

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

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credit applications in 2023. All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request.

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

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

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

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

Resolution of No Objection from the Local Governing Body

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

One-Mile/Three-Year Rule

X Limitations on Developments in Certain Census Tracts

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

TEFRA Resolution Requested. The TEFRA hearing is tentatively scheduled for _____ (month) _____ (year).

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

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

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

Development Name: Cameron HiLine

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

Applicant (Entity Name) to TDHCA TX Clayton 2024, Ltd.

Authorized Representative Signature A. Iglesias

Authorized Representative Printed Name Adrian Iglesias

Authorized Representative Title Authorized Member

Date 12/17/2023

Attachment 1 - Project Narrative

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



Cameron HiLine



A Class "A", Affordable, Transit-Oriented Community



Name: Cameron HiLine

Location: 1124 Clayton Ln, Austin, TX 78723

Overview: *Cameron HiLine* is a 227-unit, Class "A", multi-family community for families, young professionals, and the workforce in the *Windsor Park* neighborhood. The development will offer 100% high quality affordable units serving income bands of 30%, 50%, 60%, & 80% AMI. Situated on approximately two acres in the northwest quadrant of Cameron Road and Clayton Lane, the development will consist of one six-story building, with two stories of structured parking, leasing center, community room, fitness center, and a +/- 5,000 SF commercial space for a non-profit partner to provide resident and community services. Units will be equipped with large balconies, personal storage, granite countertops, Energy Star Appliances, and faux wood flooring. Cameron HiLine is conveniently located within a quarter mile of the *Highland Mall Station Activity Center* and a high-frequency bus stop along Cameron Rd, an *Imagine Austin Corridor*. The development is also within walking distance of Austin ISD Harris Elementary school, Dell Children's Medical Center, pharmacies, grocery stores, and major retail shopping centers.

Members: *Generation Housing Partners, LLC*
Housing Authority of City of Austin
Hill Tide Partners, LLC
Monarch Private Investments

Owner: TX Clayton 2024, Ltd.

Lead Developer: Generation Housing Partners, LLC

Consultant: Purple Martin Real Estate

Architect: Arrive Architecture

Engineer/Planner: AMC Design Group, Inc. / Thrower Design Planners

General Contractor: Journeyman

Attorney: Winthrop & Weinstine

Property Manager: Asset Living Property Management



Financing Proposal

Cameron HiLine will be sourced by various funding mechanisms, including up to \$40 Million in Tax-Exempt Private Activity Bonds, a construction loan from Bank OZK, a Fannie Mae permanent loan from Bellwether, 4% HTC equity, and deferred developer fee. The Austin Affordable Housing Corporation (AAHC), the nonprofit subsidiary of HACA, is the general partner and co-developer for the project. The lead developers will be Generation Housing Partners and Hill Tide Partners. Together, AAHC, Generation Housing Partners, and Hill Tide Partners, have a track record of developing high-quality affordable housing in the City of Austin. Most recently, the partnership developed Heritage Estates at Wells Branch, a Class “A”, 174-unit Senior Living development completed in 2022.



Heritage Estates at Wells Branch (2022)

174-unit Senior Living Development

<https://www.heritageestatesatwellsbranch.com/>

An application for the Private Activity Bonds was submitted to the Texas Bond Review Board on October 20th, 2023, and the project anticipates receiving a Bond Reservation in the first quarter of 2024, possibly as early as January 2024. During the construction period, short-term cash collateralized bonds will be used.

Due to a 20-year high in interest rates, rising construction (labor and material) costs, and a volatile equity market for Tax Credits, the development is applying for **\$10,780,000.00** in gap financing through the City of Austin RHDA Program, which is equivalent to **\$96,250 per unit at 50% AMI or below**. Gap funds will primarily be used as a source for construction materials and construction related costs. The project will also apply for National Housing Trust Funds (NHTFs), through TDHCA. The project will offer deep affordability levels, including 10 units at 30% AMFI, 102 units at 50% AMFI, 70 units at 60% AMFI, and 45 units at 80% AMFI.

Project Readiness: Cameron HiLine has received approval for SMART Housing and Affordability Unlocked allowing the project to utilize development bonuses and fee waivers. The development also has an approved civil site permit issued by the City of Austin and a preliminary building plan has been issued by the architect, Arrive Architecture Group. The project anticipates receiving a bond reservation in the first quarter of 2024 and could be starting construction by the third quarter of 2024.



Community Amenities include a clubhouse, leasing center, furnished fitness center, and community lounge. The community will offer laptops to its residents for “check-out” to do schoolwork, tax-preparation, budgeting and/or life-



planning, or for simple everyday needs. The fitness center will be open to the community 24/7 and be fully furnished with commercial grade fitness equipment compatible with current technology and applications. The property will also provide residents with a 24/7 package delivery solution which will combine technology with state-of-the-art commercial lockers to give residents the freedom to pick up packages anytime with a secure code.

Units will meet current green energy standards by providing Low-e windows, Low-flow fixtures, EnergyStar appliances, high R-value insulation, Low VOC paints, and High-efficiency HVAC units. Units will also include a variety of amenities:

- *Spacious Personal Balconies*
- *9-foot Ceilings*
- *“Open Concept” Design*
- *Granite Countertops*
- *Personal Storage Rooms*
- *Vinyl Plank Wood Flooring*
- *Laundry Connections*
- *Energy Star Appliances*
- *Walk-in Closets*

Resident Services will be paid for by the development (free to the residents) and managed by a third-party service provider contracted to provide resident services that will exceed TDHCA requirements. Cameron HiLine will provide:

- *Health and Wellness Classes*
- *Financial Literacy Classes*
- *Tax Preparation Classes*
- *Homeownership Classes*
- *Fitness Classes*
- *Monthly Community Events*
- *Nutrition and Diet Seminars*



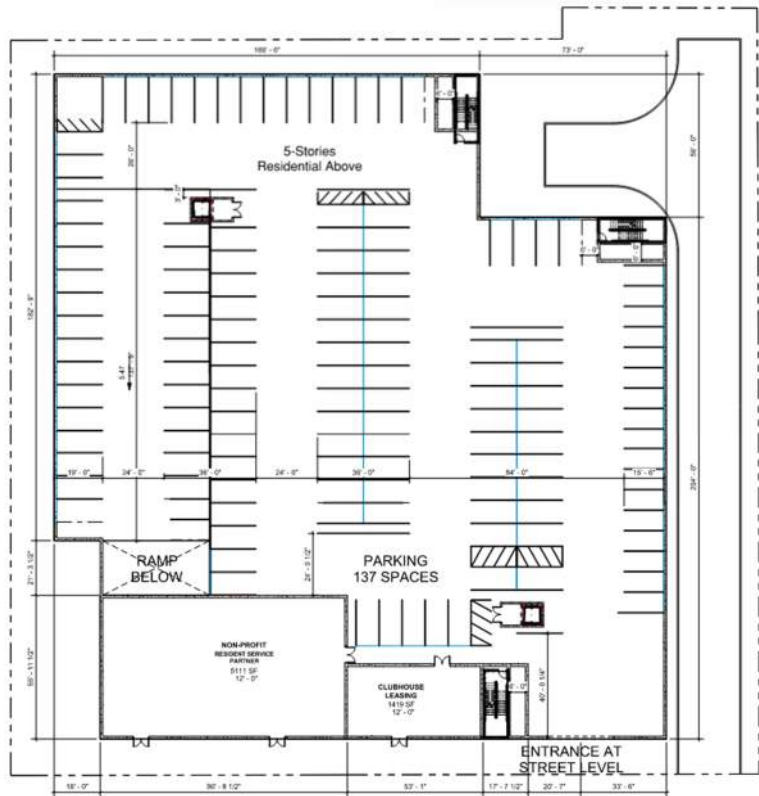
The development will also set aside approximately 5,000 SF of space to lease to a non-profit group to provide either



tuition free Pre-K for children ages 3-5, or after-school tutoring and social-emotional learning (SEL) programs, summer camps, family services and community outreach for at-risk youth.

