

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.

Note the Development's SMART Housing Certification is provided behind the Project Narrative in Tab 1.

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: *Note the site is owned by AFHC. Maps are attached separately for reference. The Development has committed to 7 (10%) CoC units, but intends to increase this count prior to 2/4/2021.*
- 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. *Note a brief outline has been provided behind Tab 3. A more detailed explanation will be provided prior to 1/25/2021.*
- 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: Live + Make

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	<u>Live Make Housing Partners LP (to be formed)</u>
Authorized Representative Signature	
Authorized Representative Printed Name	Teresa Bowyer
Authorized Representative Title	<u>Owner/Member, Citrine Development, LLC</u> HUB Member of Live Make Housing Partners LP
Date	<u>12/16/2020</u>

Attachment 1 - Project Narrative

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

EXECUTIVE SUMMARY/ PROJECT PROPOSAL

Live + Make is a 100% affordable, multifamily rental development that will be located on approximately 2.65 acres out of a total 5.15 +/- acre tract located at 1127 Tillery Street, in City Council District 3. The Development is located in the Govalle/Johnston Terrace Neighborhood Planning Area CRP, and is within ½ mile of the Airport Boulevard Mobility Bond Corridor.

AHFC awarded the RFP for the site to the Live + Make team at the September AHFC Board Meeting. As part of the proposal, the project's ownership entity will enter into a long-term 45+ year ground lease with AHFC for the development site. The design concept consists of two, three-story, elevator-served buildings connected by a pedestrian bridge. The community will feature approximately 66 affordable residential units. The proposed bedroom mix and affordability types are proposed as follows:

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
Square Footage	550 sf	650 sf	880 sf	1053 sf
30% Units (net rent)	7 (\$375)	4 (\$383)	1 (\$457)	1 (\$559)
50% Units	15 (\$699)	7 (\$749)	4 (\$896)	1 (\$1,067)
60% Units	8 (\$870)	8 (\$932)	7 (\$1,116)	3 (\$1,321)
Total Type (% of Total Unit)	30 (45%)	19 (29%)	12 (18%)	5 (8%)

The Development will feature 8,000 sf of ground floor common space in the main building. Of the common space, 2,000 sf are planned for clubhouse amenities, leasing space, and a commercial kitchen, and the remaining 6,000 sf are planned as creative space for a ceramics studio that will be open to the public and operated by Imagine Art. The existing pecan orchard on the northern portion of the site will be preserved and dedicated parkland that will be acquired by PARD. Below is a project concept rendering:



The Development will be considered to serve the “General” population, but Imagine Art will coordinate and provide intensive wrap-around services appropriate for the resident profile. As a reflection of Imagine Art’s current client base, many of the residents will be persons with disabilities. The Applicant also has an MOU with ECHO for a minimum of 7 (or 10%) CoC units, with plans to increase to at least 15 units. Further, the Applicant has committed to the City’s recently adopted Preference Policy to provide housing for vulnerable target populations, including individuals with disabilities, at risk of homelessness, or at risk of displacement from the surrounding neighborhood. The development will meet SMART Housing and accessibility requirements, including full visitability as well as the commitment of 25% accessible units.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Housing and Planning Department **S.M.A.R.T. Housing Program**

October 20, 2020 (Revision to letter dated October 16, 2020)

S.M.A.R.T. Housing Certification **Imagine Art – Live + Work, 1127 Tillery Street (ID 757)**

TO WHOM IT MAY CONCERN:

Imagine Art (contact Hilary Carter; ph: 512.422.4255; email hilary.k.carter@gmail.com) is planning to develop Live + Work, a **66-unit multi-family** development at 1127 Tillery Street, Austin TX 78702. **66** of the units will be rented to households at or below **60% Median Family Income (MFI)**. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This revision updates the total unit count to 66 units and the following MFI distribution below.

Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **20%** (13) of the units will serve households at or below **30% MFI**, **38%** (25) of the units will serve households at or below **50% MFI** and **42%** (28) of the units will serve households at or below **60% MFI**, the development will be eligible for 100% 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 (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

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 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,



Alex Radtke, Senior Planner
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: Live+Make
 2) Project Type: 100% Affordable
 3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): Live Make Housing Partners LP (to be formed)
 5) Developer Company: MRE, Imagine Art, Citrine

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): Approx. 2.65 Ac (of 5.15 Ac tract) at 1127 Tillery Street, Austin, TX 78702
 7) Mobility Bond Corridor: Airport Blvd

8) Census Tract: 8.01
 9) Council District: District 3
 10) Elementary School: GOVALLE EL
 11) Affordability Period: 55 years

12) Type of Structure: Multi-family
 13) Occupied?: No
 14) How will AHFC funds be used?: Pre-development Only

15) Bond Issuer (if applicable): N/A
 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable): N/A

17) Target Population: General

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	7	4	1	1		13
Up to 40% MFI						0
Up to 50% MFI	15	7	4	1		27
Up to 60% MFI	8	8	7	3		26
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	30	19	12	5	0	66

