



The Roz

3435 Parker Lane, Austin, TX 78741



2023 Housing Tax Credit Resolution Application
Submitted to the City of Austin
December 14, 2023

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



December 14, 2023

City of Austin
Housing and Planning Department
1000 E. 11th St., Second Floor
Austin, TX 78702
Brendan.Kennedy@AustinTexas.gov

Re: Request for City of Austin Resolution of Support for 2023 9% Competitive HTC application for proposed development: The Roz located at 3435 Parker Lane, Austin, TX 78741

Dear Mr. Kennedy,

We are most pleased on behalf of our development team, SGI Ventures, LLC (SGI), Saigebrook Development, LLC (Saigebrook), and O-SDA Industries, LLC (O-SDA) to submit this application for support for a proposed 9% Housing Tax Credit (HTC) project, The Roz. We are excited about the possibility of working with the City of Austin on the proposed project, and providing much-need supportive housing.

SGI Ventures, Saigebrook Development and O-SDA Industries have specialized in providing first class affordable housing communities in urban core and suburban areas since 1996. Sally Gaskin, Lisa Stephens and Megan Lasch have secured 30 allocations of Housing Tax Credits in the last 15 application cycles in Texas and have financed and closed more than 5,000 units in the southeastern United States. This includes several mixed-income family communities in Austin—most recently Aria Grand and Elysium Grand, which opened in 2020, The Abali, which opened in 2021, and Vi Collina, which opened in 2022. Additionally, June West, Saison North, and Cady Lofts are Austin projects currently under pre-development. Saigebrook Development and O-SDA Industries will serve as consultants on this transaction.

The Roz is a proposed mixed-income SRO supportive housing community serving individuals experiencing chronic homelessness or in danger of homelessness. The Roz will be constructed on ±1.65 acres located at 3435 Parker Lane in Austin's Parker Lane neighborhood. The site is within the half a mile of an Imagine Austin Center and just 25 feet outside of the western boundary of a Mobility Bond Corridor Buffer. In addition, we are extremely pleased to be partnering with the Austin Housing Finance Corporation (AHFC), who will serve as the non-profit general partner in this deal.

The City of Austin's comprehensive planning vision includes the goals of expanding housing choices and providing a mix of quality housing for a diverse population. We believe that this supportive housing project helps the city to meet these housing goals, especially because of its proximity to a high number of jobs and services, and it's location in an underserved census tract in which the last tax credit development award was in 2005. Given these factors, we believe that The Roz could be one of the top scoring applications in the 2023 housing tax credit cycle.

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



This site meets three preference criteria for a Resolution of Support: 1) the development site is located on a site owned by the AHFC, 2) it is located within 0.5 miles of an Imagine Austin Center, and 3) will have at least 25% dedicated Continuum of Care units.

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

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Sally Gaskin at Sally@SGIVentures.net or at (713) 882-3233 concerning this application.

Sincerely,

A handwritten signature in blue ink that reads "Sally Gaskin".

Sally Gaskin



Contact Information

Development name: **The Roz**
Development location: 3435 Parker Lane, Austin, TX 78741

Project Team: **SGI Ventures (Developer)**
5501-A Balcones Dr., Ste 280 PMB #
138 Austin, Texas 78731

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

O-SDA Industries (Consultant)
5501-A Balcones Dr. #302
Austin, Texas 78731

Primary Contacts: **Sally Gaskin**
Sally@SGIVentures.net
713-882-3233

Megan Lasch
Megan@O-SDA.com
830-330-0762

Lisa Stephens
Lisa@Saigebrook.com
352-213-8700

Attachment 1 - Project Narrative

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



Project Narrative

The Roz is a proposed Supportive Housing community to be located at 3435 Parker Lane. The ±1.65 acres multifamily development will consist of 100 units, of which 100% will be targeted for Supportive Housing. Austin Housing Finance Corporation (AHFC) will be our partner in this development.

The proposed development will consist of approximately 100-110 studio units, serving primarily individuals with incomes at or below 30% of area median income (AMI), as well as individuals with incomes between 30% and 60% of AMI. This site is currently zoned GR-MU-3-CO and will not require a rezone to allow for the intended use. The Roz will utilize Affordability Unlocked to accommodate the development density of 100-110 units.

We believe this project is particularly important for the City of Austin, as it will provide a substantial number of Supportive Housing units, filling a pressing community need. A perfect location for Supportive Housing, the property is located near a high concentration of jobs, services and amenities, including the 25+ acre Mabel Davis District Park directly adjacent to the site and the Walmart Super Center on East Ben White Blvd, a one mile walk or 15 minute bus ride from the property.

This site also scores particularly well under the 2023 QAP for the 9% LIHTC program, due to its commitment to dedicate 100% of the development to Supportive Housing. Additionally, it will qualify for near maximum dispersion points as there have been no tax credit developments built in the census tract in the past 18 years. The tract is thus considered under-served according to the 2023 Texas QAP. These factors, coupled with its location close to so many jobs and its location in census tract 23.07, lead us to believe that this will be one of the top scoring sites in the 2023 housing tax credit cycle.

