



Blue Sky Communities

Corporate:

5300 West Cypress Street
Suite 200

Tampa, Florida 33607

Texas:

1217 Heppner Drive
Cedar Park, TX 78613

Ph: 512-409-6170

December 16, 2020

Neighborhood Housing & Community Development

Attn: Patrick Russell

1000 East 11th Street, 2nd Floor

Austin, Tx 78702

Email: Patrick.russell@austintexas.gov

Re: Request for Resolutions of Support
Development: Oak Springs Village

Dear Patrick:

Blue Sky would like to take this opportunity to submit an application for resolutions and requirements for a proposed 9% Housing Tax Credit development, Oak Springs Village, located at 3313 Oak Springs Blvd. We would like to request the following:

- A Resolution of Support for this 9% Housing Tax Credit Application;
- A Resolution for the development in the City of Austin, which has more than Twice the State Average per capita;
- A Resolution that allows this development to be within one-mile of another development within a three-year period preceding the date the 2021 TDHCA application round begins;
- A Resolution stating this development is consistent with the obligation to affirmatively further fair housing and that the City of Austin has no objection to the Application;

As well as the above-mentioned resolutions, we would like to request the minimal city contribution of \$500 or a waiver of fees to receive one point for a commitment of local development funding.

At Blue Sky Communities, we're committed to helping more families find a place that they are proud to call home. We work with local governments to find efficient, high-quality solutions to workforce housing. With Blue Sky Communities, you're never far from home.

Sincerely,

Blue Sky Communities

Lisa M. Rucker

Lisa M. Rucker
Regional Vice President-Texas



**REQUEST FOR CITY OF AUSTIN
RESOLUTIONS & OTHER REQUIREMENTS**

FOR

**2021 9% COMPETITIVE LOW INCOME
HOUSING TAX CREDIT APPLICATION**

OAK SPRINGS VILLAGE APARTMENTS

3313 OAK SPRINGS DRIVE

AUSTIN, TEXAS 78721

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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).
- N/A 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: Oak Springs Village

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

BSC Oak Springs, LLC

Blue Sky Communities Acquisition Texas, LLC

Authorized Representative Signature



Authorized Representative Printed Name

Scott Macdonald

Authorized Representative Title

Manager

Date

December 16, 2020

Attachment 1 - Project Narrative

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



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5300 West Cypress Street
Suite 200
Tampa, Florida 33607
Texas:
1217 Heppner Drive
Cedar Park, TX 78613
Ph: 512-409-6170

DEVELOPMENT NARRATIVE FOR
OAK SPRINGS VILLAGE

Oak Springs Village is a proposed 76-unit mixed-income general population development located on 1.109 acres at 3313 Oak Springs Drive, Austin, TX 78721. The property is located within the Airport Blvd, Springdale Road and East 12th Street triangle. This convenient location is 2 miles to I-35, 2.5 miles to US 183, 2.1 miles to the Austin Convention Center, and 2.8 miles to the UT Dell Medical Center. This property is conveniently located within 1 mile of the Willie Mae Kirk library branch, a Walgreens Pharmacy, a POCO Loco Super Mercado full-service grocery store, a high frequency bus stop, schools, and the Givens District park.

Oaks Springs Village is a proposed new construction general population apartment community with approximately 36 1-bedroom/1-bath units, 36 2-bedroom/2-bath units and 4 3-bedroom/2-bath units. This development is located in the following RHDA mapping areas:

- Located in the City Council District 3;
- Located in a dynamic gentrification area;
- Located within ½ mile of the Airport Blvd Mobility Bond Corridor;
- Located within a mile of a healthy food retailer;
- Located with ¼ mile of a high frequency transit route;
- Located within ½ mile of an Imagine Austin Activity Center;
- Located within the East MLK Combined Neighborhood Concerted Revitalization
- Located within the Austin Independent School District and the closest elementary school is Govalle Elementary school;

This Blue Sky development will elevate the community by creating state-of-the-art apartment homes that are attainable for hard working families, disabled veterans, seniors and those with special needs.

The apartment community will be designed with livable floor plans and excellent amenities such as but limited to in-unit laundry connections, upgraded appliances, a business center, exercise equipment, furnished community room, green building features and perimeter fencing. Oak Springs Village development will be managed by professional staff and provide excellent supportive services.

With Blue Sky Communities, you're *never far from home.*

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Oak Springs Village	2) Project Type Mixed-Income	3) New Construction or Rehabilitation? New Construction
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4) Development Owner (as submitted in TDHCA Application) BSC Oak Springs, LTD	5) Developer Company Blue Sky Communities
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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) 3313 Oak Springs Drive, 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? Acquisition and Pre-development
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15) Bond Issuer (if applicable)	16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable)

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	2	1		7
Up to 40% MFI						0
Up to 50% MFI		12	16	1		29
Up to 60% MFI		19	16	1		36
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions		1	2	1		4
Total Units	0	36	36	4	0	76

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	4	Continuum of Care Units	2

Accessible Units for Sensory Impairments	2		
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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	5,154,000	Acquisition	2,750,000
Third Party Equity	13,283,235	Off-Site	
Grant		Site Work	1,265,000
Deferred Developer Fee	106,329	Site Amenities	300,000
Other		Building Costs	6,300,000
Previous AHFC Funding		Contractor Fees	1,728,727
Expected AHFC Request	500,000	Soft Costs	2,270,206
		Financing	2,443,195
		Developer Fees	1,986,436
Total \$	19,043,564	Total \$	19,043,564

CRP Name	East MLK Combined Neighborhood Plan		
CRP Ordinance 1	021107-Z-11 as amended	Date	11/18/2002
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.**)*



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DEVELOPMENT NAME: Oak Springs Village

CONCERTED REVITALIZATION PLAN: East MLK Combined Neighborhood Plan

Oak Springs Village is a proposed development for the general population located at 3313 Oak Springs Drive, Austin, TX 78721 and lies wholly within the boundaries of the East MLK Combined Neighborhood Plan and the Springdale Airport Neighborhood Association. The East MLK Combined Neighborhood Plan is bounded by Airport Boulevard, Anchor Lane and Manor Road on the west, Loyola Lane, Ed Bluestein Boulevard, and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, and the Austin & NW railroad on the south. The Combined Planning Area includes three individual planning areas – MLK, MLK-183, and Pecan Springs/Springdale. (see Exhibit A-CRP Map attached).

The East MLK Combined Neighborhood Plan was adopted by the Austin City Council via Ordinance No. 021107-Z-11 on November 18, 2002. Residents, business owners, and property owners met with city staff in February 2002 to develop this plan to improve their neighborhood and to guide future development. This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. The Neighborhood Plan has been modified with the adoption of the MLK Jr. Blvd TOD Station Area Plan.

The vision of the East MLK Neighborhood is to be a diverse community that emphasizes traditional values and a strong sense of community. The Neighborhood will be well balanced with residential and commercial uses, walkable shops, restaurants, cultural opportunities, parks and green spaces. East MLK is to be a safe, quiet, pedestrian oriented neighborhood with clean, well lit, tree lined streets, maintained yards, and accessible to public transportation.

The East MLK Neighborhood has 13 goals. Goals 1 through 6 focus in the area of land use, urban design, and historic preservation, goals 7 through 9 focuses on transportation, and goals 10 through 13 focus on services and infrastructure.

The East MLK Neighborhood's top ten action items are as follows:

1. Conduct quarterly drug sweeps in the Central East command area.
2. Address speeding traffic by utilizing increased radar enforcement and speed trailers on identified streets.
3. Complete the sidewalk network on Springdale Road (west side) from Alf to Glomar
4. Improve the appearance, walkability, and traffic flow of Airport Boulevard.
5. Complete the Fort Branch Improvement Project.
6. Historically zone (city landmark designation) Plummer and Bethany Cemeteries and the 1936 fort Colorado Historical Marker.
7. Preserve Givens Park.

8. Add sidewalks to MLK Blvd. (south side) from Springdale to Ed Bluestein Blvd.
9. Provide increased protection and improvements for Plummer Cemetery.
10. Develop hike/bike trails along Walnut Creek, Little Walnut Creek, and the former Mo-Kan Railroad right-of way.

The following East MLK Combined Neighborhood Plan's goals will correspond with the 2021 TDHCA QAP need for infrastructure improvements, police presence in the neighborhoods and the need for affordable housing as follows:

1. Goal Number 5- Provide housing that helps maintain the social and economic diversity of residents.
2. Goal Number 8- Provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation.
3. Goal Number 10-Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.
4. Goal Number 11-Protect and enhance the neighborhood through code enforcement, property maintenance activities, and by reducing trash and dumping in the neighborhood.

The City of Austin maintains the East MLK combined Neighborhood Plan Implementation Tracking Chart. This chart outlines action items, action recommendation, priority ranking and fiscal years status, staff comments, contact team comments and primary/secondary resources. This tracking chart shows multiple projects planned, underway, and completed. A description of sufficient, documented and committed funding for the plan can be found in the East MLK combined Neighborhood Plan Implementation Tracking Chart in pages 26-38.

Austin believes an affordable community can only exist if they make sure that the people who work in Austin – at all income levels – can afford to live here. Through incentives and partnerships, the City of Austin can encourage more affordable housing to be distributed throughout the city through revitalization plans like East MLK Combined Neighborhood Plan.

