



Saison North

10010 N Capital of Texas Hwy, Austin TX 78759



2021 Housing Tax Credit Resolution Application
Submitted to the City of Austin
December 16, 2020

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



December 16, 2020

City of Austin
Neighborhood Housing and Community Development
1000 E. 11th St., Second Floor
Austin, TX 78702
Patrick.Russell@AustinTexas.gov

Re: Request for City of Austin Resolution of Support for 2021 9% Competitive LIHTC application for proposed development: Saison North, located at 10010 N Capital of Texas Hwy, Austin TX 78759

Dear Mr. Russell,

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

Saigebrook Development and O-SDA Industries have specialized in providing first class affordable and workforce housing communities in urban core and suburban areas since 1996. Ms. Stephens and Ms. Lasch have secured 27 allocations of Housing Tax Credits in the last 10 application cycles in Texas and have financed and closed more than 5,000 units in the southeastern United States.

Saison North is a proposed mixed-income community serving families on ±1.8 acres located at 10010 N Capital of Texas Hwy in North Austin, on the site of the former North by Northwest Brewing Co. (NXNW). The site is within the North Burnet/Gateway Master Plan.

The City of Austin's comprehensive planning vision includes the goals of expanding housing choices and providing a mix of quality housing for a diverse population. We believe that this mixed-income family project helps the city to meet these housing goals, especially as a result of its location in an underserved census tract, where no tax credit housing has been developed within the past twenty years. Given that the census tract in which the site is located is considered high opportunity based on the QAP, has been underserved by tax credit developments, and is near a high density of jobs, we believe that Saison North could be one of the top scoring applications in the 2021 housing tax credit cycle.

This site meets two preference criteria for a Resolution of Support: It is located in a high opportunity census tract, and it is located within a half mile of the North Burnet/Gateway Station Imagine Austin Activity Center and the Braker Lane/Blue Goose Imagine Austin Activity Corridor.

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

Thank you for the opportunity to submit this request. We look forward to answering any questions you may have. Please contact Megan Lasch at megan@O-SDA.com or at (830) 330-0762 concerning this application.

Sincerely,

A handwritten signature in black ink that reads 'meganlasch'.

Megan Lasch



Contact Information

Development name: **Saison North**
Development location: 10010 N Capital of Texas Hwy, Austin TX 78759

Development companies: **Saigebrook Development**
220 Adams Dr., Ste 280, PMB # 138
Weatherford, TX 76086

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

Primary Contacts: **Megan Lasch**
Megan@O-SDA.com
830-330-0762

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

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

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

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

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

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

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

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

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

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

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

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

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

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

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

Development Name: Saison North

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

Saison North, LLC

Authorized Representative Signature



Authorized Representative Printed Name

Megan Lasch

Authorized Representative Title

Owner, O-SDA Industries, LLC

Date

12-15-20

Attachment 1 - Project Narrative

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



Project Narrative

Saison North is a proposed mixed-income family apartment community to be located at 10010 N Capital of Texas Hwy. This ±1.8 acre multifamily development will consist of 150 units, of which 70% will be targeted for workforce housing.

The proposed development will consist of one, two, and three bedroom units serving families (general population) at 30%, 50%, and 60% median family income levels, as well as 45 units available at market rate. This site is currently zoned NBG-NP and will not require a rezone to allow for the intended use.

We feel this project is particularly important for the City of Austin given the high concentration of nearby jobs (18,291 within a mile radius of the site), and nearby amenities, making this an ideal location for families. With nine healthy grocery store options within a mile radius of site, Davis Elementary school a short 4 minute drive away, and several bus stops within a ¼ mile radius of the site, residents of this community would have easy access to many jobs and amenities. This area is also considered high opportunity as defined in the QAP. Allowing for the development of workforce housing in this area will help Austin work toward economic desegregation and offer low-income households an opportunity to live in the vibrant and fast-growing North Burnet/Gateway area.

This site also scores particularly well within the Texas QAP system as a result of dispersion; there have been no tax credit developments built in the same census tract in the past 20 years, nor in any of the adjacent tracts. The tract is thus considered underserved based on the Texas QAP. This, coupled with its location in a high opportunity census tract, and a high density of nearby jobs, leads us to believe that this will be one of the top scoring sites in the 2021 housing tax credit cycle.



Fitness center and playground at Saigebrook and O-SDA developed **Edgewood Place**, Longview, TX

Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, a dishwasher, washer and dryer hookups, granite countertops in kitchen and bathrooms, resilient hard surface flooring, kitchen tile backsplash, and tile tub surrounds.



Community amenities will include an on-site leasing center, fitness center, cyber lounge, children's playroom, swimming pool, outdoor BBQ stations, and community multipurpose room.