This site also meets three of the City of Austin’s 2023 preference criteria for support:

- The development is located on a site owned by the AHFC
- The site is within one half mile of an Imagine Austin Center
- 50%-100% of the units in the development will be dedicated to the Continuum of Care.



Fitness center and community kitchen at O-SDA developed **Stillhouse Flats**, Harker Heights, TX



Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, hard surface counter tops in kitchen and bathrooms, resilient hard surface flooring and kitchen tile back splash.

Community amenities will include an on-site leasing center, library, cyber lounge, community multipurpose room, outdoor seating areas, community laundry, offices, and meeting rooms for supportive services coordinators and health professionals.

Accessibility

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

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

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

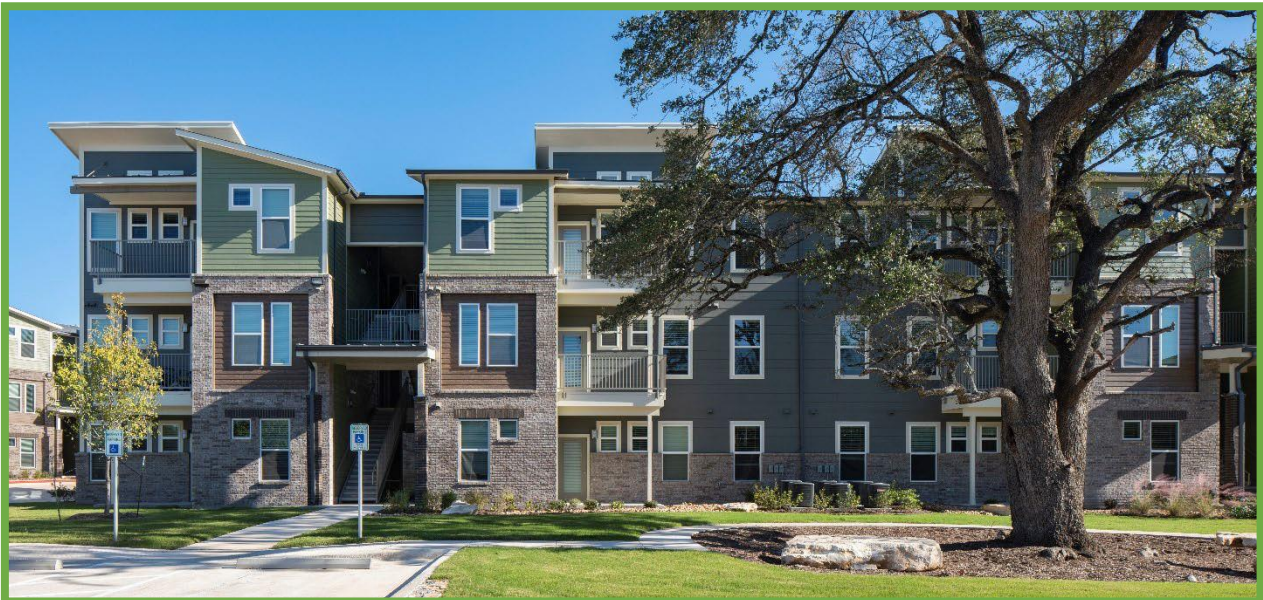
An accessible route will connect the accessible parking spaces to the accessible and adaptable units or elevator, as well as the common areas of the development. As a further measure to ensure compliance, the development team will retain an Accessibility and Compliance Consultant to provide plan review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



Unit interiors at Saigebrook and O-SDA developed **Canova Palms**, Irving, TX

Green Building

Prior to the current emphasis on green methods and their employment in affordable housing, the development team promoted energy and natural resource conservation in all their communities. These efforts have had a significant positive impact in the cost of operations, and the out-of-pocket costs to our residents. The development team will commit to meeting Austin Energy Green Building standards.



Saigebrook and O-SDA developed **Kaia Pointe**, Georgetown, TX



Local public art

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



At **The Abali** in Austin, we worked with seven local women artists to create unique murals in our parking bays. These colorful murals welcome residents home as they enter the building, and reflect each of our artists' unique take on the prompt of 'an Austin for everyone'. Artists (clockwise from top right): Phoebe Joynt, Alannah Tiller, Catie Lewis.



Successful Development Examples

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



Aria Grand

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

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



La Madrid Apartments

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

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



Kaia Pointe

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

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



Art at Bratton's Edge

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

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



The Abali

4603 - 4611 N IH 35, Austin, Texas 78722. Opened October 2021, 100% leased. Construction began 2020.

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



Vi Collina (Under construction)
2401 E Oltorf St, Austin, Texas 78741. Construction began 2020.

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



Saison North (Under Construction)

100101 N Capital of Texas Highway, Austin, Texas 78759. Construction to begin March 2022.

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



June West (Pre-development)

1200 W Koenig Ln, Austin, Texas 78756. Construction to begin June 2022.

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



Cady Lofts (Pre-Development)
1004-1008 E 39th St, Austin, Texas
78751. Construction to begin August
2023.

100-unit new construction
permanent supportive housing
development.

Financed using 9% LIHTC tax credits.
30%, 50%, and 60%AMI. This is a .248
acre site, which will contain two
buildings. Development budget is
\$20,873,900.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name

The Roz

2) Project Type

100% Affordable

3) New Construction or Rehabilitation?

