



Austin Housing Finance Corporation



Austin Housing Public Facility Corporation

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Application for Financing Qualified Multifamily Residential Rental Project

Applicant Name: Cairn Point at Cameron, LP

Project Name: Cairn Point at Cameron

Project Address: 7205 Cameron Rd., Austin, TX

Applicant Contact: Donnell McGhee

Requested Issuer:

- Austin Housing Financing Corporation
- Austin Housing Public Facility Corporation

Please read the instructions and guidelines before completing and submitting this application. Do not complete by hand and scan.

Please submit this completed application with all required attachments electronically.

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Section A: Application Summary

Applicant Information

Company/
Developer Name: Vecino Bond Group, LLC

Address: 305 W. Commercial Street

Springfield MO 65803

Phone: 417-216-0028 Email: rick@vecinogroup.com

Website: www.vecinogroup.com

Point of Contact for Applicant

Full Name: Donnell McGhee

Address: 305 W. Commercial Street

Springfield MO 65803

Phone: 708-227-7006 Email: DMcGhee@vecinogroup.com

Guarantor for Applicant

Full Name: Vecino Bond Group, LLC

Address: 305 W. Commercial Street

Springfield MO 65803

Phone: 417-216-0028 Email: rick@vecinogroup.com

Financing Request

1) Amount of bond issuance requested: \$20,000,000

2) What type of bond financing is being requested for this development? (Check all that apply.)

Private Activity Bonds 501 (c) Tax Exempt Taxable

3) If Private Activity Bonds, which Priority Election?

1a 1b 1c 2 3

Proposed Development Narrative

Please explain the general aspects of the proposed development, including the location, the style of development, the unit mix and affordability levels, the target population, the sources and uses, the target timeline, the development team and ownership structure. Please also mention any support services you intend to provide onsite to residents.

The Vecino Group – a national developer of mission-driven housing – is proposing a partnership with the Austin Housing Finance Corporation to develop Cairn Point at Cameron - a deeply affordable and supportive housing community targeted to seniors. Cairn Point will offer 150 studio apartments with access to high-quality supportive services in order to provide a life-stabilizing housing solution for seniors who have experienced homelessness in our community. Cairn Point will be designed to seamlessly integrate into the surrounding neighborhood fabric with first-class construction and aesthetically pleasing architecture.

Cairn Point Austin is a proposed 150-unit apartment community that will include one four-story, elevator-served building that will be interior corridor. Unit count is subject to change as design is still underway in an exercise to possibly increase unit count. NOTE: Please confirm with Vecino on the final unit count to make sure it is accurate for the resolution drafting.

Cairn Point is being developed on a 2.41-acre tract of vacant land. Common area spaces include supportive service staff offices, fitness room, resident lounge and landscaped outdoor spaces. Taking advantage of the transit-connected location and as allowed by the Affordability Unlocked density bonus program, the property will provide reduced parking as the majority of residents rely on public transit. The site is zoned GR-MU-NP, so there is no zoning change necessary.

Cairn Point will have 150 total units consisting of all studio units - a mix most efficient to serve the target population. 50 of the units at Cairn Point will be dedicated to the Coordinated Entry and will be for reserved individuals who have experienced long-term homelessness. An affordable home is the foundation to long-term stability and reintegration into the community.

The neighborhood that will welcome Cairn Point is experiencing an exponential increase in private real estate development that threatens affordability and begins displacement. The census tract containing the Development Site has a Gentrification Rating of "Susceptible" in the RHDA Application Map Series. Cairn Point is located with a 1/4 mile of high-frequency transit on the Cameron/Dessau Activity Corridor and has access to healthy food. The neighborhood also offers access to retail, recreation, medical and transit.

With 50+ years of experience in providing housing, food and employment solutions, Caritas of Austin will oversee a team of local non-profits providing a host of supportive services for Cairn Point residents. Services to be provided include: relationship-based case management, mental and behavioral health services, employment services, life skills, financial literacy, health and well-being classes, workforce training and food assistance.

Project Status:

- Bond Application to the Texas Bond Review Board in October for the 2023 lottery with Austin PFC as issuer. If selected for a reservation in January 2023, the project would be slated to close financing and start construction in July 2023.
- Market Study, Site Feasibility Report, Phase I ESA, and conceptual drawings underway.
- City of Austin funding application to be submitted November 4, 2022.

The total development costs are \$36,305,566 with approximately 35% of this cost coming in as tax credit equity at a price of \$0.90, approximately 30% of cost as a permanent loan with a 17 year term, 40 year amo and 5.25% rate, \$6,400,000 in AHFC RHDA funding to be used for acquisition and \$4,500,000 in gap funding from TDHCA (either NHTF or HOME ARP as most applicable and available). Approximately 36% of the developer fee is planned to be deferred at this time in the budget.