REGIONAL MOBILITY PROGRAM: 2016 Mobility Bond Corridor

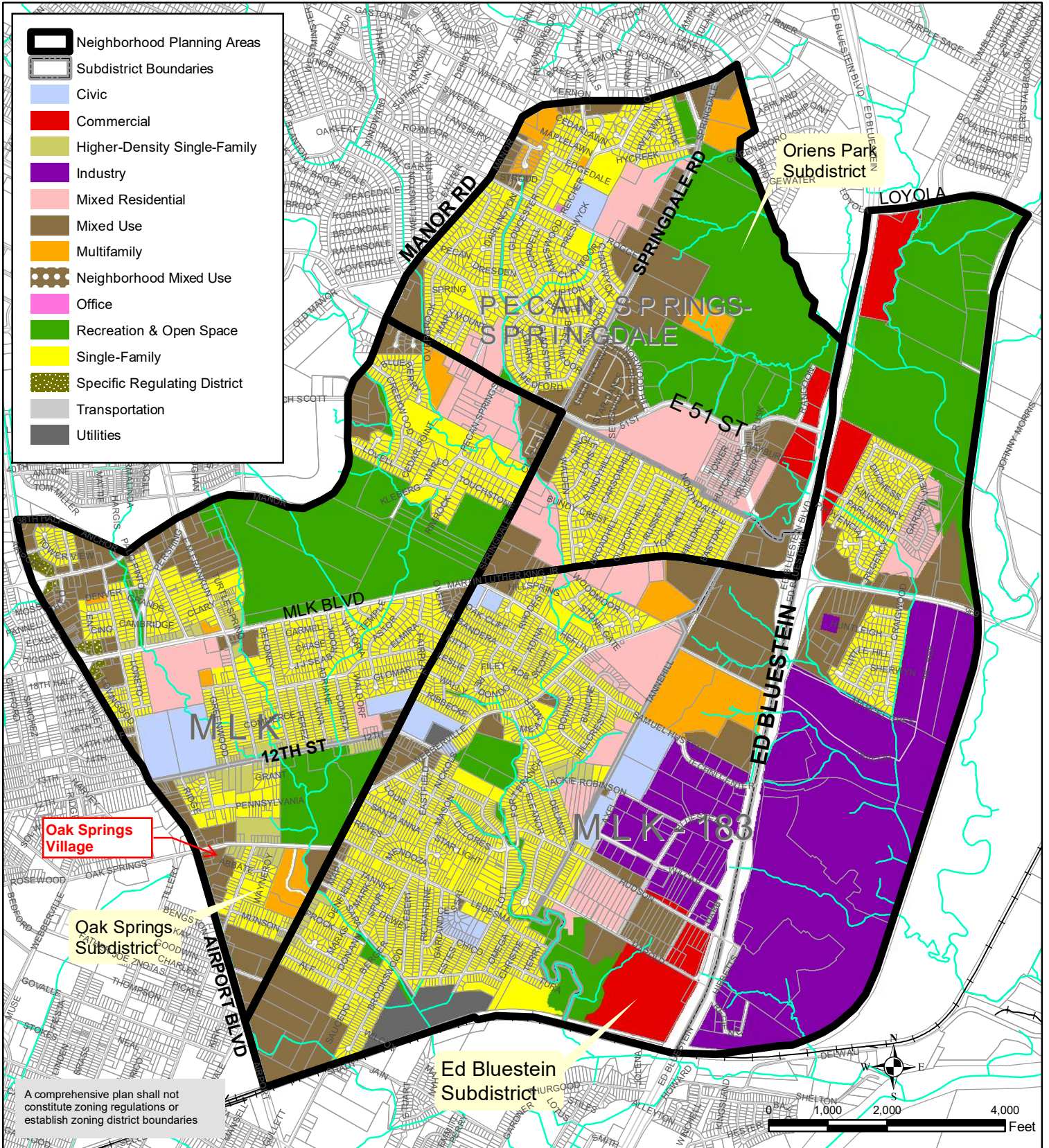
In 2016, Austin voters passed the 2016 Mobility Bond, which provides \$720 million for transportation improvements throughout the City of Austin. \$482 million is dedicated to safety and mobility improvements to nine Austin roadways including Airport Boulevard between North Lamar Blvd and US 183. Full design is underway on projects that will improve Airport Blvd 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. Design underway:

- Martin Luther King Jr. Blvd to US 183: New shared-use paths along both sides of Airport Blvd.
- Upgraded traffic signals with enhanced technology at: Oak Springs Drive.
- New midblock pedestrian hybrid beacon (AKA signalized pedestrian crosswalk) at: South of Oak Springs Drive.

East MLK Neighborhood Plan (NP) and Neighborhood Plan Amendment (NPA)
Case and Ordinance Information
August 15, 2020

Name of Neighborhood Plan or Planning Area	Type of Case	NP and NPA Case Numbers	NP or NPA Ordinance Number	Date Approved or Status	Description of Ordinances/Location of Properties	Associated Zoning Ordinance Number	Associated Zoning Case #	Date Zoning Approved or Status
East MLK Combined Neighborhood Planning Area								
Includes MLK, MLK-183 and Pecan Springs/Springdale Planning Areas								
East MLK Combined Neighborhood Plan	Neighborhood Plan	NP-02-0015	021107-Z-11	11/7/2002	The NP Ordinance adopts the plan document and Future Land Use Map. There are three associated zoning ordinances that were approved concurrent with the plan to create the MLK, MLK-183 and Pecan Springs/Springdale	021107-Z-12c	C14-02-0142.003 MLK NPCD	11/7/2002
						021107-Z-12b	C14-02-0142.002 MLK-183 NPCD	11/7/2002
						021107-Z-12a	C14-02-0142.001 Pecan Springs/Springdale	11/7/2002
MLK-183	Plan Amendment FLUM	NPA-06-0015.01	20070621-121	6/21/2007	0 Springdale Road (21.12 of Abs 22 Sur 29 Tannehill (C))	20070621-122	C14-06-0221	6/21/2007
MLK	Plan Amendment FLUM	NPA-2007-0015.01	N/A	Withdrawn-Plan Amendment not required	1032 & 1036 Springdale Rd	20071108-096	C14-2007-0105	11/8/2007
Pecan Springs-Springdale	Plan Amendment FLUM	NPA-2007-0015.02	20080724-103	7/24/2008	2906 Rogge Lane	20080724-104	C14-2007-0130	7/24/2008
MLK-183	Plan Amendment TEXT and FLUM	NPA-2007-0015.03	20071213-110	12/13/2007	6121 FM 969 The NPA Ordinance approves amends the FLUM and the text of the plan document.	20071213-111	C14-2007-0134	12/13/2007
MLK	Plan Amendment STATION AREA PLAN and FLUM	NPA-2008-0015.01	20090312-032	3/12/2009	The NPA ordinance modifies the neighborhood plan to include the MLK TOD Station Area Plan as an element and changes the FLUM for properties within the MLK TOD District. The associated zoning ordinance adopts the MLK Station Area Plan, rezones those properties to "TOD", and adopts the Regulating Plan. <u>Note:</u> The Regulating Plan establishes the zoning, site development and design regulations for those properties with TOD zoning.	20090312-027	C14-2008-0031	3/12/2009
MLK-183	Plan Amendment FLUM	NPA-2008-0015.02	N/A	Denied by Council on 6/18/09	3617 Axel Lane	N/A	C14-2008-0154	Denied by Council on 6/18/09
MLK-183	Plan Amendment FLUM	NPA-2008-0015.03	20090924-083	9/24/2009	1811 Springdale Rd & 4705 Heflin Rd	20090924-084	C14-2008-0174	9/24/2009
MLK	Plan Amendment FLUM	NPA-2008-0015.04.SH	20090312-041	3/12/2009	3522 E. MLK Blvd.	20090312-042	C14-2008-0243.SH	3/12/2009
MLK-183	Plan Amendment FLUM	NPA-2011-0015.01	20120202-025	2/2/2012	6406 Garden View Lane	20120202-026	C14-2011-0086	2/2/2012
E. MLK	Plan Amendment FLUM	NPA-2013-0015.01	20131017-059	10/17/2013	1137 & 1139 Airport Blvd & 1138 Gunter St (Airport Café)	20131017-060	C14-2013-0055	10/17/2013
E MLK	Plan Amendment FLUM	NPA-2014-0015.01	N/A	Case withdrawn	6005 Wilcab (City School)	N/A	No zoning case filed	N/A
E MLK	Plan Amendment	NPA-2015-0015.01	20151210-036	12/10/2015	5017 1/2 Alf/5109 1/2 Wilcox	20151210-037	C14-2015-0101	12/10/2015
E MLK	Plan Amendment FLUM	NPA-2015-0015.02	20151210-040	12/10/2015	5700/5702 Reicher Dr	20151210-041	C14-2015-0108	12/10/2015
E MLK	Plan Amendment	NPA-2015-0015.03		In progress	5010 & 5102 Heflin Lane		C14-2015-0114	In progress

E MLK	Plan Amendment FLUM	2017-0015.01	20171207-081	12/7/2018	5100 E. 51st St	20171207-082	C14-2017-0088	12/7/2018
E MLK	Plan Amendment FLUM	2017-0015.03	20180215-069	12/15/2018	1321 Delano St, 5600 Jackie Robinson St	20180215-070	C14-2017-0097	2/15/2018
E MLK	rezoning			3/20/2008	Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out	20080320-048	C14-2007-0258	3/20/2008
E MLK MLK 183	Plan Amendment FLUM	NPA-2020-0015.01	20200730-033	7/30/2020	6121 FM 969 Road From Industry to MU	20200730-034	C14-2020-0017	7/30/2020