New Construction

4) Development Owner (as submitted in TDHCA Application)

The Roz at the Park, LLC, (AHFC Mable Davis Non-Profit Corp and SGI-Roz, LLC are the members of the Managing Member entity)

5) Developer Company

Co-Developers:SGI Ventures, Inc, & AHFC Mable Davis Non-Profit Corp; Dev Consultants: O-SDA Industries, Saigebrook Dev, & New Hope Housing

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

3435 Parker Lane, Austin, Texas 78741

7) Mobility Bond Corridor

8) Census Tract

23.07

9) Council District

District 3

10) Elementary School

LINDER EL

11) Affordability Period

45 years

12) Type of Structure

Multi-family

13) Occupied?

No

14) How will AHFC funds be used?

Acquisition, Pre-development, and Construction

15) Bond Issuer (if applicable)

N/A

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

AHFC-GP

17) Target Population

Supportive Housing (COC)

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	20					20
Up to 40% MFI						0
Up to 50% MFI	60					60
Up to 60% MFI	20					20
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	100	0	0	0	0	100

19) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

20) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	10	Continuum of Care Units	50-100
Accessible Units for Sensory Impairments	4	Non-CoC Supportive Housing Units	0-50

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

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

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

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

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	4,000,000	Acquisition	1,000,000
Third Party Equity	16,937,296	Off-Site	
Grant		Site Work	1,877,500
Deferred Developer Fee	1,076,593	Site Amenities	475,000
Other		Building Costs	7,920,450
Previous AHFC Funding		Contractor Fees	2,153,590
Expected AHFC Request		Soft Costs	4,024,000
		Financing	1,340,454
		Developer Fees	3,222,895
Total	\$ 22,013,889	Total	\$ 22,013,889

CRP Name

CRP Ordinance 1 **Date**

CRP Ordinance 2 **Date**

Attachment 3 – CRP (if applicable)

*(If the development is not located in a QCT but will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*



Concerted Community Revitalization Plan Area

The Roz is located within the boundaries of the East Riverside/Oltorf Combined Neighborhood Plan (EROC), which qualifies as a concerted revitalization plan according to the Texas Department of Housing and Community Development (TDHCA)'s 2023 Qualified Allocation Plan (QAP). TDHCA's 2023 QAP outlines the requirements of a concerted revitalization plan as follows:

- a. The development site must be geographically located within an area for which a concerted revitalization plan (plan or CRP) has been developed and published by the municipality: 3435 Parker Lane, Austin, TX 78741 falls within the geographic boundaries of East Riverside/Oltorf Combined Neighborhood Plan (EROC).
- b. The plan must be approved by the municipality as a plan to revitalize the specific area: The City of Austin established and adopted the East Riverside/Oltorf Combined Neighborhood Plan (EROC) when it passed Ordinance #20061116-055 on November 16, 2006.
- c. The area targeted for revitalization must be larger than the assisted housing footprint: the East Riverside/Oltorf Combined Neighborhood Plan (EROC) regulates an area that is much larger than the site in question.
- d. The plan must be current at the time of application: the East Riverside/Oltorf Combined Neighborhood Plan (EROC) is current and is expected to continue to regulate development within its boundaries.

The East Riverside/Oltorf Combined Neighborhood Plan (EROC) outlines a multi-year process wherein residents, property owners, and businesses in the area completed a visioning and decision-making process to develop the neighborhood plan. The Roz development will contribute to the overall vision and goals of the EROC, which prioritizes preserving and improving quality of life in the neighborhood, honoring cultural diversity, and being good stewards of the environment. Importantly, the development's commitment to providing deeply affordable housing for community members who have experienced chronic homelessness aligns with EROC's vision to improve the quality of life for residents in its neighborhood. The principals of the development entities also recognize the importance of promoting cultural diversity through art, and as such commission local artists to create original artwork at each of their properties, one of the many ways they honor cultural diversity throughout their mixed-income communities. To achieve EROC's environmental priorities the development will promote active transportation by locating within walking distance to public transportation and through providing bicycle storage for its residents. The development is also seeking to incorporate green building features to promote environmental stewardship.