Floorplan & Unit Mix

	# Units	% of Total
TC 30% Eff.	2	0.9%
TC 30% 1B/1B	3	1.3%
TC 30% 2B/2B	5	2.2%
TOTAL 30%	10	4.4%
TC 50% Eff.	6	2.6%
TC 50% 1B/1B	23	10.1%
TC 50% 2B/2B	73	32.2%
TOTAL 50%	102	44.9%
TC 60% Eff.	7	3.1%
TC 60% 1B/1B	16	7.0%
TC 60% 2B/2B	47	20.7%
TOTAL 60%	70	30.8%
TC 80% Eff.	2	0.9%
TC 80% 1B/1B	9	4.0%
TC 80% 2B/2B	34	15.0%
TOTAL 80%	45	19.8%
TOTAL	227	100%
AVG INCOME	58.15%	
Unit Mix		
Eff	17	7.49%
1B/1B	51	22.47%
2B/2B	159	70.04%
	227	100%



02 Parking Level at Street Level
364' x 1'-0"



01 First Floor-Residential Overall Building
364' x 1'-0"

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Project Name Cameron HiLine	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 1124 Clayton Ln, 78723		5) Mobility Bond Corridor
6) Census Tract 21.05	7) Council District District 4	8) Elementary School HARRIS EL
9) Affordability Period 45 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	2	3	5			10
Up to 40% MFI						0
Up to 50% MFI	6	23	73			102
Up to 60% MFI	7	16	47			70
Up to 80% MFI	2	9	34			45
Up to 120% MFI						0
No Restrictions						0
Total Units	17	51	159	0	0	227

14) 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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	16	Continuum of Care Units	
Accessible Units for Sensory Impairments	5		

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

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? Yes

20) Estimated Sources and Uses of funds

Sources		Uses	
Debt	29,618,205	Acquisition	7,250,000
Equity	26,139,411	Off-Site	
Grant		Site Work	2,913,000
Other	280,000	Sit Amenities	436,970
Deferred Developer Fee (not applicable for OHDA)	2,460,753	Building Costs	32,018,603
Previous AHFC Funding		Contractor Fees	4,921,856
Current AHFC Request	10,780,000	Soft Costs	5,846,452
		Financing	8,371,055
		Developer Fees	7,520,433
Total \$	69,278,369	Total \$	69,278,369

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

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



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing Department S.M.A.R.T. Housing Program

August 7, 2023 (Revision to letters dated January 10, 2023 and March 16, 2022)

S.M.A.R.T. Housing Certification
Generation Housing Partners
1120/1124 Clayton Lane (ID 856-5945)
TO WHOM IT MAY CONCERN:

TO WHOM IT MAY CONCERN:

Generation Housing Partners (development contact Travis Barber; phone: 214-613-6569; email: travis.barber@ghdevelopment.com) is planning to develop 1124 Clayton Lane, a 251-unit rental development at 1120 and 1124 Clayton Lane, Austin, Texas, 78723.

The purpose of this revision is to update the owner and the proposed unit mix.

S.M.A.R.T. Housing – Rental – 1120/1124 Clayton Ln.	
Total units: 251 units	
<u>Minimum Required:</u> 40% (101 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 50% (126 units) at or below 50% MFI 25% (63 units) at or below 60% MFI 25% (62 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 189/251 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above lists the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

AWU Capital Recovery Fees
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

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

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

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

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

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

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator
Housing Department

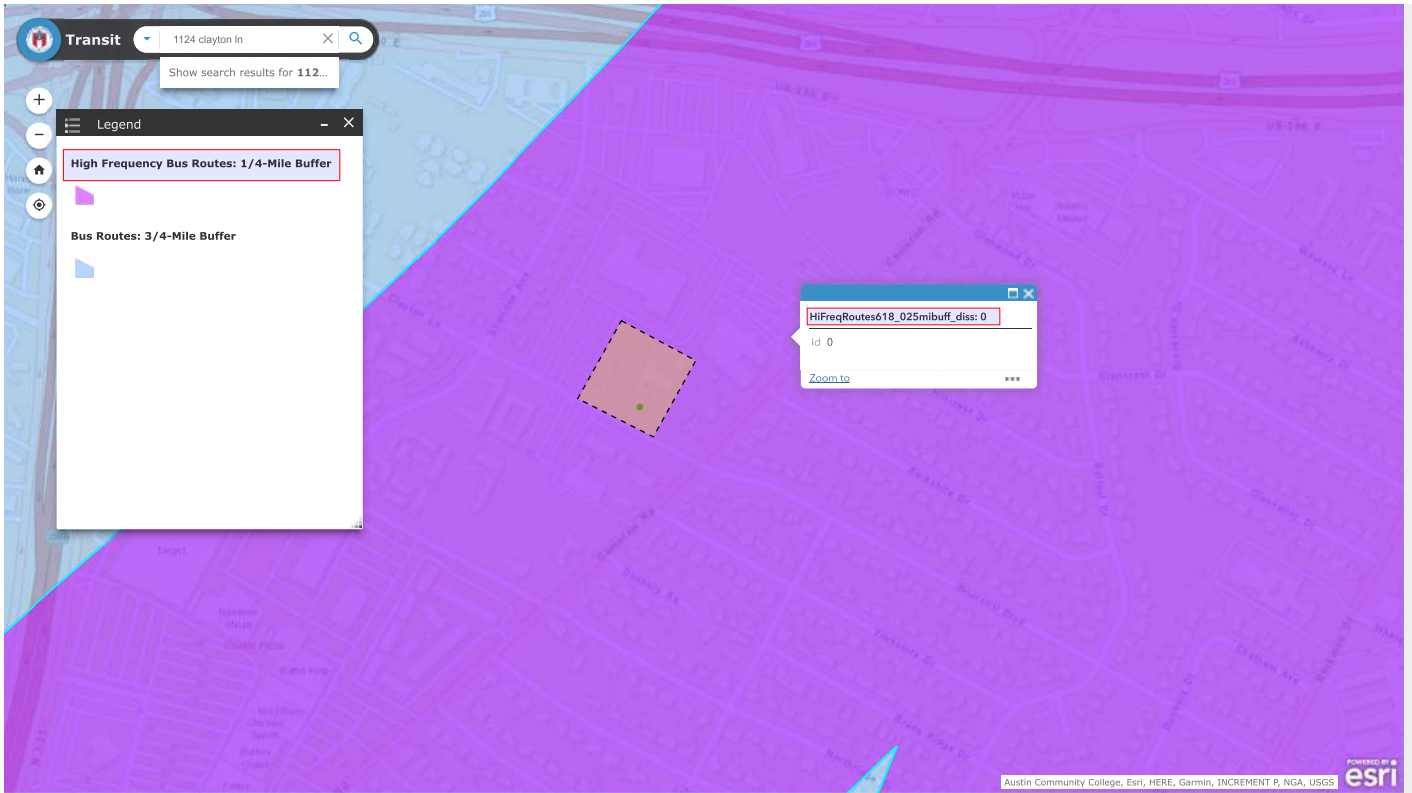
Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

