



THE VECINO GROUP
Housing for the greater good.

REQUEST FOR CITY OF AUSTIN SUPPORT 2021 9% Housing Tax Credit Application



Libertad Austin
900 Gardner Road
Austin, TX 78721

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2021 9% Competitive Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2021 Cycle. This form and all attachments will be due no later than **5 P.M. on Wednesday, December 16, 2020**. *All resolutions being requested are subject to approval by the Austin City Council. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 4, 2021 meeting.*

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

Resolution of Support or No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments, but to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

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

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development contributing more than any other to the City's concerted revitalization efforts (only **one** application will receive this designation for each respective CRP)

Development is located in a Concerted Community Revitalization Plan (CRP) Area (the development must meet additional criteria outlined in section 5 below, CRP Instructions).

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

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2021 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 08, 2021.** For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke, Planner Senior, at Alex.Radtke@austintexas.gov.

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

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
 - 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website.](#) **Please also submit the excel sheet when submitting your application.**
 - 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area.** Attach this information to the Application behind the appropriate tab.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **one** of the following criteria:
- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
 - 2) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
 - 3) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but "susceptible" are eligible).
 - 4) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
 - 5) No less than 15 units in the development are dedicated to the Continuum of Care, as confirmed by an executed MOU with ECHO (to be provided by February 4, 2021).
- 5) **CRP Instructions.** If the development is in what the Requestor believes is a CRP area, then by **Monday, January 25, 2021** submit to Patrick Russell an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7) and specifically 10 TAC §11.9(d)(7)(A)(iv)(I). Please contact Patrick Russell with any questions about this requirement.
- 6) **How to Submit.** Applications should be sent by email to Patrick Russell at patrick.russell@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing and

Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at patrick.russell@austintexas.gov.

Deadline to Submit: 5:00 pm, Wednesday, December 16, 2020

Development Name: Libertad Austin

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 Libertad Austin Gardner, LP

Authorized Representative Signature 

Authorized Representative Printed Name Kim Buche

Authorized Representative Title Authorized Representative

Date 12-15-2020

Attachment 1 - Project Narrative

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

ATTACHMENT 1 – PROJECT NARRATIVE

LIBERTAD AUSTIN

Libertad Austin will take a City-owned parcel of vacant land and rebirth it into 140 units of family-focused multifamily housing affordable to families with a range of incomes. The target population of Libertad Austin is General Population – as the property will cater to families with multi-bedroom units, outdoor recreational space and a community center with supportive programming provided by numerous local nonprofit service providers.

The Vecino Group – a real estate company dedicated to development for the greater good – is thrilled to partner with the Austin Housing Finance Corporation to develop Libertad Austin with the shared goals of attracting and retaining families to this vibrant urban neighborhood, ensuring economic integration and preventing long-term displacement. AHFC will serve as General Partner of the Owner and will also be a co-developer of the project.

Libertad Austin will be developed with a mix of 3- and 4-story, elevator-served apartment buildings and is proposed to include an open green space featuring a playground, sports court and community pavilion, as well as a ¼ mile walking trail around the perimeter of the site.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Libertad Austin	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
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4) Development Owner (as submitted in TDHCA Application) Libertad Austin at Gardner, LP	5) Developer Company Vecino Group
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6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 900 Gardner Road, Austin, TX 78721	7) Mobility Bond Corridor Airport Blvd
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8) Census Tract 21.11	9) Council District District 3	10) Elementary School GOVALLE EL	11) Affordability Period 45 years
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12) Type of Structure Multi-family	13) Occupied? No	14) How will AHFC funds be used? Pre-development and Construction
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15) Bond Issuer (if applicable) Austin HFC	16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable) Austin HFC
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17) Target Population General

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		4	7	3		14
Up to 40% MFI		8	11	6		25
Up to 50% MFI		13	19	10		42
Up to 60% MFI		14	20	11		45
Up to 70% MFI						0
Up to 80% MFI		4	6	4		14
Up to 120% MFI						0
No Restrictions						0
Total Units	0	43	63	34	0	140

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	14	Continuum of Care Units	40
Accessible Units for Sensory Impairments	3		

[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?

Yes

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

No

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

Yes

21) The property has Healthy Food Access?

Yes

22) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	13,284,452	Acquisition	-
Third Party Equity	13,047,390	Off-Site	-
Grant		Site Work	1,000,000
Deferred Developer Fee	1,021,122	Site Amenities	150,000
Other	3,271,976	Building Costs	19,794,447
Previous AHFC Funding		Contractor Fees	2,925,939
Expected AHFC Request	1,000,000	Soft Costs	2,404,117
		Financing	1,600,437
		Developer Fees	3,750,000
Total \$	31,624,940	Total \$	31,624,940

CRP Name

CRP Ordinance 1 **Date**

CRP Ordinance 2 **Date**

CRP Ordinance 3 **Date**

CRP Ordinance 4 **Date**

CRP Ordinance 5 **Date**



Attachment 3 – CRP (if applicable)