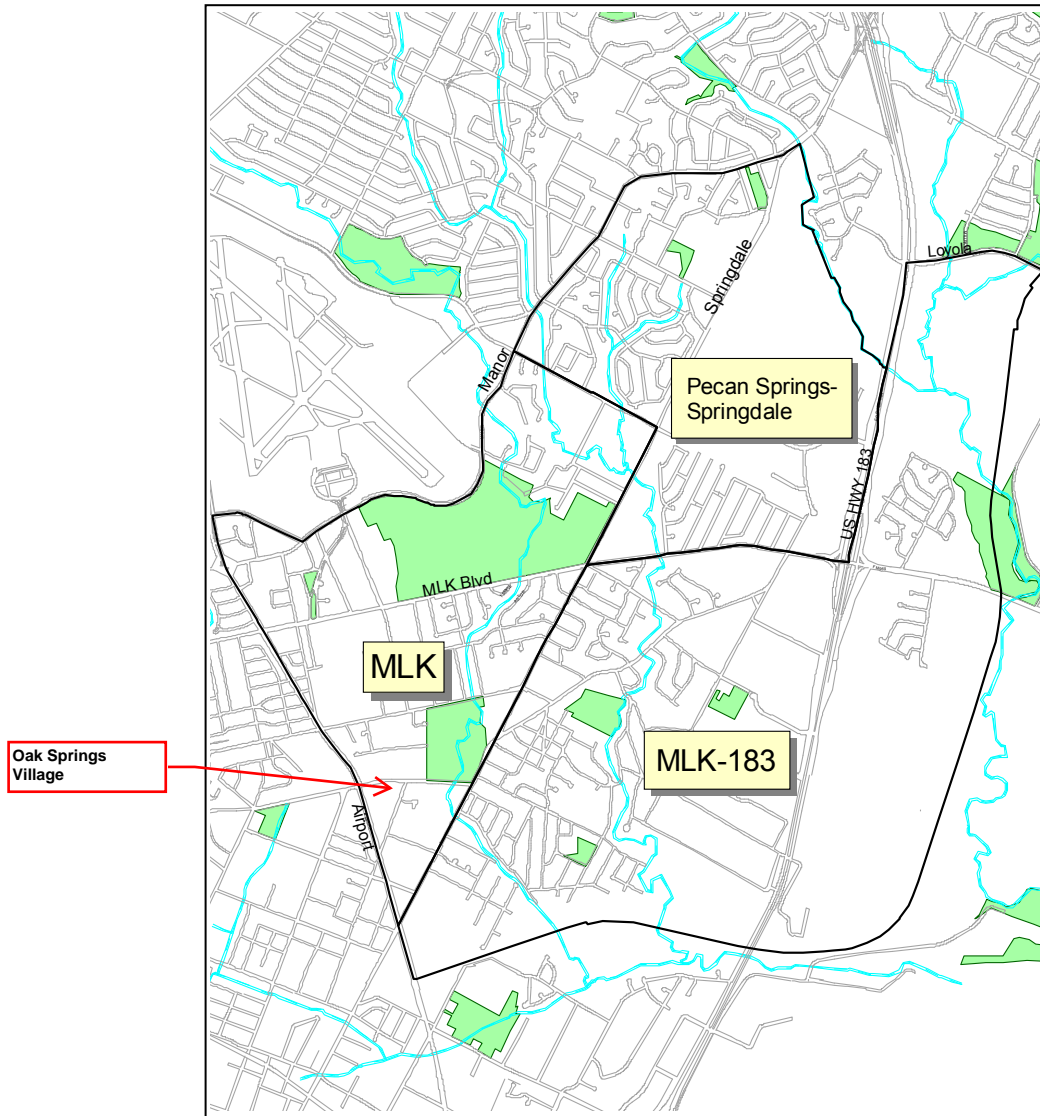


East MLK Combined Neighborhood Planning Area Future Land Use Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Last Updated: March 6, 2018



East MLK Combined Neighborhood Planning Area

Introduction

The East MLK Combined Neighborhood Planning Area is bounded by Airport Boulevard, Anchor Lane and Manor Road on the west, Loyola Lane, Ed Bluestein Boulevard, and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, and the Austin & NW Railroad on the south. The Combined Planning Area includes three individual planning areas – MLK, MLK-183, and Pecan Springs/Springdale. Residents, business owners, and property owners have been meeting with City staff since February 2002 to develop this plan to improve their neighborhood and to guide future development.

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)



3313 Oak Springs Drive, Austin, TX to 1149 Airport/Oak Springs

Walk 384 ft, 1 min



Imagery ©2020 CAPCOG, Maxar Technologies, U.S. Geological Survey, Map data ©2020 Google 50 ft



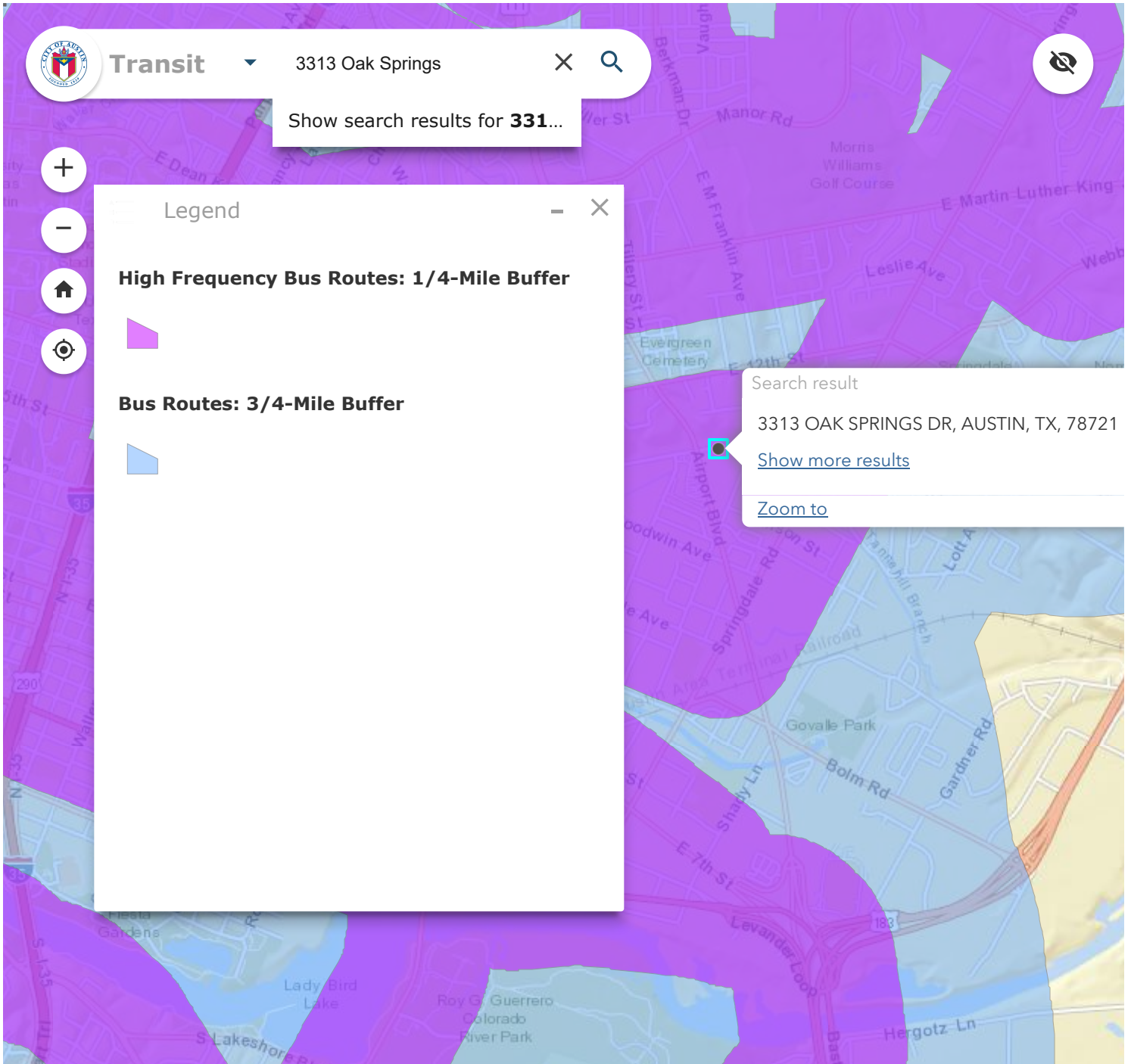
via Oak Springs Dr

1 min

384 ft

Mostly flat





-97.680 30.278 Degrees

0.6mi

135

Dell Limited

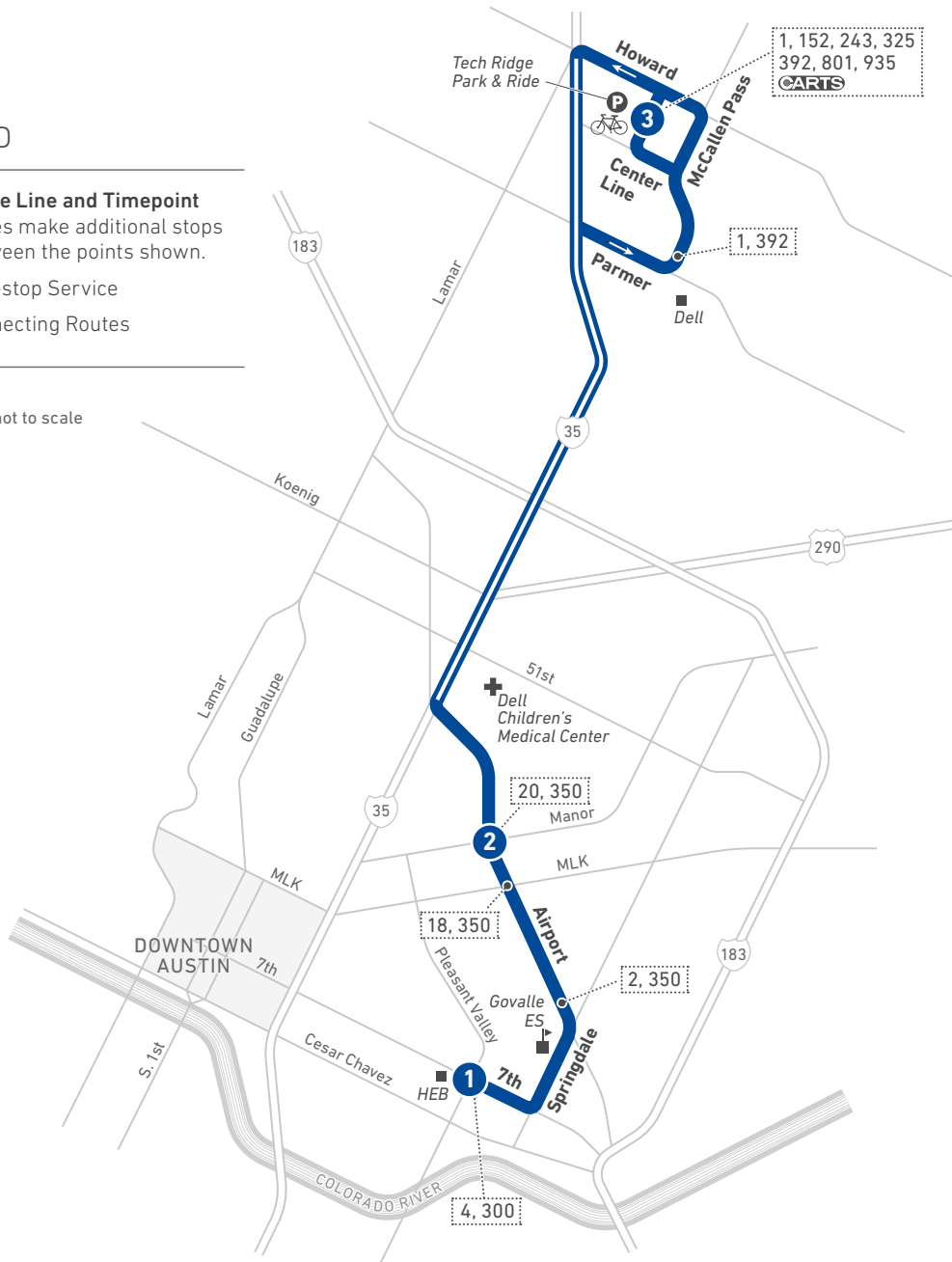
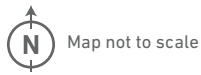


LEGEND

1 **Route Line and Timepoint**
Buses make additional stops between the points shown.

