

City of Austin
AHFC
RHDA Funding Application

FOR:
AMTEX Multi-Housing LLC
Manor Apartments
(Austin, Texas)



SUBMITTED TO:
City of Austin AHFC
Subject: RHDA Funding Application
1000 E 11th Street
Austin, Texas 78702



Contact Person: Chad Baker
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July 31, 2024



Austin Housing Finance Corporation - RHDA Funding Application July 2024
Manor Apartments, 6721 Manor Road, Austin, Texas 78723

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APPLICATION

Checklist

A1 Executive Summary

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APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : AMTEX Multi-Housing LLC	OWNER/BORROWER NAME : AMTEX Manor Fund LP
DEVELOPMENT NAME : Manor Apartments	FUNDING CYCLE DEADLINE : July 31, 2024
FEDERAL TAX ID NO:	DUNS NO:
PROJECT ADDRESS:6701/6705/6721 Manor Rd	PROGRAM : RHDA
CONTACT NAME : Chad Baker	AMOUNT REQUESTED: \$5,754,000

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ATTACHMENT TABS				
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		1.b.	Certificate of Status	CB
		1.c.	Statement of Confidence	CB
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	CB
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		2.c.	Resumes of property management team	CB
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4	PROJECT INFORMATION	4.a.	Market Study	CB
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5	PROPERTY INFORMATION	5.a.	Appraisal	CB
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		5.c.	Zoning Verification Letter	CB
		5.d.	Proof of Site control	CB
		5.e.	Phase I ESA	CB
		5.f.	SHPQ	CB

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.*

SIGNATURE OF APPLICANT



PRINTED NAME

Chad Baker

TITLE OF APPLICANT

Senior Dev. Manger

DATE OF SUBMISSION

7/31/2024

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY



Austin Housing Finance Corporation - RHDA Funding Application July 2024
Manor Apartments, 6721 Manor Road, Austin, Texas 78723

Project Summary Proposal

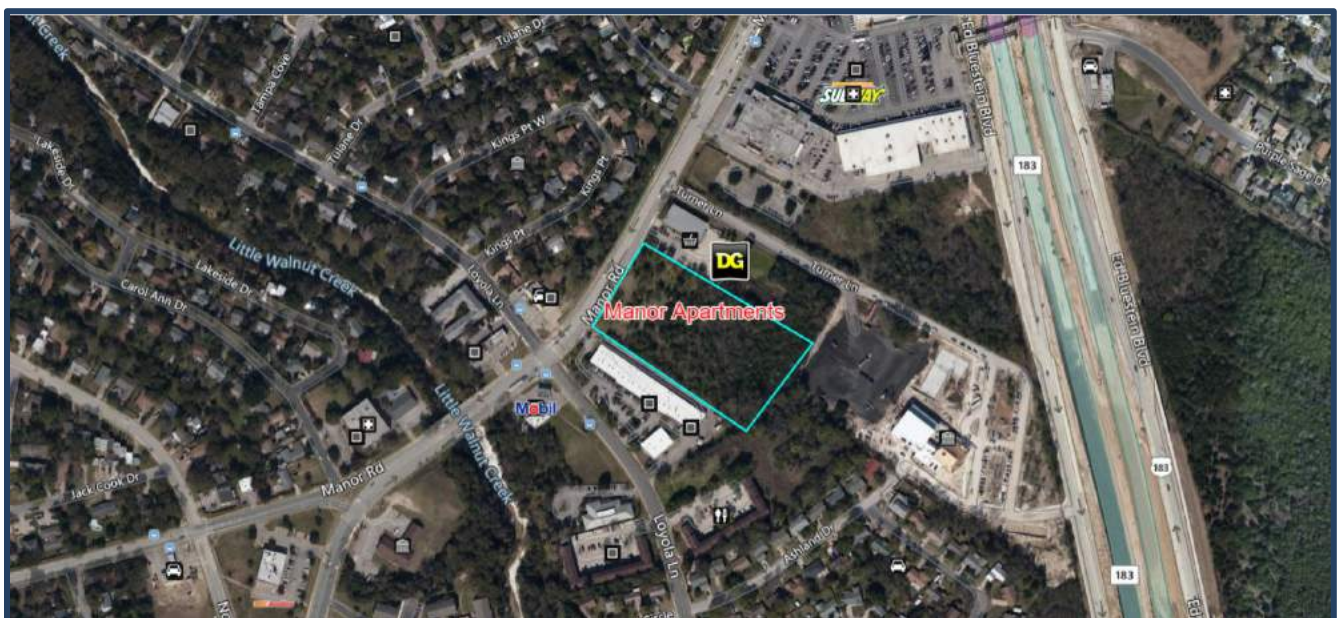
Manor Apartments is a proposed affordable, new construction, family apartment community to be developed at 6701 & 6721 Manor Road, Austin, TX 78723 by AMTEX Multi-Housing LLC in partnership with Travis County Housing Finance Corporation, a nonprofit subsidiary. The development will consist of 181 units, of which 100% will be affordable, and the property will average at or below 60% AMI. Units will serve households ranging from 30% AMI-60% AMI, with at least 80 units serving households at or below 50% AMI.



Finance

Manor Apartments is requesting \$5,740,000 in RDHA funding, which amounts to approximately 9% of the total development costs estimated at \$60,275,255. These funds will go toward construction cost. With the current interest rate environment forcing affordable housing developers across the country to terminate ongoing development projects, affordable housing developments are at risk of falling behind the demand needed and required to help communities, this gap funding is most crucial to the success of completing this development. The developments bond reservation application Travis County Housing Finance Corporation will be submitted on October 20, 2024 as a priority 1 application.

The proposed development will consist of a mix of one-, two-, and three-bedroom units, providing a diverse array of household sizes access to affordable housing in Austin. The site is appropriate for the proposed development under Imagine Austin which emphasizes locating housing near transit. The property site is within ¼ mile of a High-Frequency Transit Stop, within ¾ mile of Transit Service, Healthy Food Access and within ½ mile of an Austin Corridor. The development where located provides access to numerous jobs and amenities nearby and to the many more opportunities through this transit system. This site is located within the Austin Independent School District. Children living in the proposed development would be zoned for WINN Elementary, WEBB Middle School, and LBJ College High School. The purposed site also has the Boys & Girls Clubs of Austin Area located next door and will be able to provide helpful services for the families.



Unit and Development Amenities

Unit amenities will include high efficiency appliances and lighting, a dishwasher, washer and dryer hookups, resilient hard surface flooring, granite counters tops in kitchen and bathrooms, kitchen tile backsplash, and tile tub surrounds. AMTEX offers a menu of community amenities such as; an on-site leasing center, sparkling pool, outdoor barbecue areas, children's playground, bicycle storage, open space lawn area, internet serviced business office area with computer and printer available and community multipurpose room with a fitness room. AMTEX 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 5% 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 5% of the units will be also designed for hearing and visual disabilities. An accessible route will connect the accessible parking spaces to the accessible and adaptable units, elevators, 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.

Support Services

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

Green Energy

Even before the current emphasis on green building methods, AMTEX 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. AMTEX 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.

Please visit our website for more information about AMCAL/AMTEX/AMWA Group of companies and its beautiful developments and units at; <https://www.amcalhousing.com/>



Project Summary Form

1) Project Name Manor Apartments	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 6701/6721 Manor Road Austin, TX 78723		5) Mobility Bond Corridor
6) Census Tract 21.08	7) Council District District 1	8) Elementary School WINN EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI		4	6	8		18
Up to 40% MFI						0
Up to 50% MFI		15	27	30		72
Up to 60% MFI		16	35	38		89
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions			1	1		2
Total Units	0	35	69	77	0	181

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	19	Continuum of Care Units	
Accessible Units for Sensory Impairments	10		