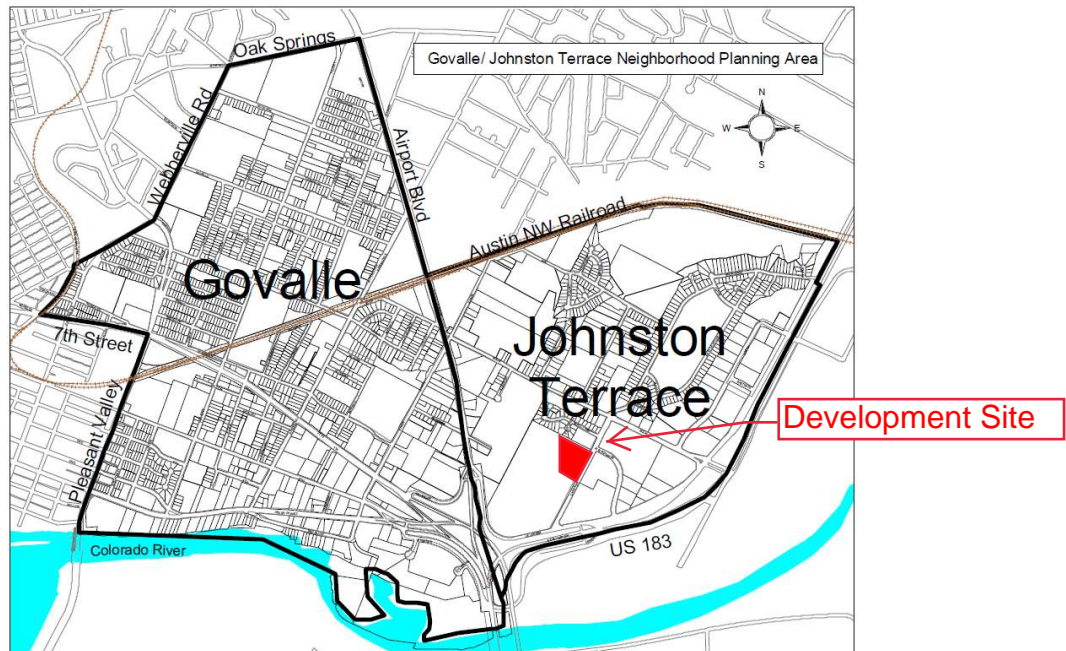
*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council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

ATTACHMENT 3 – CONCERTED REVITALIZATION PLAN LIBERTAD AUSTIN

CRP NAME: Govalle/Johnston Terrace Combined Neighborhood Plan

COUNCIL RESOLUTION: 20030327-012

MAP:



BRIEF DESCRIPTION OF HOW INVESTMENTS IN THAT AREA TOGETHER CONSTITUTE A CRP

The Govalle/Johnston Terrace Neighborhood Plan targets revitalization in two contiguous neighborhoods with common attributes and problems – Govalle and Johnston Terrace – as required by the TDHCA 2021 Qualified Allocation Plan.

The Govalle/Johnston Terrace Neighborhood Plan was created order to achieve a neighborhood vision including:

“The Govalle/Johnston Terrace Neighborhood will be an affordable, family-oriented neighborhood with a strong sense of community and a place where people want and are able to live their entire life.”

The Neighborhood Vision as identified in the Govalle/Johnston Terrace Neighborhood Plan is the central theme to the proposed Libertad Austin project – affordable, family-focused housing that inspires community and cultivates roots in the neighborhood.

The Govalle/Johnston Terrace Neighborhood Plan was developed over a three-year period through a public input process utilizing stakeholder surveys, community workshops, flyers, promotional materials,

Spanish language newspaper and radio advertising, coloring contests for children, 24 community meetings, notices and community organization newsletters.

The Govalle/Johnston Terrace Neighborhood plan establishes 24 Goals that address long-term disinvestment/infrastructure neglect/sidewalks in significant disrepair (Goal 14: Improve the appearance of neighborhood streets through the planting of trees, landscaping, sidewalk improvements, etc. Goal 19: Improve the environmental quality of the neighborhood, Goal 24: Improve the appearance and condition of private and public property in the neighborhood), declining quality of life signaled by crime (Goal 16: Ensure parks are safe places and welcoming to families, Goal 23: Improve public safety), and lack of a robust economy and affordable housing options for long-term residents (Goal 5: Maintain an affordable and stable housing stock, Goal 6: Foster and protect existing neighborhoods, Goal 7: Rehabilitate existing deteriorating housing stock, Goal 8: Increase opportunities for people to live in close proximity to daily needs such as shopping and transportation, Goal 20: Improve the business climate in the neighborhood).

Libertad Austin achieves the following Goals of the Govalle/Johnston Terrace Neighborhood Plan:

Goal 4: Create and preserve a “human scale” to the built environment of the neighborhood.

In specific reference to the land use of the 900 Gardner site, the plan states “Residential development that was affordable and available to local families is supported by this plan.” This is exactly the vision proposed by Libertad Austin – a place for local families to thrive. In addition to residential use, the plan encourages recreational uses including a walking trail and playground for the 900 Gardner site which are realized by the concept plan for the proposed Libertad.

The concept plan for Libertad respects the existing single family adjacent to the site and concentrates density on the south side of the property with a stair-step approach to the compatible homeownership units adjacent to the single-family neighborhood.

Goal 5: Maintain an affordable and stable housing stock.

The proposed Libertad project will provide a wide range of opportunity from families experiencing homelessness to families buying a first home. A key principle of the plan is to provide opportunities for “all stages of life and income levels.” As an affordable community, Libertad will have rental units for families with incomes between 30% Median Family Income to 80% Median Family Income. The plan specifically calls out for the development of single family and multi-family units on vacant lots – such as the 900 Gardner tract.

Goal 10: Provide access to, from, and through the neighborhood by providing a neighborhood-friendly system of transportation.

The walking trail at Libertad – a meandering path that intersects a trail around the ¼ mile perimeter of the property - will encourage exercise as well as provide future connectivity to potential city recreational land to the west, to future development along Bolm road to the northwest, and a pedestrian connection via drives and paths through the City-owned land to the southwest to Airport and Levander Loop (the closest bus service and a transit corridor and the future proximate terminus of the East 7th MetroRapid bus line.)

Goal 17: Provide opportunities for cultural arts, recreation and leisure activities/services for all ages.