== Non-stop Service

1 Connecting Routes



Scan the QR code to see an online version of this route map.

DESTINATIONS

- HEB
- Govalle Elementary School
- Dell Children's Medical Center
- Dell
- Tech Ridge Park & Ride

NOTES

Buses on Limited routes stop less often. Typically, they offer direct service between neighborhoods and the UT campus or downtown Austin.

Northbound—all trips adhere to each timepoint. After departing Airport/Parkwood, buses make the best time that traffic and safety will allow. The scheduled times for arrival to Tech Ridge Park & Ride are approximate.

Southbound—After departing Tech Ridge Park & Ride, buses make the best time that traffic and safety will allow. In the afternoon, service is in "drop-off mode only" after departing Tech Ridge Park & Ride.

350 | Airport Blvd.



LEGEND

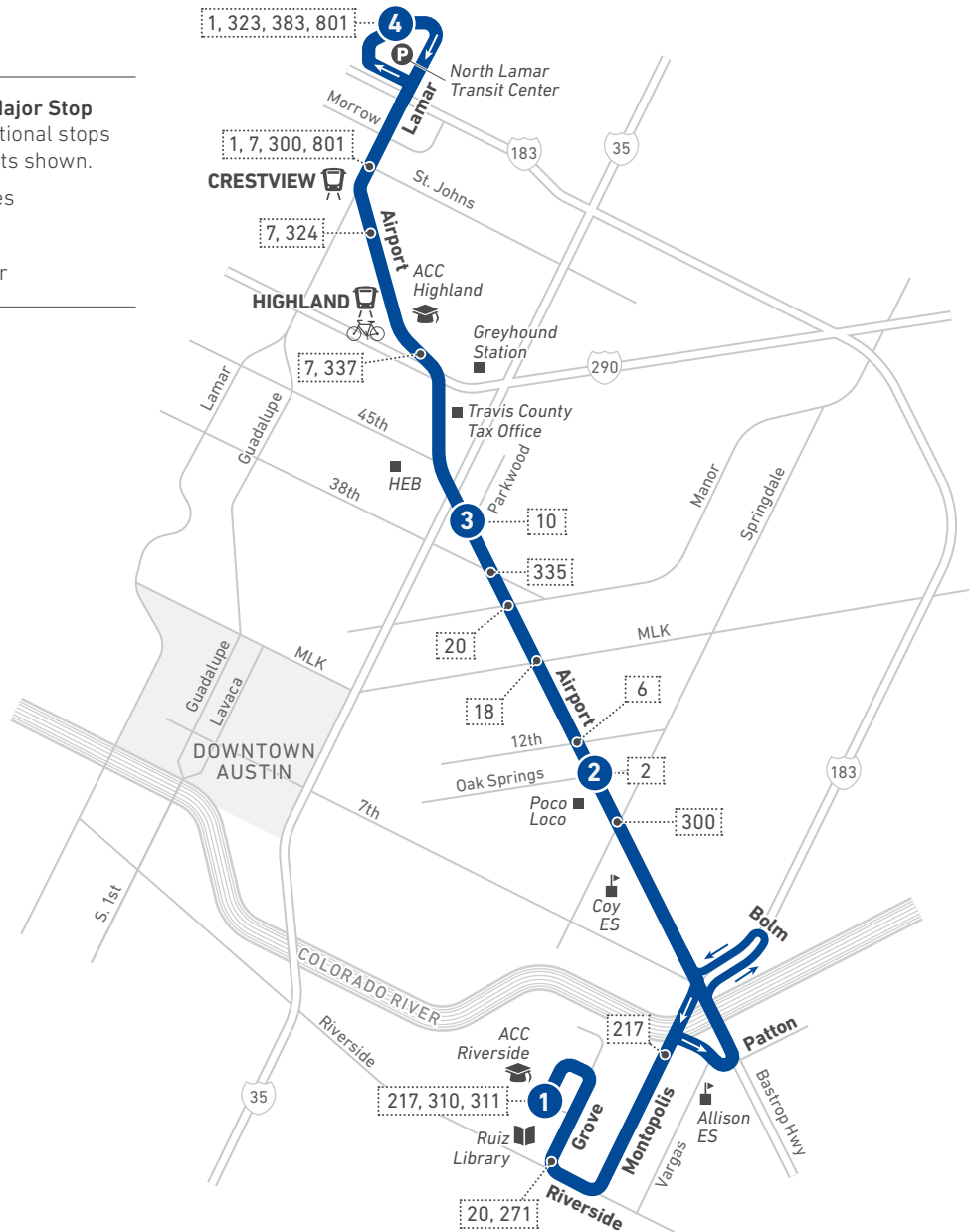
1 **Route Line and Major Stop**
Buses make additional stops between the points shown.

1 Connecting Routes

MetroRail Station

MetroBike Shelter

Map not to scale



Scan the QR code to see an online version of this route map.

DESTINATIONS

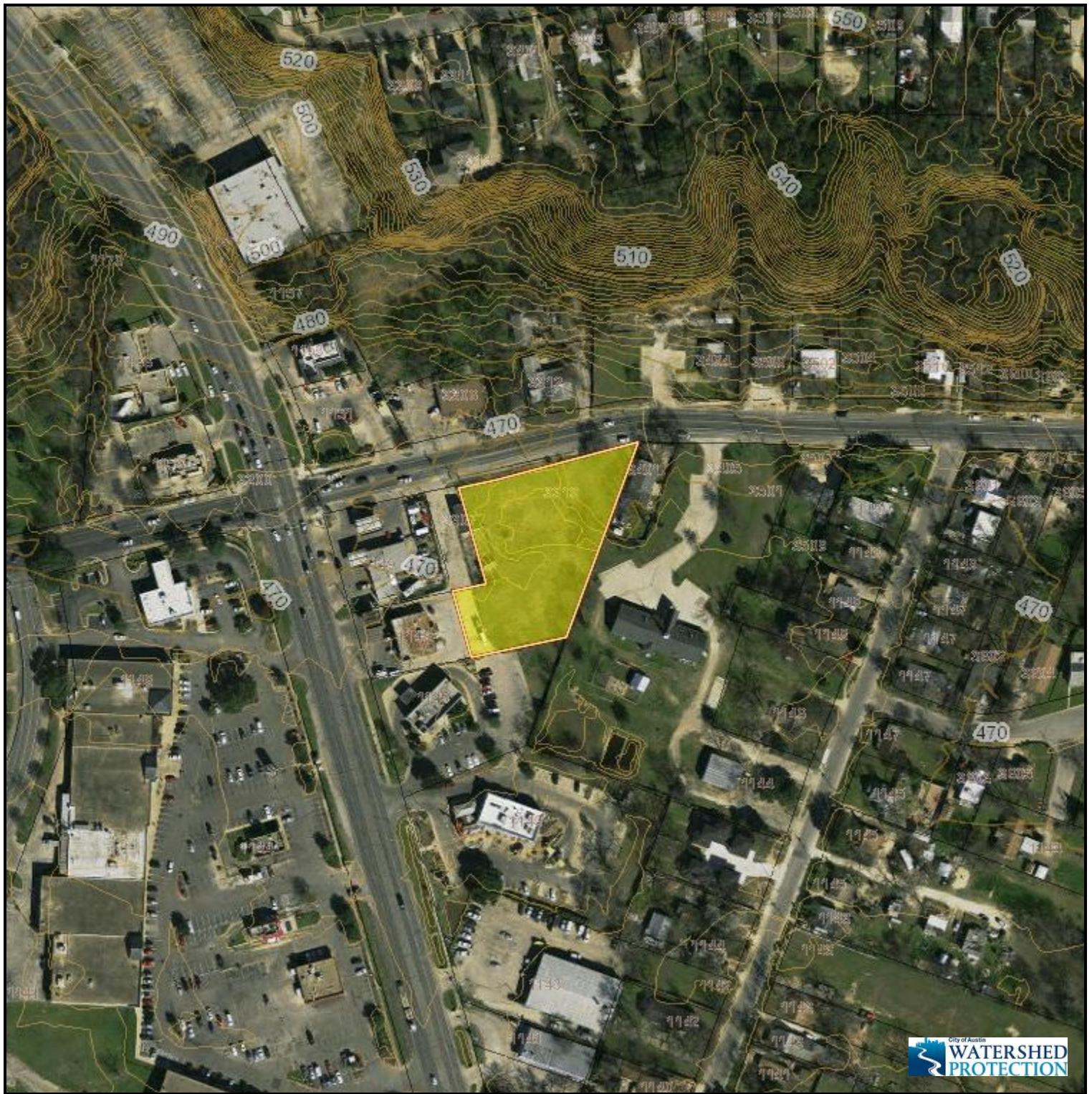
- ACC Riverside
- Ruiz Library
- Allison Elementary School
- Coy Elementary School
- Poco Loco Supermercado
- HEB
- Travis County Tax Office
- Greyhound Station
- ACC Highland
- Highland Station
- Crestview Station
- North Lamar Transit Center

NOTES

Route 350 is on a long-term detour due to the 183 South construction project.