There will be a Ground Lease between AHFC Cairn Point Nonprofit Corporation ("AHFC") and the owner of Cairn Point (Cairn Point at Cameron, LP) (the "Project Owner"). Under the Ground Lease, AHFC will lease the land on which the Cairn Point project is located to the Project Owner. The term of the Ground Lease will be for a period of approximately 55 years, commencing on the tax credit closing date, and in all events will extend for a term at least 10 years beyond the end of the TDHCA LURA. The rent will be an upfront payment of \$6,400,000 paid at closing.

Section B: Applicant Information

Applicant Legal Form

1) What is the legal form of the applicant? (Please check one)

- | | |
|---|--|
| <input type="radio"/> Sole Proprietorship | <input type="radio"/> General Partnership |
| <input type="radio"/> Business Corporation | <input checked="" type="radio"/> Limited Partnership |
| <input type="radio"/> 501(c)(3) Corporation | <input type="radio"/> Limited Liability Company |

2) Is the applicant a “to be formed” entity?

- Yes No

3) If the Applicant is a Corporation or LLC, is it incorporated or authorized to transact business in Texas?

- Yes No N/A

4) If the Applicant is a Limited Partnership, does it have a current certificate on file with the Texas Secretary of State?

- Yes No N/A

Participants in the Application

5) Has the Applicant, any of its officers or directors, or any person who owns a 10% or greater interest in the Applicant ever been found in violation of any rules or regulations of HUD or of any other federal or state agency or been the subject of an investigation by HUD or of any other federal or state agency? *IF YES, please attach a full explanation in Attachment B – Professional Development Team Members.*

- Yes No

6) Does the Applicant or the Project currently have any tax liens with the City of Austin, Travis County, or any other taxing authority?

- Yes No

IF YES, please specify:

n/a

- 7) Identify who will act as Guarantor(s) for the proposed development and explain how she/he/they provide sufficient net worth to meet the expected guarantor requirements of both the lender and equity investor. Please identify recent transactions for which the individual(s) has served as guarantor(s).

Vecino Bond Group, LLC made up of Richard Manzardo and J. Matthew Miller (even 50/50 split) will act as Guarantor for Libertad Austin. Vecino Bond Group, LLC is the Guarantor on Espero Austin at Rutland (an AHFC partnership development under construction.) Please see Attachment C for a list of developments that have been guaranteed by Vecino Bond Group, LLC. The Guarantor has sufficient net worth and liquidity to provide guarantees. Financial statements will be provided under separate cover.

Section C: Development Information

Project Type and Location

1) What is this application for? (Please check one)

- New Construction Acquisition & Rehabilitation Acquisition
 Rehabilitation Refund/Reissue of previously issued bonds

2) Please provide the following information (mark n/a if unavailable):

Project Name: Cairn Point at Cameron

Address: 7205 Cameron Rd.

Austin, Texas 78752

Census Tract: 48453001811 Check if QCT: Check if DDA:

Additional description of site location, if needed:

n/a

Current Zoning: GR-MU-NP Proposed zoning, if change required* n/a

Check if site has already been approved for Affordability Unlocked:

Check if site has applied for Affordability Unlocked:

*If a zoning change has been proposed, please include documentation in Attachment E verifying that a request to change zoning has been submitted to HPD. Alternatively, the Applicant can provide evidence that the proposed site has been approved to participate in the City of Austin's Affordability Unlocked Program.

Site Ownership

3) If the applicant owns the project site, please provide the following information:

Purchase Date: n/a

Purchase Price: n/a

Balance of existing mortgage: n/a

Name of existing mortgage holder: n/a

- 4) If the applicant does NOT own the project site, but holds an option to contract or purchase the project site, please:
- a. Provide the expiration date of the Option or Purchase and Sale Agreement, including all allowable extensions, and the Purchase Price below:

\$6,400,000 purchase price - 180 day feasibility with closing 30 days after - March 31, 2023 (closing date)

- b. Include a copy of the Agreement with Attachment E.

Unit Mix, Facilities and Set-Asides

- 5) Please indicate the total number of units in the development and the number of units that will be rent and income restricted.

Total Units: 150

Total Income-Restricted Units: 150

- 6) Please specify the development's income restrictions:

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						
Up to 30% MFI	25					25
Up to 40% MFI						
Up to 50% MFI	75					75
Up to 60% MFI	50					50
Up to 70% MFI						
Up to 80% MFI						
Up to 120% MFI						
No Restrictions						
Total Units	150					150

7) Please describe the unit features and amenities for the proposed development.