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	7	Continuum of Care Units	7
Accessible Units for Sensory Impairments	10		

[Use the City of Austin GIS Map to Answer the questions below](#)

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

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

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

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	2,350,000	Acquisition	40,000
Third Party Equity	8,343,000	Off-Site	
Grant		Site Work	700,000
Deferred Developer Fee		Site Amenities	
Other		Building Costs	7,512,500
Previous AHFC Funding	297,000	Contractor Fees	Incl/ in Bldg Costs
Expected AHFC Request	-	Soft Costs	800,000
		Financing	917,500
		Developer Fees	1,020,000
Total \$	10,990,000	Total \$	10,990,000

CRP Name	Govalle / Johnston Terrace Neighborhood Planning Area		
CRP Ordinance 1	Ordinance 20030327-12 (GJT Neighb. Plan)	Date	3/27/2003
CRP Ordinance 2	Ordinance 20160818-023 (Airport Blvd Mobility Corridor)	Date	8/8/2016
CRP Ordinance 3	Resolution 20160818-074 (Airport Blvd Mobility Corridor)	Date	8/8/2016
CRP Ordinance 4	Resolution 20180426-028 (Corridor Construction Program)	Date	4/26/2018
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.**)*

COMMUNITY REVITALIZATION PLAN

Live + Make is located in the Govalle / Johnston Terrace Neighborhood Plan (GJTNP). The GJTNP was created through a process with public input, and was adopted by City Council on March 27, 2003 as an amendment to the City of Austin's Comprehensive Plan via Ordinance 20030327-12. A map showing the site within the boundaries of GJTNP is provided.

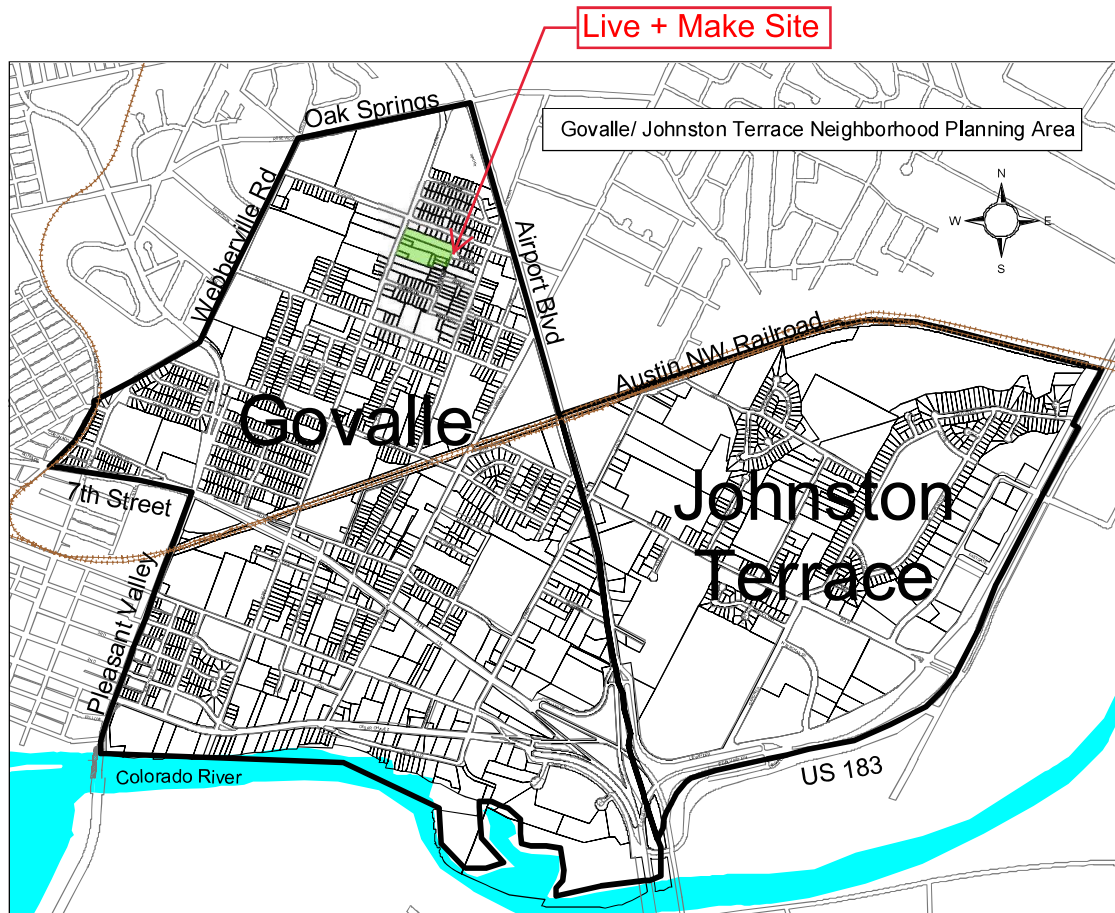
Additionally, a portion of the Airport Boulevard Mobility Bond Corridor bisects the GJTNP area. As a supplement to the infrastructure and capital improvements that directly align with the GJTNP plans, the Airport Boulevard Mobility Bond Corridor plans evidence a scheduled flow of funds and significant expenditures in the GJTNP area, as required by TDHCA. The Airport Boulevard Mobility Bond Corridor was proposed via Ordinance 20160818-023 and Resolution 20160818-074, and passed by the voters on November 2016. The Corridor Construction Program authorizing funds for the Airport Boulevard Mobility Bond Corridor was passed via Resolution 20180426-028. A map indicating the portion of the corridor that falls within the neighborhood plan area is also provided.