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)



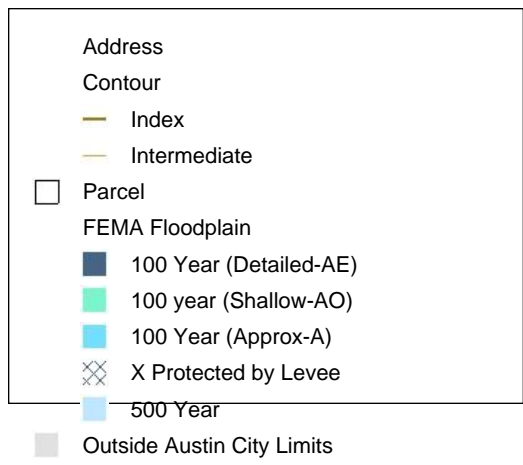
FEMA Floodplains

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: 12/9/2020





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0207160240	Date Processed: 12/09/2020
Property Address: 3313 OAK SPRINGS DR	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: N/A
Community Number: 480624	100-Year Flood Elevation**: N/A
Panel Number: 48453C0465K	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 01/22/2020	
FEMA 100-Year Elevation*: N/A	
FEMA 500-Year Elevation*: N/A	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- * * The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

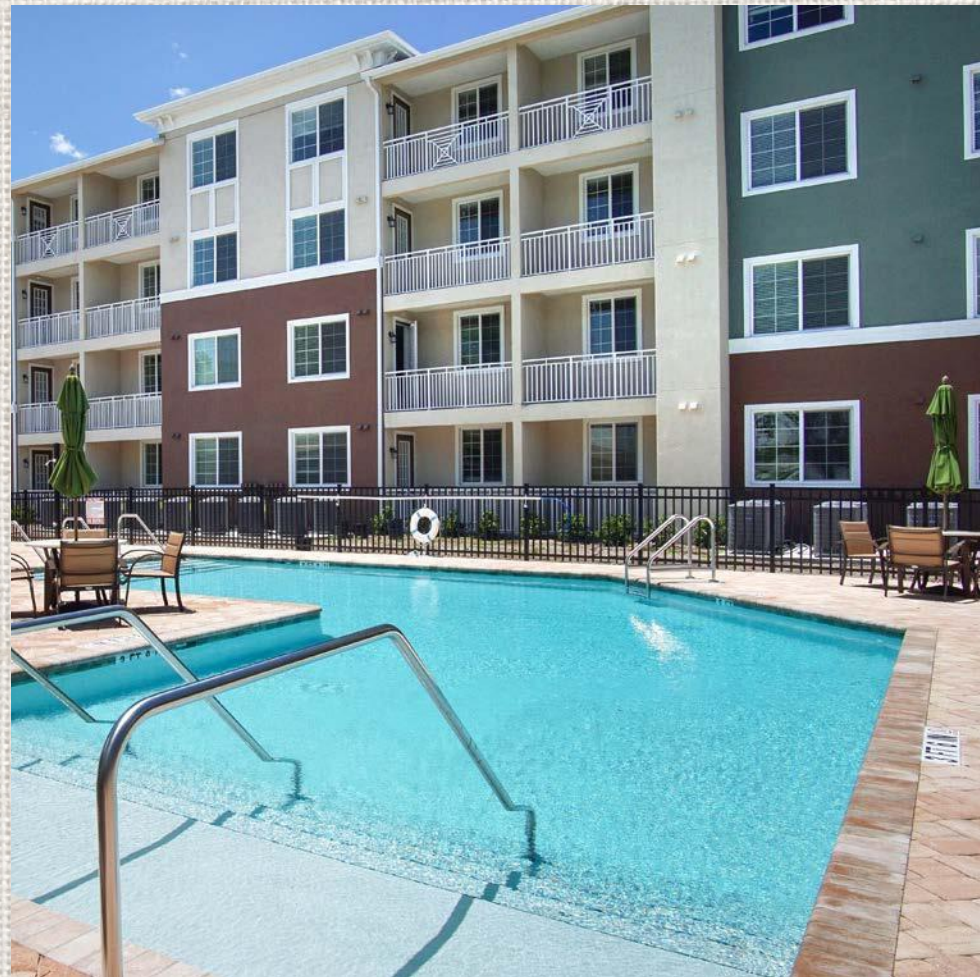
Attachment 6 - Developer's Experience and Development Background

(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)



*Never far
from Home.*





We all want a place to call home.

At Blue Sky Communities, we're committed to helping more families find a place that they are proud to call home. We work with local governments to find efficient, high-quality solutions to workforce housing. We elevate communities by creating state-of-the-art homes that are attainable for hard working families, disabled veterans, seniors, and those with special needs. We partner with nonprofit organizations to help our residents achieve success.

Designed with livable floor plans and excellent amenities, each Blue Sky development is backed by professional staff and support services. All of our communities are conveniently located near transit lines, grocery stores, schools, and parks.

With Blue Sky Communities, you're never far from home.

About Us

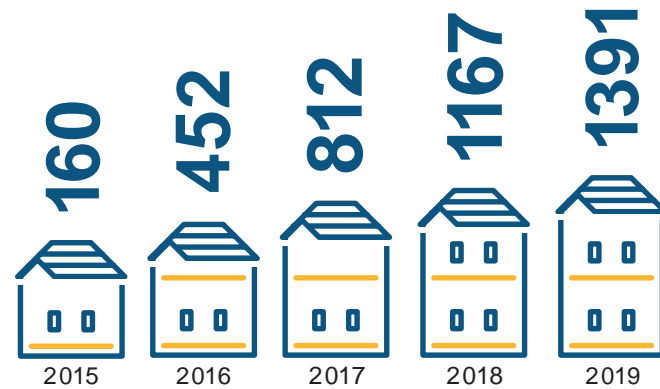
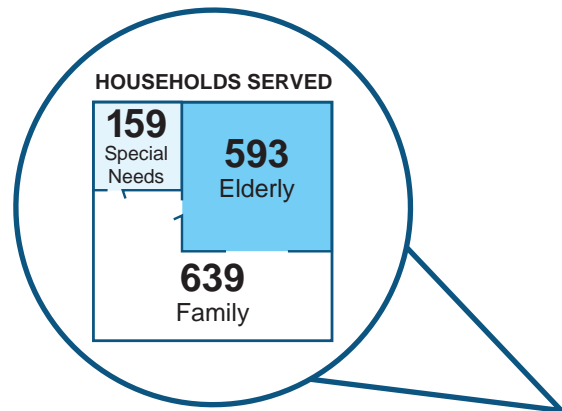
Founded in 2012, Blue Sky Communities inspires positive change in communities across Florida through high-quality, workforce housing development and management. By forming alliances and working closely with stakeholders, Blue Sky delivers attainable rental home options that serve people from all walks of life. Our proven success and strong roots make us recognized leaders in the workforce housing industry.

Our specialty is working with nonprofit organizations to develop new apartment communities and transform older properties. These resources bring an enriched resident experience that include a wide array of services customized for the residents' needs. The result is greater stability, vibrancy and sustainability in our neighborhoods.

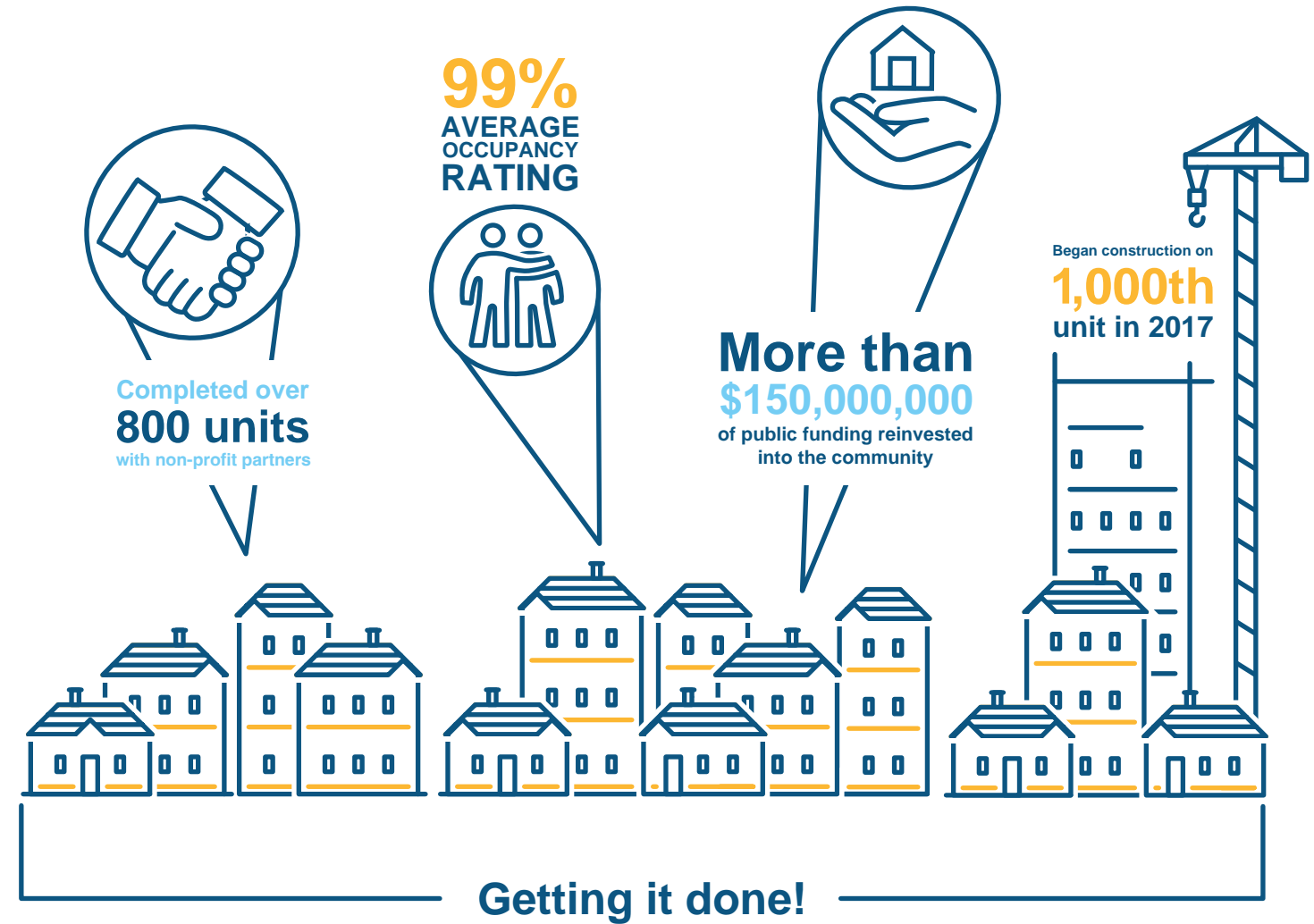
NAMED ONE OF THE
TOP 50
AFFORDABLE HOUSING DEVELOPERS*

Our multifamily residences stand the test of time. We own and operate our developments for no less than 15 years, creating community assets that neighbors can be proud of for decades. Beautifully planned and designed, our developments offer convenient amenities, such as pools and workout centers, to help residents build a sense of community in a safe place. Blue Sky residences are known for elevating neighborhoods and improving lives.