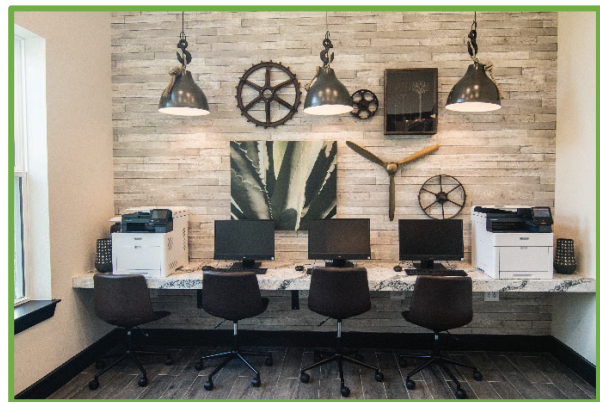
Accessibility

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

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

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

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



Community room and cyber lounge at **Edgewood Place**, Longview, TX

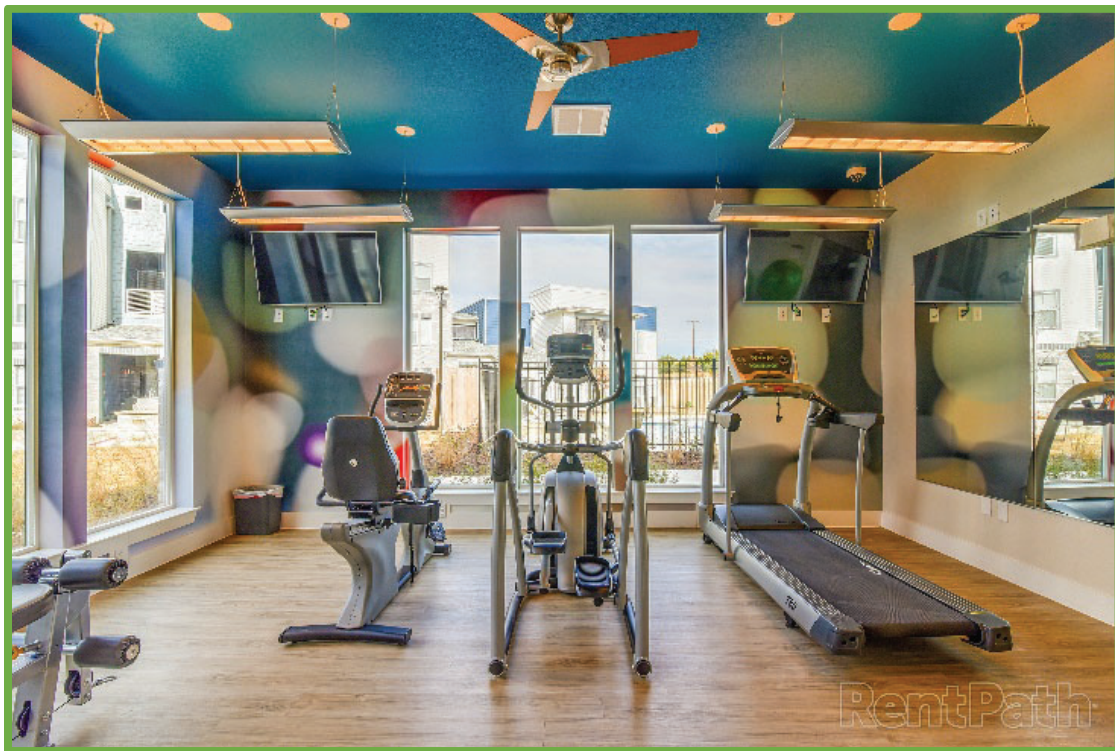


Support Services

All of Saigebrook and O-SDA's communities offer targeted onsite support services. Our service providers tailor their offerings to meet the specific needs of residents in each community, as determined through resident surveys and meet-and-greets. Usually, this includes onsite parenting, nutrition, and personal finance classes, kids' activities and tutoring, and monthly free social events.



Above: A free event for residents at O-SDA Industries developed **La Madrid Apartments**, Austin, TX
Below: Fitness center at O-SDA Industries developed **Stillhouse Flats**, Harker Heights, TX



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Green Building

Even before the current emphasis on green building methods, our team strived to promote sustainable building practices and energy and natural resource conservation in our communities. These efforts have had a significant positive impact in the cost of operations, and the out-of-pocket costs to our residents. Our team commits to a minimum of a 1-star Austin Energy Green Building rating for this development, as required by Austin's S.M.A.R.T Housing program and will endeavor to achieve a higher rating.



Above: The interior of an affordable unit at Saigebrook and O-SDA developed **LaMadrid Apartments** and **Art at Bratton's Edge**, Austin, TX. Below: Swimming Pool at **Saige Meadows**, Tyler, TX.