Introduction

The Govalle/Johnston Terrace Neighborhood Planning Area is located in East Austin. Its boundaries are:

- Pleasant Valley and Webberville Roads to the west
- Oak Springs, Airport and the Austin and Northwestern railroad to the north
- US 183 to the east, and
- the Colorado River to the south.

The map below shows the boundaries of Govalle/Johnston Terrace Combined Planning Area.



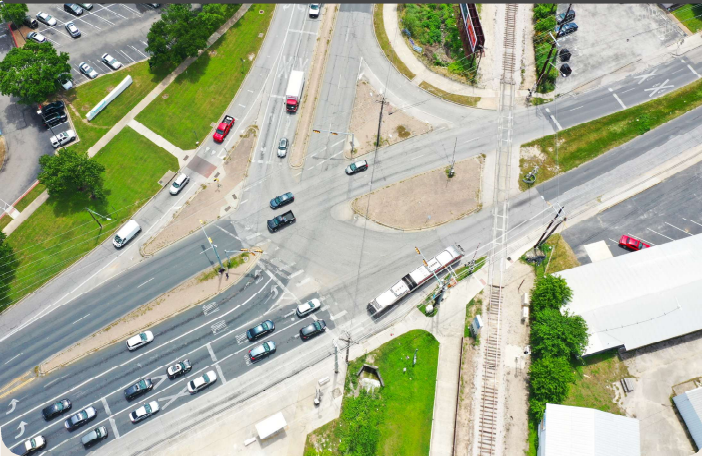
Airport Boulevard Corridor Improvements

In 2016, Austin voters passed the 2016 Mobility Bond, which provides \$720 million for transportation improvements throughout the City of Austin. **\$482 million is dedicated to safety and mobility improvements to nine Austin roadways, including Airport Boulevard between North Lamar Boulevard and U.S. 183.**

Full design is underway on projects that will improve Airport Boulevard for everyone, whether you walk, bike, drive or take transit. Improvements will be phased, with **construction expected to begin in spring 2021.** The majority of work is anticipated between 2021 and 2024.