*Affordable Housing Finance Magazine, April 2018 issue



STEADY GROWTH BY THE NUMBERS



Leadership

Blue Sky's principals, Shawn Wilson and Scott Macdonald, have a highly-regarded history of responsibly stewarding public funds.

With more than 40 years of combined experience in workforce housing, the Blue Sky executives are innovators in the industry, participating in statewide panels and offering insights to key players in community planning. Our mission is to find the highest quality and most efficient solutions to workforce housing—to create lasting places that families can call home.

SHAWN WILSON President

Mr. Wilson serves as President and CEO of Blue Sky Communities. A 26-year workforce housing veteran with experience in several for-profit and not-for-profit organizations, he is responsible for the development of over 4000 workforce rental units (tax-credit) throughout Florida. He is the vice chair of the Coalition of Affordable Housing Providers, and is a frequent speaker at industry functions.

SCOTT MACDONALD Vice President and Chief Financial Officer

Mr. Macdonald, VP and CFO, is responsible for overseeing project underwriting, project management and managing debt and equity relationships. He oversees Blue Sky Communities' Texas operations and handles the corporate finance responsibilities. Prior to joining Blue Sky, he worked in commercial real estate lending and equity investments.

“Blue Sky is committed to helping families succeed. When families thrive, communities flourish—and so does the entire city. We are thought-leaders in addressing the workforce housing crisis. We are action leaders in creating cutting-edge developments. We believe in what we do.” – SHAWN WILSON, CEO



SCOTT W. MACDONALD

338 21st Ave NE • St. Petersburg, Florida 33704 • 508.237.7815 • smacdonald@blueskycommunities.com

PROFESSIONAL EXPERIENCE

Blue Sky Communities; Tampa, FL

February 2014 – Present

Executive Vice President & CFO

- Formed in 2012, Blue Sky Communities is an affordable multifamily real estate development company focused on helping governmental entities and non-profit institutions serving their communities by providing high-quality, attractive housing for their hardest working families and elderly persons.
- Responsible for overseeing project underwriting, managing debt and equity relationships, and closing the company's transactions.
- Handles the corporate finance responsibilities and is in charge of the firm's expansion into the Texas market.
- Closed 12 transactions with total project costs of \$250 Million since 2014. These transactions have led to the creation and preservation of over 1,500 affordable housing units.
- Part of a development team that has grown the company from a startup with no closed transactions in 2013 to six closed deals and three additional projects scheduled to close in Q2 2017.
- Member of the Florida Coalition of Affordable Housing Providers.

Seminole Financial Services; Belleair Bluffs, FL

January 2012 – January 2014

Vice President; Asset Management and Underwriting

- Underwrote and managed a \$120M portfolio of multifamily, retail, hospitality, land and renewable energy assets. Project investments include construction loans, permanent loans, equity investments and fee simple ownership interests.
- Managed a 725-unit portfolio of market-rate apartments. The portfolio included equity investments in 485 multifamily units that required evaluation of lease rates, expenses, negotiation of management fees and capital improvement decisions. Increased portfolio yield from 9.0% to 12.0% while under management.
- Responsible for developing relationships with local brokers, determining the market value of the assets and disposition of 100 acres of land and four multifamily projects totaling \$40M in value.

Bank of America

June 2006 – December 2011

Real Estate Managed Accounts; Tampa, FL

Assistant Vice President; Special Assets Portfolio Officer; (June 2009 – December 2011)

- Underwrote and managed a \$400M national portfolio of commercial real estate, LIHTC and homebuilder clients concentrated throughout Florida, Georgia, North Carolina, and South Carolina in the Bank's workout division.
- Evaluated and resolved distressed real estate accounts through note sales, restructures, forbearance agreements and foreclosure actions. Modeled strategies for completion of unfinished collateral, conversion from condominium to multifamily strategies and profitable operating performance.
- Responsible for marketing notes to purchasers and brokers, evaluating offers, and closing note sale transactions.
- Maintained credits and collateral through the foreclosure acquisition process by working with receivers, ordering and reviewing third-party reports, managing completion of construction projects and reviewing legal proceedings.

Commercial Real Estate Division; Boston, MA

Commercial Real Estate Senior Underwriter/Portfolio Manager; (July 2007 – June 2009)

- Supported \$330M national and international portfolio of multifamily, office, retail, office, condominium, industrial, mortgage finance, and LIHTC syndication clients that produced \$20M of revenue in 2008.
- Performed end-to-end process of delivering real estate financing products to the customer, including origination, underwriting, presenting approval packages to senior officers, closing and monitoring of facilities.

-
- Critical member of the project team that developed and tested an online real estate underwriting platform; provided training and support during the system's rollout to Bank of America's Commercial Real Estate Group.

Home Builder Division; Waltham, MA

Commercial Real Estate Credit Analyst; (June 2006 – July 2007)

- Managed \$11M portfolio of New England commercial home builders that produced revenues of \$800K in 2006.
- Chosen as one of twenty analysts to complete Bank of America's year-long Commercial Real Estate Credit Training Program focused on advanced real estate credit, accounting, and underwriting training.
 - *Completed Training Courses Include:* Real Estate Project Analysis & Underwriting, Interpretation of Financial Statements, Cash Flow & Tax Analysis and Streamlining Credit Documents.

EDUCATION

University of Florida Hough Graduate School of Business; Gainesville, FL
Masters in Business Administration

January 2011 – April 2012

Boston University School of Management; Boston, MA
Bachelor of Science in Business Management
Concentration in Finance; GPA 3.33, Magna Cum Laude

September 2002 – May 2006

Relevant Certifications & Coursework

- Six Sigma Green Belt Certification, Advanced Modeling in Microsoft Excel and Access
- Real Estate Finance, Real Estate Development, Financial Investment Analysis, Financial & Managerial Accounting

Sydney Internship Program; Sydney, Australia

January 2005 – May 2005

CIVIC AFFILIATIONS

- Habitat for Humanity of Pinellas County – Construction Management Committee **2016 – 2018**
- Project Prosper – Board of Directors and Treasurer **2011 – 2016**
- Big Brothers Big Sisters of Boston – Volunteer **2007 – 2009**

SKILLS

- Computer: Advanced in Excel, Word, Access; Proficient in Argus, Java, PowerPoint, and Mac

SHAWN WILSON

PROFESSIONAL EXPERIENCE

September, 2012 - Present - **President, *Blue Sky Communities***
Tampa, FL

Blue Sky Communities is a real estate development company focused on helping governmental entities and non-profit institutions serve their communities by providing high-quality attractive housing for their hardest working families and elderly persons.

Directs all activities of Blue Sky. This includes identifying new opportunities, determining financial feasibility, interacting with land sellers and other key stakeholders. Creates the financial plan for each project and obtains all necessary funding.

Guides the design, permitting, loan closing, and construction administration of all projects.

July, 1999 – August, 2012 - **Vice President, *Housing Trust Group***
West Palm Beach, FL

Mr. Wilson was the first and longest-tenured employee of Housing Trust Group. During this time he was the person most responsible for the immediate success of this company from a start-up in 1999 to completing more than 600 affordable multi-family units in the first 3 years; and ultimately to the completion of 18 projects comprising more than 3,000 units by the time he left.

Obtained funding through Tax Credits, Tax Exempt Bonds, SAIL, SHIP, HOME, EPA, South Florida Regional Planning Council, among others.

Worked closely with several municipal governments during the approval, permitting, construction, and operational stage of all developments to ensure proper acceptance and positive community relations.

June, 1997 – July, 1999 - **Vice President, *The Richman Group of Florida***
West Palm Beach, FL

Managed the Florida office of a national Tax Credit syndication and development company. Guided the operations during a tumultuous period after the sudden departure of the former Florida Vice President. Created two new Tax Credit developments.

October, 1996 –
June, 1997

Vice President, Carlisle Group
Coral Gables, FL

Served as the first VP of Development for what became one of the largest and most dynamic Tax Credit developers in the USA. Found the sites and did the major funding applications for Carlisle's first three Tax Credit projects.

January, 1996 –
October, 1996

Project Manager, Cornerstone Group
Coral Gables, FL

Managed the day-to-day tasks during the pre-development and construction phases of several active Tax Credit projects. Assisted in performing due diligence and doing funding applications on several new projects.

January, 1995 –
December, 1995

Housing Director, Miami Beach Community Development Corporation
Miami, FL

Directed a variety of projects ranging from providing housing counseling for families transitioning to homeownership, to the gut rehabilitation of two historic buildings in South Beach, one under the 202 Program and one with Tax Credits.

July, 1992 –
December, 1994

Housing Director, Centro Campesino Farmworker Center
Florida City, FL

Directed the ongoing development of approximately 40 single-family homes. Created a new subdivision of single-family homes for farmworkers consisting of approximately 30 houses. Acquired and rehabilitated a 91 unit existing multi-family property using Tax Credits.

EDUCATION

1988

Bachelors of Arts cum laude, Ohio University

Major: Spanish

1995

Master of Public and International Affairs, University of Pittsburgh

Concentration: Economic and Social Development



Lisa Rucker
Regional Vice President

Lisa Rucker serves as Blue Sky Communities Regional Vice President for Texas. As Regional Vice President, Ms. Rucker is responsible for site selection, preparation of financial applications, conducting due diligence, garnering support from political subdivisions/neighborhood groups/political stakeholders, assisting in financial closings, assisting with project completion and turning projects over to the management agent.

Ms. Rucker has over 16 years of experience working with affordable housing developers in Texas as well as other states in the capacities of Vice President of Development, Development Manager and Risk Manager. Prior to working in the affordable housing industry, Ms. Rucker worked for CitiFinancial as a Default Litigation/REO paralegal tasked with legal default, bankruptcy and real estate property cases throughout the United States. Ms. Rucker previously was an office manager/paralegal for a Dallas law firm where she assisted with bankruptcy law, family law, and real estate cases. Ms. Rucker also has extensive experience working in the Texas Land Title industry as a commercial/residential real estate Escrow Officer.

