals 12:00 PM - 1:00 PM **State Workforce Development*** Work In Texas 1:00 PM - 3:00 PM **Recreational Activity** Slime and Snacks 3:00 PM - 6:00 PM	28	29 **Program Coordination** Community Outreach: Door to Door, Heart to Heart 12:00 PM - 2:00 PM **Recreational Activity** Slime and Snacks 2:00 PM - 5:00 PM	30	31

Don't Forget… All programs are FREE to residents! Sign Up Today!

PORTFOLIO™
RESIDENT SERVICES

Good Neighbor Program

Monthly Event Summary Report

Report Summary

				Month & Year:	May 2021
Portfolio Member:	Franklin Park				
Resident Services Coordinator:	Sandra Fernandez	**Total Male Participants:**	47	**Contribution Value:**	$35,499.54
Occupancy Rate:	89.57	**Total Female Participants:**	81	**GIK Goods/Donations:**	$35,394.54
New Residents Enrolled:	0	**Total Participants:**	128	**GIK Services:**	$105.00
Total Activities:	30	**Total Youths:**	110	**Total Volunteer Hours:**	7.00
Total Hours:	58.00	**Total Adults:**	13	**Rent & Utility Contributions:**	$34,848.28
		Total Seniors:	5		

LURA Summary

Kaia Pointe

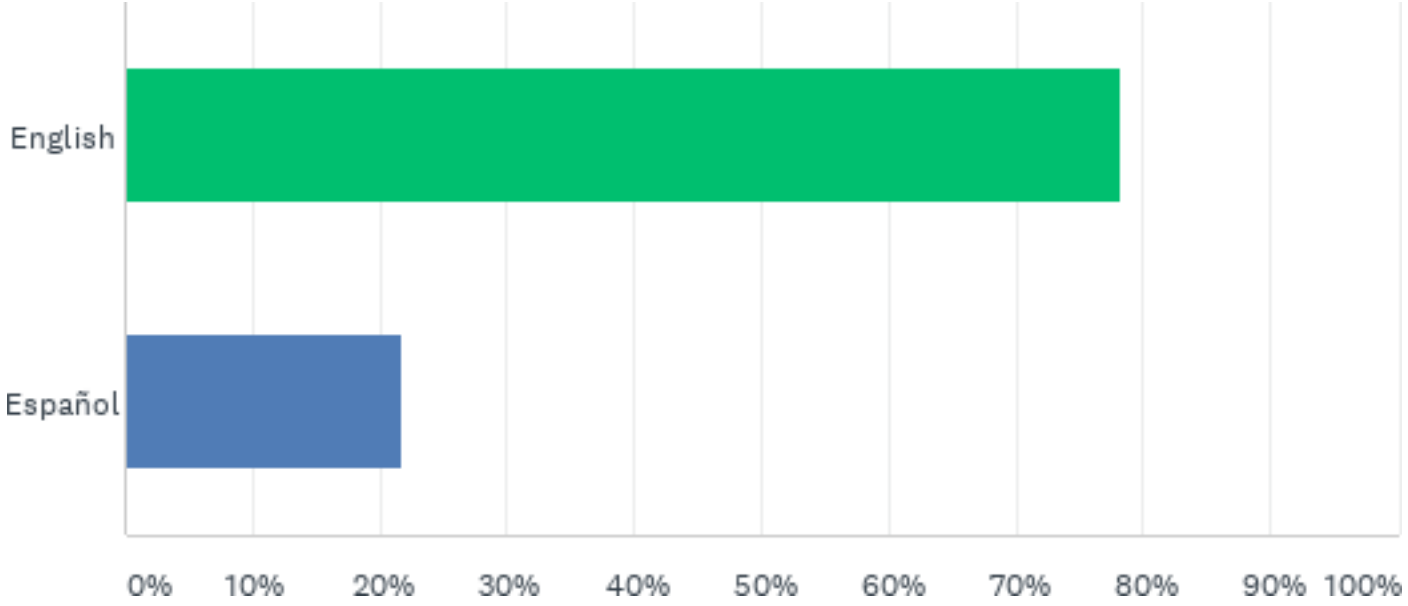
Lura	Activity	Event Description	Date
Arts & Crafts - Twice monthly arts, crafts and other recreational activities such as Book Clubs and creative writing classes (2 points)			
	Arts & Crafts*	**Silly Sidewalks**	**7/8/2021**
	Arts & Crafts*	**Pinwheels**	**7/15/2021**
Food Pantry - Food pantry consisting of an assortment of non-perishable food items and common household items (i.e laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or request by a tenant (1 point)			
	Food Pantry*		**7/22/2021**
Health & Nutritional Course - Quarterly health and nutritional courses (1 point)			
	Health & Nutritional Course*	**Water Exercise**	**7/8/2021**
Health Fair - Annual health fair provided by a health care professional (1 point)			
	Health Fair*	**Free Health Resources**	**7/8/2021**
Income Tax Preparation - Annual income tax preparation (offered by a qualified individual from an income tax prep service or IRS-certified Volunteer Income Tax Assistance program) (1 point)			
	Income Tax Preparation*		**7/1/2021**
Quarterly financial planning courses (i.e. homebuyer education, credit counseling, investing advice, retirement plans, etc.) Courses must be offered through an on-site instructor; a CD or online courses is not acceptable (1 point)			
	Financial Planning Course*	**Creating a Budget**	**7/1/2021**
Weekday character building (shall include at least on a monthly basis a curriculum-based character building presentation on relevant topics (i.e. teen dating violence, drug prevention, teambuilding, internet dangers, stranger danger, etc.) (2 points)			
	Character Building*	**Cyber Safety**	**7/15/2021**
Youth Program - Organized youth programs or other recreational activities such as games, movies, or crafts offered by the Development (1 point)			
	Youth Program*	**Veggie Picnic**	**7/22/2021**

Harris Branch Apartments

Friday, June 04, 2021

Powered by

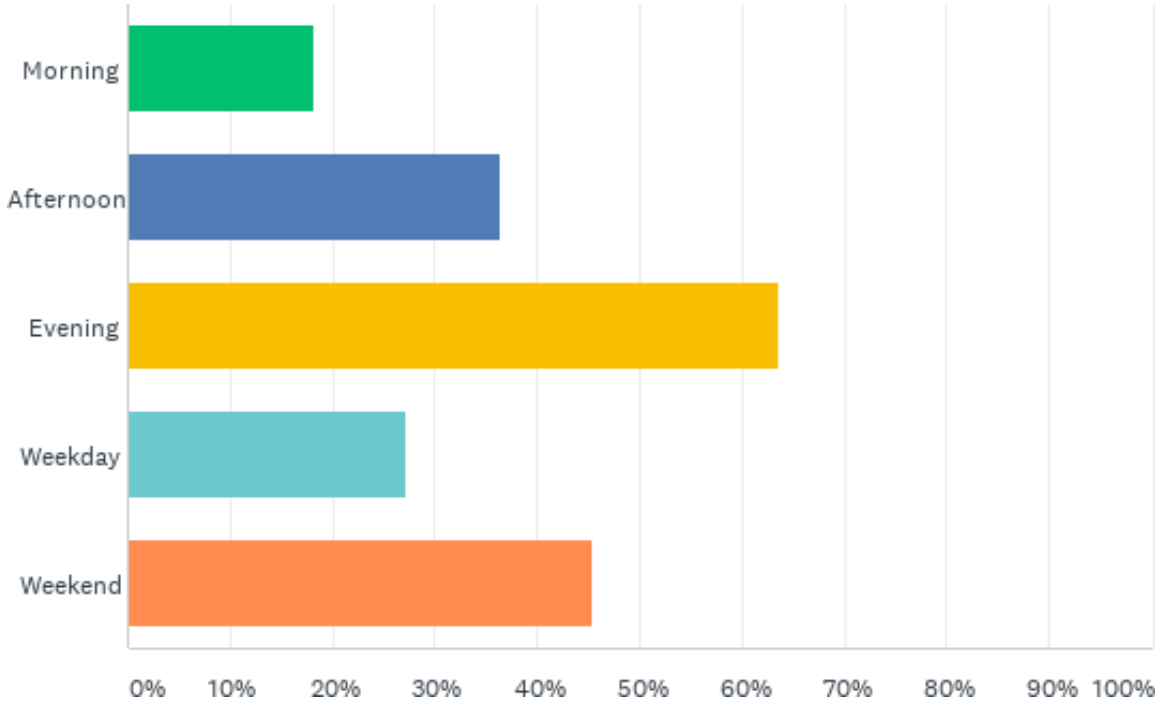
Q1: English or Spanish



Q1: English or Spanish

ANSWER CHOICES	RESPONSES
English	78.26%
Español	21.74%

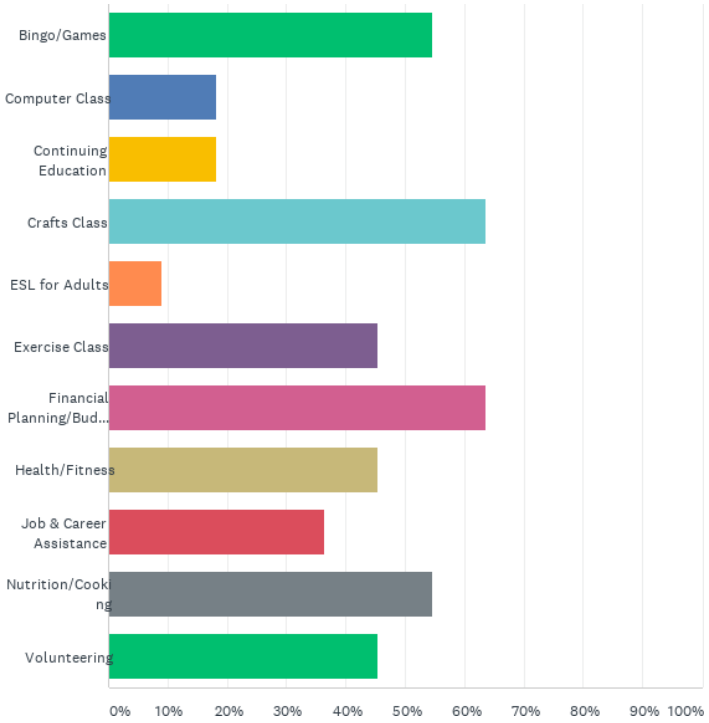
Q3: I would like to see the programs offered during:



Q3: I would like to see the programs offered during:

ANSWER CHOICES	RESPONSES
Morning	18.18%
Afternoon	36.36%
Evening	63.64%
Weekday	27.27%
Weekend	45.45%

Q4: I would be interested in attending one or more of these programs or activities:



Q4: I would be interested in attending one or more of these programs or activities:

ANSWER CHOICES	RESPONSES
Bingo/Games	54.55%
Computer Class	18.18%
Continuing Education	18.18%
Crafts Class	63.64%
ESL for Adults	9.09%
Exercise Class	45.45%
Financial Planning/Budgeting/Credit	63.64%
Health/Fitness	45.45%
Job & Career Assistance	36.36%
Nutrition/Cooking	54.55%
Volunteering	45.45%

Powered by SurveyMonkey

PORTFOLIO
RESIDENT SERVICES

SUCCESS STORIES

Portfolio Resident Services

www.PRSpurpose.org

Good Neighbor Program Success Story

Community: Asbury Place **Date:** May 2021

Resident Services Coordinator: Miranda Hanson

NARRATIVE:

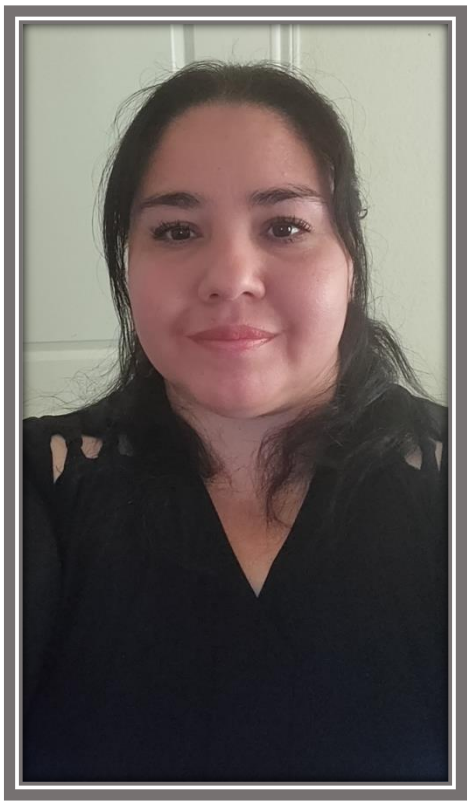
In May, we were happy to learn that six residents at Asbury Place have been approved for a total of $35,000 in rent assistance! PRS has provided residents information on rental assistance through the Texas Rent Relief Program since the program kicked off earlier in the spring. This program provides assistance to people who have lost income due to COVID-19. Emergency funds are available to help renters pay rent and utility bills, including past due rent and utilities.

Portfolio Resident Services

www.PRSpurpose.org

Good Neighbor Program Success Story

Community: Santora Villas **Date:** April, 2021
Resident Services Coordinator: Lesly Reynaga



NARRATIVE:

Sonia has been going through a rough time for the last year since the COVID pandemic started. After working in the food and service industry for years, she suddenly found herself without a job and unable to pay rent. We have applied for multiple rent assistance programs, and we are happy to share that Texas Rent Relief is covering 3 months of rent for her! This comes out to over $3,800 in rent assistance. We are hopeful that other program will be able to help cover her remaining balance.