Construction Coming Soon

North Lamar Boulevard to East Koenig Lane

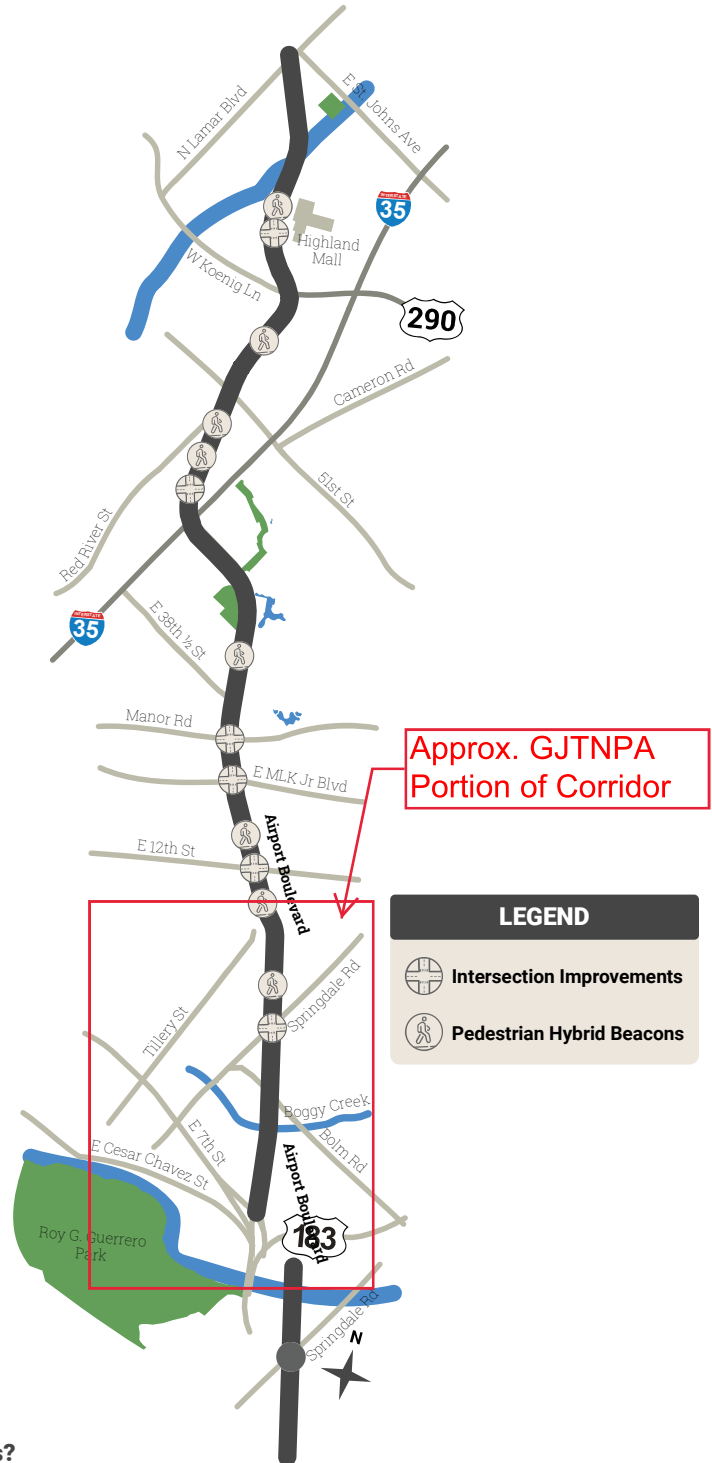


North Lamar Boulevard

Improvements include:

- New shared-use paths for cyclists and pedestrians along both sides of Airport Blvd.
- 5 upgraded traffic signals with enhanced technology at:
 - North Lamar Blvd.
 - Guadalupe St.
 - East Highland Mall Blvd.
 - Denson Dr.
 - East Koenig Ln.
- New light and cross-walk at the intersection of Airport Blvd and Clayton Lane
- Bus stop improvements in coordination with Capital Metro
- New midblock pedestrian hybrid beacon (a.k.a signalized pedestrian crosswalk) near entrance to Highland Mall

Estimated construction: spring 2021



Questions?

Contact the Airport Boulevard Corridor Liaison: **Katy Fitzgerald** at AirportCorridor@AustinTexas.gov | 512-974-7751

AustinTexas.gov/AirportBlvd

Design Underway

East 45th Street to Martin Luther King Jr. Boulevard

- New shared-use paths along both sides of Airport Blvd.
- 7 upgraded traffic signals with enhanced technology at:
 - East 45th St.
 - I-35 Southbound
 - I-35 Northbound
 - Aldrich St.
 - Schieffer Ave.
 - East 38th Half St.
 - Manor Rd.
- New midblock pedestrian hybrid beacon (a.k.a signalized pedestrian crosswalk) at:
 - Parkwood Rd.
 - East 40th St.
- Intersection improvements at Wilshire Blvd.
- Intersection improvements with turn lane modifications at Manor Rd.
- New four-way intersection & realignment at Parkwood Rd. & Crestwood Rd.
- Landscaping near Parkwood Rd. & Crestwood Rd.

Estimated construction start: spring 2022

Martin Luther King Jr. Boulevard to U.S. 183

- New shared-use paths along both sides of Airport Blvd.
- 7 upgraded traffic signals with enhanced technology at:
 - Martin Luther King Jr. Blvd.
 - East 12th St.
 - Oak Springs Dr.
 - Goodwin Ave.
 - Springdale Rd.
 - Bolm Rd.
 - Shady Ln.
- Intersection improvements at Springdale Rd.
- Intersection improvements with turn lane modifications at:
 - Martin Luther King Jr. Blvd.
 - East 12th St.
- New midblock pedestrian hybrid beacon (a.k.a signalized pedestrian crosswalk) at:
 - East 14th Half St.
 - South of East 12th St.
 - South of Oak Springs Dr.
 - Gunter St.
- Widening the bridge over the Capital Metro Rail line between Springdale Rd. & Bolm Rd.; the existing pedestrian bridge at Goodwin Ave. will be removed
- Austin Transportation Department is considering options for modifying and improving the Airport Blvd./Bolm Rd./Shady Ln. intersection.