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)



1124 Clayton Ln, Austin, TX 78723

5913 Cameron/Briarcliff, Austin, TX 78723

Add destination

Options

Send directions to your phone

via Clayton Ln 2 min
479 ft

Details

Mostly flat



-97.696 30.316 Degrees

300ft



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)

- Home

- Filter Layers... Filter

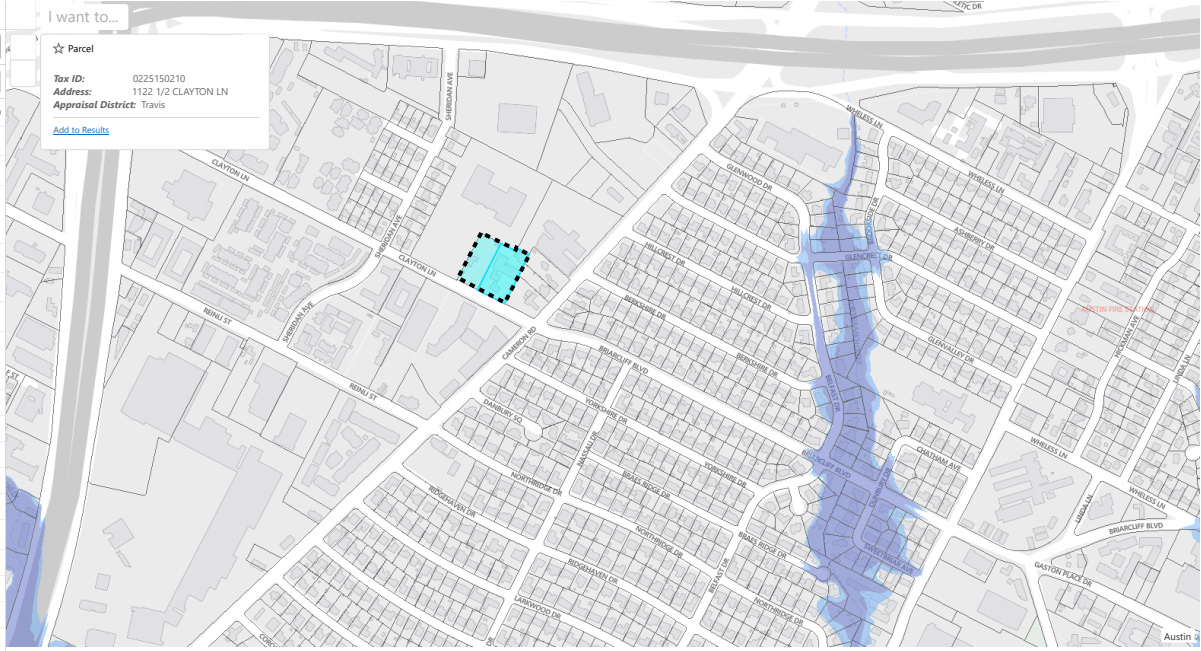
- FloodPro
 - Address
 - Elevation Certificate
 - Letter of Map Amendment
 - Contour
 - Parcel
 - Letter of Map Revision
 - Watershed Boundary
 - Model Footprint
 - FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 500 Year
 - 100 Year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - Fully Developed Floodplain
 - COA Fully Developed 25-Year
 - COA Fully Developed 100-Year
 - COA Master Plan 25-Year
 - COA Master Plan 100-Year
 - 100-Year (Detailed-AE)
 - 100-Year (Shallow-AO,AH)
 - 100-Year (Approx-A)
- Model Area
- Stormdrain Infrastructure
- Aerial Street Labels

I want to...

☆ Parcel

Tax ID: 0225150210
 Address: 1122 1/2 CLAYTON LN
 Appraisal District: Travis

[Add to Results](#)



Tools

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)

Overview



GENERATION HOUSING PARTNERS

Generation Housing Partners (GHP) is a lead developer, owner, and asset manager of class A multi-family assets located throughout the southwest. The company was founded upon building relationships with communities, investors, partners as well as residents. The principals of GHP have a track record of success with a wealth of industry experience. Generation Housing Partners’ reputation for creating high-quality, well planned and quality multi-family properties proceeds itself. The principals of GHP have developed, constructed, and managed over 7,000 units throughout the southwest. The principals of Generation Housing Partners have over 30 years of experience in multi-family development. Their experience includes acquisitions, financial analysis, due diligence & entitlements, 4% tax exempt mortgage revenue bonds, 9% housing tax credit equity, asset management and construction management.



The Heights at MacArthur (2021) – 78-unit Multifamily Development at 400 S MacArthur, Irving, TX.

Development List

GHP PRINCIPAL'S DEVELOPMENT PORTFOLIO

YEAR (AWARD)	Property	LOCATION	TYPE - FINANCING	TYPE OF CONSTRUCTION	# OF UNITS	TOTAL DEVELOPMENT COSTS
2011	Amber Stone Apartments	208 E. Crockett Street Beeville, Texas 78102	LIHTC-9%; HOME	Reconstruction - Uniform Relocation	54	\$7,610,208
2012	Heartland Village	749 Wildcat Way Sulphur Springs, Texas 75482	LIHTC-9%; HOME	New Construction	80	\$9,750,000
2013	Windy Ridge Apartments	10910 N. Ranch Road 620 Austin, Texas 78726	LIHTC-9%; Travis Co HFC Loan	New Construction	120	\$17,463,550
2013	Emma Finke Villas	1101 E. Kennedy Street Beeville, Texas 78102	LIHTC-9% ; USDA 515	RE-HAB	76	\$5,600,000
2013	The Estates at Ellington	635 Genoa Red Bluff Houston, Texas	LIHTC-9%; Houston HFC Loan	New Construction	72	\$10,667,148
2015	Trails of Brady	1915 Nine Rd. Brady, Texas 76825	LIHTC-9%	New Construction	72	\$9,592,043
2015	Reserve at Engel	135 Engel Road New Braunfels, Texas 78132	LIHTC-9%	New Construction	96	\$16,213,362
2017	EMLI at Liberty Crossing	307 S. Goode Street Wilmer, Texas	LIHTC-4%	New Construction	240	\$36,845,852
2019	Heritage Estates at Huntsville	American Legions Dr & FM2821 Huntsville, Texas 77320	LIHTC-9%	New Construction	48	\$8,309,172
2019	Estates at Rockwell	7600 N. Rockwell Avenue Oklahoma City, Oklahoma	LIHTC-9%	New Construction	68	\$12,547,520
2019	Estates at Shiloh	2649 Centerville Road Dallas, Texas	LIHTC - 4%; DHFC Loan	New Construction RE-HAB	264	\$45,020,057
2019	Heritage Heights at Big Spring	120 Airbase Road Big Spring, Texas 79720	LIHTC-9%	New Construction	66	\$11,690,324
2019	Heritage Heights at Abilene	2501 Ross Avenue Abilene, Texas 79605	LIHTC-9%	New Construction	48	\$8,714,900
2020	Heritage Estates at Wells Branch (Owen-Tech)	14011 Owen-Tech Blvd. Austin, Texas 78728	LIHTC - 4%; NHFT	New Construction	174	\$35,163,021
2020	The Trails at Abilene	733 ES 27th Street Abilene, Texas 79602	LIHTC-9%	New Construction	48	\$10,787,626
2020	Westmoreland Station	2700 S. Westmoreland Rd Dallas, Texas	LIHTC - 4%; DHFC Loan	New Construction	248	\$59,467,192
2021	The Heights at MacArthur	400 S. MacArthur Blvd Irving, Texas	LIHTC-9%	New Construction	78	\$20,204,592
2022	Westview Heights at Denton	NWC FM 1173 & IH 35, Denton, Texas	LIHTC-9%	New Construction	132	\$30,158,672
2022	Heritage Estates at Emonds	1727 Edmonds Ln, Lewisville TX	LIHTC-9%	New Construction	48	\$15,299,354
2023	The Heights at Crowley	7500 Crowley Rd. Fort Worth, Texas	LIHTC-9%	New Construction	96	\$25,722,595
2023	The Trails at Big Spring	NEQ Airbase Rd & W 13th St., Big Spring, Texas	LIHTC-9%	New Construction	48	\$11,104,786
2023	Estates at Ferguson	9220 Ferguson Rd, Dallas, TX 75228	LIHTC-4% DHFC Loan	New Construction	164	\$48,612,939
					2,340	\$456,544,913