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Austin, TX 78731

Attachment 4 – Map and Nearest Transit Stop

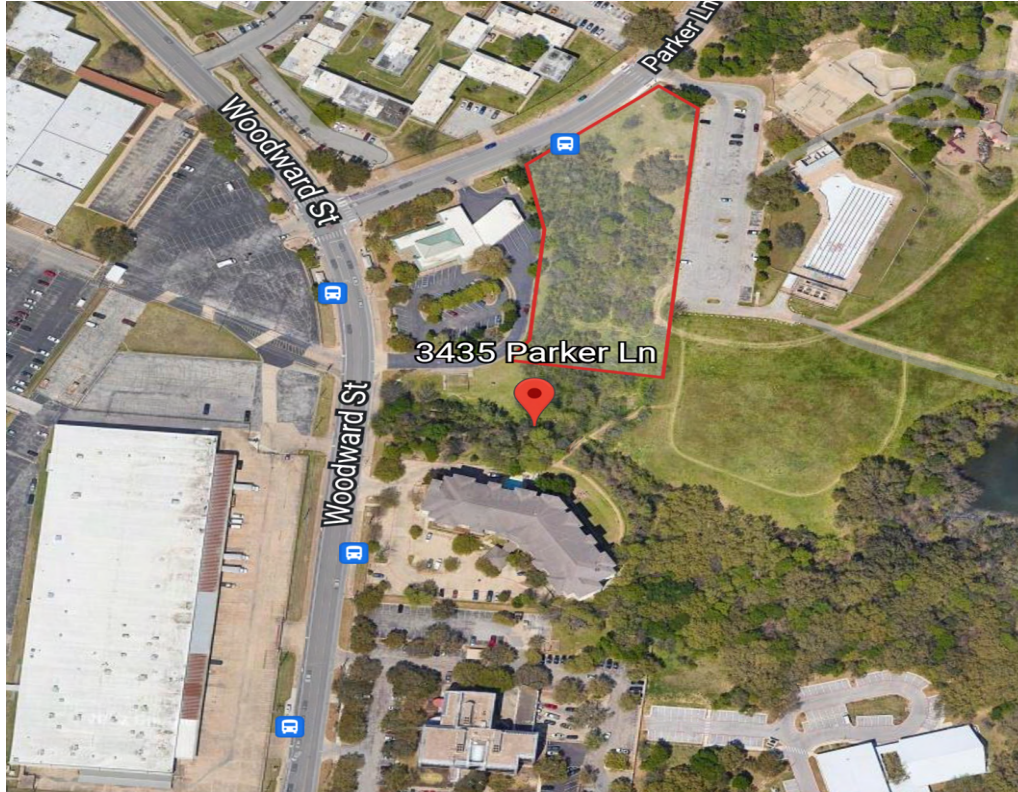
(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)