Estimated construction start: spring 2022

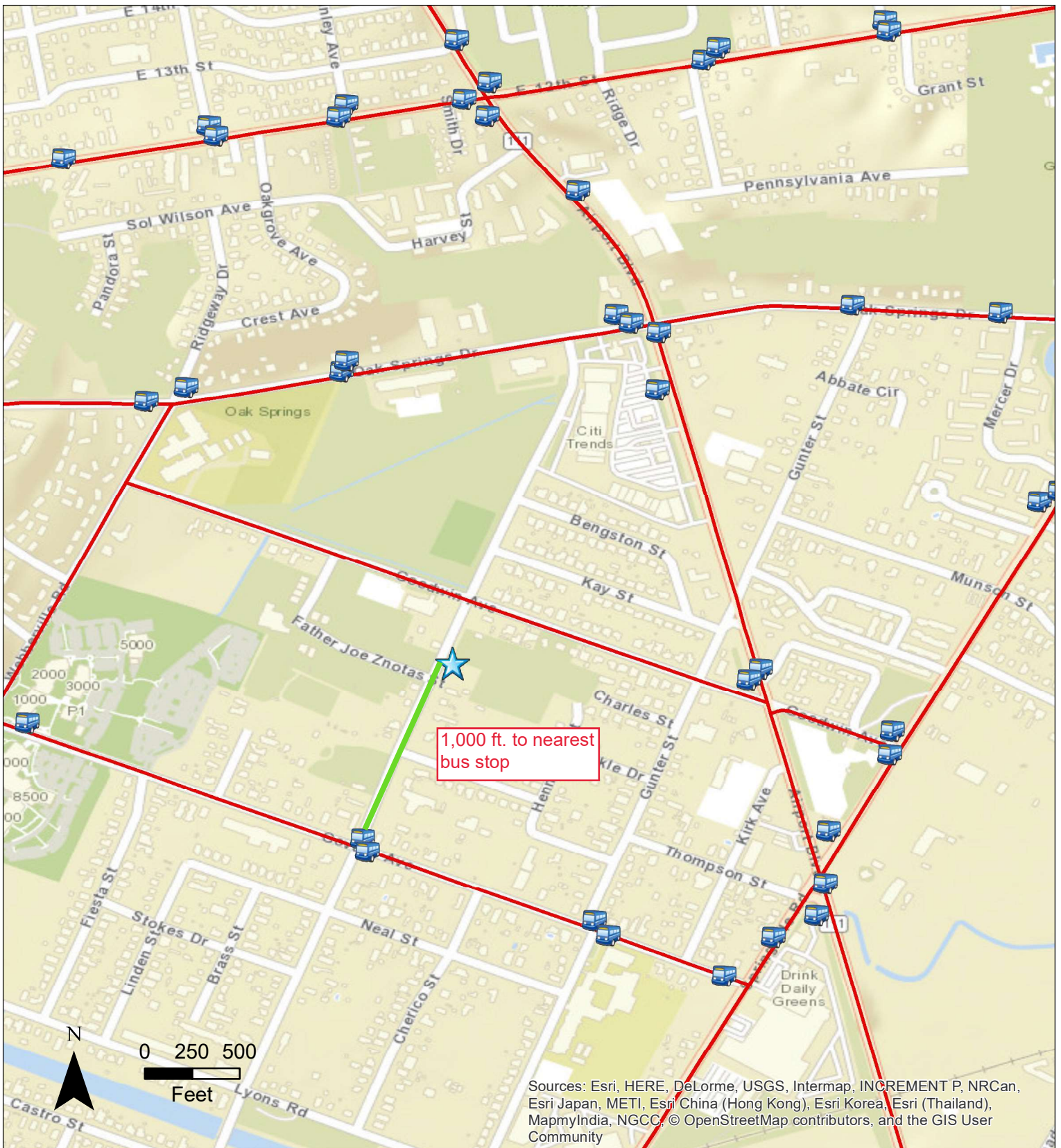
East Koenig Lane to 45th Street

- New shared-use paths along both sides of Airport Blvd.
- Bus stop improvements in coordination with Capital Metro
- 3 upgraded traffic signals with enhanced technology at:
 - East Koenig Ln.
 - East 53rd Half St.
 - East 51st St.
- New midblock pedestrian hybrid beacon (a.k.a signalized pedestrian crosswalk) at:
 - East 55th St.
 - East 49th St.
 - East 46th St.
- Improved driveways & turn lanes for better access to businesses

Estimated construction start: fall 2022

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)