Continued Success

GHP has had tremendous success with LIHTC transactions in recent years. Since 2019, GHP has closed and released to construction over 1000 units, with total development costs exceeding \$200 million. In the previous two years, 2022 & 2023, GHP has been awarded four 9% (Competitive) HTC awards from TDCHA to develop a combined 324 units (approximately \$50,000,000.00 in federal tax credits). This high volume of recent experience has allowed GHP to stay on top of current events impacting the LIHTC industry. Despite recent industry setbacks due to the international pandemic, construction price volatility, and supply chain issues, GHP has continued to adapt and grow. The company's goal for providing affordable housing for families continues to be at the forefront of the company's success.



Heritage Estates at Wells Branch (2020) – 174-unit Senior Living at 14011 Owen-Tech Blvd. Austin, TX 78728

Flagship Transactions & Partnerships

Westmoreland Station



Overview: Westmoreland Station is a 248-unit, Class "A", mixed-income, transit-oriented development (TOD), targeted to appeal to Dallas-area families and young professionals. Situated on approximately 7.2 acres, at 2700 S Westmoreland Rd, Dallas, TX, Westmoreland Station provides residents with direct access to Dallas Area Rapid Transit (DART) light rail, without the need to cross a busy intersection or major thoroughfare. By providing mixed-income housing directly adjacent to the Westmoreland Dart Station, residents will have immediate, ADA accessible, and inexpensive access to transportation to the entire metroplex. Westmoreland Station is currently under construction and scheduled to deliver units by the third quarter of 2023.

As a mixed-income development, Westmoreland Station will provide one, two, and three-bedroom units at various income bands. The development includes income bands of 50% AMI, 60% AMI, and market- rate. Units will meet current green energy standards by providing Low-e windows, Low-flow fixtures, EnergyStar appliances, high R-value insulation, Low VOC paints, and High-efficiency HVAC units. Additionally, Westmoreland Station will provide a multitude of community amenities. These will include a resort style pool, fitness center, community center, outdoor plaza, and covered parking. Westmoreland Station will also provide a multitude of resident services including free after-school care, financial literacy classes, health and wellness classes, and homeownership classes.



Resident Services: In addition to providing at least 40 hours of resident services per month, the development also includes 3,000SF+ space leased to Kids University, an after-school tutoring and social-emotional learning (SEL) provider. KidsU offers after-school tutoring, summer camps, family services and community outreach for at-risk youth living in low-income apartment communities. More information on KidsU can be found at <https://kids-u.org/>.

Ownership Structure: Generation Housing Partners, LLC entered into an agreement with the Dallas Housing Finance Corporation (DHFC) for the development and management of Westmoreland Station. Westmoreland Station is owned by the limited partnership entity, TX Westmoreland 2020, Ltd. The General Partner, TX Westmoreland 2020 GP, LLC is owned and controlled by Dallas Housing Finance Corporation. Also included in the structure is the Special Limited Partner, TX Westmoreland 2020 SLP, LLC. This entity will consist of Generation Housing Partners, LLC, with a 50% ownership stake, and Hill Tide Housing Investments, LLC, with a 50% ownership stake. The tax credit investor, Monarch Private Capital, acts as the limited partner and has a 99% ownership share of TX Westmoreland 2020, Ltd. The partnership includes a 99-year lease back structure with Dallas Housing Finance Corporation as the landowner. The partnership leases the property from Dallas HFC through a one-time lease payment to Dallas HFC .



Westmoreland Station (248-unit multi-family development in Dallas, Texas at 2700 S Westmoreland Rd.)

Estates at Shiloh

Overview: The Estates at Shiloh is a 264-unit, Class “A”, active senior-living development consisting of 40 townhomes and 224 apartment units, for residents aged 62 and older. The total development costs exceed \$46 Million. The development serves multiple income bands by providing 30% AMI, 50% AMI, 60% AMI, 120% AMI and market-rate units. Located near the northwest corner of Shiloh Road and Centerville Road, the development site is situated on approximately 15 acres and is properly zoned for elderly multifamily development. The development includes the renovation of 40 existing townhomes, as well as the complete renovation of an existing 9,000 square foot community center. The new construction component of the development includes 224 elderly units located in a series of four, three-story congregate-type buildings. These units will include ventilated corridors and accessible elevators. Additionally, all elevator served units will be ADA accessible or adaptable. Lush landscaping, lighted sidewalks, and a community garden will be incorporated into the design to create connectivity between the townhomes, common amenities, and the congregate buildings. The was completed in the last quarter of 2022 is currently over 90% occupied.



Estates at Shiloh (264-unit senior-living development in Dallas, Texas at 10725 Shiloh Rd.) resort-style pool. Estates at Shiloh was completed in the last quarter of 2022 and is fully leased and converted to permanent loan.



Estates at Shiloh - Community Theater Room



Estates at Shiloh – Building Elevations

Ownership Structure:

The Estates at Shiloh is owned the limited partnership entity, TX Casa View 2018, Ltd. The General Partner, TX Casa View 2018 GP, LLC is owned by Dallas Housing Finance Corporation and Housing Channel, Inc. with ownership percentages of 49% and 51%, respectively. Also included in the structure is the Special Limited Partner, TX Casa View 2018 SLP. This entity consists of Generation Housing Partners, LLC, with a 50% ownership stake, and Hill Tide Development, LLC, with a 50% ownership stake. **The tax credit investor, Monarch Private Capital, acts as a limited partner and has a 99% ownership share of TX Casa View 2018, Ltd.** The development team has a 99-year lease back structure with Dallas Housing Finance Corporation as the land owner. The partnership will lease the property from Dallas HFC through a one-time lease payment to Dallas HFC in an amount equivalent to the sales price and closing costs associated with the land acquisition.