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Local public art

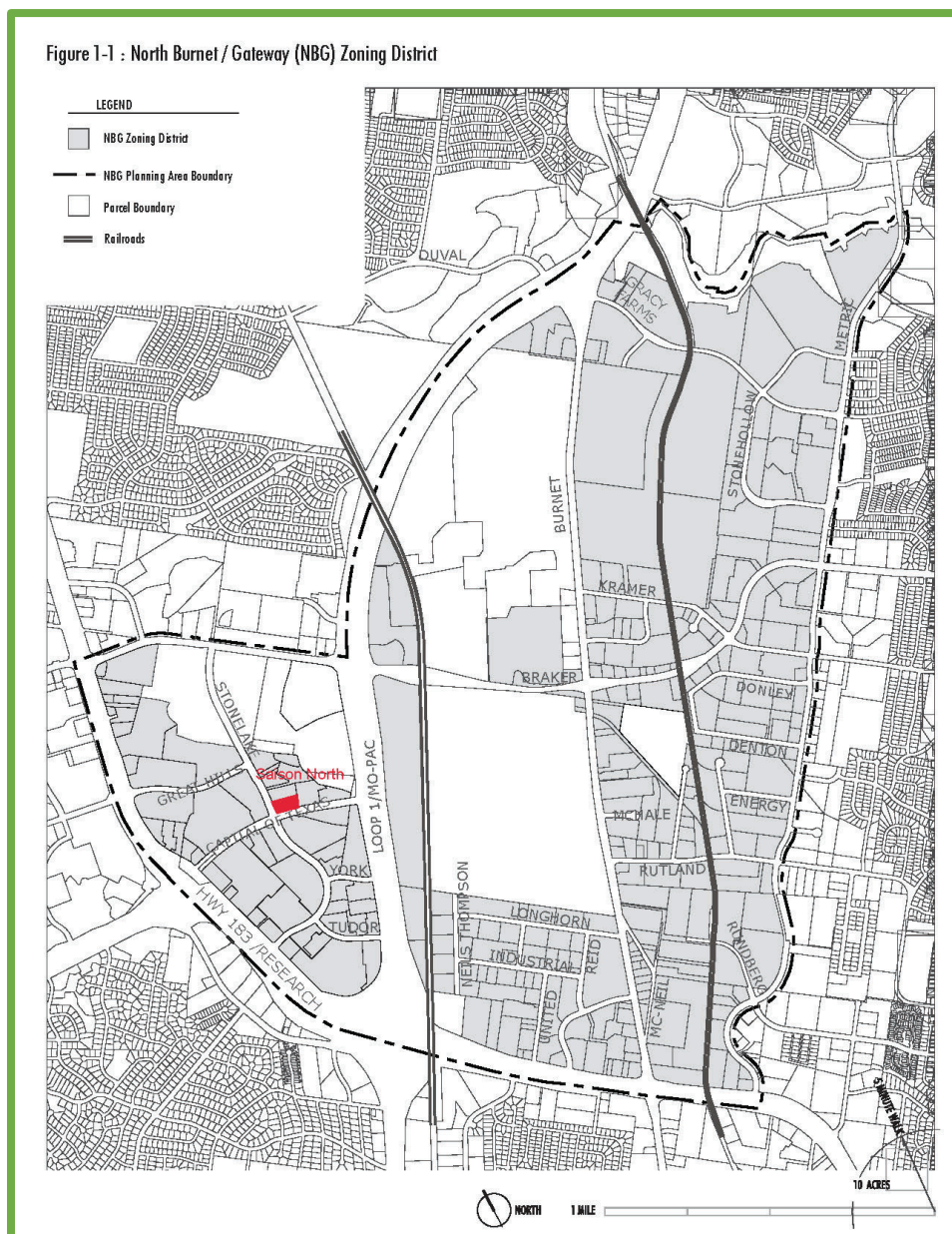
Our team recognizes the importance of art education, reflecting our priority to grow and invest in Austin's creative economy. In each one of our communities, we commission a local artist to create an original sculpture, mosaic, or other form of artwork. Our continued commitment to local public art aims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



At **Aria Grand**, we worked with Ethan Azarian of Blue Cow Studios and students from Travis Heights Elementary School to create four custom murals for the community. The students were excited to work with Ethan to create a lasting mark on their neighborhood.

Alignment with the North Burnet/Gateway Master Plan

Saison North is located within the boundaries of the North/Burnet Gateway (NBG) Master Plan, which was adopted as part of the Austin Tomorrow Comprehensive Plan in 2007 via Council Ordinance No. 20071101-050. The master plan also includes a unique North Burnet/Gateway Neighborhood Plan area, which was adopted into Austin’s zoning map via Council Ordinance No. 20071101-051. The master plan outlines forward-thinking strategies for preparing the planning area to accommodate Austin’s growth through connectivity, dense housing types, mixed-use development, and transit-oriented development. The plan describes a lack of balance between jobs and housing in the area, and a need for significantly more workforce housing. This is a goal that the proposed development would help the neighborhood area meet.



Successful Development Examples

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



Aria Grand

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

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



La Madrid Apartments

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

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



Kaia Pointe

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

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



Art at Bratton's Edge

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

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



The Abali (Under construction)
4603 - 4611 N IH 35, Austin,
Texas 78722. Construction
began 2020.

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



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

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

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name: Saison North
 2) Project Type: Mixed-Income
 3) New Construction or Rehabilitation?: New Construction

4) Development Owner (as submitted in TDHCA Application): Saison North, LLC
 5) Developer Company: Saigebrook Development and/or O-SDA Industries

6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP): 10010 N Capital of Texas Hwy, Austin TX 78759
 7) Mobility Bond Corridor:

8) Census Tract: 17.53
 9) Council District: District 7
 10) Elementary School: DAVIS EL
 11) Affordability Period: 45 years

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

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

17) Target Population: General

Please note that the final unit mix is subject to change based on the final application to TDHCA.

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	0	0	0	0	0
Up to 30% MFI	0	5	4	2	0	11
Up to 40% MFI	0	0	0	0	0	0
Up to 50% MFI	0	23	17	10	0	50
Up to 60% MFI	0	21	15	8	0	44
Up to 70% MFI	0	0	0	0	0	0
Up to 80% MFI	0	0	0	0	0	0
Up to 120% MFI	0	0	0	0	0	0
No Restrictions	0	16	19	10	0	45
Total Units	0	65	55	30	0	150

19) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI	0	0	0	0	0	0
Up to 80% MFI	0	0	0	0	0	0
Up to 120% MFI	0	0	0	0	0	0
No Restrictions	0	0	0	0	0	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	11	Continuum of Care Units	0
Accessible Units for Sensory Impairments	2		

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

18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
 19) Is the property within 1/4 mile of a High-Frequency Transit Stop? No
 20) Is the property within 3/4 mile of Transit Service? Yes

*Please note that a minimum of 10% of ALL units will be accessible. These numbers reflect accessibility within the affordable units only.

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

Sources	
Debt	16,000,000
Third Party Equity	13,723,628
Grant	
Deferred Developer Fee	1,027,335
Other	
Previous AHFC Funding	
Expected AHFC Request	4,750,000

Total \$ 35,500,962

Uses	
Acquisition	7,260,000
Off-Site	150,000
Site Work	2,980,000
Site Amenities	130,000
Building Costs	13,775,116
Contractor Fees	2,384,916
Soft Costs	2,256,805
Financing	2,417,165
Developer Fees	3,428,931
Reserves	718,029

Total \$ 35,500,962

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date

CRP Ordinance 3 Date

CRP Ordinance 4 Date

CRP Ordinance 5 Date



Attachment 3 – CRP (if applicable)

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

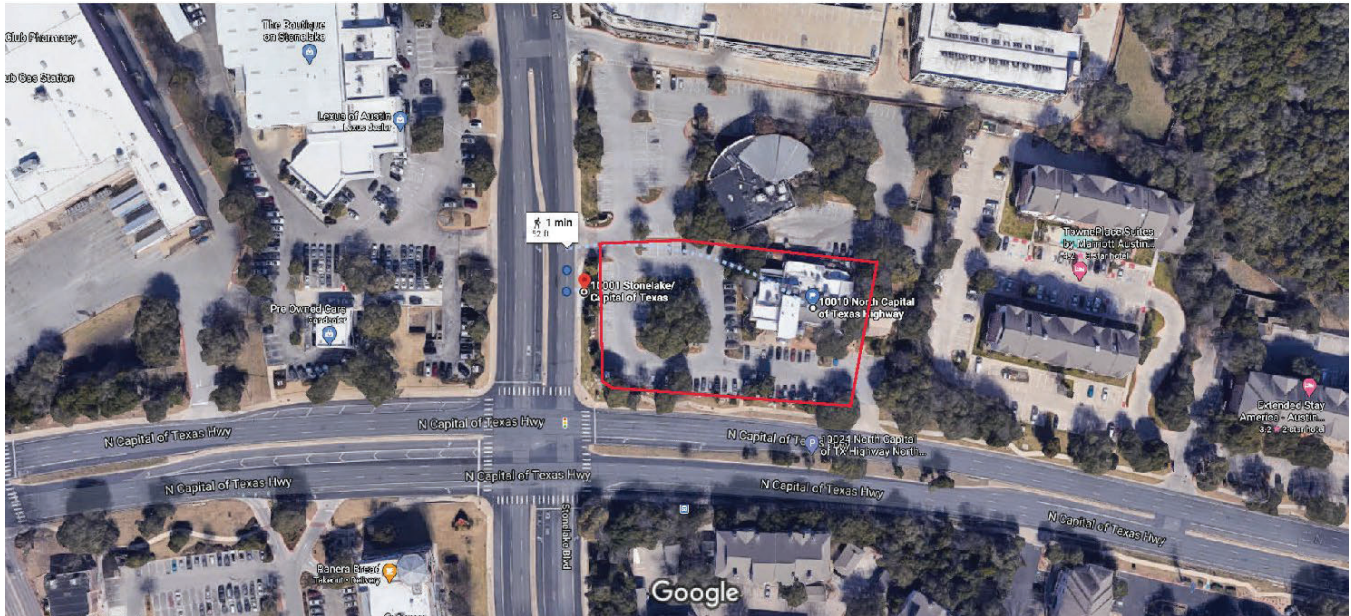
Not Applicable

Attachment 4 – Map and Nearest Transit Stop

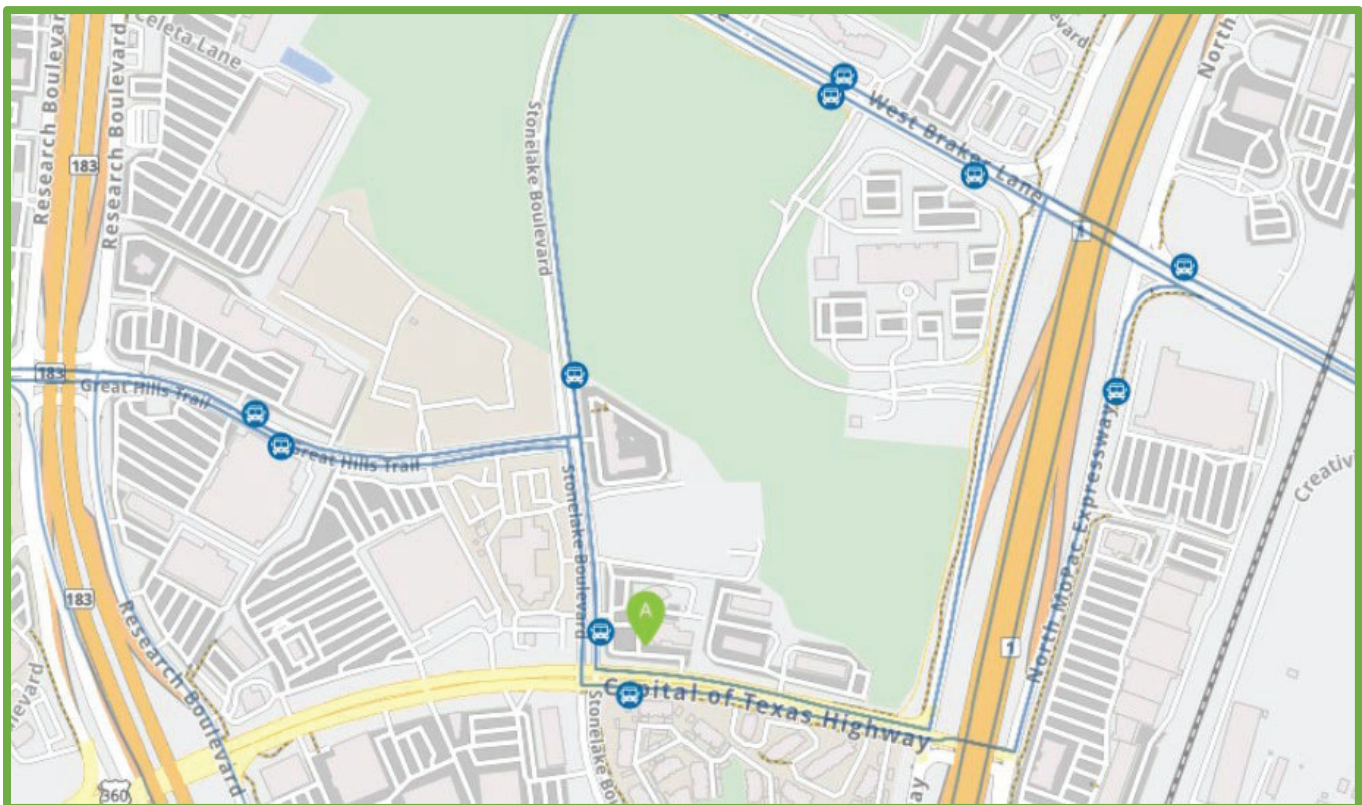
(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)

Google Maps 10010 N Capital of Texas Hwy to 10001 Stonelake/Capital of Texas

Walk 52 ft, 1 min



Nearby Transit Stops



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Austin, TX 78731

Attachment 5 - Flood Plain Map

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



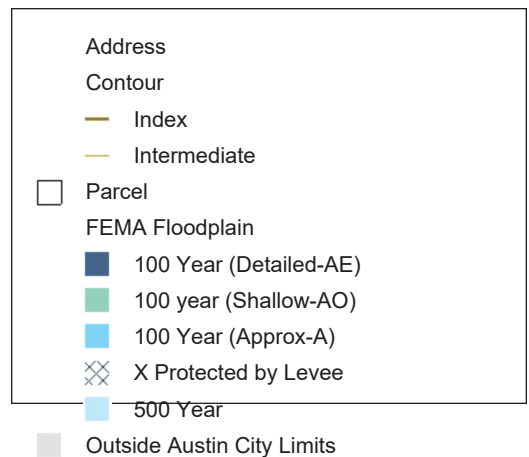
FEMA Floodplains

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: 12/1/2020



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)

LISA STEPHENS

President

lisa@saigebrook.com
www.saigebrook.com



MEGAN LASCH

President

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

ABOUT US

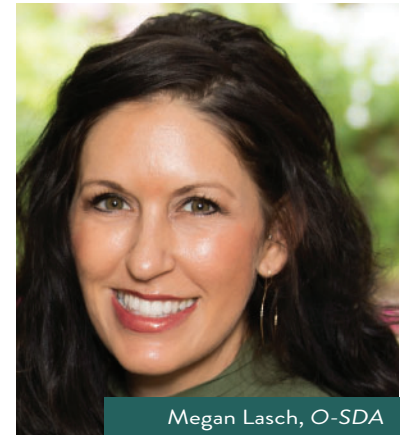
Saigebrook Development and O-SDA Industries are two powerhouse WBE- and HUB-certified real estate development firms that partner regularly to deliver first in class mixed-income housing communities. Together, they have been part of 25 successful Housing Tax Credit applications across the state of Texas.

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

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



Lisa Stephens, Saigebrook



Megan Lasch, O-SDA

TO LEARN MORE VISIT

AffordableHousingTexas.com

OUR PROCESS

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

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



5714 Sam Houston Circle Austin, TX 78731

(830) 330-0762

megan@o-sda.com

Megan Lasch- Mrs. Lasch has eleven years of experience in the project management and development industry. Having received her Bachelor's degree in Biosystems Engineering from Oklahoma State University, Ms. Lasch began her career as an engineering consultant where she helped design a variety of public and private development projects.

In 2010 Ms. Lasch formed O-SDA Industries, LLC to provide real estate development consulting services to clients in the affordable housing industry in Texas. O-SDA is a City of Austin MBE/WBE/Texas HUB certified real estate development firm.

O-SDA is a full-service real estate development company committed to solving the need for affordable housing in Texas urban centers and suburban areas. Ms. Lasch has helped secure nineteen (19) allocations of 9% Housing Tax Credits in the last eight application cycles in Texas. Ms. Lasch also holds an experience certification for affordable housing from Texas Department of Housing and Community Affairs (TDHCA). Ms. Lasch is based in Austin, Texas and serves as a project manager, developer or consultant on developments financed by our development team. Ms. Lasch helps to manage all aspects of the project life cycle from site identification, finance application process, to managing third party consultants throughout the design process and ultimately to project completion. Ms. Lasch serves on the Board of Directors for Skillpoint Alliance, a non-profit providing technology based workforce training, is a member of the Real Estate Council of Austin and was a finalist in the 2018 and 2019 Austin Under 40 Awards. Recent development and consultant experience includes the following:

Name	Location	Units	Affordable	Market Rate	Tenancy Type	Status
Vi Collina	Austin, Texas	170	170	0	Family	Under Construction
The Abali	Austin, Texas	56	51	5	Family	Under Construction
Sunset at Fash Place	Fort Worth, Texas	66	59	7	Senior	Under Construction
Everly Plaza-consultant only	Fort Worth, Texas	88	79	9	Senior	Under Construction
Cielo Plaza-consultant only	Fort Worth, Texas	91	81	10	Family	Permitting
Canova Palms	Irving, Texas	58	50	8	Senior	Under Construction
Aria Grand	Austin, Texas	70	60	10	Family	Stabilized

Elysium Grand	Austin, Texas	90	69	21	Family	Under Construction
Mistletoe Station	Fort Worth, Texas	110	74	36	Family	Stabilized
Alton Plaza	Longview, Texas	48	33	16	Family	Stabilized
Edgewood Place	Longview, Texas	74	58	16	Family	Stabilized
Kaia Pointe	Georgetown, TX	102	80	22	Family	Stabilized
Stillhouse Flats	Harker Heights, TX	96	88	8	Family	Stabilized
LaMadrid Apartments	Austin, TX	95	83	12	Family	Stabilized
Tupelo Vue	Winter Haven, FL	70	70	0	Family	Stabilized
Liberty Pass	Selma, TX	104	96	8	Family	Stabilized
Barron's Branch II	Waco, TX	76	76	0	Family	Stabilized
Art at Bratton's Edge	Austin, TX	76	68	8	Family	Stabilized
Barron's Branch I	Waco, TX	92	77	15	Family	Stabilized
Saige Meadows	Tyler, TX	92	82	10	Family	Stabilized
Summit Parque	Dallas, TX	100	75	25	Family	Stabilized
Amberwood	Longview, TX	78	68	10	Family	Stabilized
La Ventana	Abilene, TX	84	72	12	Family	Stabilized
Tylor Grand	Abilene, TX	120	120	0	Family	Stabilized
Singing Oaks (Rehab)	Denton, TX	126	122	4	Family	Stabilized
Pinnacle at North Chase	Tyler, TX	120	120	0	Family	Stabilized
Palms on Lamar	Austin, Texas	476	476	0	Family	Stabilized

LISA M. STEPHENS - Ms. Stephens is a graduate of the University of Florida, Fisher School of Accounting, and Owner/President of Saigebrook Development, LLC a WBE and HUB certified real estate development consulting firm focused on affordable housing development. Ms. Stephens is a certified LEED Green Associate, a member of the National Green Building Standards Advisory Group and has participated on various affordable housing boards and committees in both Texas and Florida.

During Ms. Stephens' tenure in the affordable housing industry, she has secured and closed in excess of \$750 million of federal, state and local competitive funds across the southeastern United States. She has structured creative financing strategies and negotiated transactions involving more than 5,400 units in multiple states.

In 2011 Ms. Stephens formed Saigebrook Development, LLC to provide real estate development consulting services to clients in the affordable housing industry in Texas. Saigebrook Development is a certified Women Owned Business by the Women's Business Enterprise National Council as well as a State of Texas certified Historically Underutilized Business.

As a consultant, developer and owner in the affordable housing industry, Ms. Stephens is responsible for the day-to-day operations and management of all programmatic and development functions, as well as coordination of project team members. She has more than 20 years of experience in affordable, workforce and market rate housing including mixed finance and mixed income properties as well as partnerships with local municipalities, housing finance agencies and housing authorities. Having developed and financed a considerable portfolio, Ms. Stephens has significant knowledge of layered financing and utilization of 9% and 4% housing tax credits, local and state issued tax exempt bonds, credit enhancement programs, NSP, CDBG, HOME and many other soft financing opportunities.

Recent development experience includes the following:

Name	Location	Units	Affordable	Market Rate
Elysium Grand	Austin, TX	90	69	21
Aria Grand	Austin, TX	70	60	10
Alton Plaza	Longview, TX	48	33	15
Edgewood Place	Longview, TX	74	58	16
Mistletoe Station	Fort Worth, TX	110	74	36
Kaia Pointe	Georgetown, TX	102	80	22
Stillhouse Flats	Harker Heights, TX	96	88	8
LaMadrid Apartments	Austin, TX	95	83	12
The Villages at Tarpon (rehab)	Tarpon Springs, FL	95	95	0
Tupelo Vue	Winter Haven, FL	70	70	0
Liberty Pass	Selma, TX	104	96	8
Barron's Branch II	Waco, TX	76	76	0
Art at Bratton's Edge	Austin, TX	76	68	8
Barron's Branch I	Waco, TX	92	77	15
Saige Meadows	Tyler, TX	92	82	10
Summit Parque	Dallas, TX	100	75	25

Amberwood	Longview, TX	78	68	10
La Ventana	Abilene, TX	84	72	12
Tylor Grand	Abilene, TX	120	120	0
Singing Oaks (Rehab)	Denton, TX	126	122	4
Pinnacle at North Chase	Tyler, TX	120	120	0
Live Oak Apts (Rehab)	Live Oak, FL	87	83	4
Pine Terrace Apts (Rehab)	Callahan, FL	63	63	0
Oak Ridge Estates	Tarpon Spgs, FL	63	63	0
Cypress Cove Apartments	Winter Haven, FL	80	80	0
Pinnacle at Mariner's Village	Long Beach, MS	108	0	108
Pinnacle at Magnolia Pointe	McComb, MS	108	108	0



Key Staff



Lisa Stephens, Saigebrook Development

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



Megan Lasch, O-SDA Industries

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



Sally Gaskin, SGI Ventures

Sally Gaskin is the President of SGI Ventures, Inc., a developer and tax credit/private activity bond consultant. SGI Ventures, Inc. has been in the affordable housing industry since 1996. She is a founding board member and Past Board President of the Texas Affiliation of Affordable Housing Providers (“TAAHP”). Ms. Gaskin has a keen interest in energy efficiency and green building. In 2008, SGI Ventures completed the development of CityView at the Park, a 72-unit affordable senior development located in Austin, TX. CityView was awarded a 4-Star Green Building rating by Austin Energy. In addition to CityView, Ms. Gaskin co-developed 7 other tax credit developments, with over 970 units.