Public Transportation Map

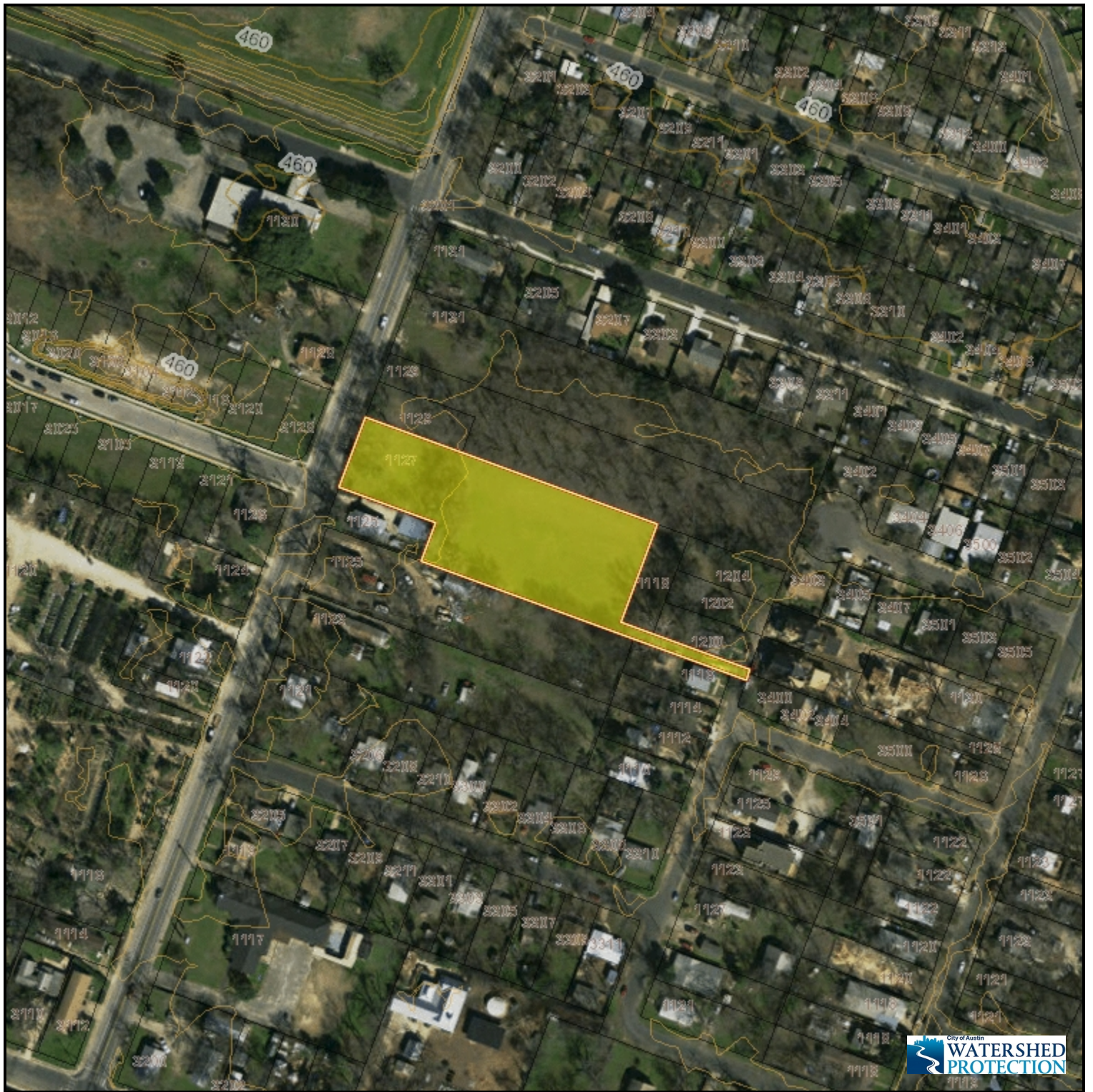
1127 Tillery St

Austin, TX

-  Cap Metro Stops
-  Cap Metro Bus Routes
-  1127 Tillery St. Site

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)



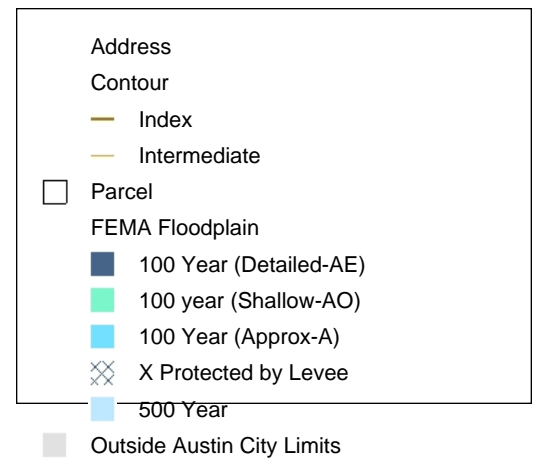
FEMA Floodplains

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)



MRE Capital, LLC is a firm that develops, invests, and consults in business and real estate transactions through full ownership, joint venture, and consulting opportunities. From site/building selection, financial projections, financing, tax credit structure, and negotiating public finance packages to the design, construction, closing, and leasing, MRE Capital's professionals excel in taking projects from concept to completion. MRE Capital is an opportunity driven firm that is not limited by location, structure, or property type. Our flexible platform allows us to evaluate multiple opportunities and invest our time and resources in only those projects with the highest potential for success. MRE Capital's focus on tax credit transactions enable us to create low leverage, high quality developments in any market cycle.

Credits / Financing Tools

New Market Tax Credits, Historic Tax credits, Brownfield Tax Credits, Alternative Energy Tax Credits, Affordable Housing Tax Credits, Tax Increment Finance, HUD Financing, USDA Financing, Bond Financing

Commitment

MRE Capital's commitment is first and foremost to people. We carefully evaluate risks and relationships on a continual basis. Our reputation is always considered before returns.

Jacob Mooney (jmooney@mrecapital.com – 913-638-2500)

Jake is a co-founding member of MRE Capital, LLC, which is a specialized real estate development company. Prior to forming MRE Capital, Jake held positions in the financial sector with Merrill Lynch. As a Series 7 and Series 66 financial advisor, Jake was a conduit between Global Private Clients and various investment banks. This gave Jake the opportunity to work on private equity raises, IPOs, commercial lines of credit, business banking, commercial real estate financing, and merger and acquisition transactions. As a consultant prior to forming MRE Capital, Jake worked on site/building selection, finance, public finance and construction. He has been involved in numerous projects throughout the Midwest, employing creative financing solutions that include low income housing tax credits (LIHTC), New Markets Tax Credits (NMTC) and historic tax credits. At MRE Capital, Jake is responsible for new acquisitions, financial projections and developing senior level relationships with lenders and investors. He has a Business Finance degree from Kansas State University and is an active member of Church of the Resurrection. Jake lives in the Leawood, KS with family.