Portfolio Resident Services

www.PRSpurpose.org

Good Neighbor Program Success Story

Community: Trove Eastside **Date:** April, 2021
Resident Services Coordinator: Oriana Lopez

NARRATIVE:

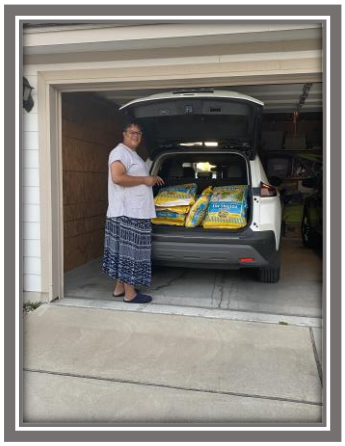
The Spring Cleaning Event at Trove Eastside was a success! We had almost 50 residents come out and enjoy the event even in the rain! Community partners Blue Cross Blue Shield, Superior Healthcare, the Hill Episcopal Church, and UT's VaxNow program all came out to volunteer for the evening! The point of the event was for residents to bring items they no longer used or needed and sell/give/trade them there. We had two residents bring a lot of food, toys, and clothes. Many residents just came to enjoy the food and music and to shop around. We got 23 people vaccinated with the Pfizer Vaccine! They will be coming back on May 25th to administer the second dose.

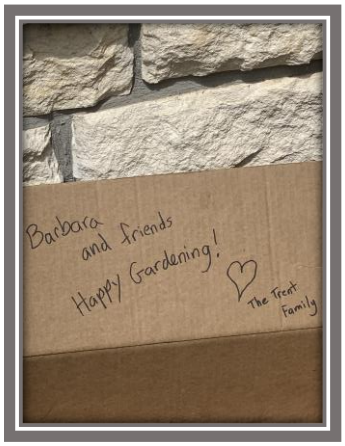
Portfolio Resident Services

www.PRSpurpose.org

Good Neighbor Program Success Story

Community: Villages at Fiskville **Date:** March, 2021
Resident Services Coordinator: Barbara Fletcher





NARRATIVE:

It all began with the idea of creating a Garden Club for the residents. Shortly after, I posted on the neighborhood Nextdoor app asking for recommendations of how to get raised planter boxes for my residents. Suggestions on how to build them, where to get wood, and offers for building soon followed. Then Darrell and Jennifer offered to donate 3 built by Alistair! Soil was donated by Stephanie, and seedlings were donated by the Trent family! Residents enjoyed getting some sun while planting and we'll meet weekly to make sure the weeds don't take over and everything is watered. We look forward to our harvest!

Portfolio Resident Services

www.PRSpurpose.org

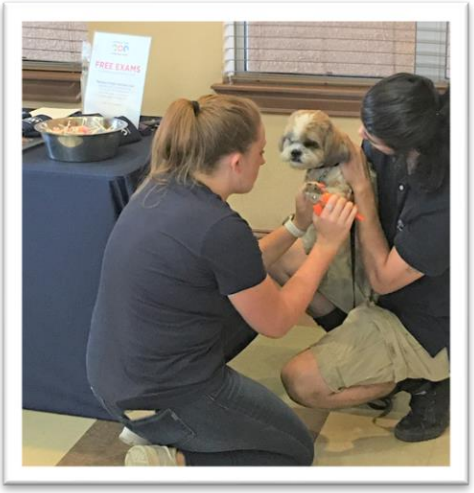
Good Neighbor Program Success Story

Community: Commons at Goodnight **Date:** May, 2021
Resident Services Coordinator: Jacquelyn Andrews

NARRATIVE:

The youth program at Goodnight Commons continued going strong during the month of May. The younger kids love coming out to their activity center to make slime and other crafts activities, while the teenagers really enjoy a game of pool and an occasional board game. Our very sweet volunteer mom, Laura, is also a great asset to the Good Neighbor Program and we are grateful for her time!

PORTFOLIO
RESIDENT SERVICES



“The Good Neighbor Program” Success Story

COMMUNITY NAME: Southpark Ranch

RESIDENT SERVICES COORDINATOR: Diane Sabrio

DATE(S) OF EVENT: June 2021

NARRATIVE:
The Good Neighbor Program at Southpark Ranch partnered with Manchaca Village Veterinary to host our first Yappy Hour! Residents were able to bring their dogs in for free nail clips, information, support and gifts for the care of their pets. With the donation of time, care, goodies, and love from MVV, all participants truly enjoyed the Yappy Hour.

PORTFOLIO
RESIDENT SERVICES

McDOWELL
PROPERTIES

PROPOSED SERVICE PLAN PARTNERSHIP

SAMPLES:

- Calendar
- Monthly Event Summary Report
- Flyers
- Enhanced Pulse Point sample
- E-survey

McDowell Housing

August 2021

PORTFOLIO RESIDENT SERVICES

Good Neighbor Program – Jane Doe, Resident Services Coordinator. Please send questions or suggestions to: jdoe@prspurpose.org

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 **Adult Development** Internet Skills Workshop 1:00 PM – 3:00 PM **Youth Development** Back to School Countdown Summer Bash 3:00 PM - 5:00 PM	3 **Health & Nutrition** Neighbors Sharing Recipes 1:00 PM – 3:00 PM **Youth Development** Popsicles and Crafts 3:00 PM - 5:00 PM	4 **Adult Development** English as a Second Language 1:00 PM – 3:00 PM **Youth Development** Discovery Channel Scavenger Hunt 3:00 PM - 5:00 PM	5 **Job & Career Development** Job Search Assistance 1:00 PM – 3:00 PM **Youth Development** Summer Reading Club 3:00 PM - 5:00 PM	6	7
8	9 **Social Services & Referrals** Helping Hands Pantry 1:00 PM – 3:00 PM **Youth Development** Board Games and Snacks 3:00 PM - 5:00 PM	10 **Job & Career Development** Working on Resumes 1:00 PM – 3:00 PM **Youth Development** Youth Sports and Competition 3:00 PM - 5:00 PM	11 **Health & Nutrition** Respiratory Care & Wellness 1:00 PM – 3:00 PM **Youth Development** Making Bracelets 3:00 PM - 5:00 PM	12 **Health & Nutrition** Covid Vaccine Registrations 1:00 PM – 3:00 PM **Recreational Activity** OPERATION BACK TO SCHOOL 3:00 PM - 5:00 PM	13	14
15	16 **Adult Development** Financial Advising 1:00 PM – 3:00 PM **Youth Development** After School Program 3:00 PM - 5:00 PM	17 **Health & Nutrition** Dental Hygiene Workshop 1:00 PM – 3:00 PM **Youth Development** Anti-Bullying Club 3:00 PM - 5:00 PM	18 **Adult Development** English as a Second Language 1:00 PM – 3:00 PM **Youth Development** Reading Games 3:00 PM - 5:00 PM	19 **Family Development** Let's Get Cleaning 1:00 PM – 3:00 PM **Youth Development** After School Program 3:00 PM - 5:00 PM	20 	21
22	23 **Financial Literacy** Understanding Your Credit Score 1:00 PM – 3:00 PM **Youth Development** After School Program 3:00 PM - 5:00 PM	24 **Adult Development** English as a Second Language 1:00 PM – 3:00 PM **Youth Development** Board Games & Snacks 3:00 PM - 5:00 PM	25 **Program Coordination** Community Partner Outreach 1:00 PM – 3:00 PM **Youth Development** Help with FAFSA (Federal Student Aid) Applications 3:00 PM - 5:00 PM	26 **Social Services & Referrals** Rent/Utility Assistance 1:00 PM – 3:00 PM **Youth Development** After School Program 3:00 PM - 5:00 PM	27	28
29	30 **Neighborhood Development** Door to Door, Heart to Heart 1:00 PM – 3:00 PM **Youth Development** After School Program 3:00 PM - 5:00 PM	31 **Youth Development** Popsicles & Crafts 3:00 PM - 5:00 PM				

Don't Forget...All programs are FREE for residents. Sign up your family today!

PORTFOLIO™
RESIDENT SERVICES

Good Neighbor Program

Monthly Event Summary Report

Report Summary

				Month & Year:	June 2021
Portfolio Member:	McDowell Housing				
Resident Services Coordinator:	Jane Doe	**Total Male Participants:**	101	**Contribution Value:**	$2,621.89
Occupancy Rate:	99.00	**Total Female Participants:**	129	**GIK Goods/Donations:**	$1,991.89
New Residents Enrolled:		**Total Participants:**	230	**GIK Services:**	$630.00
Total Activities:	43	**Total Youths:**	129	**Total Volunteer Hours:**	26.00
Total Hours:	70.00	**Total Adults:**	62		
		Total Seniors:	34		

GOOD NEIGHBOR PROGRAM

McDowell HOUSING

WHEN

(SEE CALENDAR FOR DETAILS)

WHERE

COMMUNITY CENTER

ALL PROGRAMS ARE 100% **FREE** TO RESIDENTS!!!

WWW.PRSPURPOSE.ORG

PORTFOLIO
RESIDENT SERVICES

PROGRAM OFFERINGS:

AFTER SCHOOL PROGRAM

-Tutoring
-Fun Science Experiments
-Healthy Snacks
-Good Grade Rewards

SOCIAL SERVICES

-Rent and Utility Assistance
-Prescription Payment Assistance
-Local Area Opportunities
-Food Pantry

COMMUNITY ACTIVITIES

-Spirit of Giving
-Operation Back to School
-National Night Out

SOCIAL EVENTS

-Holiday Parties
-Seasonal Celebrations
-Arts & Crafts

AND SO MUCH MORE!!

PORTFOLIO
RESIDENT SERVICES

The Good Neighbor Program Presents:

Let's Get Cleaning

Discover the Value of Good Housekeeping

Thurs. Aug. 19 1 pm

Protecting our Health | Boosting our Self-Esteem and Reducing Stress | Making Home a More Welcoming Environment

Sponsored by the Good Neighbor Program
Jane Doe, Resident Services Coordinator

Enhanced Pulse Point: House Cleaning 101

Audience: Adults, Seniors

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Purpose

After attending this activity, participants will recognize the value of maintaining a clean and organized living environment.

Goals

1. Discuss the environmental, health, and safety benefits of house cleaning and organization.
2. Explore the expectations of management and lease requirements.
3. Recognize the value of money saved by taking proper care of home and contents.
4. Evaluate how to reduce individual and family stress and increase a more positive attitude through a clean and organized home.

Preparation

1. Print copies of the Resident Questionnaires for all participants to monitor outcomes.
2. Pre-watch the video and be prepared to lead a discussion. Don't feel you can only ask those provided. You may use some or all, as well as supplement your discussion. Follow your instincts as well as the lead of your residents.
3. Print copies of the Routine Cleaning Checklist and any other handouts you wish to include.
4. Ask your manager for a blank sample of a tenant lease. Highlight sections that might refer to cleanliness and be prepared to share this in your discussion and/or invite them to attend and review topics relating to it on the lease.
5. Optional: Purchase a few dollar store cleaning items for door prizes, game winners, etc. such as buckets, brushes, cleaning products, detergent, sponges, etc.

By providing some fun and informative activities, this session may help your residents build positive habits that result in an improved quality of living and improved tenant/management relations. Remember, this session is intentionally designed to present BASIC help for those who may not have learned proper cleaning techniques or need a motivating refresher. You can follow up with other activities such as Green and Thrifty Cleaning Tips, etc. but keep this one as a simple primer.

Household chores may never be fun, but we can make it a more pleasant experience by learning steps to be cleaner and better organized. Your local extension office is a great resource to enlist a community partner to speak to your residents about maintaining a clean home. If you prefer to present the material yourself, we have included several resources but suggest you download the Basic Home Maintenance Leader's Guide available from Kansas State Southwind Extension Service available at: http://www.southwind.k-state.edu/home-family/home/docs/Basic_Home_Maintenance.pdf. Be sure to review it and print only the pages you wish to present and distribute. You may also use an alternative resource to supplement.

Event Instructions

***Ensure every participant has completed the "before" portion of the Resident Questionnaire.**

Introduce this session with a conversation about housecleaning. Who likes to clean? How often do you clean – ongoing, weekly, or whenever you can get to it. Let's face it, none of us really love to clean house but it is an absolute necessity! Not only is it necessary for our environmental health, but poor house cleaning habits can result in lease violations or even an eviction notice. There are several keep values to good housekeeping:

- Saves money. When you take care of the things you have, you are less likely to have to replace them.
- Improves health and safety. Breathing fresh air with less dust is better for your respiratory system. The chances of tripping over clutter or spills is less likely when there's a higher attention to organization and cleanliness. Cleaning and disinfecting reduces germs that can make you sick. Many fires start because of paper clutter, improper storage of cleaning chemicals, lint from clogged dryer vents, and grease from improperly maintained stoves.
- Affects you and your family's attitude. A clean house can enhance self-esteem and encourage family members to take pride in their home. A messy house can raise your stress levels and reduce your socialization if you're less likely to invite company over. A clean house produces a calmer, more positive attitude, and creates a more pleasant atmosphere for everyone.

Stress that management focuses on issues that may become safety hazards, cause pest control problems in yours or adjoining apartments, and/or violate lease agreements. (If you've brought a sample lease, read aloud and discuss items on it that pertain to household maintenance and housekeeping.)

Play Clip 1: "Clean as a Team." (Pause at "Getting Motivated")
Discussion: Ask the group some or all the following questions as you see fit. Allow time for good discussion!

1. Do different members of your household have different ideas of what's clean?
2. Does everyone pitch in to help?
3. Do you feel like the condition/cleanliness of your home affects your attitude? How?
4. Do you agree that a clean home can enhance positive feelings like a sense of accomplishment and pride?

Play Clip 2: "Getting Motivated" (Pause at "Cleaning Tips")
Discussion:

1. What kinds of things do you need to "jump start" your motivation to clean? (programs like today, hearing from others, company coming, deadlines, etc.
2. What can you do to inspire other members of your household to pitch in?

Play Clip 3: "Cleaning Tips"
Discussion:

1. How would it make you feel to know your children or other members of your household are embarrassed by the condition of your home? Do you feel it's important to care how they feel?
2. What can you do to lessen anxiety (yours and others) about your home?

Application

Present the materials as outlined in the Basic Home Maintenance Leader's Guide or from your own resources.

Wrap up with these tips:

It's not cheating to take shortcuts! Staying on top of your cleaning on an ongoing basis will make it less burdensome. Pick up clutter every day. Make laundry day easier by washing a load or two every day. Learn to multi-task such as folding clothes while watching tv or dust a room while you're talking on the phone.