The Roz

Site Location

3435 Parker Lane, Austin, TX 78741



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



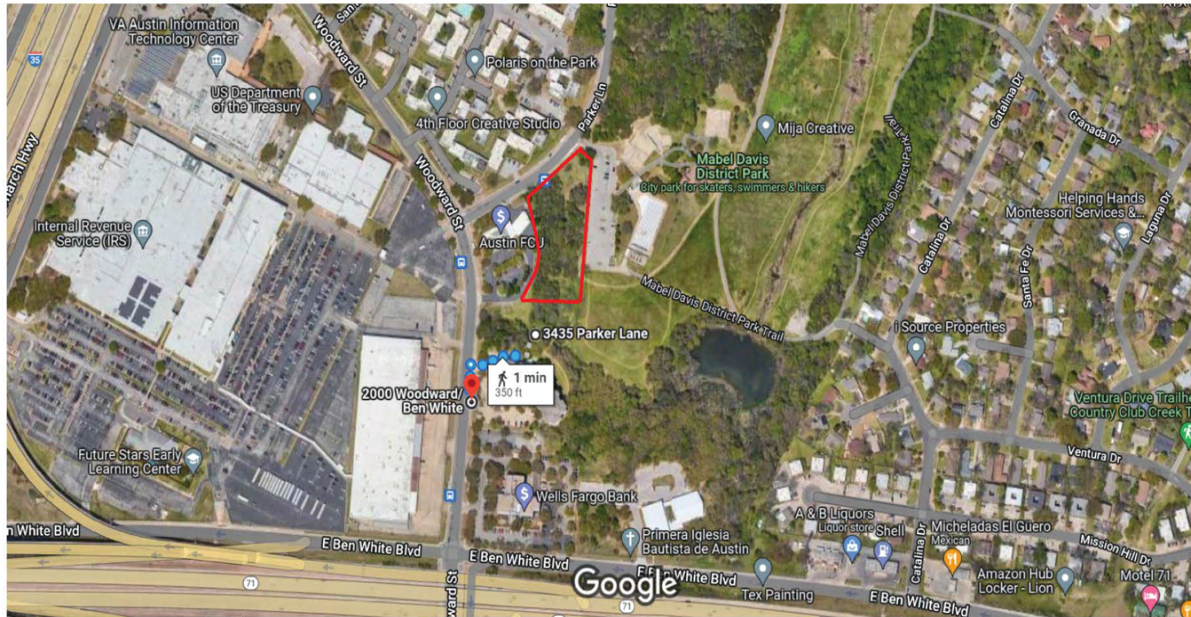
Proximity to Bus Stops

11/28/22, 3:34 PM

3435 Parker Ln, Austin, TX 78741 to 2000 Woodward/ Ben White - Google Maps



3435 Parker Ln, Austin, TX 78741 to 2000 Woodward/Ben White, Austin, TX 78741 Walk 351 ft, 1 min



Imagery ©2022 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 200 ft

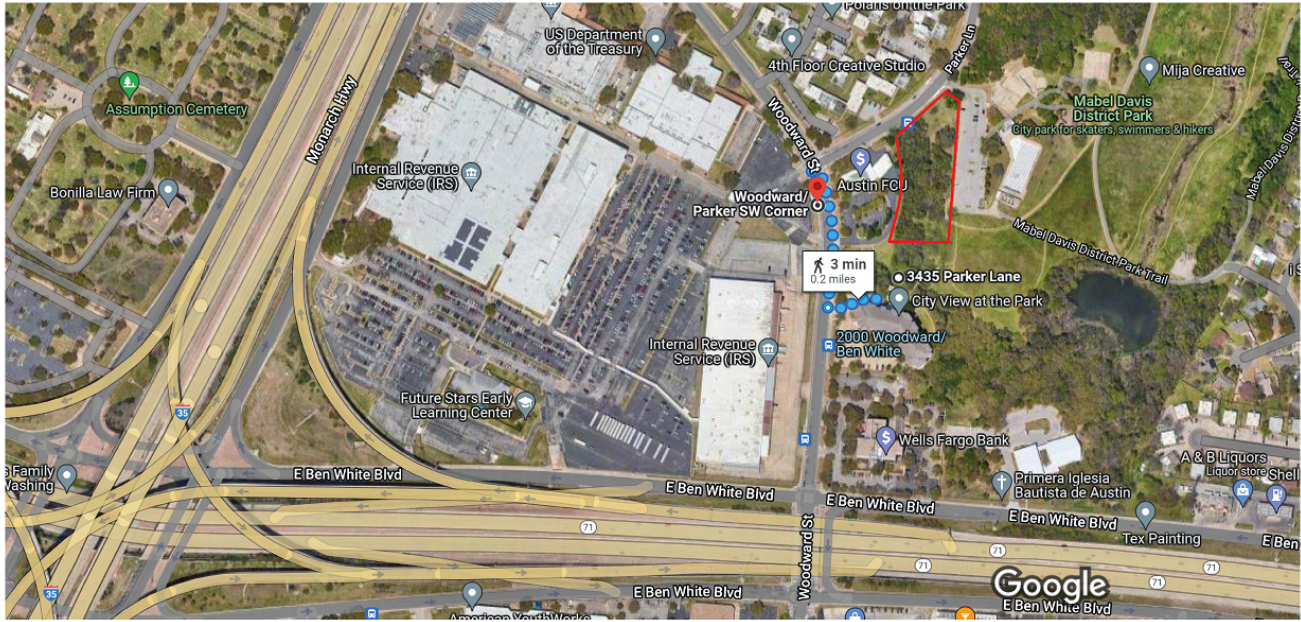
5501-A Balcones Dr. #302
Austin, TX 78731



Google Maps

3435 Parker Ln, Austin, TX 78741 to Woodward/Parker
SW Corner, Austin, TX 78772

Walk 0.2 mile, 3 min



Imagery ©2022 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 200 ft

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



Google Maps

3435 Parker Ln, Austin, TX 78741 to Mabel Davis Park, Walk 0.2 mile, 4 min
Austin, TX 78741



Imagery ©2022 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google 200 ft

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

Attachment 5 - Flood Plain Map

(Insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)

FEMA Floodplains



Legend

FloodPro

FEMA Floodplain

- 100 Year (Detailed-AE)
- 500 Year

Aerial

- Red: Band_1
- Green: Band_2
- Blue: Band_3

0

1000

2000

ft

Monday, November 28,
2022



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

Attachment 6 - Developer's Experience and Development Background

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



SALLY
GASKIN
President

sally@sgiventures.net

206 E. Live Oak Street, #D
Austin, Texas 78704
(713) 882-3233



Sally Gaskin is the President of SGI Ventures, Inc., a developer, and tax credit and private activity bond consultant. SGI Ventures, Inc. has been active in the affordable housing industry since 1996. Ms. Gaskin is a founding board member and former Board President of the Texas Affiliation of Affordable Housing Providers (TAAHP). Combined, Ms. Gaskin has developed and co-developed over 960 affordable family and senior units and is currently in the process of developing Cady Lofts in partnership with Austin Affordable Housing Corporation. Cady Lofts is a 100-unit Permanent Supportive Housing development serving formerly homeless residents in Austin.

Before entering the affordable housing industry in 1996, Ms. Gaskin was the Director of Governmental Services for Summit National Realty, a SAMDA contractor for the Resolution Trust Corporation (RTC). Ms. Gaskin directed the firm's contract responsibilities for restructuring and liquidating assets. From 2008 to 2018, Ms. Gaskin was a Manager and Senior Asset Manager with the FDIC in the Risk Share Management Group, with oversight responsibilities for loss share contracts between the FDIC and banks that purchased failed banks during the 2008 financial crisis.

LISA STEPHENS

President

lisa@saigebrook.com
www.saigebrook.com



MEGAN LASCH

President

megan@o-sda.com
www.o-sda.com

ABOUT US

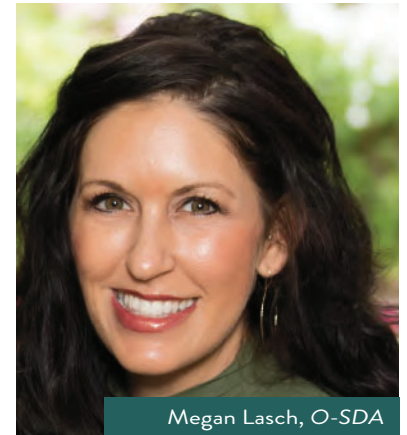
Saigebrook Development and O-SDA Industries are two powerhouse WBE- and HUB-certified real estate development firms that partner regularly to deliver first in class mixed-income housing communities. Together, they have been part of 25 successful Housing Tax Credit applications across the state of Texas.