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

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? Yes

20) Estimated Sources and Uses of funds

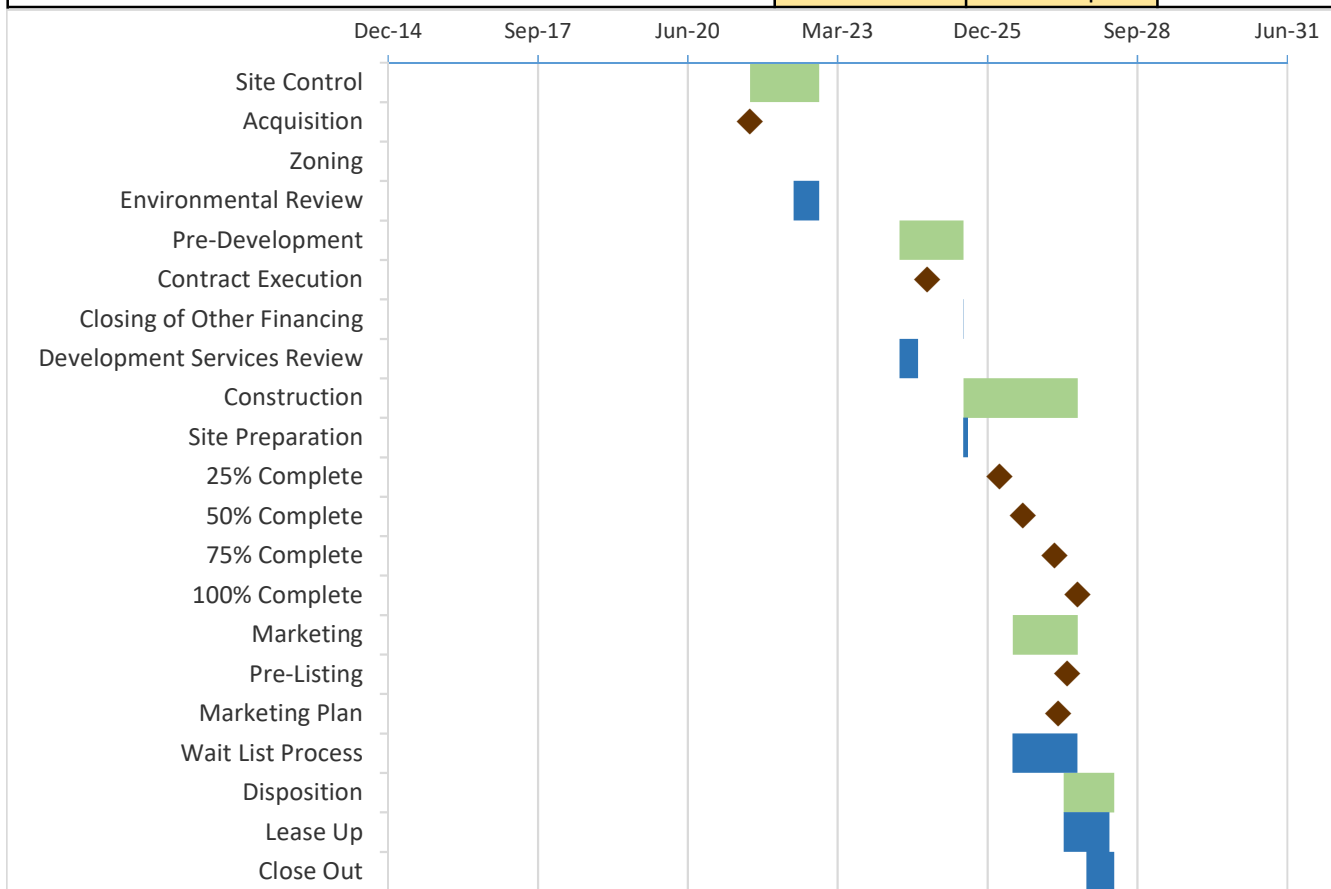
<u>Sources</u>	
Debt	23,803,812
Equity	25,881,697
Grant	
Other	1,402,877
Deferred Developer Fee (not applicable for OHDA)	3,431,869
Previous AHFC Funding	
Current AHFC Request	5,754,000

<u>Uses</u>	
Acquisition	2,175,000
Off-Site	450,000
Site Work	2,395,654
Sit Amenities	492,600
Building Costs	31,659,546
Contractor Fees	1,858,289
Soft Costs	4,262,368
Financing	10,117,060
Developer Fees	6,863,738
Total	\$ 60,274,255

Total \$ 60,274,255

Development Schedule

	Start Date	End Date
Site Control	Aug-21	Nov-22
Acquisition	Aug-21	
Zoning		
Environmental Review	May-22	Nov-22
Pre-Development	May-24	Jul-25
Contract Execution	Nov-24	
Closing of Other Financing	Jul-25	Jul-25
Development Services Review	May-24	Sep-24
Construction	Jul-25	Aug-27
Site Preparation	Jul-25	Aug-25
25% Complete	Mar-26	
50% Complete	Aug-26	
75% Complete	Mar-27	
100% Complete	Aug-27	
Marketing	May-26	Aug-27
Pre-Listing	May-27	
Marketing Plan	Mar-27	
Wait List Process	May-26	Aug-27
Disposition	May-27	Apr-28
Lease Up	May-27	Mar-28
Close Out	Oct-27	Apr-28



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	5,000		
Environmental Review	50,000		
Engineering	370,000		
Survey	25,000		
Architectural	600,000		
Subtotal Pre-Development Cost	\$1,050,000	\$0	
Acquisition			
Site and/or Land	2,100,000		
Structures			
Other (specify)	75,000		Closing Costs
Subtotal Acquisition Cost	\$2,175,000	\$0	
Construction			
Infrastructure	1,385,286		
Site Work	2,395,654		
Demolition	50,000		
Concrete	2,499,497	1,213,255	
Masonry	1,055,776	200,000	
Rough Carpentry	6,703,656	800,000	
Finish Carpentry	1,395,122	350,000	
Waterproofing and Insulation	260,700	40,000	
Roofing and Sheet Metal	115,340	20,000	
Plumbing/Hot Water	2,051,076	40,000	
HVAC/Mechanical	2,382,493	135,090	
Electrical	1,397,220	40,000	
Doors/Windows/Glass	1,326,371	35,000	
Lath and Plaster/Drywall and Acoustical	1,674,764	300,000	
Tiel Work	119,084	6,000	
Soft and Hard Floor	233,958	43,000	
Paint/Decorating/Blinds/Shades	575,941	125,000	
Specialties/Special Equipment	1,048,000	565,410	
Cabinetry/Appliances	1,309,324	50,000	
Carpet	301,969	50,000	
Other (specify)	5,850,500	1,305,000	Structured Parking
Construction Contingency	1,546,425	436,245	
Subtotal Construction Cost	\$35,678,156	\$5,754,000	
Soft & Carrying Costs			
Legal	300,000		
Audit/Accounting	120,065		
Title/Recordin	238,684		
Architectural (Inspections)	324,000		
Construction Interest	7,049,821		
Construction Period Insurance	561,553		
Construction Period Taxes	279,422		
Relocation			
Marketing	300,000		
Davis-Bacon Monitoring			
Developer Fee	6,843,642		
Other (specify)	5,353,912		Structural & MEP, Contingency, Bond Cost, Reserves
Subtotal Soft & Carrying Costs	\$21,371,099	\$0	
TOTAL PROJECT BUDGET	\$60,274,255	\$5,754,000	

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$2,745,504	\$2,800,414	\$2,856,422	\$2,913,551	\$2,971,822	\$3,031,258	\$3,091,883
Secondary Income	\$32,580	\$33,232	\$33,896	\$34,574	\$35,266	\$35,971	\$36,690
POTENTIAL GROSS ANNUAL INCOME	\$2,778,084	\$2,833,646	\$2,890,319	\$2,948,125	\$3,007,087	\$3,067,229	\$3,128,574
Provision for Vacancy & Collection Loss	-\$194,466	-\$198,355	-\$202,322	-\$206,369	-\$210,496	-\$214,706	-\$219,000
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$2,583,618	\$2,635,290	\$2,687,996	\$2,741,756	\$2,796,591	\$2,852,523	\$2,909,573
EXPENSES							
General & Administrative Expenses	\$44,300	\$45,629	\$46,998	\$48,408	\$49,860	\$51,356	\$52,897
Management Fee	\$96,767	\$99,670	\$102,660	\$105,740	\$108,912	\$112,179	\$115,545
Payroll, Payroll Tax & Employee Benefits	\$185,000	\$190,550	\$196,267	\$202,154	\$208,219	\$214,466	\$220,900
Repairs & Maintenance	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554
Electric & Gas Utilities	\$74,840	\$77,085	\$79,398	\$81,780	\$84,233	\$86,760	\$89,363
Water, Sewer & Trash Utilities	\$92,000	\$94,760	\$97,603	\$100,531	\$103,547	\$106,653	\$109,853
Annual Property Insurance Premiums	\$164,021	\$168,942	\$174,010	\$179,230	\$184,607	\$190,145	\$195,850
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$45,000	\$46,350	\$47,741	\$49,173	\$50,648	\$52,167	\$53,732
Other Expenses	\$130,159	\$134,064	\$138,086	\$142,228	\$146,495	\$150,890	\$155,417
TOTAL ANNUAL EXPENSES	\$907,087	\$934,300	\$962,329	\$991,198	\$1,020,934	\$1,051,562	\$1,083,109
NET OPERATING INCOME	\$1,676,531	\$1,700,991	\$1,725,668	\$1,750,558	\$1,775,657	\$1,800,961	\$1,826,464
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853	\$1,457,853
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$218,678	\$243,138	\$267,815	\$292,705	\$317,804	\$343,108	\$368,611
CUMULATIVE NET CASH FLOW	\$218,678	\$461,816	\$729,630	\$1,022,335	\$1,340,139	\$2,992,417	\$4,771,714
Debt Coverage Ratio	1.15	1.17	1.18	1.20	1.22	1.24	1.25