Daniel Sailer, III (dsailer@mrecapital.com – 913-231-8400)

Daniel co-founded MRE Capital, LLC after extensive experience with various companies in the construction industry. Daniel's career includes management positions with suppliers, contractors and real estate developers, including Townsend, Inc., where he and Jake established the firm's tax credit division. Daniel has been involved in the development of numerous projects using LIHTC and NMTC tax credits. At MRE Capital, Daniel is responsible for transaction execution, financial valuation, due diligence and administrative aspects of projects, and is active in locating new investors and financing sources. He has a degree from the University of Kansas and is involved in Big Brothers/Big Sisters, Catholic Charities and other charities in the Kansas City area. Daniel lives in the Overland Park, KS with his family.



Completed Developments

Rock Ridge Villas – Branson, MO – 38 Single Family Homes (New Construction)
Timber Creek – Muskogee, OK – 42 Family Duplexes (New Construction)
Dogwood Cottages – Blytheville, AR – 36 Family Duplexes (New Construction)
Maple Ridge – Bonner Springs, KS – 32 Senior Apartments (New Construction)
Sander's Heights – Lawton, OK – 44 Family Apartments (Acquisition/Rehab.)
Rock Ridge Apartments – Branson, MO – 48 Family Apartments (New Construction)
Parrish Lofts – Pratt, KS – 24 Family Apartments (Historic Adaptive Reuse)
Dale Lofts – Guymon, OK – 45 Family Apartments (Historic and New Construction)
Will Rogers Lofts – Claremore, OK – 38 Apartments (Historic Acquisition/Rehab.)
Sycamore Springs – Hollister, MO – 60 Apartments (New Construction)
Berryhill Apartments – Sapulpa, OK – 28 Apartments (Historic Acquisition/Rehab.)
Aldridge Apartments – McAlester, OK – 66 Apartments (Historic Acquisition/Rehab.)
Laguna Lofts – Cisco, TX – 40 Apartments (Historic Adaptive Reuse)
Conrad Lofts – Plainview, TX – 32 Apartments (Historic Adaptive Reuse)
Baxter Lofts – Harlingen, TX – 24 Apartments (Historic Adaptive Reuse)
Pine Cottages – Osceola, AR – 48 Duplexes (New Construction)

Developments Under Construction

Deer Park – Lawton, OK – 152 Family Apartments Single Family Homes (Historic Acquisition/Rehab.)
Farmhouse Row – Slaton, TX – 48 Family Apartments (New Construction)
Clyde Ranch – Clyde, TX – 40 Family Apartments (New Construction)

Future Awarded Developments

Metro Tower – Lubbock, TX – 89 Apartments, Commercial and Hotel (Historic Adaptive Reuse)
Flint Creek – El Dorado, KS – 36 Single Family Homes (New Construction)
Stone Ridge Senior Homes – Kimberling City, MO – 36 Duplex Senior Homes (New Construction)

Developments In Application

Flint Ridge Apartments – Birmingham, AL – 141 Senior Apartments (Historic Adaptive Reuse)

Debbie Kizer

914 Dawson Road, Austin, Texas 78704

512.554.2406 / debbie@imagineart.net

Life Mission: Leveraging public and private resources in ways that position artists with disabilities as leaders of creative place for the sake systems change.

Education & Certification

1989 Sam Houston State University, Bachelors Science Psychology
2012 Austin Community College, American Sign Language Certification
2012 University of North Texas, Employment Specialist Certification
2016 Certified Long-Term Care Provider (HHSC)

1996-present Founder and Executive Director, Imagine Art

Established the non-profit and is responsible for all operational functions including contracts, program design, grant writing and supervision of 6 Directors who manage 20 employees and 40 contractors delivering services. Engaging stakeholders that intentionally position the organization for scale and replication through strategic public and private partnerships.

1992-2001 Employment Specialist, Independent Consultant

Served as a statewide consultant advocating for systems change in employment services for people with disabilities. Clients included: ARCIL, Goodwill, United Cerebral Palsy, the Department of Assistive and Rehabilitative Services and Imagine Enterprises. Activities included public speaking, program design consultation, cohort facilitation, and employment consultation for hard to serve clients, job carving and micro-business development. Provided training and consultation for systems change, advocating to reduce sheltered work environments and establish community based employment programs.

1989-1992 Rehabilitation Specialist, Healthcare Rehabilitation Center

Provided direct care and training to families of people post head injury, supporting the transition from institutional care to the home with long-term care supports. Supported family members as they learned to provide basic care and specialized activities such as physical and occupational therapy.