Owner and principal of WBE- and HUB-certified Saigebrook Development, Lisa Stephens has specialized in providing first-class affordable and workforce housing communities since 1999. She has closed more than \$1 billion of federal, state, and local competitive funds to date and constructed in excess of 6,500 apartment homes. Saigebrook Development offices in Weatherford, Texas.

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



Lisa Stephens, Saigebrook



Megan Lasch, O-SDA

TO LEARN MORE VISIT

AffordableHousingTexas.com

OUR PROCESS

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

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



Senior Living

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

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

Everly Plaza, Fort Worth
Mixed-Income Senior Community

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



Senior Living

Kaia Pointe, Georgetown
Mixed-Income Family Community

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



Mixed Income

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
Pre-Development					
	Cady Lofts 1004-1008 E 39th St. Austin, TX 78751 <i>Consultant Only</i>	New Construction Permanent Supportive Housing 30%, 50%, and 60%	100 - 0 BR TOTAL = 100	LIHTC - 9% (TDHCA)	\$20.9MM
	Jaipur Lofts 2102, 2108, 2202, 2206, 2208 Annex Ave Dallas, TX 75204	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	26 - 1 BR 37 - 2 BR 8 - 3 BR TOTAL = 71	LIHTC - 9% (TDHCA)	\$23.9MM
	Lydle Ridge 2301 Little Rd. Arlington, TX 76010	New Construction Senior Affordable & Market Rate 30%, 50%, and 60%	43 - 1 BR 16 - 2 BR TOTAL = 59	LIHTC - 9% (TDHCA)	\$14.1MM
	Lapiz Flats 1410-1430 Duncan Perry Rd. Arlington, TX 76011	New Construction Senior Affordable & Market Rate 30%, 50%, and 60%	45 - 1 BR 24 - 2 BR TOTAL = 69	LIHTC - 9% (TDHCA)	\$16.8MM
	Saison North 10010 N Capital of TX Highway Austin, TX 78759	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	48 - 1 BR 44 - 2 BR 24 - 3 BR TOTAL = 116	LIHTC - 9% (TDHCA)	\$32.5MM
	June West 1200-1206 W Koenig Lane Austin, TX 78756	New Construction Family Affordable 30%, 50%, 60%, and 80%	31 - 0 BR 11 - 1 BR 24 - 2 BR 14 - 3 BR TOTAL = 80	LIHTC - 9% (TDHCA)	\$20.3MM
	The Mulholland	New Construction Family Affordable & Market Rate 80%	50 - 1 BR 90 - 2 BR 26 - 3 BR TOTAL = 166	51 @ 80	\$31.2MM
	The Hawthorne on McNeil	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	20 - 1 BR 61 - 2 BR 25 - 3 BR TOTAL = 106	51 @ 80	\$23.6MM
Under Construction					
	Kiva East 4724 & 4806 East Side Ave. Dallas, TX 75226	New Construction Family Affordable & Market Rate 30%, 50%, 60%	18 - 1 BR 48 - 2 BR 21 - 3 BR TOTAL = 87	LIHTC - 9% TDHCA	\$25MM
DEVELOPMENTS COMPLETED					
	Kestrel on Cooper 2017-2025 S Cooper Street Arlington, TX 76010	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	21 - 1 BR 36 - 2 BR 27 - 3 BR 6 - 4 BR	LIHTC - 9% (TDHCA)	\$20.7MM
	Vi Collina 2401 E Oltorf St Austin TX	New Construction Family 100% Affordable 30%, 50%, 60%, and 80%	48 - 1 BR 81 - 2 BR 41 - 3 BR Total: 170	LIHTC - 4% (TDHCA)	\$37.6 MM
	Cielo Place 3111 Race Street Fort Worth, TX 76111	Adaptive Reuse Family Affordable & Market Rate 30%, 50%, & 60%	50 - 0 BR 11 - 1 BR 18 - 2 BR 12 - 3 BR Total: 91	LIHTC - 9% (TDHCA)	\$22.2MM