Project Name	Manor Apartments	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	21.08	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$5,754,000	
Estimated Total Project Cost	\$60,274,255	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	18	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	4	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	72	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	9	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	13	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	33	Total Affordable 2 Bedroom units
3 Bedroom Units	38	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	16	Multi-bedroom Unit/Total Units * 20
TEA Grade	72	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	5	Educational Attainment, Environment, Community Institutions, Social Cohesion, Eco
Accessible Units	29	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	6	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	29	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	19%	% of total project cost funded through AHFC request
Leverage Score	21	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$63,933	Amount of assistance per unit
Subsidy per unit score	17	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$28,915	Amount of assistance per bedroom
Subsidy per Bedroom Score	21	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.22	Measured at the 5 Year mark
Debt Coverage Ratio Score	21.79944085	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	81	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	124	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ENTITY
INFORMATION

1-A
Detailed Listing of
Developer’s Experience



AMTEX

Corporate Portfolio





AMCAL, AMTEX & AMWA COMPANIES

45 Years of Real Estate Development Success!

AMTEX is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission. Celebrating 45 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (AMCAL), Texas (AMTEX) and, most recently, Washington (AMWA) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.

Our companies take every project from idea to reality because they have all the necessary skills and expertise under one roof. AMCAL, AMTEX and AMWA all operate under that same "roof" of experienced team members. This integration of development, finance, construction and asset management ensures projects are delivered on time and on, or under, budget.

You're invited to read more about our success from our website:
www.amcalhousing.com.



COMPANY MISSION

Our company mission is to build affordable, market-rate and student rental housing in California, Texas and Washington that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.



COMPANY HIGHLIGHTS



AMCAL Executive Team | Monterey Bay Grand Opening | 2015



- ❖ **45 years** business experience
- ❖ **\$4.2 Billion** Portfolio Value
- ❖ **99 employees** with operations in California and Texas
- ❖ **Vertically Integrated** Real Estate Development Company: Acquisitions, Development, General Contractor, and Asset Management
- ❖ **Top-Level Financial Partners:** JP Morgan Chase, Wells Fargo, Bank of America, U.S. Bank, Hudson Housing, Citicorp, AIG, Raymond James, John Hancock Life.
- ❖ Developments include **workforce** housing, **senior** housing, **student** housing, and **market rate**
- ❖ We are **long-term land owner and asset manager** of our properties

AMTEX

DETAILED CORPORATE OVERVIEW

AMTEX is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission of improving the lives of residents and enhancing their futures. The AMTEX affiliated group of companies includes: Acquisitions, Development, General Contracting and Asset Management divisions. The AMTEX advantage is a seamless delivery of real estate solutions, from selecting the best site all the way through the lease-up and operations of vibrant, well-designed housing in strong communities. The AMTEX companies operate together in a cohesive manner with impressive results. Each new project is guided by a dedicated and professional Project Team including an Acquisition Manager, Project Manager, Construction Manager, Asset Manager and a Project Accountant. AMTEX's Senior Management Team provides experienced oversight to every project, ensuring success by implementing quality standards, reviewing the details of building design and material selection, and providing the long term planning necessary to build value for community stakeholders and investors alike.

The goals and incentives of the employees working at AMTEX on site acquisition, planning, financing, construction and asset management are all aligned towards delivering the highest quality development in the most efficient manner to ensure that development projects are the best in the industry. AMTEX holds the entire team accountable for delivering these objectives through extensive planning, communication and project monitoring. What this means for our partners is a greater efficiency in processing development projects through entitlements, permitting and construction with a unified AMTEX team in place with open lines of communication. For example, AMTEX General Contractor's Division with its in-house expertise can quickly assess the constructability and feasibility for a new project at the earliest phases of design development and entitlements.

Efficiency translates to cost efficiency, which ultimately translates to greater success in securing the financing needed for the development. The successfully financed project allows AMTEX to secure better construction pricing during the bid process with our subcontractors by keeping them involved in several projects continuously when possible.

AMTEX's expertise in all phases of development allow us to provide solid returns to our investors based on our in-house expertise which includes an Asset Management Department that oversees more than 70 developed projects that are carefully monitored to enhance asset financial performance resulting in higher values and returns to investors. AMTEX has a close pulse on the return thresholds required by real estate investors, understands the underwriting parameters required by lenders and is constantly in tune with market constraints and trends.



COMPLETED DEVELOPMENT IN TEXAS

❖ Villages at Cypress

11821 Cypress Corner Lane, Houston, TX 77065

- ❖ 162 units, Senior, Affordable & 10% Market-Rate, 9% tax credits, Opening 2014

❖ Avondale Apartments

13101 Avondale Farms Drive, Fort Worth, TX 76052

- ❖ 160 units, Family, Affordable & 10% Market-Rate, 4% tax credits, Opening 2016

❖ Parkdale Villas

4100 Parkdale Lane, Denison, TX 75020

- ❖ 144 units, Family, Affordable & 11% Market-Rate, 9% tax credits, Opening 2018

❖ Harmon Senior Villas

12801 Harmon Rd., Fort Worth, TX 76177

- ❖ 160 units, Senior, Affordable & 10% Market-Rate, 9% tax credits, Opening 2018

❖ Alton Park Apartments

5608 Azle Avenue, Fort worth, TX 76106

- ❖ 195 units, Family, Affordable & 5% Market-Rate, 9% tax credits, Opening 2019

❖ Campus Apartments

4633 Campus Drive, Fort Worth, TX 76119

- ❖ 224 units, Family, Affordable & 5% Market-Rate, 4% tax credits, Opening 2019

Public Agency Partners:

- ❖ Fort Worth Housing Solutions
- ❖ Travis County Housing Finance Corp.
- ❖ Houston Housing Authority



Top Architects and Civil Engineers:

- ❖ BGO Architects
- ❖ Humphreys & Partners Architects LP
- ❖ Brown & Gay Engineers
- ❖ Teague Nall & Perkins, Engineering
- ❖ Kimley-Horn Engineers

Con't COMPLETED DEVELOPMENT IN TEXAS

❖ McKinney Falls Apartments

6609 McKinney Falls Pkwy., Austin, TX 78744

- ❖ 312 units, Family, 4% tax credits, Affordable & 5% Market-Rate, Opening 2020

❖ Florence at the Harbor Apartments

2500 Summer Lee Dr., Rockwall, TX 75032

- ❖ 228 units, Class A Luxury Multifamily Market-Rate, Opening 2020

❖ Lavon Senior Villas

314 Castle Drive, Garland, TX 75040

- ❖ 177 units, Family, 4% tax credits, 100% Affordable, Opening 2020

❖ Green Oaks Apartments

1455 Gears Road, Houston, TX 77067

- ❖ 177 units, Family, 4% tax credits, 100% Affordable
- ❖ Opening 2021

❖ Limestone Ridge Apartments

7011 McKinney Falls Pkwy., Austin (ETJ), TX 78744

- ❖ 225 units, Senior, 4% tax credits, 100% Affordable
- ❖ Opening 2021



❖ Greenwood at Katy

0 Katy Fort Bend Road, Katy, TX 77493

- ❖ 320 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2021

❖ Richcrest Apartments

540 Richcrest Drive, Houston ETJ, TX 77060

- ❖ 288 units, 100% Affordable, 4% Tax Credits
- ❖ Harris County CDBG - Harvey DR Funding
- ❖ Opening 2022

❖ The Holston

3295 Keller Haslet Road, Fort Worth, TX 76244

- ❖ 520 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2021

FUTURE COMMUNITIES IN TEXAS UNDER CONSTRUCTION

❖ Spring Villas

7450 Bluff Springs Road, Austin ETJ, TX 78744

- ❖ 304 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2022

❖ Meadow Apartments

Colton Road, Austin, TX

- ❖ 288 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023

❖ The Opal

Keller Haslet Road, Fort Worth, TX

- ❖ 256 units, Market-Rate 50% @ 80% AMI
- ❖ Opening 2023



Florence at the Harbor Apartments, Rockwall (while Under Construction)