Education

- Bachelor of Business Administration-Human Resource Management Emphasis; Minor in Music Performance, University of Northern Iowa, Cedar Falls, Iowa.
- Paralegal Program Studies in Law Office Administration and Real Property Law, Southern Methodist University, Dallas, Texas.
- Notary Public for the State of Texas

Project Experience:

Evergreen at Lewisville, 415 South Garden Ridge Blvd, Lewisville, TX 75067
Evergreen at Keller, 501 Bourland Road, Keller, TX 76248
Evergreen at Longview, 405 Shelton Street, Longview, TX 75601
Evergreen at Mesquite, 5651 Northwest Drive, Mesquite, TX 75150
Evergreen at Plano, 600 Independence Parkway, Plano, TX 75075
Evergreen at Richardson, 3551 North Star Road, Richardson, TX 75082
Evergreen at Farmers Branch, 11701 Mira Lago Blvd, Farmers Branch, TX 75234
Evergreen at Rockwall, 1325 S. Goliad, Rockwall, TX 75087
Evergreen at Vista Ridge, 455 Highland Drive, Lewisville, TX 75067
Evergreen at Morningstar, 6245 Morningstar Drive, The Colony, TX 75056
Churchill at Commerce, 731 Culver Street, Commerce, TX 75428
Churchill Estates at Lake Highlands, 8501 Lullwater Drive, Dallas, TX 75238
Heartland Village, 749 Wildcat Way, Sulphur Springs, Tx 75482
Windy Ridge, 10910 N FM 620, Austin, TX 78726
Mission Village of Pecos, 1604 W Washington St, Pecos, TX
Mission Village of Monahans, 1210 E Sealy Ave, Monahans, TX 79756
Mission Village of Jacksonville, 417 Frankston St, Jacksonville, TX 75766
Mission Village of Greeley, 320 23rd Ave, Greeley, CO 80631
Station Square Apartments, 2338 W 4000 S, Roy, UT 84067

BLUE SKY COMMUNITIES PROJECT LIST

- PROJECT OVERVIEW -

Blue Sky Dev Projects	Address	#Units	Rehab/NC	Demographic	Financing	Completion	Total Dev Cost
Duval Park Apartments	5025 Duval Circle, St. Petersburg, FL	88	New	Family/Veterans	9% HTC, SAIL, ELI, Pinellas HOME/Non-Profit Partner: Boley Centers	Completed 2015	\$17,593,751
Silver Lake Apartments	3738 W. Idlewild Circle, Tampa, FL	72	Rehab	Family	9% HTC, Hills Co. SHIP	Completed 2015	\$10,232,103
Peterborough Apartments	440 4 th Avenue N, St. Petersburg, FL	150	Rehab	Elderly	4% HTC, Sail, ELI, HUD Transfer (HAP)/Non-Profit: Cathedral Church of St. Peter	Completed 2016	\$20,301,300
Brookside Square Apartments	200 72 nd Avenue N, St. Petersburg, FL	142	Rehab	Family	4% HTC, SAIL, ELI, HUD Transfer (HAP)/Non-Profit: Gulf Coast Housing Foundation, Inc.	Completed 2016	\$18,306,006
Cathedral Terrace	701 N. Ocean Street, Jacksonville, FL	240	Rehab	Elderly	4% HTC, City of Jax SHIP, SAIL, ELI, HUD Transfer (HAP)/Non-Profit Partner: Cathedral Foundation of Jax	Completed 2017	\$25,544,019
Blue Sky Brandon	510 Cobalt Blue Drive, Brandon, FL	120	New	Family	9% HTC, Hills County SHIP	Completed 2017	\$24,637,785
Woodwinds Apartments	151 S. Grand Hwy, Clermont, FL	96	New	Family/Homeless	9% HTC, SAIL/Non-Profit: New Beginnings Housing Inc.	Completed 2018	\$19,711,907
Sweetwater Villas Apartments	4152 Sweetwater Villas Lane, Tampa, FL	56	New	Family	4% HTC, Hills County HOME	Completed, 2018	\$11,271,774
Cathedral Towers	601 N. Newnan Street, Jacksonville, FL	203	Rehab	Elderly	9% Tax Credits, HUD Transfer (HAP)/Non-Profit: Cathedral Foundation of Jax	Completed, 2018	\$28,384,805
Arbor Village Apartments	2901 Fruitvale Road, Sarasota, FL	80	New	Family/Homeless	9% HTC, SAIL, NHTF/Non-Profit: CASL	Completed 2020	\$19,016,743
Preserve at Sable Park	3748 Chios Island Road, Tampa, FL	144	New	Family	9% HTC, Hills County SHIP, HFA, FHFC Viability	Completed 2020	\$15,315,609
SabalPlace	NE Corner of Williams Rd & E. Broadway Ave, Seffner FL	112	New	Family/Homeless	9% HTC, Hills County, SAIL, ELI, Hillsborough SHIP, LHF/ Non-Profit: Metropolitan Ministries	Const. Start Sept. 2019	\$29,499,009
Sub-Total		1,503			Completed: 1,391/New-584; Rehab-807	Under Construction: 931	Starting Const: 231

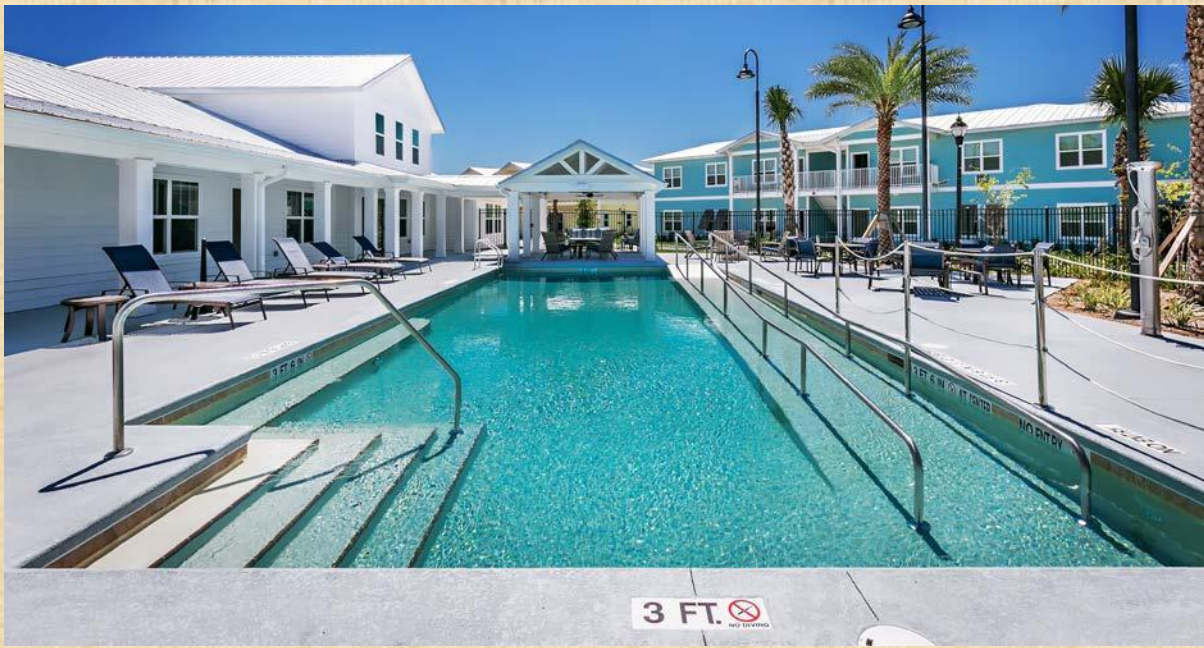
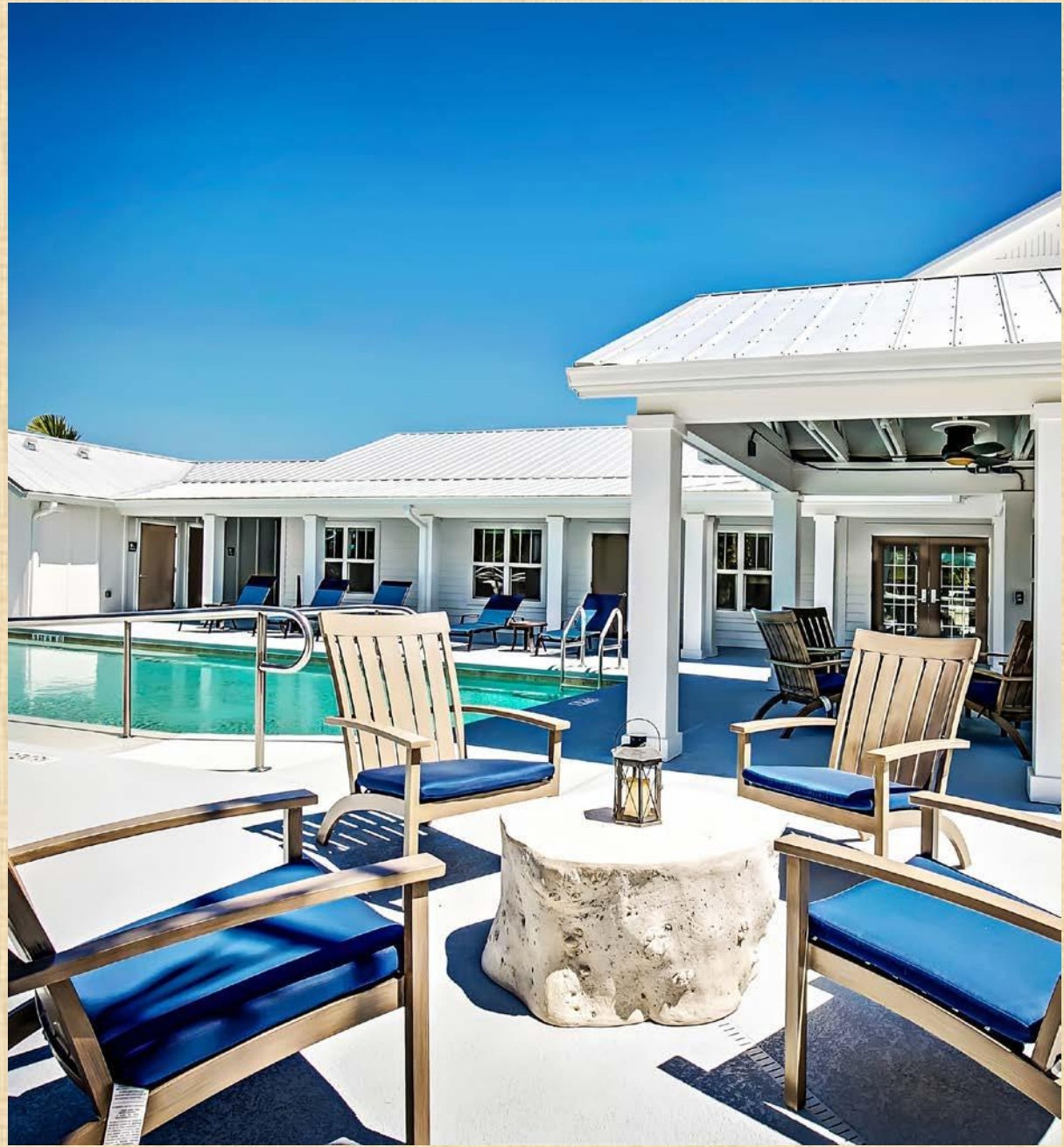
BLUE SKY COMMUNITIES PROJECT LIST