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Austin, TX 78731



Alice Cruz, Across, LLC

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



Abby Penner

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








Alice Woods



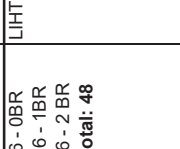
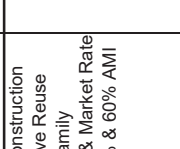
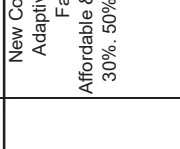
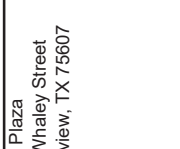
Alice Woods holds a Master of Science in Community and Regional Planning from the University of Texas at Austin. Throughout her time living, working, and studying in St. Louis, Miami, Cape Town and Austin, Alice has developed a passion for progressive urban planning and affordable housing. During her graduate studies at UT, Alice was as a research assistant on the university's Gentrification and Displacement Study for the City of Austin, a project that aimed to combat gentrification-based displacement in Texas. After graduating in 2019, Alice joined Saigebrook Development and O-SDA Industries where she is a Development Associate.

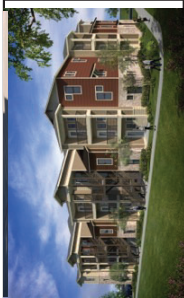
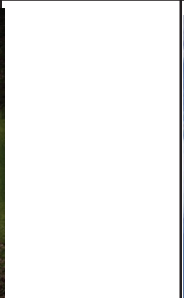
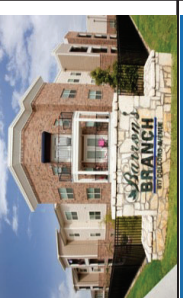






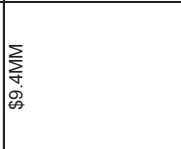
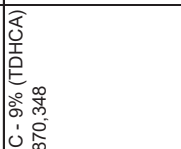
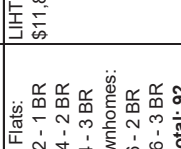
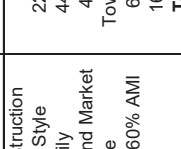
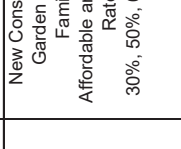
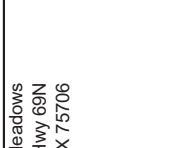

Jeff Piatt, Housing Tax Credit Services, LLC

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

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
Pre-Development 	Kestrel on Cooper 2017-2025 S Cooper Street Arlington, TX 76010	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	21 - 1 BR 36 - 2 BR 27 - 3 BR 6 - 4 BR	LIHTC - 9% (TDHCA)	\$20.7MM	
Under Construction 	Cielo Place 3111 Race Street Fort Worth, TX 76111	Adaptive Reuse Family Affordable & Market Rate 30%, 50%, & 60%	50 - 0 BR 11 - 1 BR 18 - 2 BR 12 - 3 BR Total: 91	LIHTC - 9% (TDHCA)	\$22.2MM	
	Every Plaza 1801-1821 8th Ave and 1801 Hurley Ave. Fort Worth, TX 76110	New Construction Senior Affordable & Market Rate 30%, 50%, & 60%	64 - 1 BR 24 - 2 BR Total: 88	LIHTC - 9% (TDHCA)	\$19.4MM	
	The Abali 4603-4611 N IH 35 Austin, TX 78722	New Construction Family Affordable & Market Rate 30%, 50%, and 60%	16 - 0 BR 10 - 1 BR 19 - 2 BR 11 - 3 BR Total: 56	LIHTC - 9% (TDHCA)	\$14.6MM	
	Sunset at Fash Place 2504 Oakland Blvd. Fort Worth, TX 76103	New Construction Senior Affordable & Market Rate 30% 50% & 60% AMI	50 - 1 BR 16 - 2 BR Total: 66	LIHTC - 9% (TDHCA)	\$14.3MM	
	Canova Palms 1717 Irving Blvd Irving, Texas	New Construction Senior Affordable & Market Rate 30%. 50% & 60% AMI	41 - 1BR 17 - 2 BR Total: 58	LIHTC - 9% (TDHCA)	\$11.3MM	