Delegate and motivate your kids. Don't just bark, "Clean your room!" It's helpful to understand what chores are age-appropriate for your child(ren). Pitch in and work as a team with younger children. Give everyone specific directions and break cleaning down into specific tasks. Use the cleaning checklist to assign chores. Turn cleaning into a "beat the clock" game. Offer incentives for a shared family event (not bribes, wink). The results will be less frustration on your part, a clean house everyone can enjoy, and some well-deserved family time.

Make it a regular occurrence to invite people into your home. Most of us are more motivated when we know someone is coming over, even if it's just a child's playmate. Don't isolate yourself because your home is messy. It doesn't always have to be perfect but building better housekeeping habits can reduce your stress. And raising your standards a bit may make you more open to socialization with friends, family, and neighbors.

Activity: What am I?

Play a quick game.

Call out a hint from a commonly used household product and allow players a few seconds to guess the name. (Optional: Award a small prize to the participant who guesses the most.)

- This spray promises to clean and shine. (Pledge Dusting Spray)
- He flexes his muscles and things get clean. (Mr. Clean)
- Named after a body in the solar system, this green and red can sprinkles on. (Comet)
- The three numbers of its name add up to 13. (409)
- The name of this product is also the international Morse code distress signal. (S. O. S.)
- The logo for this product includes a body part and a construction tool. (Arm and Hammer)
- This product brings you happiness when the sink is empty. (Joy Dishwashing Soap)
- This product doesn't roll high and low at the beach, but it will get your clothes clean. (Tide)
- This name rhymes with "lick a can." (Spic and Span)
- Don't yell at me but this product gets the stains out. (Shout)

Follow through with Surveys

Have participants complete the "After EPP" sections of the Resident Questionnaire at the end of your program. Within 48 hours after the session, email completed questionnaires and the corresponding sign-in sheet for this program to: eppsurveys@portfolioresidentservices.org. This is an important part of your Enhanced Pulse Points participation so that we can effectively track and measure outcomes.

PORTFOLIO
RESIDENT SERVICES

House Cleaning 101

Purpose

After attending this activity, participants will recognize the value of maintaining a clean and organized living environment.

Summary

During this session participants:

1. Discuss the environmental, health, and safety benefits of house cleaning and organization.
2. Explore the expectations of management and lease requirements.
3. Recognize the value of money saved by taking proper care of home and contents.
4. Evaluate how to reduce individual and family stress and increase a more positive attitude through a clean and organized home.

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LURA Met:	*Date and Time:*
Guest Speaker (Optional):	
Agency Name (if applicable)	

This page may be included in your compliance binders as back-up documentation, along with agency handouts, brochures, business cards, etc.

Routine Cleaning Checklist

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RESIDENT SERVICES

Use this list to delegate tasks and/or check as you go for a great sense of accomplishment!

KITCHEN:

- ☐ Empty dishwasher
- ☐ Load dishwasher
- ☐ Wash, dry, and put away pots and pans
- ☐ Clean and disinfect sink and countertop
- ☐ Clean stove top
- ☐ Wipe down freezer/refrigerator
- ☐ Sweep and mop floor
- ☐ Take out trash/recycling

DINING ROOM:

- ☐ Remove clutter from table
- ☐ Change out table cloth or placemats
- ☐ Wipe down surfaces
- ☐ Dust and polish furniture
- ☐ Vacuum cloth seats
- ☐ Sweep, mop, or vacuum floor

LIVING ROOM:

- ☐ Remove household clutter, tidy
- ☐ Wipe down surfaces
- ☐ Dust and polish furniture
- ☐ Straighten pillows and cushions
- ☐ Fold throw blankets (wash if needed)
- ☐ Sweep/mop floor or vacuum

ENTRY WAY AND HALLS:

- ☐ Remove clutter
- ☐ Wipe down walls and surfaces
- ☐ Dust and polish furniture

BEDROOM:

- ☐ Put away clutter
- ☐ Change bed sheets
- ☐ Sort and put away laundry, bring dirty clothes to utility room
- ☐ Wipe down surfaces
- ☐ Dust and polish furniture
- ☐ Vacuum

Bathroom:

- ☐ Wash and dry throw rugs
- ☐ Remove clutter
- ☐ Spray/clean mirror
- ☐ Clean and disinfect sink and countertop
- ☐ Clean and disinfect bathtub and shower
- ☐ Clean and disinfect toilet
- ☐ Sweep and mop floor
- ☐ Empty trash

LAUNDRY/UTILITY ROOM:

- ☐ Clean lint filter on dryer
- ☐ Sort dirty laundry by loads
- ☐ Wash and dry
- ☐ Fold clothes and put away
- ☐ Hang up clothes as you go
- ☐ Iron as needed
- ☐ Tidy laundry and cleaning supplies
- ☐ Empty trash
- ☐ Sweep and mop floor

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RESIDENT SERVICES

FINAL CLEANING LIST:

- ☐ Walk through and check for burned out lightbulbs, replace as needed
- ☐ Check all areas for miscellaneous items and put away
- ☐ Return items to their proper place
- ☐ Don't forget to replace the air conditioning filters once a month unless management does it for you
- ☐ Walk through your home and spray your favorite scent
- ☐ ENJOY THE SWEET AROMA OF YOUR CLEAN HOME!

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First Name:_____ **Apt. #** _____ Property: _____

Resident Questionnaire

Which age group do you belong to? ☐ 12-18 ☐ 18-55 ☐ 55+ What is your gender? ☐ Male ☐ Female

How long have you lived at this property? ☐ Less than 1 year ☐ 1-2 years ☐ 2+ years

How many people live in your apartment unit? ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

EPP NAME: _____ **DATE:** _____

Before EPP	
1. On a scale of 1-10, how knowledgeable are you of the topic? (10=Very knowledgeable)	
2. Are you aware of resources for the topic?	☐ YES ☐ NO
3. Would you like information on the topic?	☐ YES ☐ NO
4. Are you the only member of your household present for the presentation?	☐ YES ☐ NO
5. Is the topic relevant to you?	☐ YES ☐ NO
6. Is the topic a family topic of discussion?	☐ YES ☐ NO
7. Is this topic a priority to you and your family?	☐ YES ☐ NO
8. On a scale of 1-10 do you look forward to learning about the topic? (10-Highest)	
9. Do you feel education on the topic will enhance your life skills?	☐ YES ☐ NO
10. Do you feel comfortable discussing the topic in a group setting?	☐ YES ☐ NO

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After EPP	
1. On a scale of 1-10, how knowledgeable do you now feel on the topic? (10=Very knowledgeable)	
2. Are you now more aware of resources for the topic?	☐ YES ☐ NO
3. Did you receive information on the topic?	☐ YES ☐ NO
4. In the future, will you refer someone from your household to attend this presentation?	☐ YES ☐ NO
5. Do you now feel the topic is relevant to you?	☐ YES ☐ NO
6. Will you be discussing the topic with your family?	☐ YES ☐ NO
7. Is this topic now a priority to you and your family?	☐ YES ☐ NO
8. On a scale of 1-10 how much did you learn about the topic? 9. (10-Learned a great deal)	
10. Did the education provided on the topic enhance your life skills?	☐ YES ☐ NO
11. Do you now feel comfortable discussing the topic in a group setting?	☐ YES ☐ NO

Your comments/stories are welcome

_____

_____

_____

Thank you for taking the time to fill out our questionnaire.
We rely on your feedback to help us improve our services.

McDowell Housing

Confidential Resident Survey - Encuesta Confidencial Para Residentes

.

* 1. English or Spanish

- [ ] English
- [ ] Español

McDowell Housing

THE GOOD NEIGHBOR PROGRAM IS COMING TO YOUR NEIGHBORHOOD! The GNP is provided free of charge to the residents of your apartment community. Activities may include the following and more!

- after school programs - recreational and social activities
- GED training - health and nutrition events
- ESL classes - job training

Let us know what kind of free events you and your family are interested in by completing this survey.

* 2. Resident Information

Name(s)	
Apartment #	
Email Address	
Phone Number	

* 3. I would like to see the programs offered during:

- [ ] Morning
- [ ] Afternoon
- [ ] Evening
- [ ] Weekday
- [ ] Weekend

4. I would be interested in attending one or more of these programs or activities:

- [ ] Bingo/Games
- [ ] Computer Class
- [ ] Continuing Education
- [ ] Crafts Class
- [ ] ESL for Adults
- [ ] Exercise Class
- [ ] Financial Planning/Budgeting/Credit
- [ ] Health/Fitness
- [ ] Job & Career Assistance
- [ ] Nutrition/Cooking
- [ ] Volunteering

5. I would like information/resources about these types of programs:

- [ ] Child Support
- [ ] Crime/Gang Prevention
- [ ] Dental Treatment
- [ ] Drug/Alcohol Treatment
- [ ] Family Counseling
- [ ] Family Violence Counseling
- [ ] Financial Assistance
- [ ] Immunizations
- [ ] Medical Facilities
- [ ] Women's Health

APPENDIX B

FEASIBILITY STUDY

SITE INVESTIGATION REPORT
3811 TANNEHILL LANE
AUSTIN, TRAVIS COUNTY, TEXAS

July 2021

Prepared For:
McDowell Housing Partners
5080 Spectrum Drive, Suite 520E,
Addison, TX 75001

Prepared By:

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PART 1: EXECUTIVE SUMMARY

INTRODUCTION

A site investigation report has been prepared for the proposed 7.95-acre multi-family development (approximately 301 units) at the northwest corner of Jackie Robinson St and Tannehill Ln in Austin, Texas. The purpose of this site investigation is to assist the client in identifying potential development constraints. A summary of key items is provided below:

- The tract is identified as Travis County Appraisal District (TCAD) Property ID 199328. The lot is unplatted and there does not appear to be a land status determination for the tract.
- The site is located primarily in an Urban Watershed (Fort Branch), with the northeast corner in a Suburban Watershed (Walnut Creek). The site is also located within the desired development zone. The Urban watershed defers to zoning impervious cover limitations, and the suburban limits the maximum impervious cover limit to 60% with an additional 10% allowed through transfer.
- The site is currently zoned as Public – Neighborhood Plan (P-NP). The site is planned to be rezoned to either Limited Office (LO), General Office (GO) or Community Commercial (GR).
- No portion of the site is within the Federal Emergency Management Agency (FEMA) 100-year or 500-year floodplain per Flood Insurance Rate Map (FIRM) 48453C0470K dated January 6, 2016. Atlas 14 should not adversely impact the floodplain limits on the site.
- There is no existing detention structure on-site. Detention will be required to mitigate the runoff increase from proposed improvements to the site.
- There are no existing water quality structures on-site. Water quality controls will be required to treat all new impervious cover associated with proposed improvements to the site. The developer may use the fee-in-lieu option to meet water quality requirements.
- No portion of the site is located within the TCEQ Edwards Aquifer Recharge or Transitions zones.
- No portion of the site is located within a critical water quality zone, erosion hazard zone, nor has any critical environmental features.
- The site is within the Austin Water Utility service area
- Per Austin Water Utility's records, there is an 8" CI waterline that runs along Tannehill Lane. The line may have to be upsized in order to sufficiently serve the development. The 8" CI waterline in Tannehill Lane connects to an 8" CI waterline along the north of Jackie Robinson St. A Service Extension Request with Austin Water Utility will confirm if there is adequate capacity in the existing system.
- There is an 8" PVC wastewater main along Tannehill Ln, which meets an 8" line draining west along Jackie Robinson St. The capacity in the off-site 8" main will need to be confirmed. A service extension request to Austin Water Utility will confirm the off-site improvements that will be needed to serve the proposed development.

- The site is within the Austin Energy Electric Utility (AE) service area. Electric service is currently in place for the site.
- Tannehill Lane and Jackie Robinson St are the adjacent roads to the site. Tannehill Lane and Jackie Robinson St are classified as Local Streets by the City of Austin, and US 183 as a freeway. TxDOT designates Tannehill Lane and Jackie Robinson St as a Locals as well, with US 183 (Ed Bluestein Blvd.) to the east a principal arterial and Samuel Huston Ave to the north is a minor collector.
- This site is subject to LDC 25-2 Subchapter E zoning requirements for Design Standards and Mixed Use.
- A tree survey is provided to determine the location, size, and species of all trees greater than 8”

The information provided in this report is derived from information provided by Travis County, the City of Austin, utility providers, limited research of public records, and the City land development requirements. The report provides supplemental information to the Owner to assist in the identification of potential development constraints. Additional information may be contained in public records provided by a title search. These records may further restrict or modify the types and the allowable development.

Kimley-Horn and Associates, Inc. (Kimley-Horn) has no control over the actions of jurisdictional agencies and is not a party to agreements between the client and others. Accordingly, professional opinions as to the status of permits and entitlements or the suitability for a specific purpose herein and professional opinions as to the probability and timeframe for approvals are made on the basis of professional experience and available data. Kimley-Horn does not guarantee that the outcome of permits and entitlements or suitability will not vary from its opinions. Because its opinions are based upon limited site investigation and scope of services, Kimley-Horn does not guarantee that all issues affecting the site have been investigated.

This report is based on our knowledge as of August 2021. New issues may arise during development because of changes in governmental rules and policy, changed circumstances, or unforeseen conditions. Our assessment is based on the desires of the Client that have been specifically disclosed to us. The Client should do its own due diligence to become comfortable with our findings and to be sure no other significant development issues exist.

Any person signing this Report acknowledges that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

PART 2: SITE SUMMARY

CITY OF AUSTIN DEVELOPMENT PROCESS

The site is located within the Full Purpose Jurisdiction of the City of Austin. All development is governed by City Ordinances, Design Manuals, and the International Building Codes.

Assuming the client will pursue development, the following steps are required prior to the commencement of construction. It should be noted that an application for subdivision can be processed concurrently with the site plan if required by the client and/or City of Austin.

- No plat or land status determination exists on the site, so a platting or exemption process will need to be initiated with the City of Austin.
- A Site Plan, Site Plan Application/fees will be submitted to the City of Austin.
- The Site Plan will be reviewed by city staff.
- The Owner will submit Commercial Building plans with Building Application/Fees to the Building Permits Division.
- Building Plan and Site Plan reviews can run concurrently.
- The Building Plans will be reviewed by city staff.
- Once the Site Plan application has been approved, a Building Permit can be issued. The Building Permit can run concurrently with the Site Plan construction.
- Building inspections will be required during construction.
- Once the building inspections are complete, the City will issue a Certificate of Occupancy (CO). The CO letter will not be issued until substantial completion has been completed for the engineering site plan and a letter of concurrence have been issued for site environmental and Austin Water Utility public improvements.