Artistic Endeavors

- Artist In Residency; AISD, Sail Charter School and Benbrook ISD (Dallas, Tx).
- Art Installation, Matthews Elementary with 400 children.
- Designed and implemented ARTWORKS, a 3-day workshop helping artists to explore the future through visual mapping (Museums; AMOM, DMOA, SMOA and HMOA).

Skills related to arts and disability.

- Community & Leadership development
- Supported Employment & Small Business
- Accommodations, adaptations and modifications
- Public Speaking, Meeting facilitation and Visual Mapping



Teresa Bowyer

location: Austin, Texas

phone: (806) 543-8645

email: teresabowyer@gmail.com

LinkedIn: www.linkedin.com/in/teresa-bowyer

Work Experience

Owner

Citrine Development, LLC, Austin, TX

June 2019 – Current

- Certified Austin WBE/Texas HUB
- Provides residential development consulting services and partnership opportunities.
- Recent projects include two market-rate for sale communities in Austin, local support consultation for two awarded 2020 TDHCA 9% At-Risk applications, and tax-exempt partnership consultation for 1,000-unit affordable housing portfolio.

Development Director

Herman & Kittle Properties, Inc., Austin & Houston, TX

September 2014 – May 2019

- Generated new construction affordable housing projects in Texas markets for a Top 15 national apartment developer and owner.
- Doubled company footprint in Texas by securing \$82 million+ in LIHTC (9%, and 4%), HOME, Tax-Exempt Bonds, and CDBG-DR financing for the construction of 497 units across five apartment communities; and, established pipeline of 400+ units and \$80 million worth of projects in Austin and San Antonio.
- Sourced and evaluated prospective real estate opportunities, including: purchase contract negotiation, due diligence, underwriting/financial modelling, and architectural design coordination.
- Led project teams of internal and external partners to ensure the timely and cost-efficient delivery of a financially and operationally viable product.
- Cultivated relationships with local officials, community organizations, and government agencies, including Texas Department of Housing and Community Affairs (TDHCA), Texas General Land Office (GLO), and local housing agencies.

Development Associate

Structure Development, Austin, TX

August 2013 – September 2014

- Assisted 15+ clients in competitive 9% Tax Credit developments: competitive strategy, site assessment, application submission, closing, and post-closing compliance requirements.
- Developed a statewide GIS mapping database showing demographic and market information by site location.

Development Coordinator

DMA Companies, Austin, TX

September 2010 – April 2013

- Assisted with 20+ project proposals using variety of competitive financing.
- Assisted with land, partnership, and loan closings, and implemented cloud-based file sharing to facilitate distribution of due diligence materials.
- Tracked development costs and construction schedules for \$6 – 12 million projects, and prepared monthly draw packages and disbursement instructions.

Executive Summary

Texas real estate development professional with 10 years of experience across the project life cycle. Collaborator and critical thinker with a passion for improving the urban environment.

Skills/Expertise

Multifamily housing
Affordable financing programs
Site identification
GIS mapping programs/analysis
Purchase contract negotiation
Due diligence
Financial modelling/underwriting
Project budgeting and scheduling
Site/architectural design coordination
Local engagement
Leading project teams

Education

Trinity University (2006-2010)

Bachelor of Arts

Urban Studies, Political Science

Cum Laude Honors

Phi Beta Kappa Honors Society

University of Amsterdam (2019)

Summer Program Certificate

Urban Studies: Planning & Living in Cities

Development Lead Project Portfolio

Rachael Commons

McGregor, TX

Substantial rehab
48 Units (43 Affordable)
Development budget: \$6.7 million
2016 9% HTC allocation: \$5,017,030

Old Dowlen Cottages

Beaumont, TX

New construction
72 Units (62 Affordable)
Development budget: \$13.6 million
2017 9% HTC allocation: \$10,497,120

The Vireo

Houston, TX

New construction
264 Units (264 Affordable)
Development budget: \$48 million
2016 Tax-Exempt Bond with Taxable Tail (via Harris County Housing Finance Corp): \$32,292,500
2018 4% HTC allocation: \$18,485,600

Magnolia Station

Winnie, TX

New construction
44 Units (32 Affordable)
Development budget: \$7.7 million
2018 CDBG-Disaster Funds for Hurricane Harvey (via Texas GLO): \$6,250,000

Laurel Vista

Beaumont, TX

New construction
69 Units (60 Affordable)
Development budget: \$8.8 million
2019 9% HTC allocation: \$10,074,730

Saddlespur Pass (pipeline)

San Antonio, TX

New construction
216 Units
Development budget: \$40.5 million
Anticipated Tax-Exempt Bond Reservation: \$20 million
Anticipated 4% HTC allocation: \$14,460,000

Agave East (pipeline)

Austin, TX

New construction
200 Units
Development budget: \$39.8 million
Anticipated Tax-Exempt Bond Reservation: \$20 million
Anticipated 4% HTC allocation: \$10,740,000

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)

This attachment is not applicable.