UPCOMING GROUND BREAKINGS

❖ Crystal Bend Apartments

2313 Crystal Bend Drive, Austin, TX

- ❖ 390 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023

❖ Manor Apartments

6705 Manor Road, Austin, TX

- ❖ 181 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2024

❖ Decker Lake Apartments

Decker Lake Road, Austin, TX

- ❖ 275 units, 100% Affordable, 4% Tax Credits
- ❖ Opening 2023



VILLAGES AT CYPRESS – Houston, TX

Year Built: 2014

No. Units: 162

Community Type: Affordable & Market-Rate, Senior



AVONDALE APARTMENTS – Fort Worth, TX

Year Built: 2016

No. Units: 160

Community Type:

Affordable & Market Rate

Family



PARKDALE VILLAS – Denison, TX



Year Built: 2018

No. Units: 144

Community Type: Affordable & Market-Rate, Family



ALTON PARK— Fort Worth, TX



Year Built: 2018

No. Units: 195

Community Type: Affordable & Market-Rate, Family



AMTEX – TYPICAL COMMUNITY AMENITIES

- ❖ Clubhouse with Management Offices
- ❖ Business Center and Computer Room
- ❖ Furnished Fitness Center
- ❖ Media Room/Movie Room
- ❖ Barbecue Grills and Picnic Area
- ❖ Swimming Pool
- ❖ Walking Trails
- ❖ Secured Building Entry
- ❖ Activity Room
- ❖ Full Perimeter Fencing with Card Access Controlled Entry
- ❖ On Site Maintenance
- ❖ Management Member on site 24 hours





AMCAL

Award-Winning Communities

❖ Hollenbeck Terrace – Los Angeles, CA

- ❖ PROJECT OF THE YEAR, Preservation Awards, Los Angeles Conservancy, 2016
- ❖ BEST MULTI-FAMILY, Los Angeles Business Journal, 2016

❖ Alegre Apartments – Irvine, CA

- ❖ BEST AFFORDABLE, Kennedy Commission of Orange County, 2015

❖ Terracina Apartments – Los Angeles, CA

- ❖ BEST RE-USE OF LAND, Multifamily Executive Magazine, 2015

❖ Mirandela Senior Apartments – Rancho Palos Verdes, CA

- ❖ BEST SENIOR (SAGE 55+), National Association of Home Builders, 2013

❖ Mosaic Apartments – Los Angeles, CA

- ❖ BEST INTERGENERATIONAL, Gold Nugget Merit (Pacific Coast Builders Conference), 2012

❖ Avenue 26 Master Plan – Los Angeles, CA

- ❖ DESIGN EXCELLENCE (AFFORDABLE), Professional Builder Magazine, 2008
- ❖ INNOVATION IN WORKFORCE HOUSING, National Association of Home Builders, 2007
- ❖ PROJECT OF THE YEAR (Best Re-Use of Land, Mixed Income), Multifamily Executive Mag., 2007

HOLLENBECK TERRACE – Los Angeles, CA

Year Built: 2015

No. Units: 97

Community Type: Affordable, Senior
Historic Renovation



ALEGRE APARTMENTS – Irvine, CA

Year Built: 2015

No. Units: 104

Community Type: Affordable, Family



TERRACINA APARTMENTS – Los Angeles, CA

Year Built: 2014

No. Units: 72

Community Type: Affordable, Family



MIRANDELA APARTMENTS — Palos Verdes, CA

Year Built: 2010

No. Units: 34

Community Type: Affordable, Senior



MOSAIC APARTMENTS – Los Angeles, CA

Year Built: 2011

No. Units: 56

Community Type: Mixed Use Affordable
Intergenerational
(Seniors + Families)



AVENUE 26 MASTER PLAN – Los Angeles, CA

Year Built: 2006

No. Units: 540 total units across 4 properties

Community Type: Affordable, Family, Seniors, Condos, Townhomes, Retail





AMTEX

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AMCAL



AMTEX



AMWA

AMTEX COMPLETED DEVELOPMENTS IN TEXAS

Villages at Cypress	11821 Cypress Corner Lane, Houston, TX 77065 162 Units, 9% HTC, Senior Affordable/10% Market-Rate, 2014
Avondale Apartments	13101 Avondale Farms Drive, Fort Worth, TX 76052 160 Units, 4% HTC, Family Affordable/10% Market-Rate, 2016
Parkdale Villas	4100 Parkdale Lane, Denison, TX 75020 144 Units, 9% HTC, Family Affordable/10% Market-Rate, 2018
Harmon Senior Villas	12801 Harmon Road, Fort Worth, TX 76177 160 Units, 9% HTC, Senior Affordable/10% Market-Rate, 2018
Alton Park Apartments	5608 Azle Avenue, Fort Worth, TX 76106 195 Units, 9% HTC, Family Affordable/5% Market-Rate, 2019
Campus Apartments	4633 Campus Drive, Fort Worth, TX 76119 224 Units, 4% HTC, Family Affordable/5% Market-Rate, 2019
McKinney Falls Apartments	6609 McKinney Falls Parkway, Austin (ETJ), TX 78744 312 Units, 4% HTC, Family Affordable/5% Market-Rate, 2020
Lavon Senior Apartments	314 Castle Drive, Garland, TX 75040 177 Units, 4% HTC, Family 100% Affordable, 2020
Florence at the Harbor Apartments	2500 Summer Lee Drive, Rockwall, TX 75032 228 Units, Class A Luxury Market-Rate, 2020
Green Oaks Apartments	1455 Gears Road, Houston, TX 77067 177 Units, 4% HTC, Family 100% Affordable, 2021
Limestone Ridge Apartments	7011 McKinney Parkway, Austin (ETJ). TX 78744 225 Units, 4% HTC, Senior 100% Affordable, 2021
Greenwood AT Katy	0 Katy Fort Bend Road, Katy, TX 77493 320 Units, 50% at 80% AMI, 50% at Market-Rate, 2021
The Holston	3295 Keller Haslet Road, Fort Worth, TX 76244 520 Units, 50% at 80% AMI, 50% at Market-Rate, 2021
Richcrest Apartments	540 Richcrest Drive, Houston (ETJ), TX 77060 288 Units, 4% HTC, Family 100% Affordable, 2022

Unit Summary by City:

Houston 627, Fort Worth 1259, Austin 537, Garland 177, Rockwall 228 and Katy 300.
Total units delivered in Texas 3292

FUTURE COMMUNITIES IN TEXAS UNDER CONSTRUCTION

Spring Villas	7450 Bluff Springs Road, Austin (ETJ), TX 78744 304 Units, 4% HTC, Family 100% Affordable, 2023
The Opal	3295 Keller Haslet Road, Fort Worth, TX 76244 256 Units, 50% at 80% AMI, 50% at Market-Rate, 2023
Meadows Apartments	6224 Colton Road, Austin, TX 78744 288 Units, 4% HTC, Family 100% Affordable, 2024

Unit Summary by City:

Fort Worth 256, Austin 592. Total units under construction in Texas 848

UPCOMING COMMUNITIES IN TEXAS IN DEVELOPMENT

Crystal Bend Apartments	2313 Crystal Bend Drive, Austin (ETJ), TX Purposed 390 Units, 4% HTC, Family, 2025
Manor Apartments	6701 & 6721 Manor Road, Austin, TX Purposed 181 Units, 4% HTC, Family, 2025
Barker Oaks Apartments	2250 Barker Oaks Drive, Houston, TX Purposed 288 Units, Market-Rate, 2025
Northwoods Apartments	Spring Stuebner Road, Houston (ETJ), TX Purposed 288 Units, Market-Rate, 2025

Unit Summary by City:

Houston 576, Austin 571. Total purposed units in development in Texas 1147

ENTITY
INFORMATION


1-B
Certificate of Status



Franchise Tax Account Status

As of : 04/19/2023 18:53:16

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

AMTEX MULTI-HOUSING LLC	
Texas Taxpayer Number	32049326872
Mailing Address	30141 AGOURA RD STE 100 AGOURA HILLS, CA 91301-2020
 Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/24/2012
Texas SOS File Number	0801674875
Registered Agent Name	PERCIVAL J. VAZ
Registered Office Street Address	4101 MCEWEN ROAD, SUITE 150 FARMERS BRANCH, TX 75244



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for AMTEX Multi-Housing LLC (file number 801674875), a Domestic Limited Liability Company (LLC), was filed in this office on October 24, 2012.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on April 20, 2023.



A handwritten signature of Jane Nelson in black ink.

Jane Nelson
Secretary of State

ENTITY
INFORMATION

1-C
Statement of
Confidence

NOT
APPLICABLE

PRINCIPALS
INFORMATION

2-A
Resumes of Principals



AMTEX MULTI-HOUSING LLC

DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & COMMUNITIES LIST

AMTEX is one of AMCAL's group of companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission. Celebrating 45 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (**AMCAL**), Texas (**AMTEX**) and, most recently, Washington (**AMWA**) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities. Our companies take every project from idea to reality because it has all the necessary skills and expertise under one roof. AMCAL, AMTEX and AMWA all operate under that same "roof" of experienced team members. This integration of development, finance, construction and asset management ensures projects are delivered on time and on or under budget.