- PROJECT OVERVIEW CONT.-

Blue Sky Dev Projects	Address	#Units	Rehab/NC	Demographic	Financing	Completion	Total Dev Cost
Clermont Ridge	13605 North Jacks Lake Road, Clermont, FL	70	New	Elderly	9% HTC, Lake County SHIP/Non-Profit: Provident Housing Solutions, Inc.	Const. Start Dec. 2019	\$15,315,609
Cypress Village	4551 Winkler Ave, Ft. Myers, FL	95	New	Family/Homeless	9% HTC, SAIL, ELI, Lee County, HOME/Non-Profit: CASL	Const. Start Feb. 2020	\$20,456,977
Cathedral Townhouse	501 N. Ocean St, Jacksonville, FL	177	Rehab	Elderly	9% HTC, HUD Transfer (HAP)/Non-Profit: Cathedral Foundation of Jax	Const. Start Dec. 2019	\$28,267,345
Sandpiper Place	4605 26 th Street W, Bradenton, FL	92	New	Family	9% HTC, Manatee County	Const. Start April 2020	\$21,045,803
SkyWay Lofts	3900 34 th Street South & 3319 39 th Ave South St, St. Petersburg, FL	65	New	Family	9% HTC, City of St. Petersburg	Const. Start August 2020	\$15,346,776
Fairlawn Village	1014 Mercy Drive, Orlando, FL	116	New	Family/PSH	4% HTC, SAOL, ELI, NHTF, City of Orlando HOME/Non-Profit: CASL	Const. Start Nov 2020	
Ashley Square	127 E. Ashley Street, Jacksonville, FL	120	New	Elderly	4% HTC, SAIL, ELI, NHTF, Jax HFA, Jax HOME/Non-Profit: Cathedral Foundation of Jax	Const. Start Dec 2020	
Swan Lake Village	2010 Griffin Road, Lakeland, FL	84	New	Family/Disabling Condition	9% HTC, SAIL, ELI, City of Lakeland HOME/Non-Profit: CASL	Const. Start Nov 2020	
Blue Sky Landing	McNeil Road at Portofino Landings Blvd, Fort Pierce, FL	82	New	Family	4% HTC, CDBG	Const. Start 2021	
Uptown Sky	13603 N 12 th St & Fletcher Ave, Tampa, FL	61	New	Family	4% HTC, Hillsborough County/Non-Profit: UACDC	Const. Start 2021	
Jacaranda Place	1200 Loveland Blvd, Port Charlotte, Unincorporated Charlotte County, FL	88	New	Family/Disabling Condition	9% HTC, SAIL/Non-Profit: CASL	Const. Start 2021	
Sub-Total		1,050					
Total		2,553			Completed: 1,391/New-584; Rehab-807	Under Construction: 931	Starting Const: 231

Common Amenities





Blue Sky Brandon

HILLSBOROUGH COUNTY FL | 510 COBALT BLUE DRIVE, BRANDON



120 UNITS

MID-RISE

FAMILY HOUSING

COMPLETED 2017

NEW CONSTRUCTION

\$24 MILLION TOTAL
DEVELOPMENT COST

This new construction family development is conveniently located one block from Route 60, Brandon's main thoroughfare. A regional hospital, elementary school, middle school, and high school are all within walking distance—and a variety of shopping and service options are just a short drive away. The Blue Sky Brandon community features secure, efficient concrete block buildings with 120 apartments at an average size of 980 square feet. More than 30 large trees, preserved during construction, bring added beauty to the property, earning Blue Sky Brandon certification by the Florida Green Building Coalition.

FUNDING: FHFC 9% TAX CREDITS | HILLSBOROUGH COUNTY SHIP | RAYMOND JAMES TAX CREDIT FUNDS |
NEIGHBORHOOD LENDING PARTNERS | CHASE BANK



Never far from Home

Duval Park

ST. PETERSBURG FL | 5025 DUVAL CIRCLE, LEALMAN



88 UNITS

GARDEN STYLE

VETERAN AND
FAMILY HOUSING

COMPLETED 2015

NEW CONSTRUCTION

\$17 MILLION TOTAL
DEVELOPMENT COST

At Blue Sky Communities, we believe high-quality housing for our Veterans is important. Duval Park in the Lealman area of St. Petersburg is the result of our close work with local government to address this need with a special allocation of housing credits. Most of the units in the Duval Park community serve veterans, many with disabilities or special needs. Each of these homes offers nearly 20 custom features for wheelchair-bound or otherwise limited residents. Duval Park makes residents more at home with upgrades such as metal roofs, an extra large clubhouse, indoor fitness, outdoor fitness, and gated entry.

FUNDING: FHFC 9% TAX CREDITS AND SAIL | PINELLAS COUNTY HOUSING AUTHORITY (PROJECT BASED VOUCHERS) | PINELLAS COUNTY HOME | HOME DEPOT FOUNDATION | RAYMOND JAMES TAX CREDIT FUNDS | RAYMOND JAMES BANK



Never far from Home

Arbor Village

SARASOTA FL | 2901 FRUITVILLE ROAD



80 UNITS

MID-RISE

HOMELESS AND SPECIAL
NEEDS HOUSING

COMPLETION 2019

NEW CONSTRUCTION

\$19 MILLION TOTAL
DEVELOPMENT COST

A new construction affordable housing community, Arbor Village features four stories of attractive garden-style homes, with 72 one-bedroom and 8 two-bedroom units. Fifty percent of the units are leased to previously homeless residents with disabling conditions, while 20 percent are leased to residents transitioning from institutions or community residential care as well as those who have been chronically homeless. Located on a principal street with easy access to transit, Arbor Village offers residents a fresh start in well-equipped apartment homes. On-site amenities include a clubhouse, counseling rooms, laundry room, covered lanai, and free parking. Residents may access a variety of special programs and support services, free of charge.

FUNDING: FHFC 9% TAX CREDITS | SAIL | NHTF | RAYMOND JAMES TAX CREDIT FUNDS



Never far from Home

Preserve at Sabal Park

HILLSBOROUGH COUNTY FL | MANGO AREA



144 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETION 2019

NEW CONSTRUCTION

\$27 MILLION TOTAL
DEVELOPMENT COST

Preserve at Sabal Park is a six-building, three-story, new construction development located in the Mango area of Tampa. This durable, garden-style, family housing community features 48 one-bedroom, 72 two-bedroom, and 24 three-bedroom units totaling approximately 138,000 square feet. Nestled among natural lakes and wetlands, resident families will enjoy amenities such as a community building, livable-floor plans, playground, pool, and free parking.

FUNDING: FHFC 9% TAX CREDITS | HILLSBOROUGH COUNTY | HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY | TD BANK | FIRST HOUSING DEVELOPMENT CORPORATION



Never far from Home

Sweetwater Villas

HILLSBOROUGH COUNTY FL | 4152 SWEETWATER VILLAS LANE, CARROLLWOOD AREA



56 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETED 2018

NEW CONSTRUCTION

\$11 MILLION TOTAL
DEVELOPMENT COST

Blue Sky found a diamond in the rough. This 6-acre site, situated on a large lake and wooded preserve, is conveniently located just blocks away from Dale Mabry Highway retail in the desirable Carrollwood area. The community features three buildings with garden-style housing that includes 36 two-bedroom and 20 three-bedroom units totaling approximately 60,936 square feet. Each high-quality apartment is equipped with two bathrooms, washer and dryer hook-ups, storage closets, and easy circulation for the comfort of all family members. Amenities include a community area, playground, laundry facilities, and free parking. Truly a new construction development for families to call home.

FUNDING: HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY TAX-EXEMPT BONDS | FHFC 4% TAX CREDITS | HILLSBOROUGH COUNTY HOME | RAYMOND JAMES TAX CREDIT FUNDS | CITI COMMUNITY CAPITAL



Never far from Home

Woodwinds

CLERMONT FL | SOUTH GRAND HIGHWAY



96 UNITS

GARDEN STYLE

FAMILIES/HOMELESS
HOUSING

COMPLETED 2018

NEW CONSTRUCTION

\$20 MILLION TOTAL
DEVELOPMENT COST

This attractive new construction development, built on vacant land a block from the famous Citrus Tower and a busy Publix shopping center in Clermont, features four buildings of garden-style housing. The community includes 24 one-bedroom, 48 two-bedroom, and 24 three-bedroom units totaling approximately 96,000 square feet. Woodwinds leases half of its apartments to homeless individuals or families as permanent supportive housing. Each comfortable apartment home is equipped with a kitchen, two bathrooms in two- and three-bedroom units, washer and dryer hook-ups, and storage closets. Nice amenities—including a community area, playground, pool, and free parking—add to the quality of Woodwinds.

FUNDING: FHFC 9% TAX CREDITS | SAIL | FIRST HOUSING DEVELOPMENT CORPORATION | RAYMOND JAMES TAX CREDIT FUNDS



Never far from Home

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)