Heritage Estates at Wells Branch

Overview: The Estates at Shiloh is a 174- unit, Class “A”, active senior-living development consisting of 174 apartment units, for residents aged 55 and older. The total development costs exceed \$35 Million. The development serves multiple income bands by providing 30% AMI, 50% AMI, 60% AMI, and market-rate units. Located along the I-35 corridor in north Austin, the development site is situated on approximately 5 acres and is in the Austin ETJ. The development includes two four-story buildings with elevators, a theatre room, community room, arts and crafts room, community laundry room (as well as in-unit laundry connections), fitness center, & business center. The development was completed in the last quarter of 2022, is currently approximately 90% occupied, and estimated to convert to permanent loan around November of 2023.



Heritage Estates at Wells Branch (174-unit senior-living development in Austin, Texas at 14011 Owen-Tech Blvd.). Heritage Estates at Wells Branch was completed in the last quarter of 2022 is over 50% occupied as of March 2023.

Ownership Structure:

Heritage Estates at Wells Branch is owned by the limited partnership entity, TX Owen Tech 2018, Ltd. **The General Partner, TX Owen Tech 2018 GP, LLC is owned 100% by Housing Authority City of Austin (HACA).** Also included in the structure is the Special Limited Partner, TX Owen Tech 2018 SLP. This entity consists of Generation Housing Partners, LLC, with a 50% ownership stake, and Hill Tide Development, LLC, with a 50% ownership stake. The tax credit investor, Monarch Private Capital, acts as a limited partner and has a 99% ownership share of TX Owen Tech 2018, Ltd.



Heritage Estates at Wells Branch – Arts and Crafts Room



Heritage Estates at Wells Branch – Building Elevations

The Heights at MacArthur

Overview: The Estates at Shiloh is a 76, Class “A”, multifamily development consisting of 76 affordable apartment units for families. The total development costs exceed \$21 Million. The development serves multiple income bands by providing 30% AMI, 50% AMI, and 60% AMI units. Located in south Irving, TX, the development site is situated on approximately 5 acres and is immediately next to John Haley Elementary School. The development includes two three-story residential buildings and a separate clubhouse building, as well as a resort style pool, fitness room, community room, after school classroom, community laundry room (as well as in-unit laundry connections), and dog park. The development closed and started construction in November 2022. Construction is expected to be completed in April 2024. GHP entered into a Development Agreement with the City of Irving to purchase City-owned land and redevelop the property. The development agreement sets forth specific design requirements including 70% masonry façade, various common amenities (pool, fitness center, business center).



The Heights at MacArthur (76-unit multi-family development in Irving, Texas at 400 S MacArthur Blvd). The Heights at MacArthur closed and started construction in November 2022. Construction is expected to be completed in April 2024.

Ownership Structure:

The Heights at MacArthur is owned by the limited partnership entity, TX MacArthur 2021, Ltd. The General Partner, TX MacArthur 2021 GP, LLC consists of Generation Housing Partners, LLC, with a 50% ownership stake, and Hill Tide Development, LLC, with a 50% ownership stake. The tax credit investor, Hunt Capital Partners, acts as a limited partner and has a 99% ownership share of TX MacArthur 2021, Ltd.



Building Rendering



Granite Countertops in All Units



Proposed Resort-Style Pool

Team Member Roles and Resumes



**GENERATION
HOUSING
PARTNERS**

Lead Developer – Generation Housing Partners, LLC: Generation Housing Partners(GHP), will act as the lead developer for the Cameron HiLine. GHP is led by Adrian Iglesias and Chris Applequist. Collectively, Adrian and Chris have been involved in the development and operation of over 7,000 affordable housing units, located throughout the southwest. Both Adrian and Chris remain actively involved in every aspect of the development process. This ensures that there is no deviation from the development plan from concept to completion. As the lead developer for the Cameron HiLine, GHP will be responsible for the following tasks:

- Financial Analysis
- Engagement of design consultants
- Coordination with Management Team
- Negotiation of Operating Agreement
- Negotiation with Lender
- All Due Diligence Activities
- Post Award Activities
- Procurement of required Reports
- Execution of GC Contract
- Value Engineering and Design Lead
- Management and Asset Management Oversight
- Negotiation with Equity Investor
- Bond Placement

Resumes

Adrian Iglesias - Managing Partner of Generation Housing Development:

Mr. Iglesias offers over 20 years of specialized experience in Multifamily Residential Development. Adrian has originated 4,000 units throughout Texas, Mississippi, Louisiana, Illinois, and Indiana with total development costs exceeding \$385,000,000. Adrian utilizes his knowledge of complex financial structures, including LIHTC, HUD, TCAP, USDA, federal grants, state subsidies and partnerships, to successfully procure these developments. With careful collaboration of the development team, Adrian maintains involvement in all GHP projects from concept to completion. From site selection, feasibility, application, finance and stabilization, Adrian has a track record of ensuring that yields are maximized, support is granted from civil leaders, and communities are enhanced. Mr. Iglesias studied business administration and real estate finance at the University of Dallas.

Chris Applequist – Managing Partner of Generation Housing Development

Mr. Applequist has over 15 years of experience in multifamily development and has successfully developed approximately 2,700 units consisting of student housing, senior housing, conventional market-rate apartments, luxury condominiums, and affordable apartments. Chris joined GHP in 2017 and was previously a senior development associate with one of the largest affordable housing developers in the country, overseeing development activities throughout the southwestern United States. Mr. Applequist holds a Bachelor of Business Administration from the University of North Texas and a Master's Certificate in Real Estate Finance and Development from the University of Texas in Arlington.

Co-Developer/ Partner – Hill Tide Partners, LLC:



Hill Tide Partners was founded by Bob Long and Dan Winters, two respected industry veterans, as a real estate investment company that provides growth capital and investment services to its partners. The firm leverages the partners' combined experience of more than 35 years in the Real Estate and Low-Income Housing Tax Credit (LIHTC) industry to develop synergies across its partner operating companies. The founders believe that everyone deserves

affordable housing and strive to have a positive impact on communities through housing development. Founders Bob Long and Dan Winters continue to act as hands-on development partners and through long-term relationships with some of the nation's most respected capital partners, provide a high level of financial benefit to the projects in which they are involved. Mr. Long and Mr. Winters will be involved in the following roles:

- Financial Analysis
- Equity and Debt Placement
- Loan Negotiation
- Guarantor
- Plan Review
- Asset Management

Resumes

Bob Long – Managing Partner of Hill Tide Partners

Bob Long is a Managing Partner at Hill Tide Partners, LLC. Bob acts as Hill Tide's Chief Financial Officer and is responsible for overseeing strategic partnerships in the Southeast and Texas. Bob has over 18 years of real estate acquisitions and management experience including over 14 years of LIHTC acquisitions and closing responsibilities. Prior to founding Hill Tide Partners, Bob worked for two nationally recognized tax credit syndicators, a leading global consulting firm, and a national multifamily REIT. Mr. Long received both a B.A. and M.B.A. from the University of Florida.

Dan Winters – Managing Partner of Hill Tide Partners

Dan Winters is a Managing Partner at Hill Tide Partners, LLC. Dan acts as Hill Tide's Chief Operating Officer and is responsible for overseeing strategic partnerships in the Mid-Atlantic and Midwest. Dan has over 14 years of real estate acquisitions and management experience all pertaining to LIHTC acquisitions. Prior to his role at Hill Tide Partners, Dan was responsible for originations and acquisitions for two nationally recognized tax credit syndicators, one for eight years in the Midwest and one for six years in the Southeast, Mid-Atlantic, and Texas. Dan received his Bachelor of Science degree from the University of Florida and his Master of Business Administration degree from Duke University's Fuqua School of Business.

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)

N/A

Attachment 8 – Inducement Resolution & TBRB Certificate of Reservation

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

RESOLUTION NO. 00105

Resolution declaring intent to issue bonds to provide financing for a multifamily residential rental development for persons of low and moderate income (Cameron HiLine Apartments); prescribing certain terms and conditions of such bonds; authorizing the filing of an application for allocation of Private Activity Bonds with the Texas Bond Review Board; and containing other provisions relating to the subject

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Austin (the "**Unit**") has, pursuant to the Public Facility Corporation Act, Chapter 303, Texas Local Government Code, as amended (the "**Act**"), approved and created the Austin Affordable PFC, Inc., a nonprofit public facility corporation (the "**Issuer**");

WHEREAS, on November 5, 2012, the Issuer's Certificate of Formation was filed with the Secretary of State of the State of Texas;

WHEREAS, the Issuer, on behalf of the Unit is empowered to issue bonds to finance, refinance, or provide one or more public facilities, as such term is defined in the Act, which projects will be within the Unit's boundaries, including Austin, Texas;

WHEREAS, TX Clayton 2024 Ltd., a Texas limited partnership, or such other limited partnership as the sole member of the general partner of the User designates (the "**User**"), has requested that the Issuer finance a low and moderate income multifamily housing project to be located at approximately 1124 Clayton Lane, Austin, Texas 78723 (the "**Project**"), and further that the Issuer adopt this Resolution with respect to the acquisition and construction of the Project;

WHEREAS, the User has advised the Issuer that a contributing factor which would further induce the User to proceed with providing for the acquisition and construction of the Project would be a commitment and agreement by the Issuer to issue revenue bonds pursuant to the Act (the "**Bonds**") to finance and pay for the Project;

WHEREAS, in view of a shortage of decent, safe and sanitary housing for persons and families of low income at prices or rentals that they can afford, it is considered essential that construction of the Project be completed at the earliest practicable date, but at the same time, the User wishes to begin construction of the Project after satisfactory assurances from the Issuer, subject to the conditions set forth herein, that the proceeds of the sale of the Bonds, or other obligations, of the Issuer in an amount necessary to pay the costs of the Project will be made available to finance the Project; and

WHEREAS, the Issuer finds, intends, and declares that this Resolution shall constitute its official action, subject to the conditions set forth herein, to issue Bonds, or other obligations, pursuant to the Act in an amount prescribed by the User not to exceed the maximum aggregate principal amount up to \$40,000,000 for tax-exempt obligations and to expend the proceeds thereof to acquire, construct, and install the Project and to pay all expenses and costs of the Issuer in connection with the issuance of the Bonds; and

WHEREAS, in order to finance and pay for the Project through the issuance of revenue bonds, the interest on which is excludable from the gross income of the holders thereof under the Internal Revenue Code of 1986, as amended (the "**Code**"), the Issuer must submit an Application for Allocation of Private Activity Bonds or

an Application for Carryforward for Private Activity Bonds (the "**Application**") to the Texas Bond Review Board (the "**TBRB**") for a reservation of state ceiling available to "**private activity bonds**" (as defined in the Code) for a calendar year;

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AUSTIN AFFORDABLE PFC, INC. THAT:

Section 1. Subject to the terms hereof, the Issuer agrees that it will:

(a) Issue the Bonds, and if the User and the Issuer agree, other evidences of indebtedness providing temporary financing of the Project, which will be issued after the date hereof and be refunded by the Bonds pursuant to the Act, or any other Texas legislation heretofore or hereafter enacted which may provide a suitable method of financing in addition to or in substitution for the Act.

(b) Cooperate with the User with respect to the issuance of the Bonds, and, if arrangements therefor satisfactory to the User and the Issuer can be made, the Issuer will take such action and authorize the execution of such documents and will take such further action as may be necessary or advisable for the authorization, execution, and delivery of any contracts or agreements deemed necessary or desirable by the User or the Issuer in connection with the issuance of the Bonds (collectively, the "**Contracts**"), providing among other things for payment of the principal of, interest on, redemption premiums, paying agents' charges, and Trustee's fees, if any, on the Bonds; payment of fees and charges of the Issuer or the Unit; acquisition, construction, and improvement of the Project or reimbursement of Project costs; and use, operation, and maintenance of the Project (and the execution of any appropriate and necessary guaranty agreements), all as shall be authorized, required, or permitted by law and as shall be mutually satisfactory to the Issuer, the Unit, and the User.

(c) If the proceeds from the sale of the Bonds are insufficient, take such actions and execute such documents as may be necessary to permit the issuance from time to time in the future of additional bonds on terms which shall be set forth therein, whether on a parity with other series of bonds or otherwise, for the purpose of paying the costs of completing the acquisition and construction of the Project, as requested by the User and within then applicable limitations.

(d) Take or cause to be taken such other actions as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

The Bonds shall specifically provide that neither the State of Texas, the Unit, nor any political issuer, subdivision, or agency of the State of Texas shall be obligated to pay the same or the interest thereon and that neither the faith and credit nor the taxing power of the State of Texas, the Unit, or any political issuer, subdivision, or agency thereof is pledged to the payment of the principal of, premium, if any, or interest on the Bonds.

The obligation of the Issuer to issue the Bonds is specifically subject to satisfaction of each of the following conditions:

(i) the receipt of a ruling from the Internal Revenue Service or an opinion from nationally recognized bond counsel, substantially to the effect that the interest on the Bonds is excludable from gross income tax purposes under existing law;

(ii) approval of the Bonds by all other governmental agencies required to approve the Bonds including, but not limited to, approval of the Bonds by the Mayor of the City of Austin, Texas, the Attorney General of the State of Texas and any other applicable governmental authority; and

(iii) any other conditions reasonably imposed by the Issuer.

Section 2. The Issuer hereby authorizes the submission of an Application to the TBRB for a reservation of the state ceiling for "private activity bonds" for program year 2023 (or other available bond funds administered by the TBRB) and each subsequent calendar year at the User's request to finance the Project. Any officer of the Issuer is hereby authorized to execute and submit an Application to the TBRB in such form as may be approved by the TBRB for such purpose.

Section 3. It is understood by the Issuer and the Unit, and the User has represented to the Issuer, that in consideration of this Resolution and by filing the Application, and subject to the terms and conditions hereof, the User has agreed that:

(a) Prior to the sale of the Bonds in one or more series or issues from time to time as the Issuer and the User shall hereafter agree to in writing, the User will enter into the Contracts with the Issuer under the terms of which the User will obligate itself to pay to the Issuer (or to a Trustee, as the case may be) sums sufficient in the aggregate to pay the principal of, interest on, redemption premiums, paying agents' fees, and Trustee's fees, if any, on the Bonds, as and when the same become due and payable, with such contract to contain the provisions described in Section 1 hereof and such other provisions as may be required or permitted by law and to be mutually acceptable to the Issuer and the User.