AMTEX's dedicated team is able to leverage the financial, personnel and knowledge resources of the larger AMCAL entities. Financial partners include JP Morgan, Citibank, Bank of America, BBVA/Compass Bank, Community Bank of Texas, and Hudson Housing Capital. Through its depth of experience, AMTEX is intimately familiar with entitling, permitting and constructing projects in Texas. In every Project, AMTEX is committed to understanding the unique needs of all stakeholders to develop meaningful communities that benefit our residents and local community.

AMTEX's special expertise include:

Tackling distinctive and challenging development projects, employing expert in-house development and construction teams, no outsourcing of key oversight, having primary development expertise under one roof, nimble project management.

The AMTEX Management Team

- | | |
|--|-------------------------|
| • CEO: | Percy Vaz |
| • President: | Arjun Nagarkatti |
| • Senior Vice President: | Lux Vaz |
| • Senior Vice President: | Darin Hansen |
| • VP of Market Rate & Student Housing: | Stephen Clarke |
| • VP of Finance: | David Yarden |
| • VP of Asset Management: | Michael McCloud |
| • Director of Acquisitions: | Mark Morgan |
| • Director of Project Accounting: | Nicole Vaz-Huerta |
| • Director of Construction: | Thomas Watchorn |
| • Senior Development Manager: | Chad Baker |
| • Project Management: | Lisa Davis, Jeremy Hill |
| • Assistant Development Manager: | Sheri Wilhelm |

AMTEX DEVELOPMENT TEAM

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DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & RESUMES

AMCAL is one of several companies, affiliated with common ownership, that together develop and build residential housing to achieve the company's core mission. Celebrating 45 years of real estate development success, our companies develop affordable, market-rate and student rental housing in California (AMCAL), Texas (AMTEX) and, most recently, Washington (AMWA) that improves the lives of residents and enhances their futures. Incorporating outstanding design, topflight amenities, quality construction and sustainable building standards, our apartments are long-term community assets sought after by tenants, municipalities and universities.

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The AMCAL Management Team

- | | |
|--|------------------|
| • CEO: | Percy Vaz |
| • CFO: | Dan Hubbard |
| • President: | Arjun Nagarkatti |
| • Senior Vice President: | Lux Vaz |
| • Senior Vice President: | Darin Hansen |
| • VP of Market Rate & Student Housing: | Stephen Clarke |
| • VP of Development: | Alex Pratt |
| • VP of Finance: | David Yarden |
| • VP of Acquisitions: | Frank Chang |
| • VP of Construction: | Gerry Huerta |
| • VP of Asset Management: | Michael McCloud |

AMCAL MANAGEMENT TEAM

Resumes

Percival Vaz, Chief Executive Officer

Percival “Percy” Vaz founded AMCAL in 1978 and has led the AMCAL Group of Companies’ dramatic growth for more than 40 years. AMCAL and its affiliated companies is a fully integrated real estate development firm with a stellar track record of delivering high-quality market rate, student, affordable, and workforce/middle-income housing across California, Texas, and Washington. Mr. Vaz has provided leadership on the development, construction, property management and real estate investment of more than 7,000 multi-family apartment homes that consistently exceed industry benchmarks in design, construction, sustainability, property management and social service delivery. Percy is widely known as a premier real estate developer, and has received many national, regional and local awards for his work. In 2018, Mr. Vaz was awarded the highly prestigious recognition of [“Executive of the Year” by Multifamily Executive Magazine](#), a leading U.S. real estate development publication, and was inducted into the California Housing Consortium’s Affordable Housing Hall of Fame in 2012 for his contributions to the industry. Percy has been a featured speaker at many Forums, including the Urban Land Institute, Pacific Coast Builders Conference, National Housing Conference, Building Industry Association, the University of Southern California, UCLA and the Southern California Association of Non-Profit Housing (SCANPH). Mr. Vaz is a licensed general building contractor and is a member of the California Redevelopment Association. Percy holds two degrees from UCLA — a Master’s of Science in Engineering and a Bachelor’s of Science in Engineering.

Arjun Nagarkatti, President

Mr. Nagarkatti oversees the company’s acquisition, finance/development, construction, and asset management departments and has headed up the firm’s expansion in the California, Texas and Washington affordable housing markets. Mr. Nagarkatti’s expertise in public financing for low-income housing is unmatched, gained through decades of experience in structuring market-rate and affordable housing financing for both residential only and mixed-use communities. He has managed the funding of nearly 100 market-rate, workforce, affordable and student housing developments since 1988. Mr. Nagarkatti holds a Master’s degree in Architecture from the Massachusetts Institute of Technology (MIT) in Cambridge, Massachusetts.

Dan Hubbard, Chief Financial Officer

Mr. Hubbard has more than 25 years in real estate finance and investment including: acquisition and development, project feasibility, financial reporting, budgeting, construction accounting, asset management and investor reporting. His extensive experience includes project financing, market analysis, project valuation, accounting and tax planning, and evaluating internal controls and property operations. Mr. Hubbard worked previously for Ernst & Young Kenneth Leventhal Real Estate Group and Casden Properties where he was instrumental in the financing development of more than \$1 billion of multifamily projects in Southern California. He is a licensed Certified Public Accountant in California. He graduated magna cum laude from California State University, Northridge and earned an MBA in Corporate Finance from the University of Southern California.

Luxmi Vaz, Senior Vice President

Mrs. Vaz has over 40 years of experience in accounting and administration at AMCAL. Ms. Vaz is responsible for corporate accounting and due diligence for all developments. Her team of accountants is expert in accounting for the complex multiple layers of public and private financing in affordable housing developments. In addition, she manages all administrative functions including human resources and organizational structure.

Darin Hansen, Senior Vice President

Mr. Hansen has more than 30 years of entitlement and project management experience. Mr. Hansen manages the due diligence, entitlement and design oversight of all AMCAL projects in California and Texas. He collaborates regularly with planning department staffs, and his developments are on the front line to increase housing at infill and transit-oriented locations and in redevelopment areas to accommodate the anticipated large growth in both states in future decades. Prior to joining AMCAL, he had two decades of experience with Southern California regional market-rate home builders.

Alex Pratt, Vice President of Development

Mr. Pratt manages and oversees all aspects of development in Los Angeles and the surrounding counties, as well as Northern California and Texas from the company's West Los Angeles office. His responsibilities encompass site acquisition, obtaining entitlements, feasibility analysis, project scheduling, securing public and private financing and overseeing construction and marketing.

Mr. Pratt has focused on the revitalization of urban communities for the past 20 years working in both the for-profit and nonprofit sectors. He has developed multifamily affordable, mixed-use, and transit-oriented housing, as well as single family homes. Mr. Pratt holds a Juris Doctorate and a Master of Real Estate Development degree from the University of Southern California and BA in Economics from the University of Michigan.

Stephen Clarke, Vice President of Market Rate & Student Housing

Mr. Clarke joined AMCAL in September, 2011, after 18 years in multifamily development. He is responsible for the production of nearly \$1 billion in market rate and student housing in 11 California communities. He formerly was CFO at Los Angeles Housing Partnership and prior to that was Director of Development at Cedar Signature Homes. He graduated cum laude from Catholic University of America and then earned an MBA from the Simon Business School at University of Rochester, Beta Gamma Sigma.

David Yarden, Vice President of Finance & General Counsel

Mr. Yarden oversees the financial structuring of projects in California and Texas, arranging commercial debt and equity facilities and public agency financing. He supervises the acquisition, due diligence, underwriting, and closing of new projects, manages AMCAL's relationships with financial partners, and handles company legal matters. Mr. Yarden joined AMCAL in 2003 and has worked in the real estate and affordable housing industries, for over 20 years, including acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds. He also has served as corporate counsel for a national syndicator of housing tax credits. Mr. Yarden obtained a Bachelor's of Science in Engineering from the University of California, Los Angeles, a juris doctorate from the University of Texas School of Law at Austin, and a Master's Degree in Real Estate Development from the University of Southern California.

Gerardo Huerta, Vice President of Construction

Mr. Huerta brings more than 15 years of multi-family construction management expertise to AMCAL, responsible for over 2,000 units throughout his career. Joining AMCAL in 2005, he has supervised construction of more than \$200 million in projects. He has managed many complex projects involving high-density buildings with shoring, methane mitigation systems, caissons, low water tables, and tight infill sites with limited access. He has demonstrated acumen in conflict resolution and identifying and solving design issues. He is well seasoned in affordable market rate and student housing construction, including managing prevailing wage and LEED rated projects. Mr. Huerta attended California State University, Northridge where he received a BA in Real Estate and Finance.