EXISTING SITE PLANS

There is no existing site development permit on this property.

PERMITS AND APPROVALS REQUIRED

- **Local Permits**
  - Site Development Permit- process may take an estimated time of 9-12 months
  - License Agreement/AULCC (if any amenities planned within right of way)
  - Easement Abandonment/Dedication
  - Covenant Codes and Restrictions (Abandonment/amended/proposed)
  - Austin Energy Service Design
  - City of Austin Right of Way Permit (including Traffic Control Plan)
  - Fiscal Surety for erosion/sedimentation control
  - City of Austin Building Permit
  - Plumbing and Electrical permits if served by City utilities

- **County Permits**
  - Easements Recordation

- **State Permits**
  - TDLR - project must be registered with the Texas Department of Licensing and Regulation for accessibility in accordance with the Texas Accessibility Standards
- **Federal Permits**
  - NPDES Notice of Intent

ZONING

The proposed development will be required to meet City of Austin Zoning regulations for building height, building setbacks, impervious cover limits, signage, landscaping, and parking. The site is currently zoned as Public Neighborhood Planning District (P-NP).

Base Zoning

The site has a base zoning of Public (P). For a site zoned Public that is one acre or more in size, the site development regulations are established by the approval of a conditional use site plan (reference Austin City Code 25-2-624).

Client intends to rezone this site. The zoning types being considered are: Limited Office (LO), General Office (GO), and Community Commercial (GR). The base zoning regulations as described by the City of Austin Land Development Code (LDC) 25-2 for each zone are summarized below.

Limited Office (LO):

Maximum Building Height: 40 feet
Minimum Lot Width: 50 feet
Minimum Building Setbacks:

- 25’ for front yard setback.
- 15’ standard for street side yard setback
- 5’ interior side yard setback
- 5’ rear side yard setback

Maximum Floor to Area Ratio (FAR): 0.7:1
Maximum Impervious Cover: 70%
Maximum Building Coverage: 50%

General Office (GO):

Maximum Building Height: 60 feet
Minimum Lot Width: 50 feet
Minimum Building Setbacks:

- 15’ for front yard setback.
- 15’ standard for street side yard setback
- 5’ interior side yard setback
- 5’ rear side yard setback

Maximum Floor to Area Ratio (FAR): 1:1
Maximum Impervious Cover: 80%
Maximum Building Coverage: 60%

Community Commercial (GR):

Maximum Building Height: 60 feet
Minimum Building Setbacks*:

- 10' Front yard setback
- 10' Street side yard setback
- No standard for Interior side yard setback
- No standard for Rear side yard setback

Maximum Floor to Area Ratio (FAR): 1:1
Maximum Impervious Cover: 90%
Maximum Building Coverage: 75%

*Note: Subchapter E requirements supersede zoning setbacks. The current site plan adheres to zoning regulations previously described with the Affordability Unlocked program described below:

ADDITIONAL OVERLAYS

Airport Overlay: This site is located within the Controlled Compatible Land Use Area of the Airport Overlay.

Neighborhood Plan
The site is located in the East MLK Combined Neighborhood Plan and the MLK-183 Neighborhood Plan Combining District per Zoning Ordinance 021107-Z-12b, which changed the base zoning district and imposed additional conditional overlays.

Compatibility
The proposed site may be adjacent to existing uses that will trigger the site to comply with Compatibility standards. Compatibility standards are triggered by adjacent developments with a zoning classification or land use (e.g. a home in a GR district) of Urban Family Residence (SF-5) or more restrictive within 540 feet. Compatibility standards govern setbacks of proposed developments from adjacent property lines and limit building heights. Compatibility standards also include specific requirements for lighting, noise levels and screening of equipment, trash dumpsters, and mechanical structures.

TRANSPORTATION

The site is located in the City's Central Traffic District. Tannehill Lane runs along the eastern property line, and Jackie Robinson St and Axel Ln run along the southwest side.
Tannehill Lane, Jackie Robinson St, and Axel Ln are all classified as local streets per the 2025 Austin Metropolitan Area Transportation Plan. The nearby US 183/Ed Bluestein Blvd is classified as a freeway. Tannehill Lane, Jackie Robinson St, and Axel Ln are classified as locals per the Texas Department of Transportation Functional Classification Map, and US 183 is considered a principal arterial.

Access

There is one point of access being proposed from Tannehill Lane and one point of access being proposed from Jackie Robinson St. The Tannehill driveway will need to be spaced at least 100' from the existing driveway providing access to Norman-Sims Elementary School and 100' from the existing

Tannehill/Jackie Robinson intersection. The Jackie Robinson St. entrance will need to be placed with consideration to existing traffic patterns from Axel Ln to Jackie Robinson St.

The development can be gated as long as the gate meets the 50' turning setback criteria and all other fire regulations.

Sidewalks

There is an existing 4' sidewalk along Tannehill Lane and a 6' sidewalk along E. MLK Jr Blvd. However, the City of Austin may request existing sidewalks to be reconstructed to meet the criteria described below:

LDC 25-2, Subchapter E states that for an urban roadway, sidewalks shall consist of a planting zone and a clear zone. The planting zone shall have a minimum width of 7' from face of curb and shall be continuous. The clear zone shall be a minimum width of 5', shall be hardscaped, shall be located adjacent to the planting zone, and shall comply with ADA and Texas Accessibility Standards. In accordance with the International Building Code (IBC), a publicly accessible route from the ROW to the principle building entrance must be provided.

Parking

Parking requirements are primarily a function of use and development intensity. The City of Austin required that vehicular and bicycle parking is provided in accordance with LDC 25-6, Appendix A. Parking ratios for a multifamily use are as follows:

- Efficiency: 1 space/unit
- 1 Bedroom: 1.5 spaces/unit
- 2 Bedroom: 2 spaces/unit
- 3 Bedroom: 2.5 spaces/unit

The Texas Accessibility Standards regulate the total number of accessible parking spaces required for parking lots in Table 208.2 of the Texas Accessibility Standards (TAS 208.2).

AFFORDABILITY UNLOCKED

Affordability Unlocked:

This development intends to utilize the City of Austin Affordability Unlocked Type 2 Requirements. Incentives for meeting Type 2 Affordability Unlocked are as follows:

- Waiver of compatibility requirements (height restrictions and setbacks from property line)
- Waiver of building bulk restrictions ("Floor-to-Area Ratio/FAR")
- Waiver of dwelling unit occupancy limits (generally limiting homes to 4-6 unrelated individuals)
- Waiver of site area requirements (density limits that apply in higher density zones)
- Modified parking requirements (accessible parking still required at full required amount)
- Front & rear yard setbacks decreased by 50 percent
- Minimum lot size & lot width reduced
- Maximum height allowed by base zoning increased by 1.5 times

ENVIRONMENTAL

Per the Web Development Map, no portion of the site is located within the Critical Water Quality Zone (CWQZ) buffer defined by the City of Austin. Further, no critical environmental features are identified on the property.

RECLAIMED WATER

The site is not within 250 feet of any existing reclaimed water distribution line, and therefore connection for irrigation purposes or other significant non-potable uses will not be required. A master planned reclaimed water is main is scheduled for future construction in the surrounding area.

IRRIGATION

An irrigation permit must be obtained through the City of Austin before installing or modifying an irrigation system.
A separate water meter must also be installed for an irrigation system at the site. At this time, one (1), 2" turbine meter is assumed to be required. The final irrigation sizing is to be determined by an irrigation consultant.

A licensed irrigation specialist must oversee irrigation system plans; thus, Kimley-Horn will not conduct irrigation design.

LIGHTING

Parking lots and buildings must be well illuminated at night. All pedestrian lights must be fully shielded in areas that are considered public, parking lots, pathways, recreational areas, billboards, product display area lighting, and building overhangs or open canopies. More information on lighting requirements can be found in the LDC, Chapter 25, Article 2, Subchapter E.

PROPERTY IDENTIFICATION NUMBER & MILLAGE RATES FOR TAXING JURISDICTIONS

Property	TCAD Property ID	Legal Lot	Area (acres)
Tract 1	199328	ABS 22 SUR 29 TANNEHIL J C ACR 8.922	8.9220

The table below shows the taxable millage rates (%) for each taxing jurisdiction associated with both tracts.

Entity	Description	Millage Rate for Jurisdiction
01	Austin ISD	1.102700
02	City of Austin	0.533500
03	Travis County	0.374359
0A	Travis Central Appraisal District	0.00
2J	Travis County Healthcare District	0.110306
68	Austin Community College District	0.105800
	Total:	2.226665

DEVELOPMENT ORDINANCES

The City of Austin requires that all new construction comply with the following Codes along with their local amendments:

- 2015 International Building Code
- City of Austin Code of Ordinances
- 2017 National Electrical Code
- 2015 Uniform Plumbing Code
- 2015 Uniform Mechanical Code
- 2015 International Fire Code

FIRE DEPARTMENT REQUIREMENTS

The City of Austin enforces the 2015 International Fire Code along with the City of Austin Fire Protection Manual. Regulations are including but not limited to hydrant spacing, minimum vertical clearance for emergency vehicles, fire lane requirements, hammerhead fire lane requirements, cul-du-sac fire lane requirements, entry/access gate requirements, as well as the standard construction details associated with many of these scenarios.

The current site plan adheres to these site-specific fire requirements:

- 25’ minimum two-way driveway width.
- 150’ maximum dead end
- Aerial access road located between 15’-30’ from edge of building.
- 15% maximum grade
- Fire Department Connection (FDC) located within 100’ of a fire hydrant for sprinklered buildings

SITE INGRESS AND REGRESS REQUIREMENTS

Site Ingress and Egress requirements are controlled by the City of Austin Transportation Criteria Manual. The site is bound by Tannehill Ln and Jackie Robinson St (Residential Collector). Driveway requirements are as follows:

Requirement	Residential Collector	
	Min	Max
Width	25	40
Throat Length	20	-
Driveway Spacing	50	-

In addition to meeting driveway spacing requirements, driveways must also be located no less than 100' or 60% of the frontage, whichever is less, from the nearest intersection.

BUILDING CODES AND LOCAL DESIGN REQUIREMENTS

Building construction is controlled by the City of Austin Building Criteria Manual. The city of Austin follows the 2015 International Building Code. A permitted site plan is required prior to approval of a building permit. The building permit and site plan permit may be reviewed concurrently as separate applications. The building permit application will be led by the project architect.

ATYPICAL ITEMS THAT WILL MATERIALLY IMPACT COSTS

At the time of this report, there are no atypical items found that may materially impact costs.

PART 3: PREPARED STATEMENT OF PROCESS, TIMING AND COST

CITY OF AUSTIN SITE DEVELOPMENT PROCESS

The site is located within the Full Purpose Jurisdiction of the City of Austin. All development is governed by City Ordinances, Design Manuals, and the International Building Codes.

Assuming the client will pursue development, the following steps are required prior to the commencement of construction.

- The site will need to be platted, the processes are allowed to run concurrently.
- A Site Plan and Site Plan application will be submitted to the City of Austin
- The Site Plan will be reviewed by city staff.
- The Owner will submit Commercial Building plans with Building Application/Fees to the Building Permits Division (approx. 2-3 month approval timeline)
- Building Plan and Site Plan reviews can run concurrently.
- The Building Plans will be reviewed by city staff.
- Once the Site Plan application has been approved, a Building Permit can be issued. The Building Permit can run concurrently with the Site Plan construction.
- Building inspections will be required during construction.
- Once the building inspections are complete, the City will issue a Certificate of Occupancy (CO). The CO letter will not be issued until substantial completion has been completed for the engineering site plan and a letter of concurrence has been issued.

The Site Plan Application will be the critical path in the development application process. It is expected to take between 9-12 months after the application has been submitted to the City to receive a Site Development Permit.

BUILDING PERMIT

Plan review and building permit fees are based on the City of Austin Fee Schedule. The building permit is expected to be submitted concurrently along with the site plan. The Building Permit is a separate application that will be handled by the Project Architect and is described above.

CITY OF AUSTIN FEES

City of Austin Development Fee Schedule is attached as Appendix C.

Water & wastewater impact fees are included as Appendix D.

Appendix A

SURVEY

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 – 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.0000398340.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL.

BOUNDARY LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED THE BEST AVAILABLE EVIDENCE, INCLUDING RECORD INFORMATION COMBINED WITH FOUND MONUMENTS.

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO ATTEMPTS HAVE BEEN MADE TO ANALYZE BOUNDARY LINES OR OWNERSHIP INFORMATION.