Goal 18: Design public facilities and open spaces that serves as community gathering spaces.

Goal 22: Foster a genuine community of neighbors of every age and background

Libertad will feature a walking trail, playground and sports court all enhancing recreational availability in the neighborhood. An open-air pavilion will foster community meet-ups and a community center with supportive programming will become a service hub for the neighborhood. The community center will provide space for neighborhood meetings and will offer supportive service programming that will benefit the community at-large.

The goals of the Govalle/Johnston Terrace Neighborhood Plan are realized through Action Items/Recommendations that are tracked via an Implementation Tracking Chart maintained by the City of Austin Planning and Development Review Department. As of September 1, 2020, the status of recommendations are as follows:

Complete or Ongoing	Planned or in Progress	No Action	Unknown	Total Recommendations
39%	19%	16%	26%	69

Action items are completed and funded by a variety of public departments and entities such as: Public Works, Parks and Recreation, Planning and Zoning, Neighborhood Plan Contact Team, Capital Metro, Transportation Department, Austin Energy, Neighborhood Housing and Community Development, Watershed Protection, Economic Development Department, APD, Code Compliance, Keep Austin Beautiful, Health and Human Services, and TxDOT. With 58% of the plan recommendations being completed, there is a clear indication that there is a history of sufficient, documented and committed funding to accomplish the plan’s purposes.

The plan is current as evidenced by the date on the most recent Implementation Tracking Chart (September 1, 2020) and still current with the evidence that 19% of the recommendations are planned or in progress and significant work to address the problems identified in the plan is underway as evidenced by 39% of recommendations being completed.

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)



Imagery ©2020 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 Google 200 ft

⚠ Use caution—walking directions may not always reflect real-world conditions

900 Gardner Rd
Austin, TX 78721

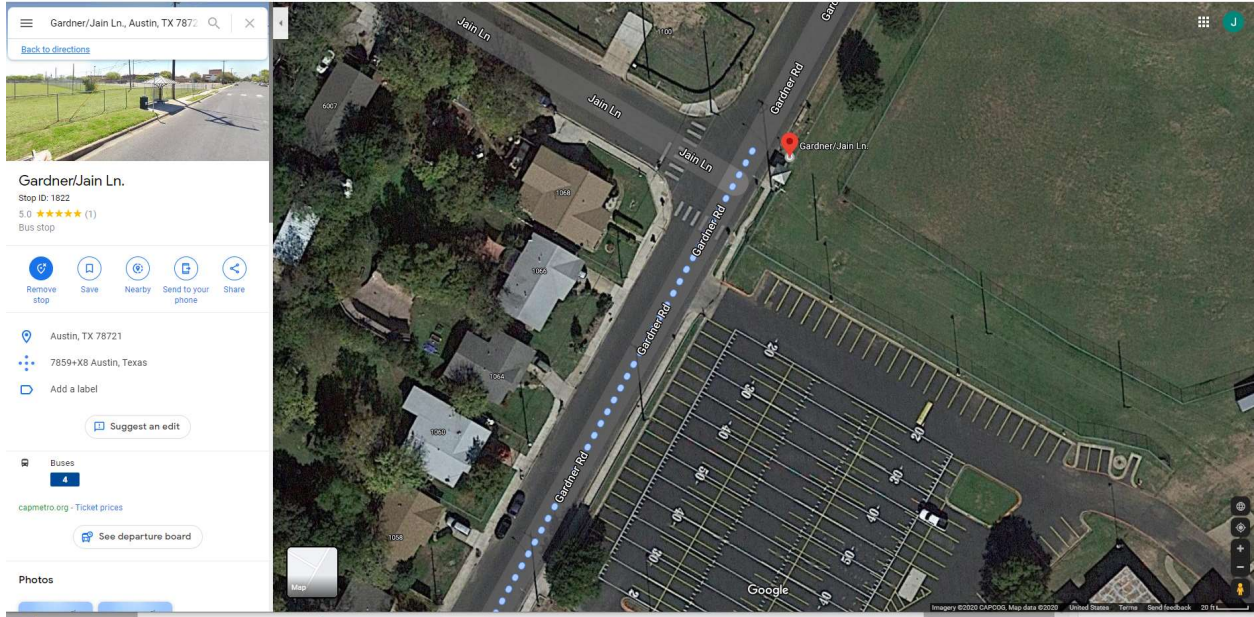
- ↑ 1. Head northeast on Gardner Rd toward Interchange Blvd
 - ➡ Destination will be on the right
- 0.5 mi

Gardner/Jain Ln.
Austin, TX 78721

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Bus Stop – Gardner/Jain Ln.

Stop ID: 1822



Attachment 5 - Flood Plain Map

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



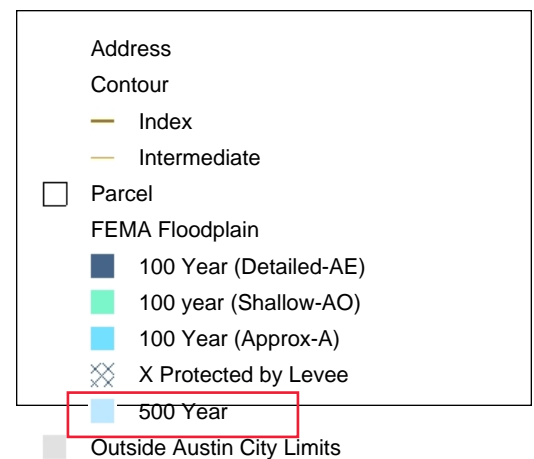
FEMA Floodplains

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

0 200 400 Feet



Prepared: 12/14/2020



Attachment 6 - Developer's Experience and Development Background

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

About Vecino Group



The Vecino Group is a company devoted to housing for the greater good.