Frank Chang, Vice President of Acquisitions

Frank B. Chang joined AMCAL in 2008 and is responsible for implementing the company's acquisition strategies, including sourcing, underwriting, negotiating and managing acquisition opportunities. Prior to rejoining AMCAL, Mr. Chang was Director of Land Acquisitions for SummerHill Apartment Communities. He has extensive experience in affordable housing development as Project Manager for Enhanced Affordable Development Co. and in affordable housing finance as an analyst for an investment advisory firm specializing in bond financing for municipalities and affordable housing developers. Mr. Chang earned his BS degree in Finance from the University of Southern California Marshall School of Business.

Michael McCloud, Vice President of Asset Management

Mr. McCloud joined AMCAL in April 2017 and oversees the company's 7,000+ unit multi-family portfolio which includes affordable, market-rate and student housing assets across California, Texas and Washington. He has taken a leadership role in optimizing the value of the portfolio through the refinance, sale and repositioning of select assets in addition to supporting key strategic functions including market research, project feasibility, operations and risk mitigation. A graduate of the W.P. Carey School of Business at Arizona State University, Mr. McCloud brings more than 13 years of expertise in real estate development and business management both nationally and internationally.

AMCAL DEVELOPMENT TEAM
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PASSION — *for* — HOUSING

PERCIVAL VAZ started AMCAL in his garage 40 years ago and has nurtured it into a respected firm that now builds affordable, market-rate, and student housing.

story by **DONNA KIMURA**

portrait by **SCOTT WITTER**



Brick by brick and town to town, the AMCAL group of companies does the hard work of building affordable and market-rate housing throughout California and Texas.

During its 40 years, the firm has developed more than 80 communities with 7,500 units and an equally impressive reputation for creating quality housing for families, seniors, and, more recently, college students.

Not bad for a company that Percival Vaz and his wife, Lux, began in their garage.

Armed with an entrepreneurial spirit, Vaz, the firm's founder and CEO, emigrated to California from India in the mid-1960s to study electronics, earning bachelor's and master's degrees from the University of California at Los Angeles, with the idea of returning to his home country to open an electronics assembly plant.

However, his interests soon turned elsewhere. While searching for a home to buy for his family, Vaz saw how housing prices were quickly appreciating and recognized that real estate offered an interesting opportunity. He teamed with a home builder to develop several single-family homes in Southern California, serving as a gofer and learning real estate development.

"I was fascinated by the business because it gave me exposure to design, marketing, finance, operations, construction," says Vaz. "I was like a sponge, wanting to learn about everything. I was a voracious reader. I took lots of courses and seminars. I talked with a lot of people in the real estate development business and tried to accelerate my learning as quickly as possible."

The multiple disciplines involved in real estate development were a welcome change from the job Vaz had at the time as a microelectronics project engineer. Although he was earning good money design-

ing microcircuits for cardiac pacemakers and other products, his contribution to each project was limited, and he wanted to do more. "It was too specialized and didn't give me exposure to life in general," says the soft-spoken executive. "I was a highly specialized cog in a very, very big company."

Vaz grew up in a family that operated a customs clearing and freight company, and he'd always wanted to own his own business. After getting a taste for real estate, he got a contractor's license and struck out on his own to develop a 10-unit apartment complex in Hollywood. He launched the business in 1978 out of his home.

"The first couple of years was all in the garage," recalls Vaz. "We set up two desks. My wife worked at one, and I worked at the other."

The couple had a growing family, so they juggled watching their young kids while taking business calls. Their company would eventually become AMCAL, bringing together "America" and "California" in the name.

From its humble beginnings, the firm has grown to be a major provider of multifamily housing. Its continued success has helped make Vaz MFE's 2018 Executive of the Year.

STEADY RISE

Throughout its early years, the firm remained small, working on modest projects. Its first pivotal moment came in the mid-1990s when AMCAL did its first joint venture with a public institution, the California Public Employees' Retirement System (commonly known as CalPERS), on a market-rate development in Oak Park, Calif. The partnership pushed AMCAL to bolster its internal systems and introduce more checks and balances, moves that helped the company grow and improve.

AMCAL then took another leap forward around 1997 when it came across a site in Santa Barbara, Calif., where it normally would have built a condominium or a market-rate apartment project. However, local officials asked Vaz if he would build needed affordable housing instead. With the county's support, the 118-unit Positano Apartments became the firm's first affordable housing deal.

Vaz discovered he liked the affordable housing space for several reasons, including its mission. It also allowed the company to reduce some of the risks that came with market-rate housing and be more entrepreneurial.

Today, AMCAL is one of the nation's leading developers of affordable housing. The firm's notable recent developments include transforming the abandoned Linda Vista Community Hospital in

"The fact [AMCAL] is building three business lines provides a good opportunity during different cycles."

—MICHAEL FOWLER, PRESIDENT, AFFORDABLE HOUSING PARTNERS



the Boyle Heights neighborhood of Los Angeles into 120 affordable apartments for seniors. The \$38.2 million effort, which was done as two separate projects, returns the historic property to a good use and boosts the entire area after years when the hospital sat empty.

Matthew Karatz, managing partner at MDK Angelo Holdings, had a close-up view of the Linda Vista and other AMCAL projects while overseeing the city's housing-related departments as deputy mayor from 2011 to 2013.

"For all of Los Angeles' prosperity, we have challenges," Karatz says. "Today, it's home affordability and homelessness even while the economy thrives." AMCAL's work to repurpose the old hospital added essential affordable housing and was a good use of existing infrastructure, he says.

Karatz calls Vaz a "developer's developer."

"I can judge a good developer pretty easily," says Karatz, whose own background is in real estate. "A good developer can envision and create opportunities most others can't. Some of it's financially driven. Some, market driven. Some, tactically driven. Some, public-policy driven. A developer has to have a complete set of tools to envision the finished product many, many years in

AMCAL's 97-unit Hollenbeck Terrace (above) is part of the firm's transformation of the abandoned Linda Vista Community Hospital into affordable housing for seniors in Los Angeles.

The company developed the market-rate Cadence (right) as one of two TODs next to the BART station in Hayward, Calif.





AT A GLANCE

Percival Vaz

Company: AMCAL group of companies	Title: Founder and CEO Age: 70
--	--

Headquarters:
Agoura Hills, Calif.

Number of employees:
More than 90 across four offices

Advice for others:
“Follow your passion.”

Favorite book: “I have many, but if I had to pick one, it would be *Good to Great: Why Some Companies Make the Leap ... and Others Don't*, by Jim Collins.”

Interests: Travel. His most recent trip was to Japan. “I love traveling to new places as opposed to going to the same place every year.”

AMCAL's 60-unit Pacific Pointe in San Francisco features two four-story buildings atop a ground-level garage that provides parking for 45 cars and 44 bicycles.



advance ... In my opinion, Percy is the 1% of the 1% of those who really know what they're doing.”

Vaz continues to chart the firm's path. AMCAL entered the Texas market as AMTEX Development in 2012 and has completed two affordable communities in Houston and Fort Worth, with a third about to be completed in Denison and nearly 900 more affordable units under construction. It also entered the market-rate sector with a 228-unit project in Rockwall.

Vaz also led the firm into the student housing business around the same time. AMCAL Equities has completed four student housing communities with 752 units (2,614 beds) and has 500 units (1,839 beds) in the pipeline, including a big, 1,039-bed project near San Jose State University that's set to be completed in 2020.

The company's next big step is entering the Washington state market this year by developing an affordable seniors housing property in Arlington, a community north of Seattle.

“Percy has very good vision. The fact that his company is building affordable, market, and student housing—three different business lines—provides a good opportunity during different market cycles and economic changes,” says Michael Fowler, president of Affordable Housing Partners, a subsidiary of Berkshire Hathaway, who has known Vaz for 20 years. “It's a very diversified company.”

Vaz and Fowler met when the latter was president of Sun America Affordable Housing Partners, which invested in 21 of AMCAL's low-income housing tax credit developments.

“I think everybody respects the quality of what [AMCAL] produces,” Fowler says. “The whole organization can be very proud of what they've accomplished.”

STRONG SENSE OF FAMILY

Although the company is no longer a mom-and-pop operation, Percival and Lux Vaz, who've been married 47 years, remain at the helm. Lux is vice president of accounting, administration, and human resources. Vaz credits her with being a good “anticollision device,” cautioning him to slow down when he's moving too quickly or heading in the wrong direction.

The couple has four daughters and three grandchildren. One daughter, Nicole, is director of project accounting at AMCAL. President Arjun Nagarkatti, who has been with the firm about 30 years, has been another key figure in the company's growth.