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	Everly Plaza 1801-1821 8th Ave and 1801 Hurley Ave. Fort Worth, TX 76110	New Construction Senior Affordable & Market Rate 30%, 50%, & 60%	64 - 1 BR 24 - 2 BR Total: 88	LIHTC - 9% (TDHCA)	\$19.4MM
	The Abali 4603-4611 N IH 35 Austin, TX 78722	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	16 - 0 BR 10 - 1 BR 19 - 2 BR 11 - 3 BR Total: 56	LIHTC - 9% (TDHCA)	\$14.6MM
	Sunset at Fash Place 2504 Oakland Blvd. Fort Worth, TX 76103	New Construction Senior Affordable & Market Rate 30% 50% & 60% AMI	50 - 1 BR 16 - 2 BR Total: 66	LIHTC - 9% (TDHCA)	\$14.3MM
	Canova Palms 1717 Irving Blvd Irving, Texas	New Construction Senior Affordable & Market Rate 30%, 50% & 60% AMI	41 - 1BR 17 - 2 BR Total: 58	LIHTC - 9% (TDHCA)	\$11.3MM
	Alton Plaza 202 Whaley Street Longview, TX 75607	New Construction Adaptive Reuse Family Affordable & Market Rate 30%. 50% & 60% AMI	6 - 0BR 16 - 1BR 26 - 2 BR Total: 48	LIHTC - 9% (TDHCA)	\$10.2MM
	Elysium Grand 3300 Oak Creek Drive Austin, Texas	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	18 - 1 BR 53 - 2 BR 19 - 3 BR Total: 90	LIHTC - 4% (TDHCA)	\$19.6MM
	Mistletoe Station 1916 Mistletoe Blvd. Fort Worth, TX 76104	New Construction Garden Style & Podium Style Family Affordable & Market Rate 30%, 50% & 60% AMI	21 - 1 BR 67 - 2BR 22 - 3BR Total: 110	LIHTC - 9% (TDHCA)	\$28.2MM
	Aria Grand IH35 & Woodland Drive Austin, TX 78704	New Construction Podium Family Affordable & Market Rate 30%. 50% & 60% AMI	12 - 1 BR 30 - 2 BR 28 - 3 BR Total: 70	LIHTC - 9% (TDHCA)	\$16.8MM
	Edgewood Place 617 Clinic Drive Longview, TX 75605	New Construction Garden Style Family Affordable & Market Rate 30%. 50% & 60% AMI	18 - 1BR 36 - 2BR 20 - 3BR Total: 74	LIHTC - 9% (TDHCA)	\$13.4MM
	Kaia Pointe 104 Bettie Mae Way Georgetown TX 78633	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	28 - 1 BR 56 - 2 BR 18 - 3 BR Total: 102	LIHTC - 9% (TDHCA) \$13,530,000	\$18.8MM
	Stillhouse Flats 2926 Cedar Knob Road Harker Heights, TX 76548	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	22 - 1 BR 50 - 2 BR 24 - 3 BR Total: 96	LIHTC - 9% (TDHCA) \$14,180,000 Local Government Contribution	\$16.8MM

	PROPERTY	TYPE , STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	LaMadrid Apartments 11320 Manchaca Road Austin, TX 78748	New Construction Garden Style & Townhomes Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 24 - 3 BR Total: 95	LIHTC - 9% (TDHCA) \$13,380,000 City of Austin RHDA	\$20.4MM
	Barron's Branch 817 Colcord Ave Waco, TX 76707	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	30 - 1 BR 86 - 2 BR 48 - 3 BR 4 - 4 BR Total: 168	LIHTC - 9% (TDHCA) \$20,331,756	\$16.7MM
	Art at Bratton's Edge 15405 Long Vista Dr Austin, TX 78727	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1 BR 46 - 2 BR 16 - 3 BR Total: 78	LIHTC - 9% (TDHCA)	\$14.3MM
	Liberty Pass 17321 Lookout Road Selma, TX 78154	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 62 - 2 BR 26 - 3 BR 4 - 4 BR Total: 104	LIHTC - 9% (TDHCA)	
	Summit Parque 12777 Merit Drive Dallas, TX 75251	New Construction Mid-Rise Family Affordable and Market Rate 30%, 50%, 60% AMI	31 - 1 BR 49 - 2 BR 20 - 3 BR Total: 100	LIHTC - 9% (TDHCA) \$14,870,000	\$23.9MM
	Saige Meadows 13488 Hwy 69N Tyler, TX 75706	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	Flats: 22 - 1 BR 44 - 2 BR 4 - 3 BR Townhomes: 6 - 2 BR 16 - 3 BR Total: 92	LIHTC - 9% (TDHCA) \$11,870,348	\$9.4MM
	La Ventana 2109 Texas 351 Abilene, TX 79601	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1BR 36 - 2 BR 28 - 3 BR 4 - 4 BR Total: 84	LIHTC - 9% (TDHCA) \$6,462,643	\$9.5MM
	Amberwood Place 411 W Hawkins Pkwy Longview, TX 75604	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 32 - 2 BR 32 - 3 BR 2 - 4 BR Total Unit 78	LIHTC - 9% (TDHCA) \$8,740,526	\$10.MM
	Tylor Grand 3702 Rolling Green Dr. Abilene, TX 79606	New Construction Garden Style Family Affordable 30%, 50%, 60% AMI	32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR Total Unit 120	LIHTC - 9% (TDHCA) \$13,914,133	\$1.6MM
	The Roxton 307 N. Loop 288 Denton, TX 76209	Rehab Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	16 - 1 BR 86 - 2 BR 24 - 3 BR Total: 126	LIHTC - 9% (TDHCA) \$14,500,717	\$18.6MM