(b) The User will (1) pay all Project costs which are not or cannot be paid or reimbursed from the proceeds of the Bonds and (2) at all times, indemnify and hold harmless the Issuer against all losses, costs, damages, expenses, and liabilities of whatsoever nature (including but not limited to attorneys' fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to the issuance, offering, sale, or delivery of the Bonds, or the design, construction, operation, use, occupancy, maintenance, or ownership of the Project.

(c) The User will provide to the Issuer all information required to be submitted to the TBRB and any other governmental agencies for approval of the Project or the Bonds and will execute all necessary documents in connection therewith.

Section 4. The Issuer finds, determines, recites and declares that the issuance of the Bonds to provide financing for the Project will promote the public purposes set forth in Section 303 of the Act, including, without limitation, assisting persons of low and moderate income to obtain decent, safe and sanitary housing at rentals they can afford.

Section 5. Neither the User nor any other party is entitled to rely on this Resolution as a commitment to loan funds, and the Issuer reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Issuer shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Issuer whatsoever as a result of any decision by the Issuer not to issue the Bonds.

Section 6. It is recognized and agreed by the Issuer that the User may exercise its rights and perform its obligations with respect to the financing of the Project either through (i) itself in its own name; (ii) any of its wholly-owned subsidiaries; (iii) any "related person" as defined in Section 144(a)(3) of the Code; or (iv) any legal successor thereto, respectively, subject to approval of the Issuer's bond counsel and, provided that suitable guaranties necessary or convenient for the marketability of the Bonds shall be furnished, if required by the Issuer, and all references to the User shall be deemed to include the User acting directly through itself or any such approved entities.

Section 7. This Resolution is affirmative of official action taken by the Issuer towards the issuance of the Bonds within the meaning of Sections 1.1038(a)(5)(i) and (ii) and 1.150-2, Title 26, Code of Federal

Regulations, as amended (or other applicable Sections of the Code), and applicable rulings of the Internal Revenue Service thereunder, to the end that Bonds issued to reimburse Project costs may qualify for the exemption provisions of Section 142(a)(7) of the Code and that the interest on the Bonds will therefore be excludable from the gross incomes of the holders thereof under the provisions of Section 103(a)(1) of the Code.

Section 8. The Issuer hereby authorizes the filing and any resubmission of an Application with the TBRB, and that Coats Rose, P.C. be designated as the authorized representative of the Issuer for purposes of an Application (“**Bond Counsel**”). Any officer of the Issuer is hereby authorized and directed to execute an Application on behalf of the Issuer and to take any and all other actions related to such Application or necessary or desirable to carry out the provisions of this Resolution, including any further revisions to this Resolution.

Section 9. Notwithstanding any other provision of this Resolution, the officers of the Issuer are each hereby authorized to make or approve such revisions to this Resolution and in the form of the documents hereby approved, in the opinion of Bond Counsel, as may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; and approval of such changes by the Issuer shall be indicated by such officers’ execution of the documents.

PASSED, APPROVED AND ADOPTED this 21st day of September, 2023.


EDWINA CARRINGTON, CHAIRPERSON

ATTEST:


SECRETARY

Current Bond Lottery Review Board Applications - Reservation for Cameron HiLine is Imminent

SC 5 All Other												
Lottery Number	Reordered Lot #	Shifted Lot #	Application Number	Issuer	Project	Location	Amount Requested	Region	Priority	Sub-Celling Number		
PRIORITY 1												
5	3	3	24-062	THF PFC	Huntington Place Senior Living Little Elm	Little Elm	\$35,000,000	3	1C	5		
8	4	4	24-075	Las Varas PFC	Union Park Apartments	San Antonio	\$22,000,000	9	1A	5		
14	5	7	24-077	Premier Tekarkana D&MFC	Grim Hotel Apartments	Tekarkana	\$6,500,000	4	1B	5		
6	6	6	24-007	Mission EDC	LIW CMC LLC	El Paso	\$65,000,000	NULL	NULL	5		
23	7	8	24-085	Las Varas PFC	Ingram Square Apartments	San Antonio	\$17,000,000	9	1A	5		
28	9	10	24-009	Austin Housing PFC	Escuela Nueva	Austin	\$35,000,000	7	1A	5		
11	11	11	24-105	Angolina & Neches RA IDC	Jefferson Enterprise Energy, LLC Solid Waste Disposal and Wastewater Treatment Facilities	Lufkin	\$100,000,000	NULL	NULL	5		
39	13	15	24-122	Midland County PFC	Legacy Senior Residences	Midland	\$45,000,000	12	1B	5		
47	14	16	24-089	HHA Fountainview PFC	South Union Place	Houston	\$25,500,000	6	1A	5		
52	15	17	24-051	San Antonio Housing Trust PFC	Legacy at Springvale Apartments	San Antonio	\$40,000,000	9	1B	5		
70	20	26	24-120	THF PFC	Chisdom Trail	Houston	\$40,000,000	6	1A	5		
25	25	25	24-027	Mission EDC	Oberson Fuels, Inc. Project, Series 2024	Wesliser	\$100,000,000	NULL	NULL	5		
100	30	42	24-022	Victory Street PFC	800 Middle Apartments	Houston	\$12,000,000	6	1B	5		
112	33	45	24-076	Las Varas PFC	Union Pines Apartments	San Antonio	\$30,000,000	9	1A	5		
115	34	46	24-045	THF PFC	River Point Apartments	San Antonio	\$35,000,000	12	1A	5		
35	35	35	24-003	Shawrock EDC	Ecotomono Project	Shawrock	\$80,000,000	NULL	NULL	5		
122	36	47	24-130	THF PFC	Legacy Oaks Denton Apartments	Denton	\$45,000,000	3	1C	5		
38	38	38	24-135	Bratoria County IDC	Alcon Renewable Metals, LLC Solid Waste Disposal Facilities	Freeport	\$100,000,000	NULL	NULL	5		
126	39	49	24-121	Housing Options, Inc	Royal Crest Apartments	Dallas	\$30,000,000	3	1A	5		
49	49	49	24-058	Lakeside Place PFC	Spring Prairie Apartments	Spring	\$19,000,000	8	1C	5		
PRIORITY 2												
4	42	54	24-104	Lakeside Place PFC	The Life at Timber Ridge	Houston ¹⁰	NULL	6	2/Non-ID	5		
12	45	5	24-056	Las Varas PFC	North Pond Apartments	San Antonio	\$27,000,000	9	2/ID	5		
17	47	58	24-078	HHA Fountainview PFC	Barker Oaks Apartments	Houston	\$40,000,000	6	2/Non-ID	5		
21	50	61	24-129	THF PFC	Mustang Ridge Crossing	Mustang Ridge	\$50,000,000	7	2/Non-ID	5		
24	51	51	24-138	Mission EDC	Republic Services, Project Series 2024	Multiple Locations	\$50,000,000	NULL	NULL	5		
25	52	62	24-042	HHA Fountainview PFC	The Life at Clearwood	Houston	\$50,000,000	6	2/Non-ID	5		
26	53	63	24-043	HHA Fountainview PFC	The Life at Sterling Woods	Houston	\$30,000,000	6	2/Non-ID	5		
33	55	65	24-067	SMHA Finance PFC	Centerpoint Phase II Apartments	San Marcos	\$35,000,000	7	2/Non-ID	5		
36	56	14	24-134	San Antonio Housing Trust PFC	Palladium San Antonio	San Antonio	\$43,000,000	9	2/ID	5		
41	58	67	24-041	HHA Fountainview PFC	The Life at Brighton Estates	Houston	\$30,000,000	6	2/Non-ID	5		
44	60	69	24-054	SMHA Finance PFC	Whisper Hills Apartments	San Marcos	\$40,000,000	7	2/Non-ID	5		
45	61	70	24-068	SMHA Finance PFC	Centerpoint Commons Apartments	San Marcos	\$50,000,000	7	2/Non-ID	5		
48	63	72	24-110	HHA Fountainview PFC	Timber Ridge Apartments	Houston ¹⁰	NULL	6	2/Non-ID	5		
49	64	73	24-048	Austin Affordable PFC, Inc	Cameron HiLine Apartments	Austin	\$40,000,000	7	2/Non-ID	5		
50	65	74	24-017	Austin Affordable PFC, Inc	Eagle's Landing Family Apartments	Austin	\$45,000,000	7	2/Non-ID	5		
56	66	20	24-127	San Antonio Housing Trust PFC	Brooks Family Apartments	San Antonio	\$50,000,000	9	2/ID	5		
57	67	75	24-014	HHA Fountainview PFC	Woodland Hills Apartments	Humble	\$45,000,000	6	2/Non-ID	5		
61	69	77	24-018	Austin Affordable PFC, Inc	Village at Collinwood Apartments	Austin	\$24,800,000	7	2/Non-ID	5		
62	70	78	24-031	HHA Fountainview PFC	Fairlake Cove Apartments	Huffman	\$25,000,000	6	2/Non-ID	5		
68	73	25	24-086	San Antonio Housing Trust PFC	Legacy Senior Residences	San Antonio	\$50,000,000	9	2/ID	5		
69	74	81	24-107	HHA Fountainview PFC	Heights at Post Oak Apartments	Houston ¹¹	NULL	6	2/Non-ID	5		
73	75	82	24-128	Texas Home Collaborative	Harbor Lights Crossing	Freeport	\$50,000,000	6	2/Non-ID	5		
82	79	30	24-126	San Antonio Housing Trust PFC	Brooks Senior Apartments	San Antonio	\$35,000,000	9	2/ID	5		
86	81	87	24-108	HHA Fountainview PFC	The Redford Apartments	Houston ¹²	NULL	6	2/Non-ID	5		
95	84	39	24-002	San Antonio Housing Trust PFC	Residences at Pearle Park	San Antonio	\$35,000,000	9	2/ID	5		
102	87	92	24-029	HHA Fountainview PFC	Longboat Key Apartments	Houston	\$30,000,000	6	2/Non-ID	5		
103	88	93	24-116	HHA Fountainview PFC	Pleasant Hill Village	Houston	\$20,000,000	6	2/Non-ID	5		
106	89	94	24-025	Lakeside Place PFC	Bissonnet Apartments	Houston	\$40,000,000	6	2/Non-ID	5		
113	92	98	24-112	Texas Home Collaborative	The Life at Forest View	Clute ¹⁴	NULL	6	2/Non-ID	5		
117	93	99	24-001	Housing Options, Inc	The Culbreath	Dallas	\$50,000,000	3	2/Non-ID	5		
96	96	96	24-050	North Texas HEA	Northland Woods Apartments	Statewide	\$100,000,000	NULL	NULL	5		
121	97	102	24-030	HHA Fountainview PFC	Northland Woods Apartments	Houston	\$30,000,000	6	2/Non-ID	5		
123	98	103	24-053	SMHA Finance PFC	The Springs Apartments	San Marcos	\$50,000,000	7	2/Non-ID	5		
127	100	106	24-115	HHA Fountainview PFC	Brittons Place	Houston	\$20,000,000	6	2/Non-ID	5		
104	104	104	24-024	Brazos HEA, Inc	Tax-Exempt Student Loan Program Revenue Bonds, Series 2024	Statewide	\$100,000,000	NULL	NULL	5		
133	106	111	24-016	Austin Affordable PFC, Inc	Heritage Pointe Senior Apartments	Austin	\$29,300,000	7	2/Non-ID	5		
135	108	113	24-028	HHA Fountainview PFC	Copperwood Ranch Apartments	Houston	\$30,000,000	6	2/Non-ID	5		
136	109	114	24-012	Manor Housing PFC	Tower Road Apartments	Manor ¹	NULL	7	2/Non-ID	5		
PRIORITY 3												
1	111	115	24-070	Bexar M&DC	Culebra Road Apartments	San Antonio	\$38,000,000	9	3/Non-ID	5		
15	114	120	24-133	Las Varas PFC	Fields at Somerset Apartments	San Antonio ¹⁵	NULL	9	3/Non-ID	5		
116	116	116	24-059	Sinton Development Corporation	ECOR Global Solid Waste Disposal and Recycling Facility	Sinton	\$100,000,000	NULL	NULL	5		
24	117	122	24-065	THF PFC	EMU at Honey Creek	McKinney	\$35,000,000	3	3/Non-ID	5		
118	118	118	24-004	Mission EDC	Chaparral Steel Midlothian, LP Project	Midlothian	\$100,000,000	NULL	NULL	5		
40	121	125	24-084	San Antonio Housing Trust PFC	Creek Bend Apartment Homes	San Antonio	\$50,000,000	9	3/Non-ID	5		
43	122	126	24-087	THF PFC	Anna Family Apartments	Anna ¹⁷	NULL	3	3/Non-ID	5		
63	124	128	24-035	HHA Fountainview PFC	Gregory Apartments	Houston	\$50,000,000	6	3/Non-ID	5		
64	125	129	24-071	HHA Fountainview PFC	Reserve at Ellis Apartments	Houston	\$40,000,000	6	3/Non-ID	5		
67	126	24	24-069	San Antonio Housing Trust PFC	Artisan at Zaramora Apartments	San Antonio	\$35,000,000	9	3/ID	5		
77	127	130	24-072	HHA Fountainview PFC	Dumont Place Apartments	Houston	\$50,000,000	6	3/Non-ID	5		
78	128	131	24-118	THF PFC	Melissa Family Apartments	Melissa ¹⁸	NULL	3	3/Non-ID	5		
79	129	132	24-057	Texas Home Collaborative	Taylor RAD Family Phase II	Taylor	\$20,000,000	7	3/Non-ID	5		
80	130	133	24-101	Travis County Facilities Corporation	Belmont Apartments	Austin ¹⁹	NULL	7	3/Non-ID	5		
84	131	134	24-060	Lakeside Place PFC	Willow Creek Manor	Houston	\$38,000,000	6	3/Non-ID	5		
90	133	34	24-052	Bexar M&DC	Oso Apartments	Converse	\$40,000,000	9	3/ID	5		
97	135	40	24-039	Waco PFC II	Shady Acres Cottages	Waco	\$20,000,000	8	3/ID	5		

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

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

N/A