“I've worked with Percy from early on in his career—watching him dig deep to understand the industry, make connections, and learn the ropes, then watched him as all his hard work and persistence bore fruit along the way and succeeded tremendously—sometimes against all odds,” says Nagarkatti. “Percy's the kind of entrepreneur who embodies the very essence of hard work.”

In addition to bricks and mortar, AMCAL delivers social services to affordable housing residents by working with different partners. Its efforts have included working with nonprofit LifeSTEPS to establish the Partnership for HOPE program, which has raised more than \$600,000 in college scholarships, emergency assistance, and youth enrichment activities support over the past seven years for eligible AMCAL residents.

“That's very rewarding to not just me and my wife and my daughter but many people in the company,” Vaz says. “They like that part of the business, to give back.” **MFE**

Bruce Damonte

PRINCIPALS
INFORMATION

2-B
Resumes of
Development Team

OUR HISTORY

In 1968, HEDK Architects was established as an architectural partnership which has provided professional design services for half a century through a wide range of building types and planning assignments. Since then, HEDK Architects has designed almost 1 million dwelling units, multiple office buildings, hotels and hospitality, space planning, and master planning for several top 100 corporate real estate firms nationwide.

OUR LEADERSHIP

We believe the best leaders have an innate desire to serve others. To that end, our leadership has a proven track record of providing time-tested business savvy, impressive design integration, successful technical solutions, anticipating problems with a quick resolution, and the effective management of projects and processes.

OUR CULTURE

We encourage creative collaboration to not only meet the expectations of our clients, but endeavor to exceed them. We are keenly aware that like the environments we design, HEDK Architects is only as good as the sum of its parts: its people. It's our people that take our clients beyond expectations.

BEYOND EXPECTATIONS

We are passionate about going Beyond Expectations at every level of the development process: site analysis, land planning, building design, city codes/permit facilitation, construction documentation, including coordination with the team's professional consultants, civil engineers, landscape architects, structural engineers, MEP engineers, interior design, and coordination with contracting budgeting, the entire process, and delivery of today's most sophisticated multifamily developments. HEDK Architects has been designing award winning living and working environments since 1968.

The firm's capabilities include; but is not limited to luxury market rate, low to mid-rise / high-rise multi-family, mixed use, commercial, adaptive/reuse, and various forms of multifamily housing including student housing, independent senior living, assisted, memory care, and 4% and 9% tax credit affordable housing. We are expert specialists in HUD 221 (d)(4) financed developments throughout the United States.

BEYOND BGO

In the last 50 years, a lot has changed. Then again, much has stayed the same. Names have changed. Our reputation hasn't. Relationships change, but not our commitment. So, what's different as we enter the next half-century? Not much and also everything. BGO is now HEDK. Our new name, HEDK, is less about the names or the letters, and more about what they stand for. It's about pursuing the potential and promise that lies beyond.



Richard Heidenreich
*Bachelor of Environmental
Design, Texas A&M
University*

Richard is a principal of HEDK Architects. Since joining HEDK, more than two decades ago, he has developed outstanding relationships with both the developers he serves and the municipalities where he works. Richard also leads the company recruiting efforts, mentoring of new employees, as well as developing and maintaining office standards.



Erik Earnshaw, NCARB
*Bachelor of Architecture,
Texas Tech University*

Erik is a principal of HEDK Architects. He is highly recommended by multiple repeat clients, and contributes with over two decades of experience. He has represented clients in numerous zoning cases throughout the country. Erik represents his firm's work through both speaking engagements and as an expert judge. He has served as a moderator and panelist for Crittenden, GreenPearl, MFE and APA. Erik is a licensed architect in 22 states and holds a NCARB certificate.



Jaron Daily, NCARB
*Bachelor of Architecture,
Texas Tech University*

Jaron is a principal of HEDK Architects. For nearly two decades, he has overseen production of projects from schematic through construction with HEDK. His project responsibilities include team management, project scheduling, code compliance, permit facilitation, as well as client communication and overall project coordination. Jaron is a licensed architect in 8 states and holds a NCARB certificate.

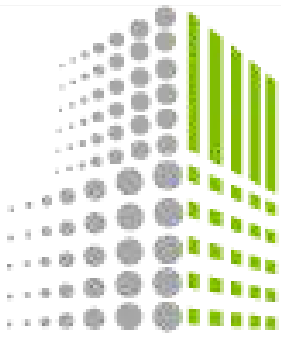


**Minho Kim, NCARB,
LEED AP**
*Master of Architecture,
Texas A&M University*

Minho is a principal of HEDK Architects. He brings two decades of experience in a wide range of civic and commercial works in South Korea and the United States. Minho has extensive experience in multiple Architectural project design types and oversees the Conceptual and Schematic design of the firm's projects. Minho is a licensed Architect, LEED AP, and holds a NCARB certificate.

PRINCIPALS INFORMATION

2-C
Resumes of
Property Management
Team



MAYFAIR

MANAGEMENT GROUP

HOME
WHY MAYFAIR
AFFORDABLE EXPERTS
SERVICES
CAREERS
TEAM
RESIDENTS
NEWS
CONTACT
EMPLOYEE LOGIN

MENU



SETTING THE STANDARD FOR EXCELLENCE IN AFFORDABLE HOUSING

We provide a full range of industry-leading solutions focusing on the specific needs, challenges and goals of our affordable housing clients with best-in-class expertise and reputation. Under our affordable housing solutions umbrella, we offer the following:

- Unparalleled knowledge of current compliance issues, regulations and requirements, and first-rate reporting capabilities and services.



- The ability to manage and service a wide range of affordable housing types and properties including Low Income Housing Tax Credit (“LIHTC”), 4% credit, 9% credit, HUD, Section 8 vouchers, Veterans Affairs Supportive Housing, RAD Assistance and more.
- Extensive experience in partnering with local municipalities and nonprofit organizations to provide quality affordable housing and beneficial resident services.
- Expertise in bond and tax credit financing, as well as in using the LIHTC program to structure affordable and workforce housing communities through tax credit equity and tax-exempt municipal bond debt.
- Services include required reporting, audit reviews and preparation, tenant and applicant file reviews, site compliance, state online reporting, utility allowance analysis, training and physical site assessment.



COMPLIANCE - C.O.R.E. TEAM



The Compliance, Operations, Research and Education Team (“C.O.R.E. Team”) provides educational, consultation and program monitoring services for a variety of affordable housing assets nationwide for Owners, Developers, Syndicators, Investors and Lenders. With comprehensive knowledge of the State and Federal regulations encompassing the umbrella of affordable housing programs, The C.O.R.E Team utilizes innovative leadership, integrity and systematic strategies to promote the highest level of performance for each asset.

- All C.O.R.E Team Auditors are Certified Occupancy Specialists (“COS”) and Housing Credit Certified Professionals (“HCCP”). The HCCP certification is the highest LIHTC compliance designation available in the nation. COS is a HUD designation and serves as a prerequisite to gaining the HCCP designation.

- C.O.R.E preserves an efficacious relationship with numerous state allocating agencies throughout the nation due to intimate knowledge of all State regulations.
- The C.O.R.E Team is proficient in all rules and regulations encompassing in: LIHTC, Project Based Section 8, CDBG, Housing Trust Fund (HTF), Rental Assistance Demonstration (RAD), Rural Development (RD), HOME and BOND programs
- Collectively, the C.O.R.E Team has over 50 years of affordable housing experience and with perseverance and commitment has maintained a 95% average result of “No Findings” during State and Federal Monitoring Reviews. C.O.R.E has never had an issue of noncompliance that resulted in a non-correctable finding.



PROJECT
INFORMATION

4-B
Good Neighbor Policy

City of Austin Good Neighbor Checklist

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- ☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

(3) Pre-Application Engagement

- ☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- ☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

- ☒ Provide communications plan
- ☒ Provide documentation showing the content of the notice, and proof of delivery
- ☒ Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.



Chad Baker

05/05/23

Signed

printed name

date

Community Registry

Community Information

Name: Pecan Springs/Springdale Hills Neighborhood Assoc.

Planning Id: 1505

Organization Email Address: pssnapresident@gmail.com

Organization Website: <http://www.pecansprings.org>

Organization Zip Code(s): 78723

Number of Households: 2300

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mr Nathaniel Bradford

E-mail: No E-mail Provided

Phone: 512-913-2930

Secondary Phone: 512-913-2030

Address: P.O. Box 14206 ,Austin, TX 78761

Office Held: President

Secondary Contact Information

Name: Mr Matthew Tyson Brown

E-mail: pssnavicepresident@gmail.com

Phone: 512-921-9935

Secondary Phone:

Address: P.O. Box 14206
Austin, TX 78761

Office Held: Vice President

Boundaries

North: Follows the south side of Little Walnut Creek until it meets Ed Bluestein Boulevard

South: Martin Luther King Jr. Blvd

East: Ed Bluestein Blvd

Community Registry

Community Information

Name: University Hills Neighborhood Assn.