LEGEND

- 5/8-INCH REBAR FOUND
- 5/8-INCH REBAR WITH CAP STAMPED "MACIAS LP RPLS 3444" FOUND
- UTILITY POLE
- GUY WIRE
- WOOD POLE / POST (OBSTACLE COURSE)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WASTE WATER MANHOLE
- CLEANOUT
- STORM WATER MANHOLE
- TREE AND TAG NO.
- OVERHEAD CABLE (OBSTACLE COURSE)
- OVERHEAD UTILITY LINE
- CHAINLINK FENCE
- PLYWOOD WALL (OBSTACLE COURSE)
- CENTERLINE OF ROAD
- SANITARY SEWER LINE
- STORM WATER LINE
- RCP REINFORCED CONCRETE PIPE
- ℄ FLOW LINE

Appendix B

SITE PLAN

IMAGES Near-Map-Aerial : O'Brien_CAD : O'Brien_LOGO :
XREFS SP08-Austin : 3811_Tannehill_Survey : xHard : xHard-2 : 24x36-Kimley-Horn
LAST SAVED 8/2/2021 6:06 PM
PLOTTED BY FERRARA, NICK 8/2/2021 6:06 PM
DWG PATH K:\MKN_LALPI_PROJECTS\PROPOSALS\2021\20210830_TANNEHILL MF
DWG NAME XRENDER DWG - [Titleblock]

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

0' 30' 60'
Scale: 1" = 30'-0"

Site Plan Rendering

Scale: 1" = 30'-0"

A

SHEET NUMBER
L1.00

SHEET TITLE
SITE PLAN RENDERING

PROJECT #
DATE 08.02.2021
DESIGNED BY PDF
DRAWN BY JMF
CHECKED BY PDF

NO.	REVISIONS	DATE

TANNEHILL MF

Kimley»Horn
260 EAST DAVIS STREET
SUITE 100
MCKINNEY, TX 75069 | 469.301.2580

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www.kimley-horn.com

Appendix C

CITY OF AUSTIN DEVELOPMENT FEE SHEDULE

CITY OF AUSTIN Development SERVICES DEPARTMENT

Building a Better and Safer Austin Together

6310 Wilhelmina Delco Drive
Austin, TX 78752
512-978-4000
DevelopmentATX.com

Site Plan Review Fees (1 of 8)

Desired Development Zone

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]	Basic Notification	*Completeness Check**	Subtotal	4% Surcharge	UDS Engineering[A]	PARD[D]	ATD[E]	Total
Land Use Only - "A" Site Plan[B]									
Land Use Site Plan - Permitted Use	**$4,103.00**	**$291.00**	***$440.00***	**$4,394.00**	**$175.76**		**$717.00**	**$2,560.00**	**$7,846.76**
Land Use Site Plan - Conditional Use	**$6,071.00**	**$291.00**	***$440.00***	**$6,362.00**	**$254.48**		**$717.00**	**$2,560.00**	**$9,893.48**
Construction Element Only - "B" Site Plan[B,C]									
Site Plan - Construction Element									
< 2 acres	$12,938.00	$291.00	*$440.00*	$13,229.00	$529.16	$228.75	$717.00	$2,560.00	$17,263.91
< 5 acres	$13,505.00	$291.00	*$440.00*	$13,796.00	$551.84	$228.75	$717.00	$2,560.00	$17,853.59
≤ 10 acres	$13,986.00	$291.00	*$440.00*	$14,277.00	$571.08	$228.75	$717.00	$2,560.00	$18,353.83
> 10 acres	$13,986.00 + $169.00 /acre over 10 acres	$291.00	*$440.00*	$14,277.00	$571.08	$228.75	$717.00	$2,560.00	$18,353.83 + $175.76 /acre over 10 acres
Consolidated - "C" Site Plan[B,C]									
Site Plan - Consolidated									
< 2 acres	$16,373.00	$291.00	*$440.00*	$16,664.00	$666.56	$228.75	$717.00	$4,380.00	$22,656.31
< 5 acres	$17,275.00	$291.00	*$440.00*	$17,566.00	$702.64	$228.75	$717.00	$4,380.00	$23,594.39
≤ 10 acres	$18,248.00	$291.00	*$440.00*	$18,539.00	$741.56	$228.75	$717.00	$4,380.00	$24,606.31
> 10 acres	$18,248.00 + $169.00 /acre over 10 acres	$291.00	*$440.00*	$18,539.00	$741.56	$228.75	$717.00	$4,380.00	$24,606.31 + $175.76 /acre over 10 acres
"D" Site Plan									
Building, Parking & Other Site Work[B,C]	**$12,701.00 + $169.00 /acre over 10 acres**	**$291.00**	***$440.00***	**$12,992.00**	**$519.68**	**$228.75**	**$717.00**		**$14,457.43 + $175.76 /acre over 10 acres**
Utility Lines									
< 1,000 linear feet	$6,148.00	$291.00	*$440.00*	$6,439.00	$257.56	$228.75	$717.00		$7,642.31
< 5,000 linear feet	$6,324.00	$291.00	*$440.00*	$6,615.00	$264.60	$228.75	$717.00		$7,825.35
≤ 10,000 linear feet	$6,501.00	$291.00	*$440.00*	$6,792.00	$271.68	$228.75	$717.00		$8,009.43
> 10,000 linear feet	$6,677.00 + $176.00 /5,000 linear feet over 10,000	$291.00	*$440.00*	$6,968.00	$278.72	$228.75	$717.00		$8,192.47 + $183.04 /5,000 linear ft over 10,000
Street & Drainage									
< 1,000 linear feet	$7,233.00	$291.00	*$440.00*	$7,524.00	$300.96	$228.75	$717.00	$2,560.00	$11,330.71
< 5,000 linear feet	$7,586.00	$291.00	*$440.00*	$7,877.00	$315.08	$228.75	$717.00	$2,560.00	$11,697.83
≤ 10,000 linear feet	$7,939.00	$291.00	*$440.00*	$8,230.00	$329.20	$228.75	$717.00	$2,560.00	$12,064.95
> 10,000 linear feet	$7,939.00 + $176.00 /5,000 linear ft over 10,000	$291.00	*$440.00*	$8,230.00	$329.20	$228.75	$717.00	$2,560.00	$12,064.95 + $183.04 /5,000 linear ft over 10,000
Major Drainage									
< 2 acres	$6,953.00	$291.00	*$440.00*	$7,244.00	$289.76	$228.75	$717.00		$8,479.51
< 5 acres	$7,306.00	$291.00	*$440.00*	$7,597.00	$303.88	$228.75	$717.00		$8,846.63
≤ 10 acres	$7,658.00	$291.00	*$440.00*	$7,949.00	$317.96	$228.75	$717.00		$9,212.71
> 10 acres	$7,658.00 + $212.00 /acre over 10 acres	$291.00	*$440.00*	$7,949.00	$317.96	$228.75	$717.00		$9,212.71 + $220.48 /acre over 10 acres

[A] Austin Water Utility UDS Engineering Plan Review Fee covers initial, second and third reviews. Increased fee of $571.50 covers fourth and subsequent reviews.

[B] Additional Watershed Protection fee might also apply.

[C] Additional Transportation Engineering Review fee might also apply.

[D] Additional PARD Site Visit fee might also apply.

[E] ATD fees will be assessed at the time of Completeness Check. Additional fee of $2,560 may apply to "D" Site Plans: Building, Park and Other Site Work.

[F] City Arborist fees may apply. See Tree Fee Schedule.

*Completeness Check is charged and collected separately.

Site Plan Review Fees (2 of 8)

Drinking Water Protection Zone

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]	Basic Notification	*Completeness Check**	Subtotal	4% Surcharge	UDS Engineering [A]	PARD[D]	ATD[E]	Total
Land Use Only - "A" Site Plan [B]									
Land Use Site Plan - Permitted Use	**$4,103.00**	**$291.00**	***$440.00***	**$4,394.00**	**$175.76**		**$717.00**	**$2,560.00**	**$7,846.76**
Land Use Site Plan - Conditional Use	**$6,071.00**	**$291.00**	***$440.00***	**$6,362.00**	**$254.48**		**$717.00**	**$2,560.00**	**$9,893.48**
Construction Element Only - "B" Site Plan [B,C]									
Site Plan - Construction Element									
< 2 acres	$14,309.00	$291.00	*$440.00*	$14,600.00	$584.00	$228.75	$717.00	$2,560.00	$18,689.75
< 5 acres	$14,931.00	$291.00	*$440.00*	$15,222.00	$608.88	$228.75	$717.00	$2,560.00	$19,336.63
≤ 10 acres	$15,571.00	$291.00	*$440.00*	$15,862.00	$634.48	$228.75	$717.00	$2,560.00	$20,002.23
> 10 acres	$15,571.00 + $187.00 /acre over 10 acres	$291.00	*$440.00*	$15,862.00	$634.48	$228.75	$717.00	$2,560.00	$20,002.23 + $194.48 /acre over 10 acres
Consolidated - "C" Site Plan [B,C]									
Site Plan - Consolidated									
< 2 acres	$18,590.00	$291.00	*$440.00*	$18,881.00	$755.24	$228.75	$717.00	$4,380.00	$24,961.99
< 5 acres	$19,544.00	$291.00	*$440.00*	$19,835.00	$793.40	$228.75	$717.00	$4,380.00	$25,954.15
≤ 10 acres	$20,675.00	$291.00	*$440.00*	$20,966.00	$838.64	$228.75	$717.00	$4,380.00	$27,130.39
> 10 acres	$20,675.00 + $170.00 /acre over 10 acres	$291.00	*$440.00*	$20,966.00	$838.64	$228.75	$717.00	$4,380.00	$27,130.39 + $176.80 /acre over 10 acres
"D" Site Plan									
Building, Parking & Other Site Work [B,C]	**$13,969.00 + $169.00 /acre over 10 acres**	**$291.00**	***$440.00***	**$14,260.00**	**$570.40**	**$228.75**	**$717.00**		**$15,776.15 + $175.76 /acre over 10 acres**
Utility Lines									
< 1,000 linear feet	$6,941.00	$291.00	*$440.00*	$7,232.00	$289.28	$228.75	$717.00		$8,467.03
< 5,000 linear feet	$7,118.00	$291.00	*$440.00*	$7,409.00	$296.36	$228.75	$717.00		$8,651.11
≤ 10,000 linear feet	$7,294.00	$291.00	*$440.00*	$7,585.00	$303.40	$228.75	$717.00		$8,834.15
> 10,000 linear feet	$7,471.00 + $176.00 /5,000 linear feet over 10,000	$291.00	*$440.00*	$7,762.00	$310.48	$228.75	$717.00		$9,018.23 + $183.04 /5,000 linear ft over 10,000
Street & Drainage									
< 1,000 linear feet	$8,732.00	$291.00	*$440.00*	$9,023.00	$360.92	$228.75	$717.00	$2,560.00	$12,889.67
< 5,000 linear feet	$9,085.00	$291.00	*$440.00*	$9,376.00	$375.04	$228.75	$717.00	$2,560.00	$13,256.79
≤ 10,000 linear feet	$9,438.00	$291.00	*$440.00*	$9,729.00	$389.16	$228.75	$717.00	$2,560.00	$13,623.91
> 10,000 linear feet	$9,438.00 + $176.00 /5,000 linear ft over 10,000	$291.00	*$440.00*	$9,729.00	$389.16	$228.75	$717.00	$2,560.00	$13,623.91 + $183.04 /5,000 linear ft over 10,000
Major Drainage									
< 2 acres	$8,501.00	$291.00	*$440.00*	$8,792.00	$351.68	$228.75	$717.00		$10,089.43
< 5 acres	$8,854.00	$291.00	*$440.00*	$9,145.00	$365.80	$228.75	$717.00		$10,456.55
≤ 10 acres	$9,207.00	$291.00	*$440.00*	$9,498.00	$379.92	$228.75	$717.00		$10,823.67
> 10 acres	$9,207.00 + $176.00 /acre over 10 acres	$291.00	*$440.00*	$9,498.00	$379.92	$228.75	$717.00		$10,823.67 + $183.04 /acre over 10 acres

[A] Austin Water Utility UDS Engineering Plan Review Fee covers initial, second and third reviews. Increased fee of $571.50 covers fourth and subsequent reviews.

[B] Additional Watershed Protection fee might also apply.

[C] Additional Transportation Engineering Review fee might also apply.

[D] Additional PARD Site Visit fee might also apply.

[E] ATD fees will be assessed at the time of Completeness Check. Additional fee of $2,560 may apply to "D" Site Plans: Building, Park and Other Site Work.

[F] City Arborist fees may apply. See Tree Fee Schedule.

*Completeness Check is charged and collected separately.

Site Plan Review Fees (3 of 8)

Desired Development Zone - Revisions

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]	*Completeness Check**	Subtotal	4% Surcharge	UDS Engineering[A]	PARD[D]	ATD[E]	Total
Land Use Only - "A" Site Plan[B]								
Land Use Site Plan - Permitted Use	**$2,051.50**	***$440.00***	**$2,051.50**	**$82.06**		**$717.00**	**$2,560.00**	**$5,410.56**
Land Use Site Plan - Conditional Use	$3,035.50	*$440.00*	$3,035.50	$121.42		$717.00	$2,560.00	$6,433.92
Construction Element Only - "B" Site Plan [B,C]								
Site Plan - Construction Element								
< 2 acres	$6,469.00	*$440.00*	$6,469.00	$258.76	$228.75	$717.00	$2,560.00	$10,233.51
< 5 acres	$6,752.50	*$440.00*	$6,752.50	$270.10	$228.75	$717.00	$2,560.00	$10,528.35
≤ 10 acres	$6,993.00	*$440.00*	$6,993.00	$279.72	$228.75	$717.00	$2,560.00	$10,778.47
> 10 acres	$6,993.00 + $84.50 /acre over 10 acres	*$440.00*	$6,993.00	$279.72	$228.75	$717.00	$2,560.00	$10,778.47 + $87.88 /acre over 10 acres
Consolidated - "C" Site Plan [B,C]								
Site Plan - Consolidated								
< 2 acres	$8,186.50	*$440.00*	$8,186.50	$327.46	$228.75	$717.00	$2,560.00	$12,019.71
< 5 acres	$8,637.50	*$440.00*	$8,637.50	$345.50	$228.75	$717.00	$2,560.00	$12,488.75
≤ 10 acres	$9,124.00	*$440.00*	$9,124.00	$364.96	$228.75	$717.00	$2,560.00	$12,994.71
> 10 acres	$9,124.00 + $84.50 /acre over 10 acres	*$440.00*	$9,124.00	$364.96	$228.75	$717.00	$2,560.00	$12,994.71 + $87.88 /acre over 10 acres
"D" Site Plan								
Building, Parking & Other Site Work [B,C]	**$6,350.50 + $84.50 /acre over 10 acres**	***$440.00***	**$6,350.50**	**$254.02**	**$228.75**	**$717.00**		**$7,550.27 + $87.88 /acre over 10 acres**
Utility Lines [B]								
< 1,000 linear feet	$3,074.00	*$440.00*	$3,074.00	$122.96	$228.75	$717.00		$4,142.71
< 5,000 linear feet	$3,162.00	*$440.00*	$3,162.00	$126.48	$228.75	$717.00		$4,234.23
≤ 10,000 linear feet	$3,250.50	*$440.00*	$3,250.50	$130.02	$228.75	$717.00		$4,326.27
> 10,000 linear feet	$3,338.50 + $88.00 /5,000 linear feet over 10,000	*$440.00*	$3,338.50	$133.54	$228.75	$717.00		$4,417.79 + $91.52 /5,000 linear feet over 10,000
Street & Drainage[B,C]								
< 1,000 linear feet	$3,616.50	*$440.00*	$3,616.50	$144.66	$228.75	$717.00	$2,560.00	$7,266.91
< 5,000 linear feet	$3,793.00	*$440.00*	$3,793.00	$151.72	$228.75	$717.00	$2,560.00	$7,450.47
≤ 10,000 linear feet	$3,969.50	*$440.00*	$3,969.50	$158.78	$228.75	$717.00	$2,560.00	$7,634.03
> 10,000 linear feet	$3,969.50 + $88.00 /5,000 linear feet over 10,000	*$440.00*	$3,969.50	$158.78	$228.75	$717.00	$2,560.00	$7,634.03 + $91.52 /5,000 linear feet over 10,000
Major Drainage								
< 2 acres	$3,476.50	*$440.00*	$3,476.50	$139.06		$717.00		$4,332.56
< 5 acres	$3,653.00	*$440.00*	$3,653.00	$146.12		$717.00		$4,516.12
≤ 10 acres	$3,829.00	*$440.00*	$3,829.00	$153.16		$717.00		$4,699.16
> 10 acres	$3,829.00 + $106.00 /acre over 10 acres	*$440.00*	$3,829.00	$153.16		$717.00		$4,699.16 + $110.24 /acre over 10 acres

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[F] City Arborist fees may apply. See Tree Fee Schedule.