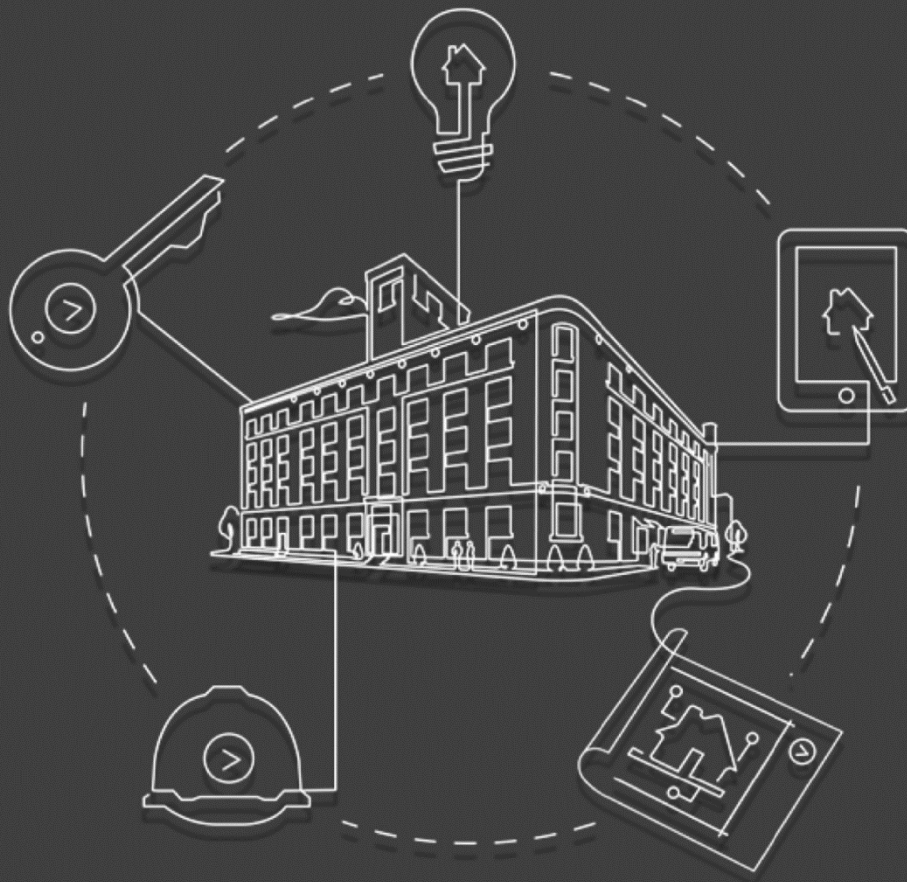
“Affordable/supportive housing, student housing, public private partnership; every project we touch has to address a broader community issue, set an example, give back & inspire the people working on it with a greater sense of purpose.”