All units are designed with an open floor plan providing free circulation between the living room, kitchen and dining areas. A full kitchen with ample storage cabinets and work areas is also provided, with electric range/ovens, and energy star refrigerators. Washer/Dryer connections are installed in the units for tenants who wish to provide these appliances, additionally each building includes a public laundry facility for the tenants use. Each unit is provided with its own independent high efficiency HVAC system and water heater. LVT (Luxury Vinyl Tile) flooring is installed throughout the units which provides an attractive and durable finish surface. All units provide a full bathroom. All bathrooms are sized appropriately to meet any potential future accessibility requirements. High-efficiency Low-E windows are installed in all bedrooms and living spaces.

8) Please check which of the following utilities development tenants will be required to pay for on an individual basis:

- Electricity Water and wastewater Gas
 Garbage pickup Other (describe): _____

9) Please describe any common area amenities to be included in the project. For example: covered parking, laundry, community space in clubhouse, swimming pool, playground, etc.

Common area spaces include community room, fitness center, leasing office, and supportive service staff offices. Outdoor amenities include a community pavilion, garden and ample green space.

10) Please describe the intended target population, and any partnerships with local community groups or service providers to better serve that target population:

The intended target population will be supportive housing for seniors. There will be 50 units set-aside for the local Continuum of Care which prioritizes persons experiencing long-term homelessness. These 50 units will receive project-based rental assistance through vouchers that have been applied for to the Housing Authority of the City of Austin. Caritas of Austin will oversee the referral process for these 50 units and will coordinating the wrap-around menu of supportive services to best serve the needs of the population.

The remaining balance of units will be supportive housing for seniors.

11) Please select each of the following the Applicant intends to pursue:

- Set aside 5% of the units for occupancy by the elderly
- At closing, pay the Texas Dept. of Aging a one-time fee equal to 0.10% of the total principal amount of the bond issue

Rehabilitation Proposal (if applicable)

12) Briefly describe the proposed additions and improvements. For more detailed requirements, see Attachment H.

n/a

13) Please provide the following information:

Age of Units: n/a Current Vacancy Rate: n/a

14) Will any tenants require relocation due to the expected rehabilitation? *IF YES, please briefly describe relocation plan and budget.*

- Yes No

n/a

Construction timeline and costs

15) Please indicate whether construction or rehabilitation on the project has begun:

Yes

Start date: _____

Estimated completion date: _____

No

Anticipated start date: July 15, 2023

Anticipated completion date: September 15, 2024

16) Please give the total project cost expended or incurred to date:

\$100,000

Section D: Application for Bond Financing or Transfer

I, the undersigned duly authorized representative of **Cairn Point at Cameron, LP** (the "Applicant") of the proposed residential development described in the attached Application for Financing Qualified Multifamily Residential Rental Project, do hereby make application to Austin Housing Public Facility Corporation (the "Austin HPFC") in accordance with the Austin's Rules and Regulations regarding the Financing of Multifamily Rental Residential Developments (the "Rules"), as amended. In connection therewith, I do hereby declare and represent as follows:

1. The applicant intends to own, construct or rehabilitate and operate a multifamily rental residential development (the "Development") to be located within the City of Austin, Texas, and desires that the Issuer issue obligations to provide financing for such residential developments in accordance with the Rules.
2. The Applicant has received a copy of the Rules, has reviewed the Rules and hereby agrees to comply with all terms and provisions of the Rules, except such provisions as may be expressly waived by the Board of Directors of the Austin HPFC. Furthermore, Applicant agrees to comply with all terms and provisions of any rules finally approved by the Board prior to approval of an inducement resolution.
3. The Applicant has submitted herewith two completed copies of the Application. To the best of the Applicant's knowledge, the information contained therein is true and correct. Additionally, the Applicant has submitted herewith:
 - If applying for a portion of the State Bond Cap, a \$5,000 check payable to the Texas Bond Review Board.
 - A \$5,000 check payable to the Austin HPFC to cover staff time for reviewing the application and to compensate Bond Counsel for preparing and filing the Texas Bond Review Board application.

If bonds are not issued, this application fee is non-refundable.

4. The Applicant will (a) pay all Development costs which are not or cannot be paid or reimbursed from the proceeds of the bonds issued to provide funds to finance the Development and (b) at all times, indemnify and hold harmless the Austin HPFC against

all losses, costs, damages, expenses, and liabilities of whatever nature (including, but not limited to, attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to this Application, the Development, or the issuance, offering, sale, or delivery of the bonds or other evidences of indebtedness issued to provide funds to finance the Development, or the design, construction, rehabilitation, installation, operation, use, occupancy, maintenance, or ownership of the Development.


Based on the foregoing, the Applicant requests that the Board of Directors of the Austin Housing Public Facility Corporation grant preliminary approval of this Application for financing in accordance with the Rules.

Aug 19, 2022

WITNESS MY HAND ON THIS DATE _____

Cairn Point at Cameron, LP

PRINTED NAME OF APPLICANT



rick manzardo (Aug 19, 2022 13:56 CDT)

rick manzardo

By:

Authorized Signer

Title: