

## Executive Summary

### General Overview of the Project

Crossroads Apartments has a special place in Foundation Communities' (FC) history, having been one of the first communities FC acquired and renovated when the organization was founded in 1990. Located in the increasingly popular, pedestrian-friendly North Shoal Creek neighborhood, Crossroads is a vibrant, family-friendly community within walking distance to Pillow Elementary School. For the last 15 years Crossroads has provided supportive housing for homeless families with children, and most of the apartments serve extremely low-income residents below 30% of median income.

Now over 50 years old and with a failing plumbing system, this aging apartment complex needs a complete overhaul beyond a typical rehab project. To best rejuvenate this community and to preserve the supportive housing programs, we plan to re-develop this property and build 110 new homes. This would replace 92 existing units, providing brand new housing for current tenants who choose to return, and create additional affordable housing for even more families. We are excited to give new life to this beautiful property. All current occupants will receive relocation support services and compensation for their temporary or permanent relocation.

We will also construct a new learning center; leasing office with a business center; spaces for resident services; safe spaces for play areas; and common amenities like laundry and mail rooms. Design for this project is well underway, and construction will begin in early 2026.

### Overview of Developer and Partners

FC will be the developer, property manager, and services provider. We have engaged Spring Architects as the architect and Swinerton as the general contractor. Bank of America provided equity terms, but we will issue a formal RFP and select an investor with the best terms in summer 2025.

### Overview of project financing structure

Permanent Sources	Amount	Terms
LIHTC Equity	\$17,378,262	
City of Austin RHDA	\$12,500,000	
FC Sponsor Loan	\$5,372,509	40 year soft loan repayable through cash flow
Seller Finance Loan	\$2,700,000	40 year soft loan repayable through cash flow
Deferred Developer Fee	\$2,174,911	Repayable through cash flow

FC applied for state tax credits and may be awarded an unknown amount based on funding of higher scoring projects. FC will also apply for FHLB funding in 2025 and 2026. If awarded, these funds will be used to reduce the amount of the FC Sponsor Loan.

### Overview of ownership structure

FC Crossroads Housing, LP, a Foundation Communities affiliate, will own 100% of the project. Another FC affiliate, FC 8801 McCann Housing, LLC, will be the general partner and own 0.01% of the LP. The future tax credit investor and Limited Partner is Wells Fargo, who will own 99.99% of the LP. FC will own 100% of the GP, be the sole managing member of the GP, be the developer and guarantor of the development, and receive 100% of the developer fee.

### Proposed unit mix

Rent Limit	# of Units	# of Beds/Baths
30% AMI	10.0	1/1
50% AMI	38.0	1/1
60% AMI	2.0	1/1
30% AMI	8.0	2/2
50% AMI	32.0	2/2
60% AMI	2.0	2/2
30% AMI	4.0	3/2
50% AMI	13.0	3/2
60% AMI	1.0	3/2

### Target population

This project targets households living with low to extremely low incomes. As part of FHLB applications, we will also reserve 40% (44) of units for households with a member with a special need. Eligible applicants who are former Crossroads residents will be given first right of return.

### Overview of Service Provider

FC has 30 years of experience providing wraparound services to all our communities as well as our three community financial centers. Supportive services are an integral part of all FC properties and are included in the planning process for every new community from inception. Our services focus on financial stability, health, and education. We have a long track record of fundraising to cover the cost of services, which are delivered free to residents and neighbors.

### Services offered to the target population

All services will be free, on-site, and available to all residents. As always, services are optional. The following will be offered:

- After-School and Summer Programs: All children living on-site will have access to FC's free afterschool and summer programs, which offer academic assistance, enrichment activities, fitness activities, nutrition lessons, and support services. We provide a structured, supervised environment with rewarding, hands-on educational, cultural, artistic, and recreational activities for youth ages 5-14 designed to develop important social skills and improve educational performance. We also provide free, nutritious snacks and lunches during the summer.

- Health Programs – A variety of programming focused on health and wellness will be offered and tailored to the specific needs of the target population and residents. This will include access to healthy food through an on-site food pantry, healthy cooking classes, Zumba and other exercise classes, and periodic health fairs that bring a variety of providers onsite for health screenings, immunizations, and similar services.
- Adult Education – Actual offerings will depend on resident needs but may include classes in English as a Second Language, computer skills, and Financial Literacy.
- Family Supportive Services—Full-time case managers will coordinate services offered to residents that promotes self-sufficiency and empowerment. Services include, but are not limited to, helping residents increase their income by improving their job skills to expand employment opportunities, encouraging residents to participate in the on-site Adult Education classes and health programs, helping residents access public entitlements (e.g. SSI, Unemployment), and connecting interested residents to the Mental Health programs.

### **Amenities**

North Shoal Creek and surrounding neighborhoods contain abundant amenities. The nearest amenities to the site and their distances are

- Park – Wooten Neighborhood Park, 1.38 miles
- Full Service Grocery Store—Los Vosqueros Supermercado (formerly El Rancho), 0.71 mile
- Pillow Elementary School (.37 mi); Burnet Middle School (.6 mi); Anderson High School (1.4 mi)
- Austin Regional Clinic Far West (1.9 mi); Nova Medical Center (0.6 mi); Dell Children's (1.4 mi); Ascension Seton Northwest Hospital (2.5 mi)
- Austin Public Library, 0.7 mile

### **Transit Options and Location**

The nearest transit stop, Crossroads Station (SB), is approximately 854 feet away from the site by walking. From this stop, commuters can ride the Bus Line 803-Burnet/S Lamar, a high-frequency bus route, and Bus Line 3-Burnet/Manchaca. Residents can also access Bus Lines 383-Research and 30-Barton Creek/Bull Creek within 0.2 to 0.6 mile. The Metro Rail Red Line can also be accessed within 1.3 miles at McKalla Station. These transit options are serviced by CapMetro.

RHDA Application for Gap Financing

Project Information

Project Name	Crossroads
Development Street Address	8801 McCann Drive
City, State	Austin, TX
Development Zip Code	78757
County	Travis

Project Type	New Construction
Tenant Type	Family
Federal LIHTC Type	9%
Bond Mobility Corridor	Burnet Rd
Census Tract	18.17
Council District	District 7
Elementary School	PILLOW EL

Affordability Period Requested (greater than or equal to 40 years)	40 years
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Will SMART Housing fee waivers be utilized?*	Yes
Will Affordability Unlocked be utilized?	Yes
Will Tenant Relocation be Required	Yes
Is the property within 1/2 mile of an Imagine Austin Corridor?	Yes
Is the property within 1/4 mile of a High-Frequency Transit Stop?	Yes
Is the property within 3/4 mile of Transit Service?	Yes
Is the property within 1 mile of Healthy Food?	Yes

\*All new construction developments must submit a SMART Housing application.

Developer Information

Developer Name	Foundation Communities
Co-Developer (If applicable)	
Borrower (Legal Entity) Name	FC Crossroads Housing, LP
Developer Type (For or Non-Profit)	Non-Profit

Developer Contact Name	Walter Moreau
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Service Provider Name (If applicable for CoC units)	Foundation Communities
Service Provider Contact Name	Walter Moreau

Continuum of Care (CoC) Units

<i>Please define which CoC populations are applicable</i>	<i># Units</i>
Undefined mix of either Rapid Re-Housing (RRH) or Permanent Supportive Housing (PSH) units	
Rapid Re-Housing (RRH) units	
Permanent Supportive Housing (PSH) units	
Total CoC units	

Accesible Units

Accessible Units for Mobility Impairments (Minimum 10% of total units)	11
Accessible Units for Sensory Impairments (Minimum 2% of total units)	3

UNIT MIX						
Description	Type	AMI	# Units			Size
HDA Program Units	1 Bed / 1 Bath	30%	10		\$600	720 ft²
HDA Program Units	1 Bed / 1 Bath	50%	38		\$1,099	720 ft²
Affordable Housing Units	1 Bed / 1 Bath	60%	2		\$1,199	720 ft²
HDA Program Units	2 Bed / 2 Bath	30%	8		\$700	1050 ft²
HDA Program Units	2 Bed / 2 Bath	50%	32		\$1,299	1050 ft²
Affordable Housing Units	2 Bed / 2 Bath	60%	2		\$1,399	1050 ft²
HDA Program Units	3 Bed / 2 Bath	30%	4		\$800	1452 ft²
HDA Program Units	3 Bed / 2 Bath	50%	13		\$1,399	1452 ft²
Affordable Housing Units	3 Bed / 2 Bath	60%	1		\$1,499	1452 ft²
Total / Wtd. Avg.			110			ft²



Sources									
Hard Debt Service Financing				Construction Period		Permanent Period			
Type of Funds	Source of Funds	Committed? (Yes, No, or App Pending)	If No, Additional Details	Interest Rate	Total Amount	Annual Payment	Interest Rate	Loan Term	Total Amount
Construction Loan	Bank of America	Yes		6.75%	\$12,250,000				
First Mortgage	N/A								
Total Hard Debt Service:						\$0	Total Hard Debt:		
Soft Debt Service (Cash Flow) Financing				Construction Period		Permanent Period			
Type of Funds	Source of Funds	Committed? (Yes, No, or App Submitted)	If No, Additional Details	Interest Rate	Total Amount	% of Remaining Cash Flow	Loan Term	Total Amount	
Deferred Developer Fee	Developer	Yes			\$3,899,822	100%	N/A	\$2,174,911	
RHDA Loan	AHFC	App Pending		2.00%	\$12,500,000	100%	40	\$12,500,000	
Seller Take Back Loan	rossroads Mutual Housing Co	Yes		2.00%	\$2,700,000	100%	40	\$2,700,000	
Sponsor Loan	Foundation Communities	Yes		2.00%	\$7,038,034	100%	N/A	\$5,372,509	
						Total Soft Debt:		\$22,747,420	
						Total Debt (Hard + Soft):		\$22,747,420	
Equity Financing				Construction Period		Permanent Period			
Type of Funds		Committed?	If No, Additional Details	Total Amount		Description		Total Amount	
Federal LIHTC		Yes		\$1,737,826				\$17,378,262	
Other Tax Credit									
Interim Income (Occ Rehabs)									
Other									
Total Sources of Funds (Construction):				\$40,125,682		Total Equity:		\$17,378,262	
						Total Sources of Funds (Debt + Equity):		\$40,125,682	

Sources (Permanent Phase)	
Financing Sources*	
Debt	
Equity	\$17,378,262
Grant	\$0
Other	\$10,247,420
AHFC Funding Request	\$12,500,000
Previous AHFC Funding Award	\$0
Other	\$0
Other	\$0
Other	\$0
Total Uses of Funds: \$40,125,682	

Uses	
Development Costs	
Acquisition Costs	\$1,626,295
Pre-Development Costs	\$2,800,000
Construction / Rehabilitation Costs	\$23,937,714
General Contractor Overhead & Profit	\$3,351,280
Construction Interest	\$826,875
Permanent Financing Costs	\$62,500
Developer's Fee	\$4,349,822
Operating/Rent-Up Reserves	\$749,520
Other Soft/Carrying Costs	\$2,421,676
Total Uses of Funds: \$40,125,682	

\*Please separate separate all funding sources on different rows and label each

Sources + Uses Comparison	
Total Uses of Funds:	\$40,125,682
Total Sources of Funds (Debt + Equity):	\$40,125,682
Total Sources of Funds (Construction):	\$40,125,682

Development Budget			LIHTC Basis
	Project Cost	Requested AHFC Funds	Amount Included in LIHTC Basis
Pre-Development			
Appraisal	\$ 8,000		\$ 8,000
Environmental Review	\$ 25,000		\$ 25,000
Engineering	\$ 20,000		\$ 20,000
Survey	\$ 20,000		\$ 20,000
Architectural	\$ 900,000		\$ 900,000
Other Pre-Development Costs (Detailed Description*)	\$ 653,295		\$ 653,295
Subtotal Pre-Development Cost:	\$ 1,626,295	\$ -	\$ 1,626,295
Acquisition			
Site and/or Land	\$ 2,700,000		
Structures*			\$ -
Closing Costs	\$ 100,000		
Other Acquisition Costs (Detailed Description*)			
Subtotal Acquisition Cost:	\$ 2,800,000	\$ -	\$ -
Construction / Rehabilitation Costs			
Infrastructure	\$ 295,718		\$ 295,718
Site Work	\$ 2,429,739	\$ 2,000,000	\$ 2,429,739
Demolition	\$ 373,776		
Concrete	\$ 2,328,765	\$ 2,000,000	\$ 2,328,765
Masonry	\$ 250,021		\$ 250,021
Rough Carpentry	\$ 3,125,268	\$ 3,000,000	\$ 3,125,268
Finish Carpentry	\$ 2,759,683	\$ 2,000,000	\$ 2,759,683
Waterproofing and Insulation	\$ 2,142,799	\$ 1,000,000	\$ 2,142,799
Roofing and Sheet Metal	\$ 1,445,440		\$ 1,445,440
Plumbing/Hot Water			\$ -
HVAC/Mechanical	\$ 3,009,761	\$ 2,000,000	\$ 3,009,761
Electrical	\$ 1,722,617	\$ 500,000	\$ 1,722,617
Doors/Windows/Glass	\$ 1,050,713		\$ 1,050,713
Lath and Plaster/Drywall and Acoustical			\$ -
Tile Work			\$ -
Soft and Hard Floor			\$ -
Paint/Decorating/Blinds/Shades			\$ -
Specialties/Special Equipment	\$ 491,268		\$ 491,268
Cabinetry/Appliances	\$ 364,569		\$ 364,569
Carpet			\$ -
General Contractor Overhead and Profit	\$ 3,351,280		\$ 3,351,280
Commercial Space Costs			
Other Construction Costs (Detailed Description*)	\$ 1,009,863		\$ 1,009,863
Construction Contingency	\$ 1,137,714		\$ 1,137,714
Contingency % of Total Construction Costs	4.17%		
Subtotal Construction Cost:	\$ 27,288,994	\$ 12,500,000	\$ 26,915,218
Soft & Carrying Costs			
Developer Fee	\$ 4,349,822		\$ 4,349,822
Legal Fees	\$ 75,000		
Tax Credit Fees	\$ 83,300		
Audit/Accounting	\$ 14,000		\$ 14,000
Title/Recording	\$ 10,000		\$ 10,000
Architectural (Inspections)	\$ 60,000		\$ 60,000
Construction Interest	\$ 826,875		\$ 826,875
Construction Period Insurance	\$ 274,276		\$ 274,276
Construction Period Taxes	\$ 40,000		\$ 40,000
Permanent Financing Costs	\$ 62,500		
Tenant Relocation	\$ 1,451,250		
Marketing			
Compliance Monitoring			\$ -
Operating/Rent-Up Reserves	\$ 749,520		
Other Soft & Carrying Costs (Detailed Description*)	\$ 413,850		\$ 413,850
Subtotal Soft & Carrying Cost:	\$ 8,410,393	\$ -	\$ 5,988,823
Total Development Costs (TDC):	\$ 40,125,682	\$ 12,500,000	\$ 34,530,336
*Detailed Descriptions of "Other" Line Items			Eligible Basis
**Must breakout each item included in "Other" and corresponding cost**			\$ 34,530,336
\$653,295 Other Pre-Development Costs	permits, soils report, FFE, materials testing, etc		Eligible Basis Minus Dev Fee
\$1,009,863 Other Construction Costs	Landscaping, site amenities, elevators		\$ 30,180,514
\$413,850 Other Pre-Development Costs	construction inspection fees, letter of credit fees, AHFC		Developer Fee % of Eligible Basis*
			14.41%

\*Structures in a rehabilitation development are not included in eligible basis.

\* Developer fee at application must be maintained throughout the development process. A final accounting will occur at conversion, where excess proceeds will pay down the loan principle.









# UNDER ONE ROOF

**Foundation Communities**  
is a developer, owner, property manager, & service provider.



**CREATING HOUSING WHERE FAMILIES SUCCEED**  
Serving Austin Since 1990



## About **Foundation Communities**

Foundation Communities is a nationally recognized nonprofit founded in 1990 with a mission to provide quality affordable housing and supportive services to low-income families and individuals. Our vision for strong families and communities involves more than just providing a roof over peoples' heads. By combining affordable housing and free on-site services, we empower low-income residents with the tools they need to achieve long-term stability and self-sufficiency.

We own and manage over 4,000 apartments across 29 properties in Austin, three in North Texas, and five more in construction or pre-development. Over 7,000 residents call our communities home. We are the lifetime owner, developer, property manager, and services provider to our Austin portfolio. We invest upfront in high quality design, materials, and green building strategies for our new properties, and we invest heavily in capital repairs, maintenance, and green upgrades at our older properties.

All FC residents have access to health amenities and resources including fitness, cooking and nutrition, food pantries, gardens, and disease management/prevention services. To support families coming out of homelessness, we created the Children's HOME Initiative (CHI). These 173 units, integrated throughout our family properties, provide reduced rents and case management to help families move from crisis to long-term stability.

On-site Learning Centers give over 600 children of working parents academic and enrichment support, including the Green and Healthy Kids program. 85% of students maintain or improve their grades in our free out-of-school time programs. Adult education is also a priority and includes job and computer skills, English as a Second Language, and digital and financial literacy. College Hub deepens FC's decade-long commitment to serving non-traditional students, providing intensive support and academic opportunities for low income and first-generation college students.

# Number of Foundation Communities Employees

554

**Walter Moreau**  
*Executive Director*

**Ann Clift**  
*Chief Financial Officer*

ACCOUNTING  
DEPARTMENT

**Marisela Montoya**  
*Chief Program Officer*

EDUCATION

HEALTH  
INITIATIVES

NORTH TEXAS  
SERVICES

PROSPER  
PROGRAMS

**Vicki McDonald**  
*Chief Real Estate Officer*

COMPLIANCE

FAMILY  
PROPERTY  
MANAGEMENT

SUPPORTIVE  
HOUSING  
MANAGEMENT

**Sabrina Butler**  
*Chief Real Estate Development Officer*

REAL ESTATE  
DEVELOPMENT

ASSET  
MANAGEMENT

**Kathleen Peschel**  
*Chief People & Administrative Officer*

HUMAN  
RESOURCES

**Kristen Vassallo**  
*Chief Revenue Officer*

CORPORATE  
& VOLUNTEER  
ENGAGEMENT

GRANTS

INDIVIDUAL  
GIVING &  
ENGAGEMENT





## Development: **Experience**

- **30 years of experience developing affordable housing**

Foundation Communities has 30 years of experience developing, owning, and managing affordable housing in Austin. Each new community requires extensive due diligence, negotiations, and compliance with long-term agreements. As experienced recipients of significant public funding from the City, State and Federal level and a long history of public/private partnerships, FC has the staff capacity, experience and knowledge to maintain timelines, performance standards, and compliance with complex public funding requirements. Per the RFP requirements, FC will add AHFC as additional insured to our coverage, apply for SMART Housing, stay apprised of PBV availability, and enter a Partnership Agreement with AHFC.

- **Long history of managing complex funding stacks**

FC has strong working relationships with multiple lenders and investors, expertise in negotiating complex investor and lender agreements, a great track record for securing funding in competitive allocations, and a long history of managing complex funding stacks. As a nonprofit with an excellent track record, FC has a unique ability to access critical gap funds from National Housing Trust Fund, Federal Home Loan Bank, Capital Magnet Fund, and large foundations and donors. FC has applied for and received 18 tax credit awards, 31 FHLB awards, 28 awards for various local and federal funds distributed by the City of Austin, and 18 awards for various state and federal funds distributed by TDHCA.

- **Local experience with design and construction on tight timelines**

We have 30 years of experience contracting for and overseeing the construction and rehabilitation of affordable housing. We have experience with the design and construction of structures that are zero lot VMU, 4-story elevator, 3-story walk up, and renovations of apartment complexes, hotels, nursing homes, and duplexes. We have a great track record of gaining neighborhood support, zoning changes, completing construction within tax credit deadlines, and achieving green certifications with AEGB, LEED, and Enterprise Green Communities. All of FC's recently completed communities received 4 or 5 star AEGB ratings and seven of those received LEED Gold or Platinum Certifications.

**Walter Moreau****Executive Director****30 +years in affordable housing**

During his 30+ year career, Walter has secured subsidy financing of more than \$500 million to create more than 4,000 units of service-enriched, nonprofit-owned affordable housing, and 14 on-site Learning Centers. Moreau was recognized as a 2007 James A. Johnson Community Fellow by the Fannie Mae Foundation. He was also awarded the 2005 Social Entrepreneur of the Year Award and the 2004 Texas Houser Award. He holds a Master's degree from UT's LBJ School of Public Affairs. He has been with Foundation Communities for more than 30 years.

**Sabrina Butler****Chief Real Estate Development Officer****15+ years in affordable housing**

Sabrina manages a development team of 12 and oversees FC's overall real estate development portfolio, from site selection through construction completion and stabilization. With a background in finance, Sabrina brings a particular strength in securing both public and conventional financing for FC's multi-family housing pipeline, and provides refinancing support to the existing portfolio as well. Sabrina joined FC in 2017 with nearly 15 years of experience in nonprofit affordable housing portfolio management and community development finance. Sabrina has a Masters in Regional Planning.

**Tillie Croxdale****Director of Real Estate Development****10+ years in affordable housing**

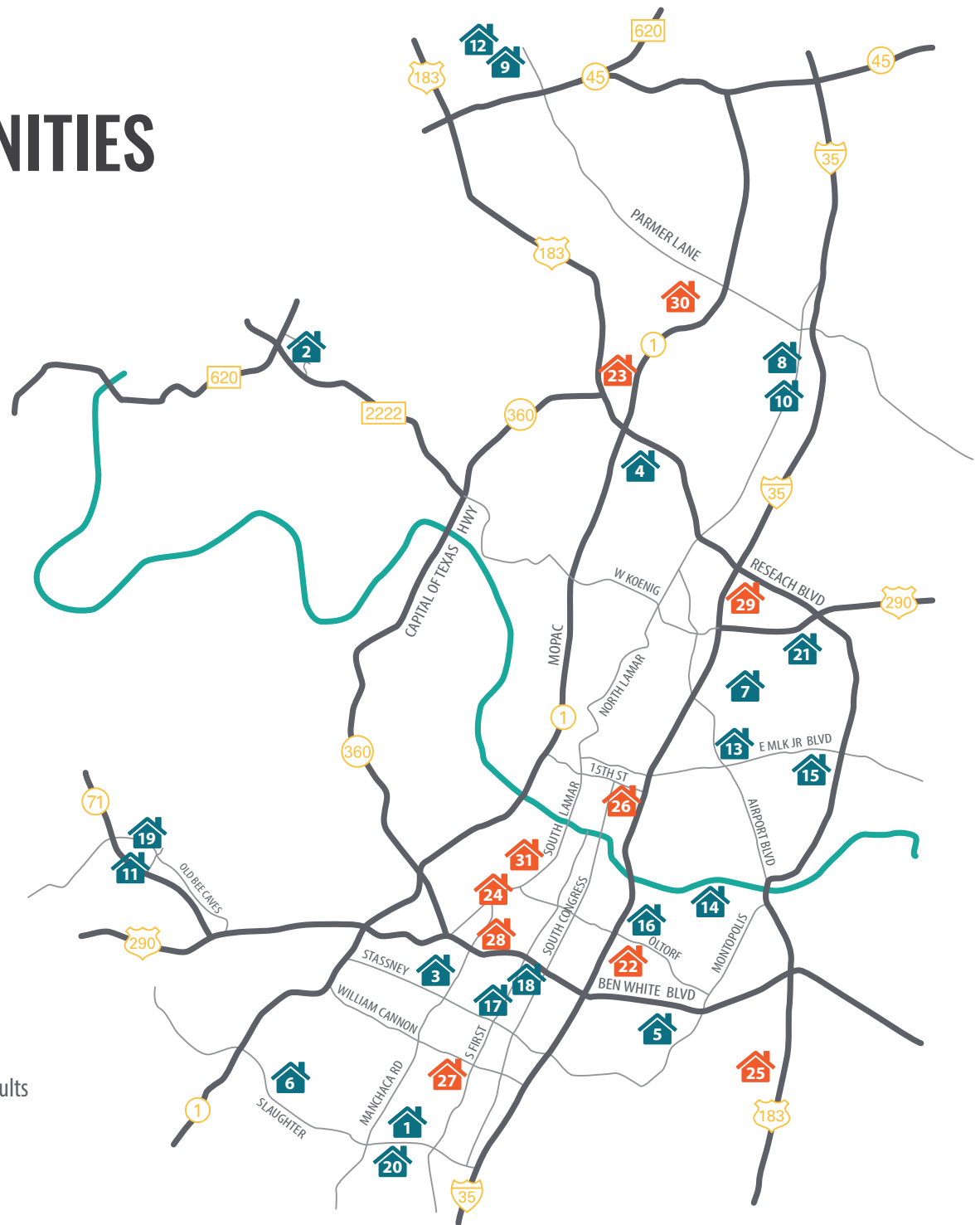
Tillie underwrites all new development proposals, manages initial site analysis and due diligence, and assists the Director of Real Estate with all phases of each capital funding stack including preparation of funding applications, budget, solicitation of mortgage and equity financing, coordination of financing closings, and development period lender compliance. Tillie has a Bachelor in Architecture, a Master in Real Estate Finance and over 10 years' experience in the affordable housing field.

**Luis Contreras****Director of Construction****10+ years in construction management**

Luis supports the Development Team with site selection, due diligence, selecting external partners, funding coordination, and overseeing the project is being built on time and to our specifications. Luis has over ten years of design and construction experience, having worked in various markets throughout the country as a general contractor. Luis has a B.S. in Architecture from the University of Texas at San Antonio.



# Austin, TX COMMUNITIES



 Family Communities  
 Studios for Single Adults

**1** Buckingham Place  
166 UNITS

**2** Cardinal Point  
120 UNITS

**3** Cherry Creek  
122 UNITS

**4** Crossroads  
92 UNITS

**5** Daffodil  
40 UNITS

**6** Homestead Oaks  
140 UNITS

**7** Jordan at Mueller  
132 UNITS

**8** Juniper Creek  
110 UNITS

**9** Lakeline Station  
128 UNITS

**10** Laurel Creek  
88 UNITS

**11** Live Oak Trails  
58 UNITS

**12** The Loretta  
137 UNITS

**13** M Station  
150 UNITS  
**14** Lamar Square  
216 UNITS

**15** Norman Commons  
156 UNITS

**16** Parker Lane  
135 UNITS

**17** Sierra Ridge  
149 UNITS

**18** Sierra Vista  
238 UNITS

**19** Southwest Trails  
160 UNITS

**20** Trails At The Park  
200 UNITS

**21** Trails At Vintage Creek  
200 UNITS

**22** Arbor Terrace  
120 UNITS

**23** Balcones Terrace  
123 UNITS

**24** Bluebonnet Studios  
107 UNITS

**25** Burleson Studios  
100 UNITS

**26** Capital Studios  
135 UNITS

**27** Garden Terrace  
103 UNITS

**28** Skyline Terrace  
100 UNITS

**29** Spring Terrace  
142 UNITS

**30** Waterloo Terrace  
132 UNITS

**31** Zilker Studios  
110 UNITS

Project Name	Year Complete	Population	Total Units	Development Costs
Parker Lane	2024	Low-income families	135	\$ 44,863,250.32
Balcones Terrace	2024	Low-income; homeless	123	\$ 26,806,509.94
Loretta	2023	Low-income families	137	\$ 33,629,614.00
Zilker	2023	Low-income; homeless	110	\$ 25,470,334.00
Laurel Creek	2021	Low-income & homeless families	88	\$ 27,440,809.00
Waterloo Terrace	2020	Low-income; homeless	132	\$ 27,385,187.00
Jordan At Mueller	2019	Low-income & homeless families	132	\$ 27,237,060.00
Cardinal Point	2017	Low-income families	120	\$ 24,549,600.00
Garden Terrace Phase III	2018	Low-income; homeless	20	\$ 3,347,400.00
Bluebonnet Studios	2016	Low-income; homeless	107	\$ 20,015,791.00
Lakeline Stations	2016	Low-income families	128	\$ 27,116,918.00
Live Oak Trails	2016	Low-income families	58	\$ 14,884,355.00
Homestead Oaks	2015	Low-income families	140	\$ 25,648,533.00
Capital Studios	2014	Low-income; homeless	135	\$ 22,019,072.96
Arbor Terrace	2013	Low-income; homeless	120	\$ 10,710,289.00
Sierra Vista	2012	Low-income families	238	\$ 22,084,885.00
M Station	2011	Low-income families	150	\$ 25,072,988.00
Garden Terrace Phase II	2008	Low-income; homeless	15	\$ 25,267,299.00
Skyline Terrace	2006	Low-income; homeless	100	\$ 10,424,986.16
Spring Terrace	2005	Low-income; homeless	142	\$ 5,231,193.94
Garden Terrace Phase I	2003	Low-income; homeless	88	\$ 4,566,000.00
Southwest Trails	2001	Low-income families	160	\$ 13,109,204.68
Trails at The Park	1999	Low-income families	200	
Trails at Vintage Creek	1998	Low-income families	200	\$ 283,035.00
Daffodil	1996	Low-income families	40	
Peters Colony	1995	Low-income families	160	
Shadow Brook	1995	Low-income families	403	
Sleepy Hollow	1995	Low-income families	128	
Buckingham Duplexes	1991	Low-income families	166	
Sierra Ridge	1991	Low-income families	149	
Crossroads	1990	Low-income families	92	
Cherry Creek Duplexes	1989	Low-income families	122	



## Newest Communities



Completed 2023

Site: 6.3109 acres

Units: 137

GSF: 274,903 SF

Cost: \$34 million

LEED pending

AEGB pending

### THE LORETTA

The Loretta is our newest multi-family affordable housing community located in Northwest Austin, adjacent to its sister community Lakeline Station and a Red Line rail station. Residents have access to multiple on-site services and amenities, including intensive case management; a state-of-the-art Learning Center next door at Lakeline Station; a healthy food pantry; and health, educational, and financial wellness programs. This community includes 137 1-, 2-, and 3-bedroom homes; laundry rooms; playground; basketball court; BBQ grills; and a dog park.





# Newest Communities



Completed 2023

Site: 1/2 acre

Units: 110

GSF: 90,248

Cost: \$25.5 million

AEGB 4-Star

2024 TAA Affordable Housing Award

## ZILKER STUDIOS

Zilker is our newest and 8th supportive housing community for single adults. Located on the bustling and rapidly developing South Lamar near downtown, Zilker is uniquely positioned to provide its residents with access to job opportunities, retail, health care, safe outdoor recreation, and other amenities. The seven-story community includes multiple common areas for communal gathering, fitness room, game room, an open-air breezeway, and several other amenities and on-site supportive services.



## Newest Communities



Completed 2021

Site: 4.9 acres

Units: 88

GSF: 117,579

Cost: \$27.4 million

LEED Silver

AEGB 4 star

2022 Austin Green Award

2023 TAA Affordable Housing Award

### LAUREL CREEK

Laurel Creek is our newest multi-family supportive housing community located in a vibrant, diverse, and transit-connected area of North Austin. Residents have access to multiple on-site services and amenities, including intensive case management; a state-of-the-art Learning Center; a healthy food pantry; and health, educational, and financial wellness programs. A high quality preschool, operated by Open Door Preschool, will also provide subsidized child care to eligible residents. This community includes 88 1-, 2-, and 3-bedroom homes, laundry rooms, basketball court, dog park, playground, outdoor space with picnic tables and barbeque grills, bike repair stations, and surface parking around the buildings.





## Newest Communities



Completed 2020

Site: 2.4 acres

Units: 132

GSF: 76,532

Cost: \$26.7 million

LEED Gold

AEGB 4-star

2021 TAA Award

2021 ABJ Community Impact Award

### WATERLOO TERRACE

Waterloo is our 7th supportive housing community for single adults. Located in North Austin near the high-density mixed use residential and retail developments within the Domain, St. David's Medical Center, and the nearby Balcones District Park, Waterloo is uniquely positioned to provide its residents with access to job opportunities, health care, and safe outdoor recreation. The community includes a 12,000 SF interior terraced courtyard and numerous on-site supportive services and community and outdoor amenities.



# Newest Communities



Completed 2019

Site: 3.4 acres

Units: 132

GSF: 145,266 SF

Cost: \$27.2 million

LEED Gold

AEGB 5-star

## THE JORDAN AT MUELLER

The Jordan is a multi-family affordable community, located in the Mueller Master Planned Community across the street from Jesse Andrews Park. It was unanimously supported by the Mueller Neighborhood Association and passed rigorous design and construction requirements from the Mueller New Construction Council. The community includes a family-friendly mix of 1-, 2-, and 3-bedroom units, a Learning Center, play berms, and shaded barbeque grills and picnic tables.





## Newest Communities



Completed 2017

Site: 8.5 acres

Units: 120

GSF: 124,661 SF

Cost: \$24.5 million

LEED Platinum

AEGB 4-Star

### CARDINAL POINT

This is the first affordable community of its kind in Northwest Austin. Five three-story buildings housing 120 family-oriented units, an on-site learning center, and a leasing office are nestled in the naturally hilly and wooded site. The informal site layout is a response to the site's natural topography and rocky features. Meandering paths lead residents to the many amenities, including shaded bicycle parking, a sport court, playground, laundry center, rain garden, and learning center. The project gained LEED platinum certification and AEGB 4-star rating.



**Katelynn Essig** *Director of Sustainability*

**8+ years in Sustainability Work**

Katelynn Essig has over eight years of experience working with underserved communities on environmental initiatives. Katelynn served on the Sustainable Buildings Advisory Group for the City of Austin Climate Equity Plan and Texas Energy Poverty Research Institute Energy Opportunities Coalitions. She holds a master's degree in Sustainable Development and Policy, a LEED Green Associate, and has training in Community Organizing and Behavior Change Conversations.

## About FC Sustainability

Foundation Communities' Sustainability Department was formed over a decade ago to lead the "greening" of our affordable housing and to set/meet our organization's climate change goals through an equitable lens. We partnered with the Department of Energy's Better Buildings Challenge which commits FC to improving the energy efficiency of our portfolio of buildings by at least 20% over 10 years. We also signed onto the Better Climate Challenge, which commits us to reducing our portfolio-wide GHG emissions by at least 50% over the next 10 years. Additionally, FC is one of the largest solar owners in Central Texas, with 2 MW of solar capacity by the end of 2024.

## Green Development

Foundation Communities' commitment to helping disadvantaged, low-income individuals and families succeed and lead healthy lives is advanced not only by providing them with access to quality, affordable homes and a range of free services, but also to green and sustainable living conditions. We use deep green building strategies in the construction, development, and long-term operation of our properties.



### We Have Earned More Than:

**40**

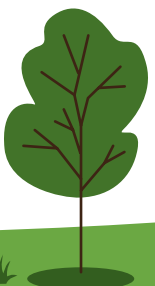
Green Building  
Certifications

**8**

US Green Building  
Council LEED  
Ratings

**17**

Austin Energy  
Green Building  
Designations







## Sustainable Operations

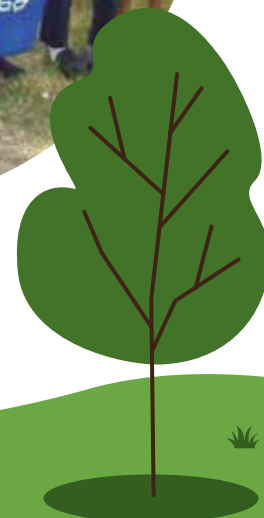
We not only prioritize a sustainable lens throughout the construction of our homes, but in the long-term maintenance and operations of our aging portfolio. As life-long owners with no plan to sell, FC has a robust sustainable operations procedure that encourages us to keep our buildings green throughout their lifetime. We have over ten years' worth of utility bill data that allows us to monitor potential system issues and measure the efficacy of decarbonization and efficiency measures.



## Green Programming

We believe sustainable living ought to be accessible to everyone, which is why we have developed a robust staff and resident education program, where we seek to engage with every single resident and FC staff member at least once a year. We provide a Green Welcome Home Kit to every new resident that moves into one of our homes. This includes a recycling bin & fridge magnet for how to recycle, instructions on operating their thermostats, tips to save money on their utility bills, and important information regarding indoor air quality.

All newly-hired property managers and lead maintenance staff receive 16 hours of sustainability-related training and a Credential for Green Property Management. Over 70 staff members get 4 hours of retraining every year to stay up to date on sustainable building management.







## Operations: **Experience**

- **Experienced lifetime owner and property manager**

We have 30+ years of experience managing our properties. We perform all leasing, maintenance, accounting, compliance, and other property management functions for our 32 properties and earn property management and asset management fees that help support the overall nonprofit mission. Our staff have the experience, training, and upper management support to excel in their jobs, as well as competitive salaries and benefits. FC invests heavily in our staff as well as preventive maintenance as this saves time and money in the long-term, instills a sense of pride in the residents, and generally provides a positive example of affordable housing.

- **Blended Management Model**

Property management and services staff use a blended management approach to collaborate closely to maintain residents' housing stability. Our communities are crewed and managed by a Community Manager, Assistant Community Manager, and 2 - 3 Maintenance staff who work together to ensure the site's smooth operation and deliver optimal services to residents. Property management staff must have practical experience with at least two years in the industry and receive annual training in Fair Housing and tax credit compliance.

- **Robust Asset Management and Preventive Maintenance**

Our team monitors portfolio health, tracks each project monthly, and aggregates detailed performance metrics at the portfolio level for review by the CFO. FC also has a well-funded Central Reserve and robust Asset Management program to keep properties in good condition and eliminate unforeseen capital/repair expenses that would undermine FC's organizational and financial strength. The success of our property management is demonstrated through its high occupancy (97% in 2023), low turnover, and healthy investment in capital repairs and upgrades to existing portfolio (\$680/unit in 2021).



**Vicki McDonald**  
**Chief Real Estate Officer**  
**30+ years in real estate**

Vicki oversees an extensive real estate portfolio, monitors annual operating budgets, manages major capital improvements, and supervises of a team of ten staff who are directly involved in the daily oversight of property operations, capital improvements, sustainability initiatives, supportive housing, safety and risk management and new construction. She links real estate operations and development through input and participation on the acquisition, design, and construction transition to operations. She is a CCIM Designee and a licensed Texas Real Estate Broker and has owned a real estate management and brokerage firm for 25 years before joining FC.



**Desiree Golden**  
**Director of Family Property Management**  
**32 years in property management**

Desiree oversees 18 family properties within the FC portfolio as well as the Compliance Department. She works closely with three District Managers on day to day operations along with evaluating the ongoing financial performance of each property. Desiree has over 32 years of experience in property management (12 years with FC) and has her CAM and CAPS designations from NAHB.



**Valicia Nichols**  
**Director of Compliance**  
**20 years in compliance**

Vee oversees compliance for the entire portfolio, and manages a team of 5 compliance employees. She is well-versed in guidelines and regulations for FC's compliance programs, such as Low Income Housing Tax Credits (LIHTC), HOME, HUD Section 8 Voucher, Housing Trust Fund, Neighborhood Stabilization Program (NSP), Section 811 and older programs, e.g., Affordable Housing Program (AHP). She has been with FC since 2011 and maintains FC's good standing with compliance agencies, e.g TDHCA (state); City of Austin; FHLB as well as investors.



## Service: **Experience**

- **Foundation Communities will be the primary service provider**

Foundation Communities has over 25 years of experience in the provision of supportive services to its residents. Supportive services are an integral part of all FC properties and are included in the planning process for every new community from inception. The majority of supportive services will be provided by Foundation Communities staff and volunteers. We do, however, partner with more than fifty nonprofits and community groups to provide additional services.

- **We currently house over 600 formerly homeless households**

Our support services model is intensive, holistic, and carries 20 years of lessons learned serving households that are formerly homeless. Using a trauma-informed and harm reduction approach, our housing-plus-services model prevents eviction and builds healthy and safe communities. Our blended management approach to providing housing + services has empowered thousands of households establish long-term housing and financial stability, healthier lifestyles, educational success, and personal goals.

- **Long track record of fundraising**

FC has long history of fundraising to cover the cost of services, which are delivered free to FC residents and community members. Funding for operations, staff, and services come from a combination of cash flow, grants, and fundraising from private foundations, corporations and individuals. This is the same method used to fund the supportive service programs at all our existing properties and Prosper Centers. FC has deep relationships with the donor community, a well-funded Central Reserve, and maintains a healthy portfolio contributing strong ongoing revenue to the organization. FC has raised approximately \$43 million over the past 5 years to fund services at our existing properties in Austin.

**Marisela Montoya**  
**Chief Programs Officer**  
**30 years in educational programming**

Marisela oversees our education, health and financial stability programs. For 30 years, Marisela has worked overseeing and implementing programs for youth and adults, including 8 years with Austin ISD as a program director and program specialist. She has been with Foundation Communities for 19 years, first as Learning Center Manager, then Director of Educations and now Chief Programs Officer. Marisela graduated from the University of Texas with a degree in Psychology and holds a certificate in Nonprofit Leadership and Management from Austin Community College and Texas Association of Nonprofit Organizations.

**Danette Lopez Garza**  
**Director of Family Supportive Housing**  
**20 years in supportive services**

Danette graduated from the University of Texas at Austin with a degree in Government. She has 17 years' experience working with Central Texas nonprofits serving the highest needs populations at The Capital Area Food Bank in Agency Relations, The Caring Place as Program Coordinator, and Foundation Communities for the last 12 years in the Children's HOME Initiative. She serves on the board of the Social Service Case Management Network and RBI Austin Mentoring board.

**Erika Leos**  
**Director of Prosper Programs**  
**20+ years in financial and educational services**

Erika oversees our free tax preparation, college support services, one-on-one financial coaching, and money management classes. She manages a department of 40 full-time staff and more than 70 seasonal staff. She has served FC for over 20 years in many different capacities, including working in the education department and leading the financial wellness programs.

**Rita Ortega**  
**Director of Health Initiatives**  
**15 years in public health**

Rita joined Foundation Communities in 2019. Prior to taking over as Interim Director, she served as the Program Manager for Health and Nutrition, overseeing FC's food pantry and health education programs. She has over 15 years of public health education experience with the American Cancer Society, Austin Public Health, and the Texas Department of State Health Services. She earned her bachelor's degree in Kinesiology from the University of Texas at Austin and her master's degree in Health Education from Texas State University. Rita is a Master Certified Health Education Specialist.



# Youth Programs



At the on-site learning centers, Foundation Communities bring our well-established afterschool and summer youth programs to the community, which will provide a safe space for kids to learn, play, and grow. A full-time Learning Center Manager is on-site and dedicated to the coordination of the youth programs and managing part-time instructors, volunteers, and program partners. We most commonly serve kids age 5 - 14, but we also have teen programming.

- **Collaboration with AISD** - We work closely with neighborhood schools to develop programs that help narrow the achievement gap between our scholars, who are traditionally underserved, and their more affluent peers.
- **Academics:** Instructors offer homework help for afterschool programs and full curriculum during summer school. We focus on improving academic performance, literacy, and reducing summer slide, and include enrichment curriculum entrepreneurship, STEM, and arts and crafts.
- **Nutrition and Physical Activity:** Daily moderate to vigorous physical activity and active outdoor play is part of our program. Meals and healthy snacks are provided daily by Central Texas Food Bank.
- **Technology:** We prepare students for a brighter and technologically literate future with daily access to technology to work on projects and academic exploration. We furnished many families with devices to help them continue learning during COVID.
- **Social-Emotional Learning (SEL):** In addition to SEL curricula and mindfulness activities, staff are trained to identify students who need extra support and make referrals to our Clinical Support Services team for mental/emotional counseling at no cost to parents.





# Health Programs

Foundation Communities has 15 full-time staff dedicated to our portfolio's health programming. This team grows as our portfolio grows and currently includes food pantry coordinators, health program coordinators, community health workers, and fitness instructors. We recognize that physical and mental health are interconnected and that healthy individuals and families ultimately create healthy, thriving communities. Programs and services offered include:

- **Healthy Food Pantry:** An on-site Healthy Food Pantry will be open to both residents and community members. Our existing 22 pantries throughout Austin follow the free choice model and include nudges to encourage healthy options. We offer fresh produce, dairy, eggs, meat, and shelf-stable foods.
- **Health Fairs & Events:** Health Fairs for residents and community members will provide opportunities for health screenings, immunizations, and access to resources like PPE. On-site events offer an opportunity to build community while being active.
- **Nutrition and Fitness Classes:** Free cooking, nutrition, and fitness classes, such as yoga, walking groups, aerobics, and the ever-popular Zumba classes, will be offered to both residents and the community.



# Prosper Programs

Our Prosper Programs provide a range of educational and financial supports and services to residents and community members at our two Prosper Center locations as well as on-site at our FC communities. The following services and programs are offered:

- **Health Insurance Enrollment** - Our health insurance specialists provide help with Marketplace Insurance, Medicaid, and CHIP enrollment. We help clients find a health insurance plan that meets their health care needs, budget, and use their insurance to access affordable care. During 2021 open enrollment, FC helped enroll over 4,000 individuals and access \$24.9 million in subsidies.
- **Tax Return Preparation** : In 2021 free tax preparation by IRS-certified volunteers served 11,000, returning \$24M+ in refunds to the Austin economy and much needed resources to individual families by maximizing refunds and avoiding preparation fees.
- **Financial Wellness Classes**: Our trained financial coaches offer one-on-one support and classes to help clients' achieve their financial goals. Topics include budgeting, saving, credit building, and debt reduction. These classes are offered virtually and in-person with morning and evening class times.
- **College Hub**: Prospective and current college students can receive free help in their college journey. College Hub coaches work one-on-one with clients to complete financial aid and scholarship applications, apply for college, enroll in classes, explore degree pathways, and plan for their careers.



## Supportive Services

**Children's Home Initiative (CHI):** Since 2003, our CHI program has helped over 600 families move out of homelessness. This unique program offers even further reduced rents for extremely low-income parents with children. CHI provides intensive on-site case management.

**Community Support Services (CSS):** All residents can benefit from on-site services provided by the CSS program. This program offers employment assistance, transportation aid, counseling, case management, support groups, and more.



## Education Pathways

Foundation Communities' Education Pathways is committed to creating pathways to higher education and career advancement. We accomplish this through free programming that offers holistic support to adult learners. Our programs take place at our two Prosper Centers and onsite at our housing communities. In addition to the Prosper Programs' financial wellness classes, Education Pathways offers:

- **English as a Second Language** - Taught at our housing communities, our ESL classes support adults with building English literacy and communication skills. Basic and intermediate classes are offered in-person and virtually.
- **Succeed**: Succeed is a program that provides first-generation and adult students with a dedicated coach, matched savings for tuition, emergency funds, and specialized referrals on campus and across the community.
- **Career Project**: Career Project connects adults who are interested in advancing their career or entering a new line of work with supportive pathways through credentials, college, or job training.
- **Digital Equity**: Our digital literacy classes help residents and the community increase their use of technological devices, access to the internet, and digital skills with the eventual goal of clients upskilling their careers.

# Community Partners

The following is a sample of existing partnerships that serve our current communities in various ways.

- **ACC** – collaborates on programs for first-generation and non-traditional students.
- **Austin ISD** – data sharing with youth programs for grades and test scores
- **BookSpring** – donates books to FC's youth programs to promote child literacy
- **Capital A Counseling** - virtual and in person counseling services, paid by FC
- **Central Texas Food Bank** – donates food for food pantries and youth programs
- **Center for Child Protection** - provides child abuse awareness training for staff
- **Communities For Recovery** - provides peer support for substance use recovery
- **Common Threads** – provides nutrition and cooking classes at properties
- **Creative Action** – provides SEL and arts programming to youth programs
- **Goodwill** - provides workforce training and job placement to clients
- **Keep Austin Fed** – donates food from grocery stores
- **Literacy Coalition of Central Texas** – training for adult education instructors
- **Phoenix House** – provides parenting workshops for client referrals
- **Sustainable Food Center** – provides nutrition classes at properties
- **United Way** – provides early childhood training for youth program staff
- **UT School of Pharmacy** – provides health screening and education at health fairs
- **Workforce Solutions** – provides workforce training and job placement to clients



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## NONPROFIT AWARDS

Best Affordable  
Housing Superheroes  
**2017**

Latino Excellence in  
Advocacy Award  
**2017**

Nonprofit Excellence  
Awards, Excellence  
in Impact  
**2015**

Voter Registration  
Partner Award  
**2014**

Premier Community  
Builder  
**2012**

Best Affordable Housing  
Intervention  
**2011**

Business of the Year  
**2011**

Going Green Award  
**2008**

National Practitioner  
of the Year Award  
**2006**

Neighborhood  
Excellence Award  
**2006**

Distinguished Service  
Award for Hurricane  
Katrina response  
**2005**

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## AFFORDABLE HOUSING AWARDS

**M Station**

Annual Readers' Choice Award:  
Best Green Affordable Housing  
Development  
**2012**

Property of the Year Award  
**2012**

Community Stewardship Award:  
New Development (*shared with  
Hatch + Ulland Owen Architects*)  
**2012**

Social Impact Award  
**2012**

LEED for Homes Platinum  
**2011**

Enterprise Green  
Communities certification  
**2011**

5-Star Rating  
**2011**

**Sierra Vista**

Texas Apartment Association  
Affordable Housing Award  
**2019**

**Lakeline Station**

Austin Green Award –  
"Project of the Year"  
**2017**

**Bluebonnet Studios**

Austin Green Award  
**2019**

**Waterloo Terrace**

Austin Business Journal –  
Commercial Real Estate –  
Community Impact Award  
**2021**

Texas Apartment Association  
Affordable Housing Award  
**2022**

**Capital Studios**

Austin Green Award  
**2016**

Best Real Estate Award, Multifamily  
**2015**

4-Star Rating  
**2015**

**Sierra Ridge**

National Award of Excellence  
in Nonprofit Property and  
Asset Management  
**1999**

**Southwest Trails**

Best Affordable Housing  
Apartment Community  
**2002**

Multifamily Winner  
**2002**

**Trails at the Park**

National Award of Excellence  
in Nonprofit Property and  
Asset Management  
**2006**

Best Affordable Housing  
Apartment Community  
**2001**

**Arbor Terrace**

4-Star rated community –  
Austin Energy Green Building  
**2012**

Enterprise Green  
Communities certification  
**2012**

Best Multi-Family  
Development-Rehab  
**2013**

**Garden Terrace**

Multifamily Winner  
**2004**

Outstanding Construction Award  
**2003**

**Skyline Terrace**

Recognized for meeting  
stringent Green  
Communities Criteria  
**2008**

**Spring Terrace**

Beautification Award  
**2007**

Silver Award for  
Municipal Excellence  
**2007**

**Laurel Creek**

Austin Green Award  
**2022**

Texas Apartment Association  
Affordable Housing Award  
**2023**

**Zilker Studios**

Texas Apartment Association  
Affordable Housing Award  
**2024**

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## LEADERSHIP AWARDS - Walter Moreau, DIRECTOR

Notely Changemaker Award  
**2022**

Vision Award  
**2021**

Charles J. Cook Award  
in Servant Leadership  
**2017**

Most Worthy Citizen Award  
**2017**

Interfaith Action of Central  
Texas' Affordable Housing Hero  
**2012**

CBS Radio Texan of the Week  
**2011**

James A. Johnson Fannie Mae  
Foundation Fellowship  
**2006**

Community Service/  
Nonprofit Winner  
**2005**

Ernst & Young Social  
Entrepreneur of the Year  
**2005**

Texas Houser Award Winner  
**2004**

## Principals

### Foundation Communities – Developer

- Walter Moreau, Executive Director: During his 30+ year career, Walter has secured subsidy financing of more than \$500 million to create more than 4,000 units of service-enriched, nonprofit-owned affordable housing, and 16 on-site Learning Centers. Moreau was recognized as a 2007 James A. Johnson Community Fellow by the Fannie Mae Foundation. He was also awarded the 2005 Social Entrepreneur of the Year Award, the 2004 Texas Houser Award, the 2022 Affordability Champion's Novelty Changemaker Award, and the 2021 Urban Land Institute of Austin's Vision Award. He holds a Master's degree from UT's LBJ School of Public Affairs. He has been with Foundation Communities for more than 30 years.
- Sabrina Butler, Chief Real Estate Development Officer: Sabrina manages a development team of 20 and oversees FC's overall real estate development portfolio, from site selection through construction completion and stabilization. With a background in finance, Sabrina brings a particular strength in securing both public and conventional financing for FC's multi-family housing pipeline and provides refinancing support to the existing portfolio as well. Sabrina joined FC in 2017 with nearly 15 years of experience in nonprofit affordable housing portfolio management and community development finance. Sabrina has a Masters in Regional Planning.
- Tillie Croxdale, Director of Real Estate Development: Tillie underwrites all new development proposals, manages initial site analysis and due diligence, and assists the Director of Real Estate with all phases of each capital funding stack including preparation of funding applications, budget, solicitation of mortgage and equity financing, coordination of financing closings, and development period lender compliance. Tillie has a bachelor's in architecture, a master's in real estate finance, and over 10 years' experience in the affordable housing field.
- Luis Contreras, Director of Construction: Luis supports the Development Team with site selection, due diligence, selecting external partners, funding coordination, and overseeing the project being built on time and to our specifications. Luis has over ten years of design and construction experience, having worked in various markets throughout the country as a general contractor. Luis has a B.S. in Architecture from the University of Texas at San Antonio.

### Swinerton – General Contractor

- Alison Satt, VP, Division Manager (Austin, TX)

- Marisa Williams, Project Executive—Public, Civic, Affordable Housing
- James Mannix, Field Operations Manager

## **Spring Architects**

- Andrea Freiburger, AIA: Andrea Freiburger is a licensed architect and founder of Spring Architects. Her respect for others equals a belief that everyone deserves a safe, healthy, and delightful space to inhabit, and she takes pride in her role to provide that in built form. Andrea is excited about creating vibrant micro-communities, large and small scale, with mixed-use sites and live/work units. Her thoughtful approach to design is represented in the delicate balance between higher density development and wide-open spaces. She believes that access to fresh air and nature needs to be woven into the everyday experience. Andrea is most proud of the work Spring Architects has done in affordable housing.

Andrea has been working in the architectural and construction community of central Texas since 2000, with overlapping experience in architectural design, project management, construction administration, and construction management

- Jon Salinas, AIA: Jon Salinas has over 20 years of experience in the planning, design and construction industry and has helped to develop a wide range of projects throughout central Texas. His work experience includes the design and project management of numerous single-family residential projects, large-scale commercial developments, K-12 educational facilities, high-density mixed use and adaptive reuse of historic downtown structures. His dedication to his work is matched by his passion for his community. Jon's efforts and dedication were recognized by the Young Women's Alliance and Austin Men's Business League as a finalist in the Austin Under 40 Award in 2014.

## Development Team

**Swinerton:** We have engaged Swinerton as the general contractor. Swinerton traces its roots back to 1888, when a Swedish immigrant founded a brick masonry and contracting business to serve the West Coast building boom. Over 100 years later, Swinerton has grown into a 100% employee-owned, \$5 billion national construction firm providing industry-leading commercial construction, construction management, design-build, and self-perform services.

With over 4,300 professionals across 23 regional offices, Swinerton remains deeply committed to the local communities it serves. In small towns and big cities, they continue to shape landscapes, define skylines, and deliver award-winning landmark projects for their clients across the nation.

Learn more about their storied history [here](#) and extensive portfolio of past projects [here](#).

**Spring Architects:** We have engaged local design firm [Spring Architects](#) as our architect. Spring specializes in the planning and design of multi-family residential communities in addition to a host of other building types such as commercial, high-density vertical mixed use, adaptive reuse, and single-family residential. Founded in 2013, Spring has deep experience with construction management and sustainability. They have designed two FC communities: Norman Commons and Juniper Creek.

**Kimley-Horn** is one of the nation's premier engineering, planning, and design consultants and will be providing consulting engineering services for the project. Kimley-Horn boasts a long track record of delivering creative results and developing solutions to save their clients time and money on a wide range of [projects](#), including public infrastructure such as public transit, or private developments such as multi-family housing.





# UNDER ONE ROOF

**Foundation Communities**  
is a developer, owner, property manager, & service provider.



**CREATING HOUSING WHERE FAMILIES SUCCEED**  
Serving Austin Since 1990



## About **Foundation Communities**

Foundation Communities is a nationally recognized nonprofit founded in 1990 with a mission to provide quality affordable housing and supportive services to low-income families and individuals. Our vision for strong families and communities involves more than just providing a roof over peoples' heads. By combining affordable housing and free on-site services, we empower low-income residents with the tools they need to achieve long-term stability and self-sufficiency.

We own and manage over 4,000 apartments across 29 properties in Austin, three in North Texas, and five more in construction or pre-development. Over 7,000 residents call our communities home. We are the lifetime owner, developer, property manager, and services provider to our Austin portfolio. We invest upfront in high quality design, materials, and green building strategies for our new properties, and we invest heavily in capital repairs, maintenance, and green upgrades at our older properties.

All FC residents have access to health amenities and resources including fitness, cooking and nutrition, food pantries, gardens, and disease management/prevention services. To support families coming out of homelessness, we created the Children's HOME Initiative (CHI). These 173 units, integrated throughout our family properties, provide reduced rents and case management to help families move from crisis to long-term stability.

On-site Learning Centers give over 600 children of working parents academic and enrichment support, including the Green and Healthy Kids program. 85% of students maintain or improve their grades in our free out-of-school time programs. Adult education is also a priority and includes job and computer skills, English as a Second Language, and digital and financial literacy. College Hub deepens FC's decade-long commitment to serving non-traditional students, providing intensive support and academic opportunities for low income and first-generation college students.



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# Ownership Interest

## Ownership Interest

An affiliate entity of Foundation Communities (FC) named FC Crossroads Housing, LP, a Texas limited partnership, will own 100% of the project. Another FC affiliate, FC 8801 McCann Housing, LLC, will be the general partner and own 0.01% of the LP.

The future tax credit investor and Limited Partner will own 99.99% of the LP.

Foundation Communities will own 100% of the GP, be the sole managing member of the GP, be the developer and guarantor of the development, and receive 100% of the developer fee. This is typical of FC's tax credit developments and ensures maximum FC ownership and control over the project despite the requirement that the investor take a 99.99% ownership interest for tax purposes. We plan to claim a partial property tax exemption as a nonprofit organization engaged in charitable activities.

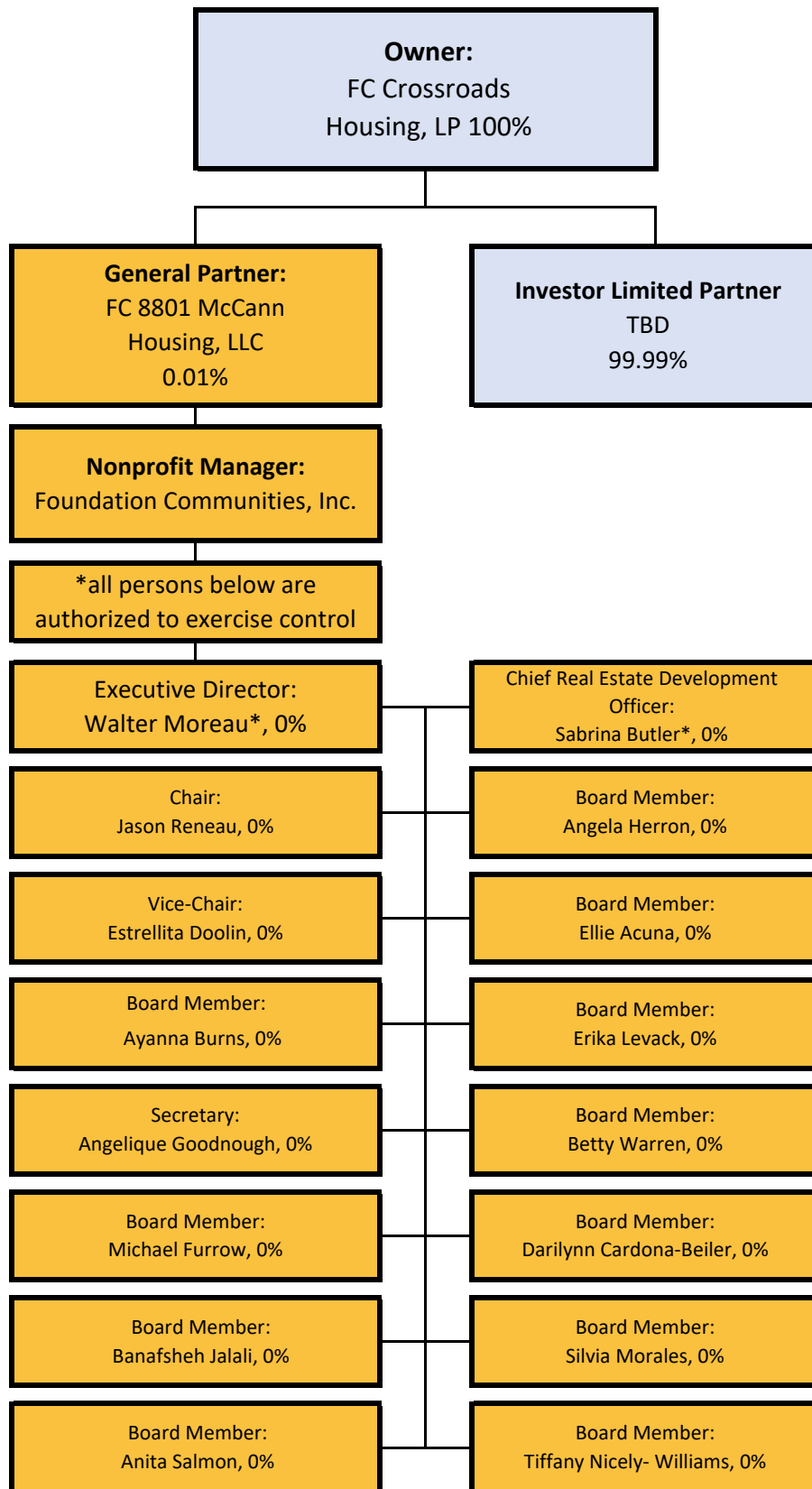
See attached organizational charts.

## Role of Sponsor

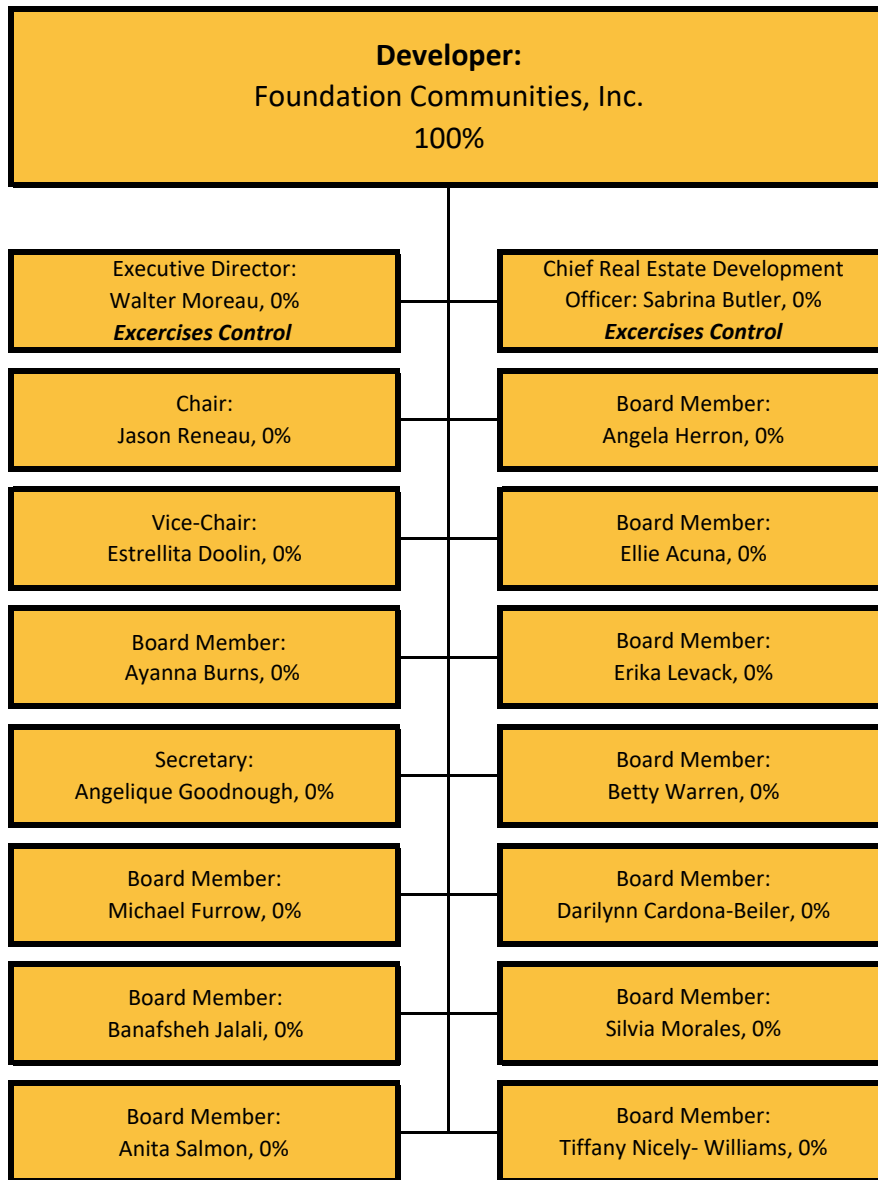
Foundation Communities, Inc. (FC) founded in 1990, is the 501(C)3 nonprofit sponsor and will be the developer, property manager, and service provider of Crossroads. FC will oversee all aspects of the development financing, city review and approval process, architectural plans and construction of the development.

Foundation Communities, Inc. will continue to be the Manager and Sole Member of the GP throughout the compliance period. As Developer, Foundation Communities, Inc. will receive up to 50% of the developer fee. Foundation Communities, Inc. will also manage the property and coordinate supportive services throughout and after the compliance period. This will be memorialized in the future Partnership Agreement and Development Services Agreement, but for now, please accept the attached certification of the sponsor role from Walter Moreau, Executive Director of Foundation Communities.

# Ownership Chart



# Developer Chart



# Guarantor Chart