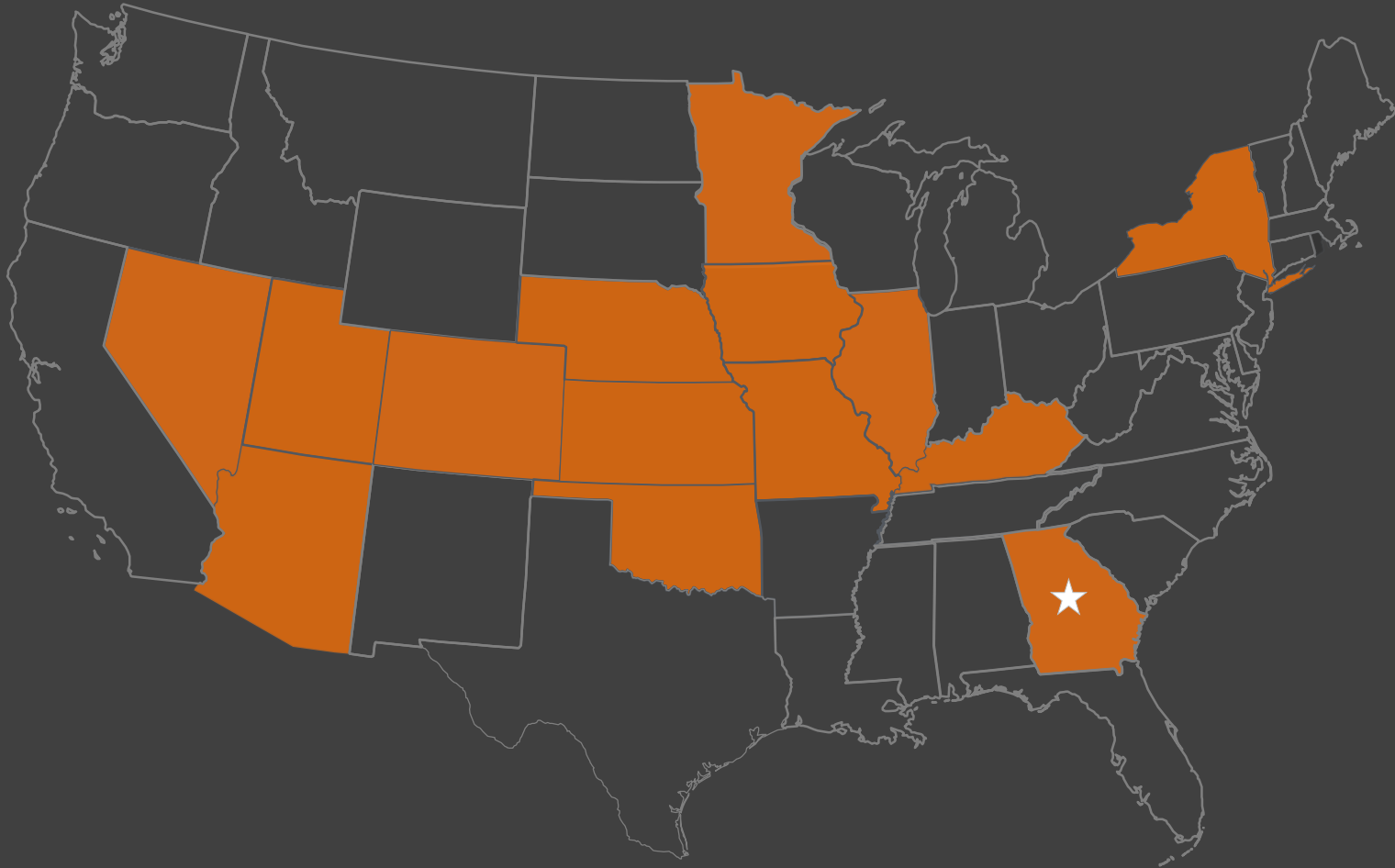
Our focus is purpose-driven development

"...every project we touch has to address a broader community issue, set an example, give back, and inspire the people working on it with a greater sense of purpose."



through an
integrated approach

- Development
- Branding
- Construction
- Property Management



spanning more
than a dozen states

across three distinct areas



Affordable/Supportive



Student Housing



Public Private Partnerships

Vecino Group's project list

	Name	City	State	S=student L=LIHTC P3=public/private RAD	Total units	Affordable units
DEVELOPMENT	Ithaca Arthaus	Ithaca	NY	L	120	120
	The Quarry	Potsdam	NY	L		
	Cairn Point	Cedar City	UT	L	60	48
DESIGN	Libertad Glendale	Glendale	AZ	L	108	108
	Alhaven	Kansas City	MO	L	50	50
	Eileen's Place	Kansas City	KS	L	60	60
CONSTRUCTION	Freedom Springs	Colorado Springs	CO	L	50	50
	Joplin Bungalows	Joplin	MO	L	20	20
	Intrada Saratoga Springs	Saratoga Springs	NY	L	158	158
	MUSE Omaha	Omaha	NE	S	247	
	MUSE Bowling Green	Bowling Green	KY	S	218	
	Mosaic Village	Cohoes	NY	L	68	68
	444 River Lofts	Troy	NY	L	74	30
	Libertad Des Moines	Des Moines	IA	L	40	40
	Intrada El Reno	El Reno	OK	L	57	56
	Libertad Elmira	Elmira	NY	L	91	90
	Libertad Cedar City	Cedar City	UT	L	80	56
	Block 22	Pittsburg	KS	P3	97	
WARRANTY	Bodhi	Salt Lake	UT	L	80	60
	Asteri	Utica	NY	L	49	49
	Intrada St. Louis	St Louis	MO	L	56	50
	Talia	Springfield	MO	L	46	39
	Cresco	Springfield	MO	S	103	
OPERATIONS	Frisco Lofts	Springfield	MO	L	68	68
	Freedom Place	St Louis	MO	L	68	68
	Park East-The U	Springfield	MO	S	39	
	Park East-Sterling	Springfield	MO	S	30	
	Park East-Sky 11	Springfield	MO	S	90	
	Fulbright Springs II	Springfield	MO	L	35	35
	Fulbright Springs I	Springfield	MO	L	36	36
	Highland Ridge	Nixa	MO	L	50	50
Hudson Arthaus	Troy	NY	L	80	80	



The Vecino Group is a company devoted to development for the greater good.

What does this mean? It means every project we touch must address a broader community need, set an example, give back, and inspire the people working on the project with a greater sense of purpose.

Across three main channels of development—affordable housing (including HUD-RAD housing authority conversion, permanent supportive housing, and general affordable housing), student housing, and public private partnerships— the Vecino Group believes in making the world a better place, one community, one real estate development at a time.

Our qualifications and experience are one and the same. As a vertically integrated company, the Vecino Group's in-house capabilities include development, design, engineering, construction, and asset management. Our team includes more than sixty seasoned professionals who are able to apply decades of applicable experience in an integrated, collaborative process.

The end result is a testimony to the impact qualified people can have when they work together to achieve purpose driven development. Here's a glimpse of what that looks like—





FREEDOM — PLACE —

Freedom Place, 2014 — Historic renovation of blighted vacant building providing 68 units of permanent supportive housing for formerly homeless veterans.

CURRENTLY ACTIVE – 100% OCCUPIED
70,000 TOTAL SQUARE FEET
DEVELOPMENT COST: \$12,651,394
LOCATION: ST. LOUIS, MO





HUDSON ARTHAUS

Hudson Arthaus, 2014 — Multifamily historic renovation providing 80 units of affordable housing offering living and work space for artists.

CURRENTLY ACTIVE – 97% OCCUPIED
99,350 TOTAL SQUARE FEET
DEVELOPMENT COST: \$19,245,923
LOCATION: TROY, NY



PARK EAST

PARK EAST, 2014 — A four building development consisting of one new construction and three historic buildings renovated into apartments for student housing.