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST
	CityView at the Park 2000 Woodward St Austin, Texas 78741	New Construction Senior Affordable & Market Rate 30%, 50%, & 60%	50 - 1 BR 20 - 2 BR Total: 70	LIHTC - 9% (TDHCA)	\$11.3 MM
	Cady Lofts 1004-1008 E 39 th St Austin, Texas 78751	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	100 - 0 BR Total: 100	LIHTC - 9% (TDHCA)	\$20.9 MM
	Reading Road Apartments 5525 Reading Road Rosenberg, Texas 77471	New Construction Family Affordable & Market Rate 30% 50% & 60% AMI	1, 2 & 3 BR Total: 252	LIHTC - 4% (TDHCA)	\$20 MM
	Brazoswood Apartments 255 E Brazoswood Dr Clute, Texas	New Construction Family Affordable & Market Rate 30%. 50% & 60% AMI	1, 2 & 3 BR Total: 72	LIHTC - 9% (TDHCA)	\$9 MM
	Creekside Apartments, also known as The Trails 711 River Rd Boerne, Texas	New Construction Family Affordable & Market Rate 30%. 50% & 60% AMI	1, 2 & 3 BR Total: 71	LIHTC - 9% (TDHCA)	\$9 MM
	Kerrville Meadows Apartments 2300 Junction Hwy Kerrville, Texas 78028	New Construction Senior Affordable & Market Rate 30%. 50% & 60% AMI	1 & 2 BR Total: 76	LIHTC - % (TDHCA)	\$7.6 MM
	The Springs Apartments 289 Springs Ln Dripping Springs, Texas	New Construction Family Affordable & Market Rate 30%, 50% & 60% AMI	1, 2 & 3 BR Total: 76	LIHTC - 9% (TDHCA)	\$9.2 MM
	Bent Tree Apartments 1625 Sunset Dr San Angelo, Texas 76904	New Construction Family Affordable & Market Rate 30%. 50% & 60% AMI	1, 2 & 3 BR Total: 112	LIHTC - 9% (TDHCA)	\$9 MM
	The Woodlands Apartments 3150 W Cardinal Dr Beaumont, Texas 77705	New Construction Family Affordable & Market Rate 30%. 50% & 60% AMI	1, 2 & 3 BR Total: 140	LIHTC - 9% (TDHCA)	\$11 MM
	Maplewood Apartments 600 Hobbs Rd League City, Texas 77573	New Construction Senior Affordable & Market Rate 30%, 50% & 60% AMI	1 & 2 BR Total: 100	LIHTC - 9% (TDHCA)	\$10.2 MM



Key Staff



Sally Gaskin, SGI Ventures

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant. SGI Ventures, Inc. has been in the affordable housing industry since 1996. She is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”). In 2008, SGI Ventures completed the development of CityView at the Park, a 70-unit affordable senior development located in Austin, TX. In addition to CityView, Ms. Gaskin co-developed 7 other tax credit developments, with over 970 units.



Lisa Stephens, Saigebrook Development

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



Megan Lasch, O-SDA Industries

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



Alice Cruz, Across, LLC

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



Abby Penner

Abby Penner is a graduate of Texas A&M University with a degree in Civil Engineering. She worked as an engineering consultant for 3 years where she helped design a variety of commercial and multi-family development projects. Abby has worked on most aspects of site design, permitting, and construction. After leaving her Civil Engineering firm, Abby joined the Saigebrook Development Team in 2019, where she is Project Manager.



Abby Tatkow

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



Jeff Piatt, Housing Tax Credit Services, LLC

Jeff is an UT Austin Graduate with 24 years of experience in the construction industry. Jeff's 10 years of experience in Affordable multifamily housing started when he was hired at TDHCA in 2009 as an inspector. Jeff left TDHCA in 2011 in the executive position of Construction Manager Under the Disaster Recovery division for both Single and Multifamily construction. Jeff has extensive experience in the requirements of LIHTC and CDBG program requirements and specializes in providing guidance to be sure that both architectural plans and construction management create developments in compliance with all applicable regulations including Fair Housing Act Design Accessibility Requirements and program material and design requirements.



Erin Curby

Erin is a graduate of the University of Texas at Austin with a degree in Civil Engineering. Erin worked for a general contractor for 5 years before joining the Saigebrook/O-SDA team. She worked to coordinate projects and build relationships between design team members, subcontractors, and development owners. She worked on several projects in the Austin area including a summer camp and natatorium, a large corporate campus, and a 50-story high-rise residential project. Additionally, Erin cares about being involved with her community and has been a volunteer for 5 years with the Seedling Program, an Austin-based organization that mentors children with incarcerated parents. Erin joined Saigebrook Development and O-SDA Industries where she is a Senior Development Associate.

Attachment 7 – Resolution from County

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

NOT APPLICABLE

**Attachment 8 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

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

NOT APPLICABLE



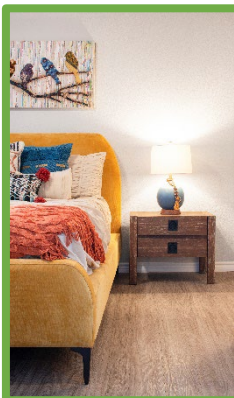
The Roz

3435 Parker Lane, Austin, TX 78741



Thank you for your consideration of this application.

See more of our work at: www.affordablehousingtexas.com



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Austin, TX 78731