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Site Plan Review Fees (4 of 8)

Drinking Water Protection Zone - Revisions

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]		*Completeness Check**	Subtotal	4% Surcharge	UDS Engineering[A]	PARD[D]	ATD[E]	Total	
Land Use Only - "A" Site Plan [B]										
Land Use Site Plan - Permitted Use	**$2,051.50**		***$440.00***	**$2,051.50**	**$82.06**		**$717.00**	**$2,560.00**	**$5,410.56**	
Land Use Site Plan - Conditional Use	$3,035.50		*$440.00*	$3,035.50	$121.42		$717.00	$2,560.00	$6,433.92	
Construction Element Only - "B" Site Plan [B,C]										
Site Plan - Construction Element										
< 2 acres	$7,154.50		*$440.00*	$7,154.50	$286.18	$228.75	$717.00	$2,560.00	$10,946.43	
< 5 acres	$7,465.50		*$440.00*	$7,465.50	$298.62	$228.75	$717.00	$2,560.00	$11,269.87	
≤ 10 acres	$7,785.50		*$440.00*	$7,785.50	$311.42	$228.75	$717.00	$2,560.00	$11,602.67	
> 10 acres	$7,785.50 + $93.50	/acre over 10 acres	*$440.00*	$7,785.50	$311.42	$228.75	$717.00	$2,560.00	$11,602.67 + $97.24	/acre over 10 acres
Consolidated - "C" Site Plan [B,C]										
Site Plan - Consolidated										
< 2 acres	$9,295.00		*$440.00*	$9,295.00	$371.80	$228.75	$717.00	$2,560.00	$13,172.55	
< 5 acres	$9,772.00		*$440.00*	$9,772.00	$390.88	$228.75	$717.00	$2,560.00	$13,668.63	
≤ 10 acres	$10,337.50		*$440.00*	$10,337.50	$413.50	$228.75	$717.00	$2,560.00	$14,256.75	
> 10 acres	$10,337.50 + $85.00	/acre over 10 acres	*$440.00*	$10,337.50	$413.50	$228.75	$717.00	$2,560.00	$14,256.75 + $88.40	/acre over 10 acres
"D" Site Plan										
Building, Parking & Other Site Work [B,C]	**$6,984.50 + $84.50**	**/acre over 10 acres**	***$440.00***	**$6,984.50**	**$279.38**	**$228.75**	**$717.00**		**$8,209.63 + $87.88**	**/acre over 10 acres**
Utility Lines										
< 1,000 linear feet	$3,470.50		*$440.00*	$3,470.50	$138.82	$228.75	$717.00		$4,555.07	
< 5,000 linear feet	$3,559.00		*$440.00*	$3,559.00	$142.36	$228.75	$717.00		$4,647.11	
≤ 10,000 linear feet	$3,647.00		*$440.00*	$3,647.00	$145.88	$228.75	$717.00		$4,738.63	
> 10,000 linear feet	$3,735.50 + $88.00	/5,000 linear feet over 10,000	*$440.00*	$3,735.50	$149.42	$228.75	$717.00		$4,830.67 + $91.52	/5,000 linear feet over 10,000
Street & Drainage										
< 1,000 linear feet	$4,366.00		*$440.00*	$4,366.00	$174.64	$228.75	$717.00	$2,560.00	$8,046.39	
< 5,000 linear feet	$4,542.50		*$440.00*	$4,542.50	$181.70	$228.75	$717.00	$2,560.00	$8,229.95	
≤ 10,000 linear feet	$4,719.00		*$440.00*	$4,719.00	$188.76	$228.75	$717.00	$2,560.00	$8,413.51	
> 10,000 linear feet	$4,719.00 + $88.00	/5,000 linear feet over 10,000	*$440.00*	$4,719.00	$188.76	$228.75	$717.00	$2,560.00	$8,413.51 + $91.52	/5,000 linear feet over 10,000
Major Drainage										
< 2 acres	$4,250.50		*$440.00*	$4,250.50	$170.02		$717.00		$5,137.52	
< 5 acres	$4,427.00		*$440.00*	$4,427.00	$177.08		$717.00		$5,321.08	
≤ 10 acres	$4,603.50		*$440.00*	$4,603.50	$184.14		$717.00		$5,504.64	
> 10 acres	$4,603.50 + $88.00	/acre over 10 acres	*$440.00*	$4,603.50	$184.14		$717.00		$5,504.64 + $91.52	/acre over 10 acres

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Site Plan Review Fees (Page 5 of 8)

	DSD Fees[F]			*Completeness Check**	Subtotal	4% Surcharge	UDS Engineering	PARD[D]	ATD[E]	Total		
Development Assessment [B,C]												
< 2 acres	$8,540.00				$8,540.00	$341.60	$228.75	$148.00	$1,460.00	$10,718.35		
< 5 acres	$9,412.00				$9,412.00	$376.48	$228.75	$148.00	$1,460.00	$11,625.23		
≤ 10 acres	$10,283.00				$10,283.00	$411.32	$228.75	$148.00	$1,460.00	$12,531.07		
> 10 acres	$10,283.00	+	$62.00 /acre over 10 acres		$10,283.00	$411.32	$228.75	$148.00	$1,460.00	$12,531.07	+	$64.48 /acre over 10 acres
Conceptual Site Plan[B,C]												
< 2 acres	$8,540.00			*$440.00*	$8,540.00	$341.60	$228.75	$717.00	$2,560.00	$12,387.35		
< 5 acres	$9,412.00			*$440.00*	$9,412.00	$376.48	$228.75	$717.00	$2,560.00	$13,294.23		
≤ 10 acres	$10,283.00			*$440.00*	$10,283.00	$411.32	$228.75	$717.00	$2,560.00	$14,200.07		
> 10 acres	$10,283.00	+	$62.00 /acre over 10 acres	*$440.00*	$10,283.00	$411.32	$228.75	$717.00	$2,560.00	$14,200.07	+	$64.48 /acre over 10 acres

Other Site Plan Fees

	DSD Fees[F]		Basic Notification	*Completeness Check**	Subtotal	4% Surcharge	ATD[E]	Total
Transportation Site Plan - "T" Site Plan								
As part of other site plan	$2,769.00				$2,769.00	$110.76	$2,560.00	$5,439.76
Stand alone	$4,755.00		$291.00	*$440.00*	$5,046.00	$201.84	$2,560.00	$7,807.84

Other Site Plan Fees - Revisions

	DSD Fees[F]		Basic Notification	*Completeness Check**	Subtotal	4% Surcharge	ATD[E]	Total
Transportation Site Plan - "T" Site Plan								
As part of other site plan	$1,384.50				$1,384.50	$55.38	$2,560.00	$3,999.88
Stand alone	$2,377.50		$291.00	*$440.00*	$2,668.50	$106.74	$2,560.00	$5,335.24

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Site Plan Review Fees (Page 6 of 8)

Small Projects

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]	WPD	Basic Notification	*Completeness Check**	Subtotal	4% Surcharge	PARD[D]	ATD[E]	Total
Construction Element Only - "BS" Site Plan [B,C]	**$9,178.00**			***$440.00***	**$9,178.00**	**$367.12**	**$717.00**	**$2,560.00**	**$12,822.12**
Consolidated - "CS" Site Plan [B,C]	**$9,834.00**			***$440.00***	**$9,834.00**	**$393.36**	**$717.00**	**$2,560.00**	**$13,504.36**
Telecommunication Tower *(Full Purpose)* [B,C]	$9,834.00		$291.00	*$440.00*	$10,125.00	$405.00	$717.00		$11,247.00
"DS" Site Plan [B,C]	**$8,845.00**			***$440.00***	**$8,845.00**	**$353.80**	**$717.00**	**$2,560.00**	**$12,475.80**
Telecommunication Tower *(ETJ)* [B,C]	$8,845.00		$291.00	*$440.00*	$9,136.00	$365.44	$717.00		$10,218.44
Boat Dock									
Small Project [B]	**$6,189.00**	$1,768.00		*$440.00*	$7,957.00	$318.28			$8,275.28
Non-Small Project [B]	$6,213.00	$2,537.00	$291.00	*$440.00*	$9,041.00	$361.64			$9,402.64

Small Projects - Revisions

If Commission (SCP), a Site Plan Public Hearing Preparation fee & Basic Notification fee will always apply.

	DSD Fees[F]	WPD	*Completeness Check**	Subtotal	4% Surcharge	ATD[E]	Total
Construction Element Only - "BS" Site Plan [B,C]	**$4,589.00**		***$440.00***	**$4,589.00**	**$183.56**	**$2,560.00**	**$7,332.56**
Consolidated - "CS" Site Plan [B,C]	**$4,917.00**		***$440.00***	**$4,917.00**	**$196.68**	**$2,560.00**	**$7,673.68**
Telecommunication Tower (Full Purpose) [B,C]	$4,917.00		*$440.00*	$4,917.00	$196.68		$5,113.68
"DS" Site Plan [B,C]	**$4,422.50**		***$440.00***	**$4,422.50**	**$176.90**	**$2,560.00**	**$7,159.40**
Telecommunication Tower *(ETJ)* [B,C]	$4,422.50		*$440.00*	$4,422.50	$176.90		$4,599.40
Boat Dock - Revisions							
Small Project [B]	$3,094.50	$154.00	*$440.00*	$3,248.50	$129.94		$3,378.44
Non-Small Project [B]	$3,106.50	$154.00	*$440.00*	$3,260.50	$130.42		$3,390.92

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Miscellaneous

	DSD[F]	WPD	Basic Notification	Newspaper Notification	Public Hearing Prep	*Completeness Check**	Austin Water	Subtotal	4% Surcharge	ATD[E]	PARD[D]	Total
Site Plan Extension												
First Extension	$2,660.00		$291.00			*$440.00*		$2,951.00	$118.04	$730.00	$717.00	$4,516.04
Commission Approved Extension	$4,173.00		$291.00		$1,583.00	*$440.00*		$6,047.00	$241.88	$2,920.00	$717.00	$9,925.88
Phasing Fee *(first phase is free)*	**$908.00**							**$908.00**	**$36.32**			**$944.32**
Variance/Waiver												
Administratively Approved												
Transportation Planning	$398.00							$398.00	$15.92	$910.00		$1,323.92
Environmental	$240.00							$240.00	$9.60			$249.60
Drainage	$780.00							$780.00	$31.20			$811.20
ERI		$147.00						$147.00	$5.88			$152.88
Commission Approved												
Transportation Planning	$1,367.00		$291.00		$1,583.00			$3,241.00	$129.64	$2,190.00		$5,560.64
Zoning - Other	$906.00		$291.00		$1,583.00			$2,780.00	$111.20			$2,891.20
Compatibility	$910.00		$291.00		$1,583.00			$2,784.00	$111.36			$2,895.36
Environmental	$6,025.00		$291.00		$1,583.00			$7,899.00	$315.96			$8,214.96
Environmental and Watershed	$6,025.00	$4,495.00	$291.00		$1,583.00			$12,394.00	$495.76			$12,889.76
Council Approved SOS Amendment												
Environmental	$9,918.00	$4,200.00	$291.00		$1,583.00			$15,992.00	$639.68			$16,631.68
Withdraw and Resubmit	**50% of current fee**	**50% of current fee**	**$291.00**			***$440.00***	**$114.00**	**$405.00**	**$16.20**	**$2,560.00**		**$2,981.20 + 50% of current fees**
Appeal of Site Plan Commission Decision	**$5,398.00**			**$73.00**				**$5,471.00**	**$218.84**			**$5,689.84**
Site Plan Public Hearing Preparation	**$1,583.00**							**$1,583.00**	**$63.32**			**$1,646.32**

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Watershed Protection Fees

	WPD	4% Surcharge	Total
Review Fees - Non Boat Docks			
Environmental Review - Floodplain Modification	$1,768.00	$70.72	$1,838.72
Environmental Review - Hydrogeologist Review	$2,211.00	$88.44	$2,299.44
Environmental Review - Wetland Biologist Review	$1,461.00	$58.44	$1,519.44
Review Fees - Boat Docks			
Environmental Review - Floodplain Modification Review	$1,153.00	$46.12	$1,199.12
Environmental Review - Hydrogeologist Review	$867.00	$34.68	$901.68
Environmental Review - Wetland Biologist Review (w/ Bulkhead)	$2,537.00	$101.48	$2,638.48
Environmental Review - Wetland Biologist Review (w/o Bulkhead)	$1,768.00	$70.72	$1,838.72