CURRENTLY ACTIVE – 92% OCCUPIED

231,246 TOTAL SQUARE FEET

DEVELOPMENT COST: \$25,461,020

LOCATION: SPRINGFIELD, MO

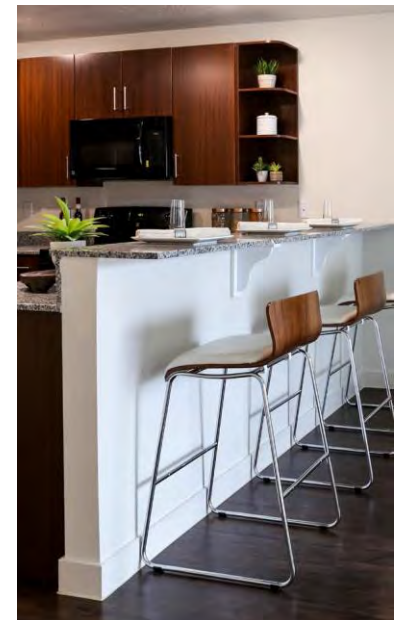




BODHI

Bodhi, 2018 — Multifamily new construction of 80 affordable and market rate units with multiple set asides for special needs groups.

CURRENTLY ACTIVE – 100% OCCUPIED 81,841
TOTAL SQUARE FEET DEVELOPMENT COST:
\$14,798,000 LOCATION: SALT LAKE CITY, UT





INTRADA

Intrada, 2018 — Multifamily rehabilitation and new construction of 56 units of affordable housing targeting youth aging out of foster care and seniors.

CURRENTLY ACTIVE & LEASING
48,758 TOTAL SQUARE FEET
DEVELOPMENT COST: \$10,486,024
LOCATION: ST. LOUIS, MO





TALIA
Springfield

Talia, 2018—Multifamily new construction 46 units of affordable and market rate housing that will target survivors of domestic violence.

CURRENTLY ACTIVE AND 80% LEASED
TOTAL SQUARE FEET: 99,350 OCCUPIED
DEVELOPMENT COST: \$8,453,000
LOCATION: SPRINGFIELD, MO

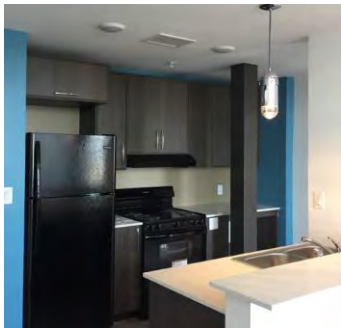




ASTERI.

Asteri, 2018 — Renovation of a historic building creating 49 units of affordable housing with a set aside for individuals with developmental disabilities.

CURRENTLY ACTIVE – 100% OCCUPIED
51,000 TOTAL SQUARE FEET
DEVELOPMENT COST: \$11,535,060
LOCATION: UTICA, NY



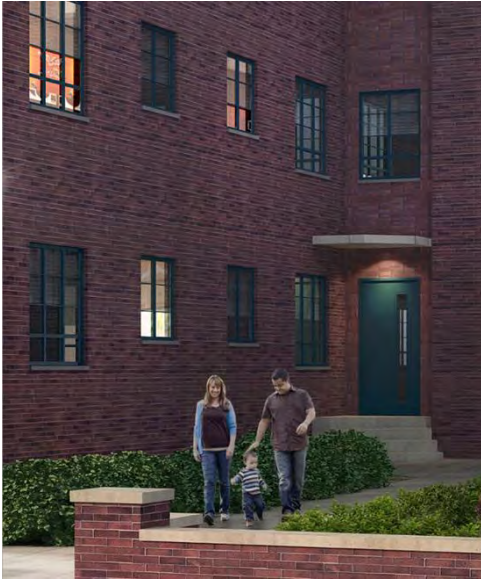


444 RIVER LOFTS

444 River Lofts — Renovation of historic building creating 74 units of affordable and market rate with 7,261 square feet of commercial space.

CURRENTLY UNDER CONSTRUCTION
102,000 TOTAL SQUARE FEET LOCATION:
TROY, NY





LIBERTAD

Libertad Elmira — Renovation of historic building creating 91 units of affordable housing along with 1,989 sq. feet of commercial space.

CURRENTLY UNDER CONSTRUCTION
95,000 TOTAL SQUARE FEET LOCATION:
ELMIRA, NY





Mosaic Village — New construction of 68 units, with a set aside for 14 units for individuals with intellectual and/or developmental disabilities.

CURRENTLY UNDER CONSTRUCTION
78,000 TOTAL SQUARE FEET LOCATION:
COHOES, NY





INTRADA

Intrada Saratoga Springs — New construction of 158 units of affordable housing for families and youth aging out of foster care.

CURRENTLY UNDER CONSTRUCTION
152,787 TOTAL SQUARE FEET LOCATION:
SARATOGA SPRINGS, NY



Muse™

Muse Omaha — New construction Student Housing at Creighton University providing 247 units and 371 beds for inspired student living.

CURRENTLY UNDER CONSTRUCTION

195,000 TOTAL SQUARE FEET

LOCATION: OMAHA, NE





BLOCK 22

Block 22 — Through a public private partnership with Pittsburg State University, the City of Pittsburg and Vecino Group, four Historic buildings are being redeveloped into an innovation hub—featuring 90 units of student housing, co-working & office space, a fully—equipped maker’s space, retail space and is home to PSU’s Center for Innovation & Business Development.

CURRENTLY UNDER CONSTRUCTION
 100,000 TOTAL SQUARE FEET
 LOCATION: PITTSBURG, KS





IDEA Commons — A public private partnership between the City of Springfield, Missouri State University and the Vecino Group creating new office space, a parking garage, central commons area and an urban park. IDEA Commons will also include the expansion of the Jordan Valley Innovation Center and renovation of the e-Factory, transforming a complete area of the downtown community.

JVIC ADDITION: 30,000 SQ. FT.
 E-FACTORY ADDITION: 2,000 SQ. FT. NEW
 OFFICES & RETAIL: 100,000 SQ. FT. NEW
 PARKING GARAGE: 132,000 SQ. FT.
 LOCATION: SPRINGFIELD, MO





J. MATTHEW MILLER - VECINO GROUP; *Chief Executive Officer* Matt is the CEO of the Vecino Group. Matt spent the first twenty years of his career focused on urban redevelopment before landing on his favorite project yet; co-founding the Vecino Group and growing it into a national company. Matt has successfully competed over 85 real estate deals. With a passion for unconventional business approaches, a knack for strategy, and a genuine enjoyment of providing opportunity, Matt sees no limit to the good the VG can achieve.

EXPERIENCE

2011–
PRESENT

Chief Executive Officer

VECINO GROUP

Responsible for leading the development and execution of the company. Manages the overall operations and resources of the company as well as sets goals and strategy and provides overall vision.

2008–
PRESENT

Developer/Owner

MATT MILLER COMPANY

Worked with small team to develop multiple community development projects in Springfield Missouri—including an integral role in the growth and revitalization of the downtown area.

SKILLS

- > Analytical Thinking
- > Budget Management
- > Real Estate Development
- > Strategic Planning
- > Leadership
- > Community Development

ACCOMPLISHMENTS

- 20 years of development experience
- 85 deals closed
- 6 LIHTC Deals
- 10 non-profit board positions

EDUCATION

Bachelors in Political Science & Russia Area Studies

UNIVERSITY OF MISSOURI

Minor in Photography

UNIVERSITY OF MISSOURI



RICK MANZARDO - *Vecino Group; President* Rick's responsibilities include preparation and analysis of financial feasibility studies, overseeing construction budgeting and collaborating with nonprofits on affordable projects. From project inception to completion, Rick is integral to the process in working with the state, stakeholders, partners and the community. Rick has overseen Affordable and Supportive development for the Vecino Group for the last 6 years, working with the development team in over a dozen states.

EXPERIENCE

2012–
PRESENT

President

THE VECINO GROUP

Leads team of talented LIHTC developers, researching possible states to enter and advise on development details. Reviews development proposals and applications as well as use industry experience and strategy to help guide our team. Works with syndicators, lenders, state agencies and internal team on developments, from inception to completion. Advises on financial underwriting to all development lines.

1998–
2012

Trader/Owner

PRIVATE INVESTMENT FIRM

Actively traded using arbitrage strategy, with hundreds of intraday trades, and annual trade volume in excess of \$1 billion. Responsible for all stock selection and trades, research and overall strategy.

SKILLS

- > Underwriting
- > Budget Management
- > Contract Negotiation
- > Strategic Planning
- > Leadership
- > Developer of strategic partnerships with stakeholders

ACCOMPLISHMENTS

- 15 years of real estate development
- 10 historic redevelopments
- 9 states with LIHTC experience

EDUCATION

Business Administration & Economics

DRURY UNIVERSITY

Master of Business Administration in Finance

MISSOURI STATE UNIVERSITY



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Housing for the greater good.

Kim Buche

CHIEF ADMINISTRATIVE OFFICER

ABOUT

Kim is the CAO of the Vecino Group. Kim is responsible for bringing deals from conception to successful completion. Her responsibilities include financial planning and analysis of potential projects, creating and maintaining relationships with the development team (bankers, investors/partners, consultants, professionals), overseeing the closing process, daily operations, and project compliance. Kim has a mind for dollars and cents, as well as an unending supply of common sense.

EXPERIENCE

2011–PRESENT **Chief Administrative Officer**

THE VECINO GROUP

Oversees financial planning and record-keeping, as well as financial reporting. Aids the deal closing process and oversees asset management. Also manages human resource responsibilities for the company.

2005–2013 **Director of Operations**

MATT MILLER COMPANY

Worked with small team to develop multiple community development projects. Responsible for overseeing financial daily operations and maintaining relationships with investors. Aided the closing process for all developments.

SKILLS

- > Financial Management
- > Contract Negotiation
- > Customer Service
- > Strategic Planning & Project Management
- > Leadership
- > Human Resources

ACCOMPLISHMENTS

- 12 Historic Redevelopments
- 15 tax abatement distinctions successfully granted
- 5 types of tax credits utilized

EDUCATION

High School Diploma

LIVERMORE HIGH SCHOOL



KODY REDWING - VECINO GROUP; Chief Financial Officer Kody Redwing is the Chief Financial Officer of the Vecino Group. Combining his past experience in lending and finance with his passion for accountability, Kody is responsible for maintaining the financial health of the Vecino Group. From securing funding on development deals to managing internal cash flow, Kody is responsible for all things money related.

EXPERIENCE

2017–
PRESENT

Chief Financial Officer

VECINO GROUP

Analyze Affordable & Supportive Housing, Student Housing, and Public-Private Partnership developments. Leverage an array of funding sources, including various State and Federal tax credit programs and other public and private funds, into real estate developments for the greater good. Manage Vecino finances and cash flow. Funding special- ties include low income housing tax credits, historic tax credits, new

2015–
2017

Assistant Vice-President

SPRINGFIELD FIRST COMMUNITY BANK

Originate loans to business owners and real estate investors. Ensure customer satisfaction through quality servicing of Bank relationships. Examine, report, and document the credit status of large commercial loan relationships. Assess adequacy of loan structure and review loan documentation.

SKILLS

- > Analytical Thinking
- > Budget Management
- > Real Estate Development
- > Financial Analysis
- > Leveraging funding sources

ACCOMPLISHMENTS

- 5 Years of Commercial Real Estate Experience
- 5 Affordable Developments Financed Totaling \$75 million
- Secured \$37 million in Tax Credit Equity
- 3 New Student Housing Developments Financed Totaling \$90 million

EDUCATION

Bachelors of Science, Finance

MISSOURI STATE UNIVERSITY

School of Lending

MISSOURI BANKERS ASSOCIATION



HEATHER BRADLEY-GEARY - *Vecino Group; Director of Supportive Housing* Heather's life goal is to see the end of homelessness. She has spent her career working to that end. Prior to Vecino, Heather established the Community Initiatives Department at Missouri Housing Development Commission (MHDC), providing oversight of \$16 million dollars of homeless assistance annually. During her time at MHDC, Missouri was one of only 5 states to decrease family homelessness and decreased homelessness by 15% statewide. Heather sees permanent supportive housing as the best path to permanently eliminating homelessness, which is why she joined the Vecino Group.



EXPERIENCE

- 2014–PRESENT** **Supportive Housing Developer**
THE VECINO GROUP
- Collaborate with non-profits, private funders, and government officials to secure funding to develop permanent supportive housing for persons who are homeless. Responsible for lead community meetings in relation to supportive housing initiatives, complete housing applications to secure funding and provide presentations and education on homelessness.
- 2017–PRESENT** **Adjunct Professor, School of Social Welfare**
THE UNIVERSITY OF KANSAS
- Provide instruction to social work candidates, with special concentration on social policy.
- 2006–2014** **Community Initiatives Manager**
MISSOURI HOUSING DEVELOPMENT COMMISSION
- Oversee homeless assistance programs for the state of Missouri (\$20 million annually), including Housing Trust Fund, Continuum of Care, Homeless Management Information System, Housing First and Emergency Solutions Grant. As well as oversee supportive housing initiative in relation to low-income housing tax credits (\$13.5 million annually).

SKILLS

- > Accomplished presenter
- > Leader & Educator
- > Community & Economic development
- > Coordination & Subcontracting
- > Marketing
- > Program development & Community organizing

PUBLIC SERVICE

- Board Member
SAVE, INC
- Executive Committee Board Member
NATIONAL ASSOCIATION OF SOCIAL WORKERS
- Appointed Board Member
COUNCIL ON YOUTH HOMELESSNESS
- Executive Board Member & Grants Committee Co-Chair
GREATER KANSAS CITY COALITION TO END HOMELESSNESS
- Missouri Legislative Captain
NATIONAL ALLIANCE TO END HOMELESSNESS

EDUCATION

- Master's of Social Work**
THE UNIVERSITY OF KANSAS
- Bachelor of Fine Arts in Music Therapy**
UNIVERSITY OF MISSOURI



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Housing for the greater good.

Mike Willemssen, PMP

PRESIDENT OF CONSTRUCTION

ABOUT

With 10+ years of construction experience, Mike has served as project manager on numerous high-profile developments. He has significant experience on projects in multi-family housing, higher education, historic renovation, corporate operations and water/wastewater treatment. Mike is responsible for overseeing and leading the multi-state Vecino Construction team and delivering each project to a high standard. Not only is he ASHE certified, but is currently pursuing certification as a LEED Accredited Professional.

EXPERIENCE

2018–PRESENT

President of Construction

THE VECINO GROUP

Operational oversight of all projects, including cost monitoring, schedule reviews and implementation of safety, quality and risk management programs. Mike maintains oversight of all project staff and subcontractors for contractual compliance while fostering relationships, development opportunities, growth and performance of the project team.

2009–2018

Senior Project Manager

U.W. MARX CONSTRUCTION

Responsible for preconstruction, construction, and closeout of \$50M/Year portfolio of construction projects. Projects ranging from new construction, renovation and rehabilitation and included municipal utilities, higher education work, K-12 School work, industrial and clean room work, affordable and market rate multifamily, and commercial/retail spaces.

SKILLS

- > Contract Planning & Scheduling
- > Stakeholder Management
- > Budget Management
- > Project Documentation
- > Leadership
- > Procurement & Quality Control

CERTIFICATIONS

30-Hour OSHA Outreach
CONSTRUCTION SAFETY & HEALTH

ASHE
HEALTHCARE CONSTRUCTION CERTIFICATE (HCC)

Project Management Professional
PMP

Project Management Institute
PMI

EDUCATION

Bachelor of Science in Global Supply
Management/Project Management

CLARKSON UNIVERSITY



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Baxter Reecer, AIA, NCARB

PRESIDENT OF ARCHITECTURE AND DESIGN

ABOUT

Baxter is President of Architecture and Design at the Vecino Group—overseeing a team of architects, engineers, and designers, Baxter is responsible for developments nationwide. Multifamily. P3. Student. Commercial. Residential. With extensive knowledge in all phases of project completion, Baxter paves the way to make Vecino goals a reality.

EXPERIENCE

2019–PRESENT **President of Architecture and Design**

THE VECINO GROUP

Oversees team of architects and engineers through architectural planning, promotion and design for all Vecino projects. Responsibilities include involvement from early planning to project completion including research, setting goals, budgeting, engineering, design, planning and final development.

2013–2018 **Project Architect**

FENNELL PURIFOY ARCHITECTS

Worked on all phases of design and implementation in multi-family, private residential, library, commercial, civic, healthcare, and educational types. Managed projects including specifications, bidding, contract negotiation, jurisdiction approval, construction administration, and closeout.

SKILLS

- > Understanding of history, cultural, and environmental concerns
- > Analyze and critically assess problems to develop solutions
- > Proficient in technologies including: Revit, Autocad, Sketchup, Lumion, & Adobe Suite
- > Interpersonal skills to manage a complex project team
- > Technical understanding & implementation of building materials and elements

AFFILIATIONS

American Institute of Architects (AIA)
National Council of Architectural Registration Boards (NCARB)
Arkansas AIA Central Section Representative
Licensed in Arkansas

EDUCATION

Bachelor of Architecture

DRURY UNIVERSITY - SPRINGFIELD, MO

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