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
	Alton Plaza 202 Whaley Street Longview, TX 75607	New Construction Adaptive Reuse Family Affordable & Market Rate 30%, 50% & 60% AMI	6 - 0BR 16 - 1BR 26 - 2 BR Total: 48	LIHTC - 9% (TDHCA)	\$10.2MM	
	Elysium Grand 3300 Oak Creek Drive Austin, Texas	New Construction Podium Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1 BR 53 - 2 BR 19 - 3 BR Total: 90	LIHTC - 4% (TDHCA)	\$19.6MM	
	Mistletoe Station 1916 Mistletoe Blvd. Fort Worth, TX 76104	New Construction Garden Style & Podium Style Family Affordable & Market Rate 30%, 50% & 60% AMI	21 - 1 BR 67 - 2BR 22 - 3BR Total: 110	LIHTC - 9% (TDHCA)	\$28.2MM	
DEVELOPMENTS COMPLETED						
	Aria Grand IH35 & Woodland Drive Austin, TX 78704	New Construction Podium Family Affordable & Market Rate 30%, 50% & 60% AMI	12 - 1 BR 30 - 2 BR 28 - 3 BR Total: 70	LIHTC - 9% (TDHCA)	\$16.8MM	
	Edgewood Place 617 Clinic Drive Longview, TX 75605	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	18 - 1BR 36 - 2BR 20 - 3BR Total: 74	LIHTC - 9% (TDHCA)	\$13.4MM	
	Kaia Pointe 104 Bettie Mae Way Georgetown TX 78633	New Construction Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	28 - 1 BR 56 - 2 BR 18 - 3 BR Total: 102	LIHTC - 9% (TDHCA) \$13,530,000	\$18.8MM	

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
	Landings at East Pointe (f.k.a Sabal Palm) 3701 Sabal Palm Blvd. Fort Myers, FL 33916	New Construction/Rehab Garden Style Family Affordable 33% & 60% AMI	20 - 1 BR 52 - 2 BR 36 - 3 BR 18 - 4 BR Total: 126		\$19.7MM	N/A
	East Pointe Place (f.k.a. Palmetto Court) 3501 Dale Street Fort Myers, FL 33916	New Construction Garden Style Family Affordable 33% & 60% AMI	10 - 1 BR 46 - 2 BR 30 - 3 BR Total = 86		\$17.7MM	N/A
	Barron's Branch 817 Colcord Ave Waco, TX 76707	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	30- 1 BR 86 - 2 BR 48 - 3 BR 4 - 4 BR Total: 168	LIHTC - 9% (TDHCA) \$20,331,756	\$16.7MM	NGBS Silver
	Art at Bratton's Edge 15405 Long Vista Dr Austin, TX 78727	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16 - 1 BR 46 - 2 BR 16 - 3 BR Total: 78	LIHTC - 9% (TDHCA)	\$14.3MM	NGBS Bronze
	Liberty Pass 17321 Lookout Road Selma, TX 78154	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 62 - 2 BR 26 - 3 BR 4 - 4 BR Total: 104	LIHTC - 9% (TDHCA)		NGBS Silver
	Summit Parque 12777 Merit Drive Dallas, TX 75251	New Construction Mid-Rise Family Affordable and Market Rate 30%, 50%, 60% AMI	31 - 1 BR 49 - 2 BR 20 - 3 BR Total: 100	LIHTC - 9% (TDHCA) \$14,870,000	\$23.9MM	NGBS Silver
	Tupelo Vue 525 Avenue G NW Winter Haven, FL 33881	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	16- 1 BR 38 - 2 BR 16 - 3 BR 4 - 4 BR Total: 70	LIHTC - 9% (FHFC) \$12,200,380	\$8.1MM	NGBS Bronze

	PROPERTY	TYPE, STYLE & TENANT MIX	UNIT TYPE	FINANCING SOURCES	TOTAL DEVELOPMENT COST	GREEN CERTIFICATION
	Saige Meadows 13488 Hwy 69N Tyler, TX 75706	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	Flats: 22 - 1 BR 44 - 2 BR 4 - 3 BR Townhomes: 6 - 2 BR 16 - 3 BR Total: 92	LIHTC - 9% (TDHCA) \$11,870,348	\$9.4MM	NGBS Bronze
	Amberwood Place 411 W Hawkins Pkwy Longview, TX 75604	New Construction Garden Style Family Affordable and Market Rate 30%, 50%, 60% AMI	12 - 1 BR 32 - 2 BR 32 - 3 BR 2 - 4 BR Total Unit 78	LIHTC - 9% (TDHCA) \$8,740,526	\$10.MMM	N/A
	Amistad Apartments 826 SW 5th Avenue Miami, FL 33130	New Construction High Rise Homeless Affordable 33% & 60% AMI	44 - 1 BR 35 - 2 BR 10 - 3 BR Total = 89	LIHTC - 9% (FHFC) HOME (FHFC) \$4,450,000 HOME (Miami-Dade County) \$1,000,000	\$24.5MM	N/A
	Tylor Grand 3702 Rolling Green Dr. Abilene, TX 79606	New Construction Garden Style Family Affordable 30%, 50%, 60% AMI	32 - 1 BR 64 - 2 BR 20 - 3 BR 4 - 4 BR Total Unit 120	LIHTC - 9% (TDHCA) \$13,914,133	\$1.6MM	N/A
	The Roxton 307 N. Loop 288 Denton, TX 76209	Rehab Garden Style Family Affordable & Market Rate 30%, 50% & 60% AMI	16 - 1 BR 86 - 2 BR 24 - 3 BR Total: 126	LIHTC - 9% (TDHCA) \$14,500,717	\$18.6MM	NGBS Emerald
	Pinnacle at Abbey Park 1921 Abbey Road West Palm Beach, FL 33415	New Construction Garden Style Family Affordable 30% & 60% AMI	112 - 2 BR 48 - 3 BR Total = 160	LIHTC - 9% (FHFC) \$3,610,787 Multifamily Mortgage Revenue Bonds (MMRB) \$10,950,000	\$16.1MM	N/A
	Total Completed from 2005 - 2014		882			

Attachment 7 – Resolution from County

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

Not Applicable



Saison North

10010 N Capital of Texas Hwy, Austin TX 78759



Thank you for your consideration of this application.

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



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