	WPD	4% Surcharge	Total
Review Fees - Concept Site Plan			
Environmental Review - Floodplain Modification	$307.00	$12.28	$319.28
Environmental Review - Hydrogeologist Review	$307.00	$12.28	$319.28
Environmental Review - Wetland Biologist Review	$307.00	$12.28	$319.28
Miscellaneous Fees (All Site Plans)			
Completeness Check	$34.00	$1.36	$35.36
Site Plan Revisions (Separate Fee for Each Review Type)	$154.00	$6.16	$160.16
Administratively Approved Variance (Separate Fee for Each Review Type)	$254.00	$10.16	$264.16
Commission Approved Variance (Separate Fee for Each Review Type)	$4,495.00	$179.80	$4,674.80

Miscellaneous *(continued)*

	DSD	WPD	Subtotal	4% Surcharge	Total
Fast Track Certification Fee					
Initial application	$416.00		$416.00	$16.64	$432.64
Annual renewal	$166.00		$166.00	$6.64	$172.64
Fast Track Review fee	**$3,337.00**		**$3,337.00**	**$133.48**	**$3,470.48**
Completeness Check	**$406.00**	**$34.00**	**$440.00**	**$17.60**	**$457.60**
Basic Notification	**$291.00**		**$291.00**	**$11.64**	**$302.64**
Newspaper Notification	**$73.00**		**$73.00**	**$2.92**	**$75.92**
Short Term Rental Notification	**$50.00**		**$50.00**	**$2.00**	**$52.00**
Redevelopment Exception - Council Approved	**$8,430.00**		**$8,430.00**	**$337.20**	**$8,767.20**
Determination of Regulations/Vested Rights					
Verification	$583.00		$583.00	$23.32	$606.32
Full Determination	$2,327.00	$101.00	$2,428.00	$97.12	$2,525.12
Managed Growth Agreement	$11,656.00	$4,200.00	$15,856.00	$634.24	$16,490.24
Project Consent Agreement	$11,656.00	$9,699.00	$21,355.00	$854.20	$22,209.20
Fair Notice Fee	$874.00		$874.00	$34.96	$908.96
Commercial Site Plan Exemption[F]	**$272.00**		**$272.00**	**$10.88**	**$282.88**
Site Plan Correction	**$474.00**		**$474.00**	**$18.96**	**$492.96**
Land Status Determination (Legal tract determination	**$336.00**		**$336.00**	**$13.44**	**$349.44**
Landscape Inspection					
≤ 1 acre *(per inspection)*	$187.00		$187.00	$7.48	$194.48
> 1 acre *(per inspection)*	$375.00		$375.00	$15.00	$390.00
Landscape Re-inspection					
≤ 1 acre per phase *(per inspection)*	$141.00		$141.00	$5.64	$146.64
> 1 acre per phase *(per inspection)*	$281.00		$281.00	$11.24	$292.24

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CITY OF AUSTIN Development SERVICES DEPARTMENT
Building a Better and Safer Austin Together

6310 Wilhelmina Delco Drive
Austin, TX 78752
512-978-4000
DevelopmentATX.com

Site and Subdivision Inspection Fees

	DSD Fees	4% Surcharge	Total
Site and Subdivision Inspection Intake			
Taps Intake	$154.00	$6.16	$160.16
SSI Intake	$308.00	$12.32	$320.32
Site and Subdivision Inspection *(per hour)*	**$238.00**	**$9.52**	**$247.52**
SSI Outside Business Hours Inspection *(per hour)*	**$357.00**	**$14.28**	**$371.28**

Environmental and Tree Inspection Fees

	DSD Fees	4% Surcharge	Total
Environmental Inspection *(per hour)*	$161.00	$6.44	$167.44
Environmental Re-inspections			
Tier 1 - Written	$323.00	$12.92	$335.92
Tier 2 - Stop Work Order	$484.00	$19.36	$503.36
Landscape Inspections			
≤ 1 Acre	$187.00	$7.48	$194.48
> 1 Acre	$375.00	$15.00	$390.00
Landscape Re-inspection			
≤ 1 Acre	$141.00	$5.64	$146.64
> 1 Acre	$281.00	$11.24	$292.24
Tree Inspections			
Residential			
New Construction	$451.00	$18.04	$469.04
All Other Residential Projects	$304.00	$12.16	$316.16
Foundation pre-pour tree inspection	$181.00	$7.24	$188.24
Site Plan Exemption Tree Inspection	$121.00	$4.84	$125.84
Tree re-inspections	$236.00	$9.44	$245.44
Utility Repair/Replacement Inspection	$138.00	$5.52	$143.52
Demolition Tree Inspection	$192.00	$7.68	$199.68

Watershed Protection Fees

	WPD	4% Surcharge	Total
Environmental Reinspection	**$133.00**	**$5.32**	**$138.32**

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6310 Wilhelmina Delco Drive
Austin, TX 78752
512-978-4000
DevelopmentATX.com

Tree Review & Inspection Fees

	DSD Fees	4% Surcharge	Total
Pre-Development Consultation			
Residential	$375.00	$15.00	$390.00
Commercial or Subdivision	$729.00	$29.16	$758.16
Tree Plan Review			
Residential	$548.00	$21.92	$569.92
Tree Site Plan Exemption	$399.00	$15.96	$414.96
Update Fee			
Residential	$295.00	$11.80	$306.80
Tree Site Plan Exemption	$371.00	$14.84	$385.84
Utility Repair/Replacement Review	**$265.00**	**$10.60**	**$275.60**
City Arborist Site Plan/Subdivision Reviews			
≤ 5 trees	$1,126.00	$45.04	$1,171.04
≤ 20 trees	$1,472.00	$58.88	$1,530.88
≤ 50 trees	$1,907.00	$76.28	$1,983.28
≤ 100 trees	$2,426.00	$97.04	$2,523.04
≤ 200 trees	$3,554.00	$142.16	$3,696.16
>200 Trees	$3,554.00	$142.16	$3,696.16
per additional 50 trees	$261.00	$10.44	$271.44
Tree Inspections			
Residential - New Construction	$451.00	$18.04	$469.04
Residential - All Other Projects	$304.00	$12.16	$316.16
Foundation Prepour	$181.00	$7.24	$188.24
Site Plan Exemption Tree Inspection	$121.00	$4.84	$125.84
Tree Re-Inspections	$236.00	$9.44	$245.44
Utility Repair/Replacement Inspection *(Fees waived when imminent hazard)*	$138.00	$5.52	$143.52
Tree Review with no building permit *Fees waived for dead, diseased, or imminent hazard trees*	**$209.00**	**$8.36**	**$217.36**
PUD/PDA Arborist Review	**$7,514.00**	**$300.56**	**$7,814.56**
MUD Arborist Review	**$7,514.00**	**$300.56**	**$7,814.56**
Heritage Tree Review Variance			
Administratively Approved Variance	$694.00	$27.76	$721.76
Commission Approved Variance	$5,178.00	$207.12	$5,385.12
Protected Tree Review Commission Appeal	**$5,178.00**	**$207.12**	**$5,385.12**
Residential Demolition Tree Review	**$265.00**	**$10.60**	**$275.60**
Residential Demolition Tree Inspection	**$192.00**	**$7.68**	**$199.68**

CITY OF AUSTIN Development SERVICES DEPARTMENT
Building a Better and Safer Austin Together

505 Barton Springs Road
Austin, TX 78704
512-978-4000
DevelopmentATX.com

Commercial Building Plan Review & Permit Fees (1 of 4)

- A 4% Development Services Surcharge fee will be added to all plan review & permit fees.
- The review fee is payable at the time of submittal and is non-refundable unless the fee is collected in error by the City of Austin.
- The permit fee is payable at the time of permit issuance for building and trade permits.

Commercial Building Plan Review Fees

	DSD Fees	4% Surcharge	Total
Commercial Building Plan Review Application Processing Fee	**$72.00**	**$2.88**	**$74.88**
Building Plan Resubmittal Fee *per discipline*	**$611.00**	**$24.44**	**$635.44**
Approved Plan Revision Fee			
Minor Plan Revision	$306.00	$12.24	$318.24
Major Plan Revision	$1,223.00	$48.92	$1,271.92
Overtime Plan Review Fee *(per discipline, per hour, two-hour minimum)*	**$242.00**	**$9.68**	**$251.68**
Temporary (Limited) Building Permit *(per discipline)*	**$290.00**	**$11.60**	**$301.60**
Commercial Plan Review Consultation *(per discipline, per hour)*	**$183.00**	**$7.32**	**$190.32**
Occupant Load Card Review	**$146.00**	**$5.84**	**$151.84**
Occupant Load Card Increase Plan Review	**$450.00**	**$18.00**	**$468.00**
Alternate Methods of Compliance	**$146.00**	**$5.84**	**$151.84**
Quick Turnaround Fee	**$99.00**	**$3.96**	**$102.96**
7-Day Review	**$1,233.00**	**$49.32**	**$1,282.32**

Occupancy Group A	
≤ 1,500 sq. ft.	**$2,594.00**
≤ 5,000 sq. ft.	**$2,594.00**
per additional 500 over 1,500	$64.00
≤ 10,000 sq. ft.	**$3,045.00**
per additional 1,000 over 5,000	$68.00
≤ 25,000 sq. ft.	**$3,384.00**
per additional 5,000 over 10,000	$153.00
≤ 50,000 sq. ft.	**$3,843.00**
per additional 5,000 over 25,000	$87.00
≤ 100,000 sq. ft.	**$4,279.00**
per additional 10,000 over 50,000	$350.00
> 100,000 sq. ft.	**$6,173.00**
per additional 10,000	$175.00

Occupancy Group H	
≤ 1,500 sq. ft.	**$2,231.00**
≤ 5,000 sq. ft.	**$2,231.00**
per additional 500 over 1,500	$128.00
> 5,000 sq. ft.	**$3,125.00**
per additional 1,000	$64.00

Occupancy Group R	
≤ 1,500 sq. ft.	**$1,990.00**
≤ 5,000 sq. ft.	**$1,990.00**
per additional 500 over 1,500	$93.00
≤ 10,000 sq. ft.	**$2,642.00**
per additional 1,000 over 5,000	$132.00
≤ 25,000 sq. ft.	**$3,303.00**
per additional 5,000 over 10,000	$247.00
≤ 50,000 sq. ft.	**$4,044.00**
per additional 5,000 over 25,000	$538.00
≤ 100,000 sq. ft.	**$6,880.00**
per additional 10,000 over 50,000	$745.00
≤ 300,000 sq. ft.	**$10,676.00**
per additional 10,000 over 100,000	$124.00
> 300,000 sq. ft.	**$13,230.00**
per additional 10,000	$62.00

Occupancy Groups B, E, F, M, S, U	
≤ 1,500 sq. ft.	**$2,271.00**
≤ 5,000 sq. ft.	**$2,271.00**
per additional 500 over 1,500	$64.00
≤ 10,000 sq. ft.	**$2,723.00**
per additional 1,000 over 5,000	$60.00
≤ 25,000 sq. ft.	**$3,021.00**
per additional 5,000 over 10,000	$153.00
≤ 50,000 sq. ft.	**$3,481.00**
per additional 5,000 over 25,000	$200.00
≤ 100,000 sq. ft.	**$4,480.00**
per additional 10,000 over 50,000	$374.00
> 100,000 sq. ft.	**$6,495.00**
per additional 10,000	$187.00

Occupancy Group I	
≤ 1,500 sq. ft.	**$2,634.00**
≤ 5,000 sq. ft.	**$2,634.00**
per additional 500 over 1,500	$87.00
≤ 10,000 sq. ft.	**$3,246.00**
per additional 1,000 over 5,000	$172.00
≤ 25,000 sq. ft.	**$4,108.00**
per additional 5,000 over 10,000	$381.00
≤ 50,000 sq. ft.	**$5,253.00**
per additional 5,000 over 25,000	$321.00
≤ 100,000 sq. ft.	**$7,001.00**
per additional 10,000 over 50,000	$769.00
> 100,000 sq. ft.	**$10,917.00**
per additional 10,000	$384.00

Shell Buildings	
≤ 5,000 sq. ft.	**$2,320.00**
≤ 10,000 sq. ft.	**$2,320.00**
per additional 1,000 over 5,000	$36.00
≤ 25,000 sq. ft.	**$2,497.00**
per additional 5,000 over 10,000	$193.00
≤ 50,000 sq. ft.	**$3,078.00**
per additional 5,000 over 25,000	$103.00
≤ 100,000 sq. ft.	**$3,594.00**
per additional 10,000 over 50,000	$261.00
> 100,000 sq. ft.	**$5,046.00**
per additional 10,000	$131.00

Commercial Building Plan Review & Permit Fees (2 of 4)

Commercial New Construction Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

Occupancy Groups: A, B, E, F, H, I, M, S, U

All buildings except apartments, motels, hotels, warehouses, parking garages, and residences

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 1,000 sq. ft.	**$286.50**	**$276.81**	**$160.64**	**$286.50**	**$54.14**
≤ 5,000 sq. ft.	**$286.50**	**$276.81**	**$160.64**	**$286.50**	**$54.14**
per additional 1,000 over 1,000	$50.83	$21.78	$36.31	$73.82	$2.42
≤ 10,000 sq. ft.	**$489.81**	**$363.95**	**$305.86**	**$581.78**	**$63.82**
per additional 1,000 over 5,000	$13.55	$34.85	$11.62	$49.38	$1.94
≤ 25,000 sq. ft.	**$557.57**	**$538.21**	**$363.95**	**$828.65**	**$73.50**
per additional 1,000 over 10,000	$5.16	$8.71	$8.39	$18.07	$0.65
≤ 50,000 sq. ft.	**$635.03**	**$668.91**	**$489.81**	**$1,099.73**	**$83.19**
per additional 5,000 over 25,000	$6.20	$17.43	$4.26	$8.91	$0.39
> 50,000 sq. ft.	**$789.93**	**$1,104.57**	**$596.30**	**$1,322.41**	**$92.87**
per additional 10,000	$6.20	$17.43	$4.26	$8.91	$0.39
per add'l floor	**$9.68**	**$9.68**	**$9.68**	**$9.68**	**$9.68**

All Occupancy Groups

Shell Buildings

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	**$282.76**	**$360.21**	**$205.31**	**$302.12**	**$50.40**
≤ 50,000 sq. ft.	**$282.76**	**$360.21**	**$205.31**	**$302.12**	**$50.40**
per additional 1,000 over 5,000	$3.66	$1.29	$2.15	$3.87	$0.22
≤ 100,000 sq. ft.	**$447.34**	**$418.30**	**$302.12**	**$476.39**	**$60.09**
per additional 10,000 over 50,000	$17.43	$23.24	$11.62	$23.24	$1.94
≤ 500,000 sq. ft.	**$534.47**	**$534.47**	**$360.21**	**$592.56**	**$69.77**
per additional 10,000 over 100,000	$2.66	$10.89	$8.23	$2.90	$0.24
≤ 1,000,000 sq. ft.	**$640.97**	**$970.14**	**$689.38**	**$708.74**	**$79.45**
per additional 100,000 over 500,000	$60.02	$87.13	$38.73	$92.94	$1.94
> 1,000,000 sq. ft.	**$941.09**	**$1,405.80**	**$883.01**	**$1,173.45**	**$89.13**
per additional 100,000	$30.01	$43.57	$19.36	$46.47	$0.97
per add'l floor	**$9.68**	**$9.68**	**$9.68**	**$9.68**	**$9.68**

Occupancy Group R

Apartments

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	**$0.03**	**$0.03**	**$0.05**	**$0.06**	**$0.00**
Per Unit	**$9.68**	**$19.36**	**$9.68**	**$9.68**	**$4.84**
Per Floor	**$17.62**	**$17.62**	**$17.62**	**$17.62**	**$12.78**

Motels / Hotels

	Building	Electrical	Mechanical	Plumbing	Energy
Base per sq. ft.	**$0.03**	**$0.03**	**$0.05**	**$0.06**	**$0.00**
Per Unit	**$9.68**	**$14.52**	**$9.68**	**$9.68**	**$4.84**
Per Floor	**$17.62**	**$17.62**	**$17.62**	**$17.62**	**$12.78**

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	**$162.84**	**$356.47**	**$298.38**	**$395.20**	**$46.67**
≤ 10,000 sq. ft.	**$162.84**	**$356.47**	**$298.38**	**$395.20**	**$46.67**
per additional 1,000 over 5,000	**$21.30**	**$38.73**	**$11.62**	**$18.39**	**$1.94**
≤ 50,000 sq. ft.	**$269.34**	**$550.10**	**$356.47**	**$487.17**	**$56.35**
per additional 10,000 over 10,000	**$31.46**	**$58.09**	**$14.52**	**$13.31**	**$2.42**
> 50,000 sq. ft.	**$395.20**	**$782.45**	**$414.56**	**$540.42**	**$66.03**
per additional 10,000 sq. ft.	**$15.73**	**$29.04**	**$7.26**	**$6.66**	**$1.21**
No HVAC Systems			**$96.81**		

Commercial Building Plan Review & Permit Fees (3 of 4)

Commercial Remodel, Repair & Alterations Permit Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

Occupancy Groups: A, B, E, F, H, I, M, R-1, R-2, S, U

All buildings except warehouses, parking garages and residences

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 1,000 sq. ft.	**$286.50**	**$276.81**	**$257.45**	**$305.86**	**$38.73**
≤ 5,000 sq. ft.	**$286.50**	**$276.81**	**$257.45**	**$305.86**	**$38.73**
per additional 1,000 over 1,000	$9.68	$21.78	$12.10	$14.52	
≤ 10,000 sq. ft.	**$325.22**	**$363.95**	**$305.86**	**$363.95**	**$38.73**
per additional 1,000 over 5,000	$16.46	$34.85	$9.68	$11.62	
≤ 25,000 sq. ft.	**$407.51**	**$538.21**	**$354.27**	**$422.04**	**$38.73**
per additional 5,000 over 10,000	$46.79	$87.13	$45.18	$45.18	
≤ 50,000 sq. ft.	**$547.89**	**$799.61**	**$489.81**	**$557.57**	**$38.73**
per additional 5,000 over 25,000	$32.92	$34.85	$27.11	$27.11	
> 50,000 sq. ft.	**$712.48**	**$973.88**	**$625.34**	**$693.11**	**$38.73**
per additional 10,000	$32.92	$34.85	$27.11	$27.11	
per additional floor	**$4.84**	**$4.84**	**$4.84**	**$4.84**	

Warehouse Space and Parking Garages Only

	Building	Electrical	Mechanical	Plumbing	Energy
≤ 5,000 sq. ft.	**$162.84**	**$201.57**	**$249.98**	**$395.20**	**$46.67**
≤ 10,000 sq. ft.	**$162.84**	**$201.57**	**$249.98**	**$395.20**	**$46.67**
per additional 1,000 over 5,000	$21.30	$4.84	$9.68	$18.39	
≤ 50,000 sq. ft.	**$269.34**	**$225.77**	**$298.38**	**$487.17**	**$46.67**
per additional 10,000 over 10,000	$31.46	$66.56	$14.52	$25.41	
> 50,000 sq. ft.	**$395.20**	**$492.01**	**$356.47**	**$588.83**	**$46.67**
per additional 10,000	$15.73	$33.28	$7.26	$12.71	
No HVAC Systems			**$96.81**		

Refunds on Permits

- For detailed information regarding refunds, see the Technical Criteria Manual.
- No refund shall be granted if the purchaser has paid the minimum fee established for the specific type of permit.
- No refund shall be granted if any work governed by the permit has been performed.
- No refund shall be granted if an inspection has been performed, scheduled, or requested on the permit.
- Refunds for permits equal 75% of the original permit less the minimum permit fee established for the specific type of permit.
- Refund claims must be submitting in writing with a copy of the permit receipt.
- Only active fees may be refunded.

Commercial Tree Permit Review & Inspection Fees

A 4% Development Services Surcharge fee will be added to all permit fees.

	DSD Fee	4% Surcharge	Total
Pre-Development Consultation	**$701.00**	**$28.04**	**$729.04**
Site Plan Exemption Review	**$515.00**	**$20.60**	**$535.60**
Update Fee	**$333.00**	**$13.32**	**$346.32**
City Arborist Site Plan/Subdivision Review			
≤ 5 trees	$1,087.00	$43.48	$1,130.48
≤ 20 trees	$1,421.00	$56.84	$1,477.84
≤ 50 trees	$1,840.00	$73.60	$1,913.60
≤ 100 trees	$2,174.00	$86.96	$2,260.96
≤ 200 trees	$3,013.00	$120.52	$3,133.52
> 200 trees	$3,013.00	$120.52	$3,133.52
per additional 50 trees	$253.00	$10.12	$263.12
Inspection	**$244.00**	**$9.76**	**$253.76**
Re-inspections	**$264.00**	**$10.56**	**$274.56**
Utility Repair/Replacement			
Review	$335.00	$13.40	$348.40
Inspection	$244.00	$9.76	$253.76
Non-Development Tree Review *Fees waived for dead, diseased, or imminent hazard trees*	**$258.00**	**$10.32**	**$268.32**
Heritage Tree Review Variance			
Administratively Approved	$672.00	$26.88	$698.88
Commission Approved	$3,718.00	$148.72	$3,866.72
Protected Tree Review Commission Appeal	$3,718.00	$148.72	$3,866.72

Commercial Building Plan Review & Permit Fees (4 of 4)

Miscellaneous Fees

	DSD Fees	4% Surcharge	Total
After Hours Inspection Fees			
First Hour	$178.00		$178.00
Each Additional Hour	$58.00		$58.00
Re-Inspection Fee *The fee will be charged for a scheduled inspection each time (1) work is not complete; (2) corrections from prior deficiency were not completed; or (3) the site is not accessible.*	$46.00		$46.00
Inspections for Standalone Projects	**$46.00**	**$1.84**	**$47.84**
Per inspection after two inspections	$23.00	$0.92	$23.92
Demolition Permit	**$120.00**	**$4.80**	**$124.80**
Relocation Permit	**$34.00**	**$1.36**	**$35.36**
Boat Dock New Construction Permit	**$131.00**	**$5.24**	**$136.24**
Electric Sign Permit	**$58.00**	**$2.32**	**$60.32**
Municipal Utility District (MUD) / ETJ Inspections *(Electrical & Plumbing)*	**$42.00**	**$1.68**	**$43.68**
Permits Outside the City Limits	**$58.00**	**$2.32**	**$60.32**
Electric Service Planning Application / DPGA *Required when new or change in electric service load on the property.*	**$8.00**	**$0.32**	**$8.32**
Electric Service Inspection Fee in COA	**$136.00**		**$136.00**
Electric Service Inspection Fee in PESD	**$155.00**	**$6.20**	**$161.20**
Electrical Special Inspection Program Fee			
Initial Application	$12.00	$0.48	$12.48
Annual Renewal	$4.00	$0.16	$4.16
Duplicate Certificate of Occupancy	**$12.00**	**$0.48**	**$12.48**
Temporary Certificate of Occupancy *(Expires after 90 days)*			
Building	$60.00	$2.40	$62.40
Mechanical, Electrical, Plumbing	$60.00	$2.40	$62.40
Temporary Certificate of Occupancy Renewal			
Building	$55.00	$2.20	$57.20
Mechanical, Electrical, Plumbing	$60.00	$2.40	$62.40
Contractors Expired Permits			
Building, Electrical, Mechanical or Plumbing Permits	$15.00	$0.60	$15.60
Escrow Accounts *(Establishment of Escrow Account)*	**$23.00**		**$23.00**
Registration *(Mechanical, Irrigation)*			
New	$23.00		$23.00 /per discipline
Annual Renewal	$8.00		$8.00 /per discipline
Annual Permit			
Processing Fee	$15.00	$0.60	$15.60
Inspections	$58.00	$2.32	$60.32

Appendix D

WATER AND WASTEWATER IMPACT FEES

Meter Costs/Inspection Fees FY2021

Meter Size	Meter Cost	Meter Tap & Reconnection Fee	AW Inspection Fee (RES only)	Service Units
5/8"	$ 52.39	**$ 180.00**	**$ 97.00**	1
3/4"	$ 73.47	**$ 180.00**	**$ 97.00**	1.5
1"	$ 127.10	**$ 180.00**	**$ 97.00**	2.5
1 1/2" PD	$ 309.82	**$ 180.00**	n/a	5
1 1/2" T	$ 674.00	**$ 180.00**	n/a	9
2" PD	$ 433.16	**$ 180.00**	n/a	8
2" T	$ 737.00	**$ 180.00**	n/a	16
3 x 5/8" C	$ 1,328.70	**$ 572.00**	n/a	17.5
3" T	$ 838.16	**$ 572.00**	n/a	35
4 x 3/4" C	$ 1,843.70	**$ 572.00**	n/a	30
4" T	$ 1,207.31	**$ 572.00**	n/a	65
6" x 1" C	$ 2,770.70	**$ 856.00**	n/a	67.5
6" T	$ 2,855.52	**$ 856.00**	n/a	140
6 x 2" FD	$ 6,956.60	**$ 856.00**	n/a	
8" T	$ 3,414.29	**$ 856.00**	n/a	240
8 x 2" FD	$ 9,062.40	**$ 856.00**	n/a	
10" T	$ 5,194.80	**$ 856.00**	n/a	350
10 x 2" FD	$ 16,316.60	**$ 856.00**	n/a	
12" T	Special Order	**$ 856.00**	n/a	440
3/4" REC	$ 86.00	**$ 180.00**	n/a	
1" REC	$ 162.00	**$ 180.00**	n/a	
1 1/2" T REC	$ 325.00	**$ 180.00**	n/a	
2" T REC	$ 798.00	**$ 180.00**	n/a	
3" T REC	$ 1,043.00	**$ 572.00**	n/a	
4" T REC	$ 1,495.00	**$ 572.00**	n/a	
6" T REC	$ 2,745.00	**$ 856.00**	n/a	
8" T REC	$ 3,648.80	**$ 856.00**	n/a	

Impact Fees per Service Unit

Zone	Plat Date Categories			
Water	**Before 10/1/2007**	**Between 10/1/07 and 12/31/13**	**Between 1/1/14 and 9/30/18**	**On or After 10/1/18**
CURE	$ 500.00	$ 700.00		
Urban	$ 600.00	$ 800.00		
Desired Development (inside city)	$ 700.00	$ 1,000.00		
Desired Development (outside city)	$ 1,300.00	$ 1,800.00		
Drinking Water Protection (inside city)	$ 1,500.00	$ 2,200.00		
Drinking Water Protection (outside city)	$ 1,700.00	$ 2,500.00		
All Zones (platted on/after 1/1/2014)			$ 5,400.00	$ 4,700.00
Wastewater				
CURE	$ 300.00	$ 400.00		
Urban	$ 400.00	$ 500.00		
Desired Development (inside city)	$ 400.00	$ 600.00		
Desired Development (outside city)	$ 800.00	$ 1,000.00		
Drinking Water Protection (inside city)	$ 1,200.00	$ 1,200.00		
Drinking Water Protection (outside city)	$ 1,300.00	$ 1,400.00		
All Zones (platted on/after 1/1/2014)			$ 2,200.00	$ 2,500.00

How to Estimate Invoices

1. Sum the appropriate Meter Cost, Meter Tap & Reconnection Fee, and the Austin Water Inspection Fee (small residential meters only)
2. Multiply the Service Units times the Impact Fee for the Plat Date and Zone (for Water and Wastewater)
3. Add the calculations from Steps 1 and 2 together

Example:

Estimating an invoice for a 3/4" water meter for a lot platted after 10/1/2018:

Water fees		
Meter Cost		$ 73.47
Meter Tap & Reconnection Fee		+ 180.00
AW Inspection Fee (RES only)		+ 97.00
Service Units times Impact Fee	(1.5 x $4,700)	+ 7,050.00
	Subtotal Water Fees:	***$ 7,400.47***
Wastewater fees		
Service Units times Impact Fee	(1.5 x $2,500)	$ 3,750.00
	Subtotal Wastewater Fees:	***$ 3,750.00***
Total Water & Wastewater Permit Fees		**$11,150.47**