Planning Id: 84

Organization Email Address: uhnaemail@yahoo.com

Organization Website: <http://www.Universityhillsna.org>

Organization Zip Code(s): 78723

Number of Households: 1465

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Mr. Seth Fowler

E-mail: sf.fowler@sbcglobal.net

Phone: 512-926-8255

Secondary Phone: 512-658-3001

Address: 6907 Drexel Drive ,Austin, TX 78723

Office Held: Zoning

Secondary Contact Information

Name: Ms. Vera Givens

E-mail: No E-mail Provided

Phone: 512-922-8894

Secondary Phone:

Address:
,

Office Held: Past President

Boundaries

North: Hwy 290 East

South: Loyola/Little Walnut Creek to Ed Bluestein Blvd. (US Hwy 183)

East: Ed Bluestein Blvd. (US Hwy 183)

West: Northeast Drive to Vanderbilt to Columbia/ Colgate to Northeast Drive.

Community Registry

Community Information

Name: Windsor Park Neighborhood Association

Planning Id: 174

Organization Email Address: Info@windsorpark.info

Organization Website: <http://www.windsorpark.info>

Organization Zip Code(s): 78723

Number of Households: 3500

Type of Organization: Neighborhood Association

Primary Contact Information

Name: Ms. Jackie Brooks

E-mail: President@windsorpark.info

Phone: 321-431-1666

Secondary Phone:

Address: PO Box 16183 ,Austin, TX 78723

Office Held: President

Secondary Contact Information

Name: Cesar Benavides

E-mail: vicepresident@windsorpark.info

Phone:

Secondary Phone:

Address: PO Box 16183
Austin, TX 78723

Office Held: Vice president

Boundaries

North: Hwy 290 (Between IH 35/ Northeast Dr.)

South: 51st (Between Manor Rd. and IH 35)and all parcels south of E. 51st Street between IH35 and Manor Rd. and north of Mueller that are NOT a part of Mueller.

East: Northeast Dr. (Between Hwy. 290 & Manor Rd.) Manor Road (between Northeast Dr. and 51st Street)



4101 McEWEN RD. ♦ STE. #150 ♦ FARMERS BRANCH, TX ♦ 75244
PHONE: (214) 295-4462 ♦ FAX: (818) 706-3752

April 28, 2023

Dear Neighbor,

AMTEX Multi-Housing LLC is making an application for Rental Housing Development Assistance with the City of Austin, Texas for Manor Apartments, 6721 Manor Road Austin, TX 78723. This New Construction Development is an apartment community, and composed of approximately 181 units of which 179 will be for low-income families and individuals. The residential density of the Development, i.e., the number of Units per acre is approximately 36. Once completed the property will consist of 1, 2, & 3 bedroom units, as well as a pool, playground and community spaces for residents.

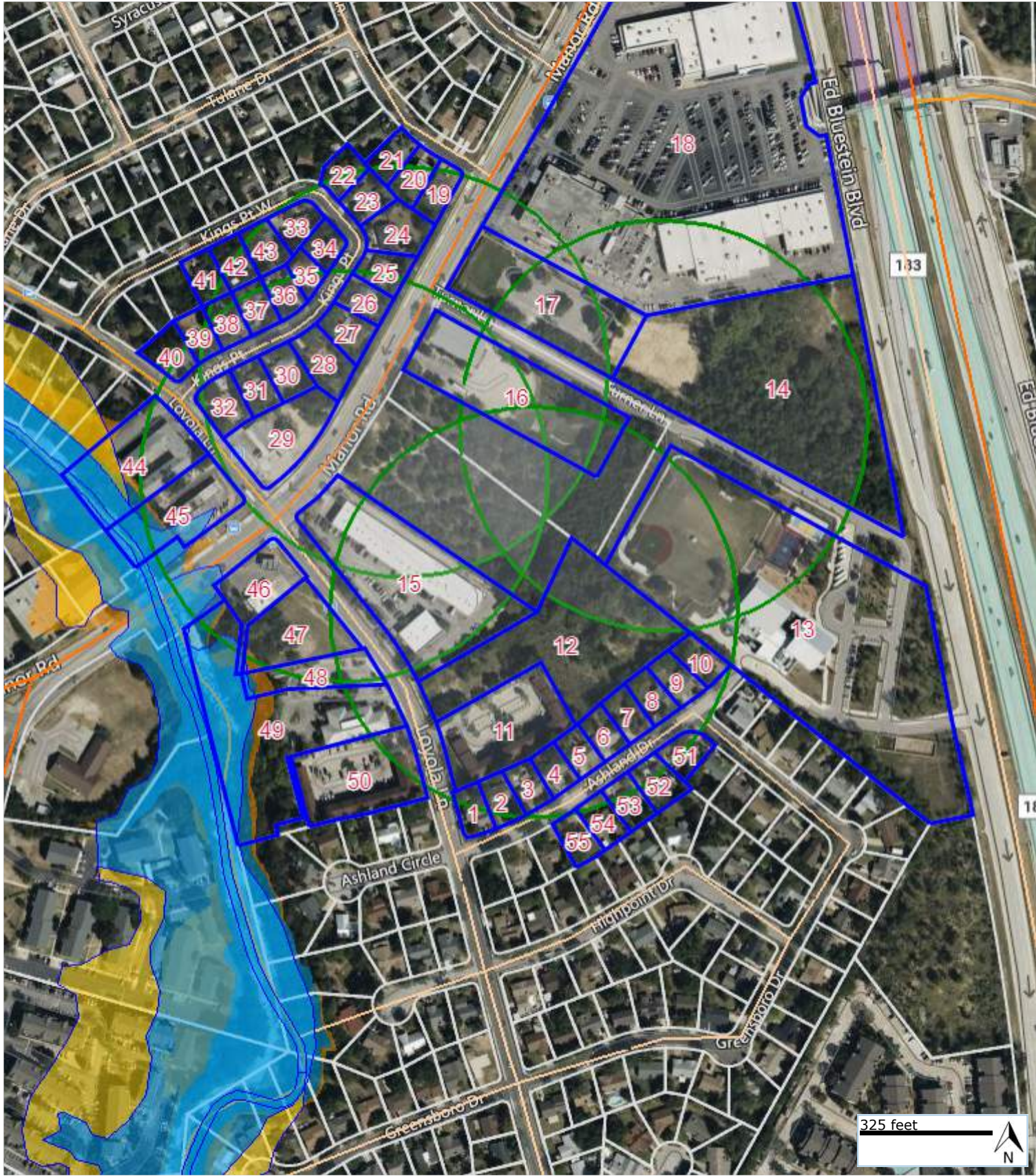
The development will add a beautiful addition to the neighborhood. Please feel free to see more of AMTEX developments on our website at <https://www.amcalhousing.com/texas-communities/> and if you have any questions about this development or would like further information please email me at cbaker@amtexhousing.com.

Sincerely,

Chad Baker

Chad Baker
Senior Development Manager

Manor Apts
500 ft Radius



AMCAL

PROJECT
INFORMATION

4-E
Resident Services

RESIDENT SERVICES

As part of the property's Land Use Restriction Agreement ("LURA"), we coordinate with third party non-profits to provide a variety of services, including (but not limited to):

- Scheduled transportation to shopping and medical appointments
- Assistance to persons with disabilities with routine maintenance needs (changing lights, etc.) that might normally be handled by the resident.
- Community Events and Social Gatherings
- Community Game Nights
- Dining Events and Potluck Gatherings
- Gardening Classes in the Community Garden
- Health and Wellness Classes
- Fitness Classes
- Referrals to entities that can help pay rent and charges when the resident cannot due to temporary financial/employment issues.
- Referrals to Food Banks and Pantries as well as other food related services and entities.
- Referrals to Medical Services and Clinics

We typically utilize third party non-profit groups that specialize in providing tenant services that meet project-specific Agency requirements. Below are two non-profit groups we use on some of the properties we manage. They are always happy to provide a service proposal and plan based on the level of services required. Both firms are reputable and professional.

- Melissa Frazer – Portfolio Resident Services, mfrazer@prspurpose.org www.portfolioresidentservices.org
Mike Clark, Asset Living Principal, serves on the Board.
- Justin Walker – Rainbow Housing Assistance, jwalker@rainbowhousing.com, www.rainbowhousing.org
Hugh Cobb, Asset Living Principal, serves on the Board.

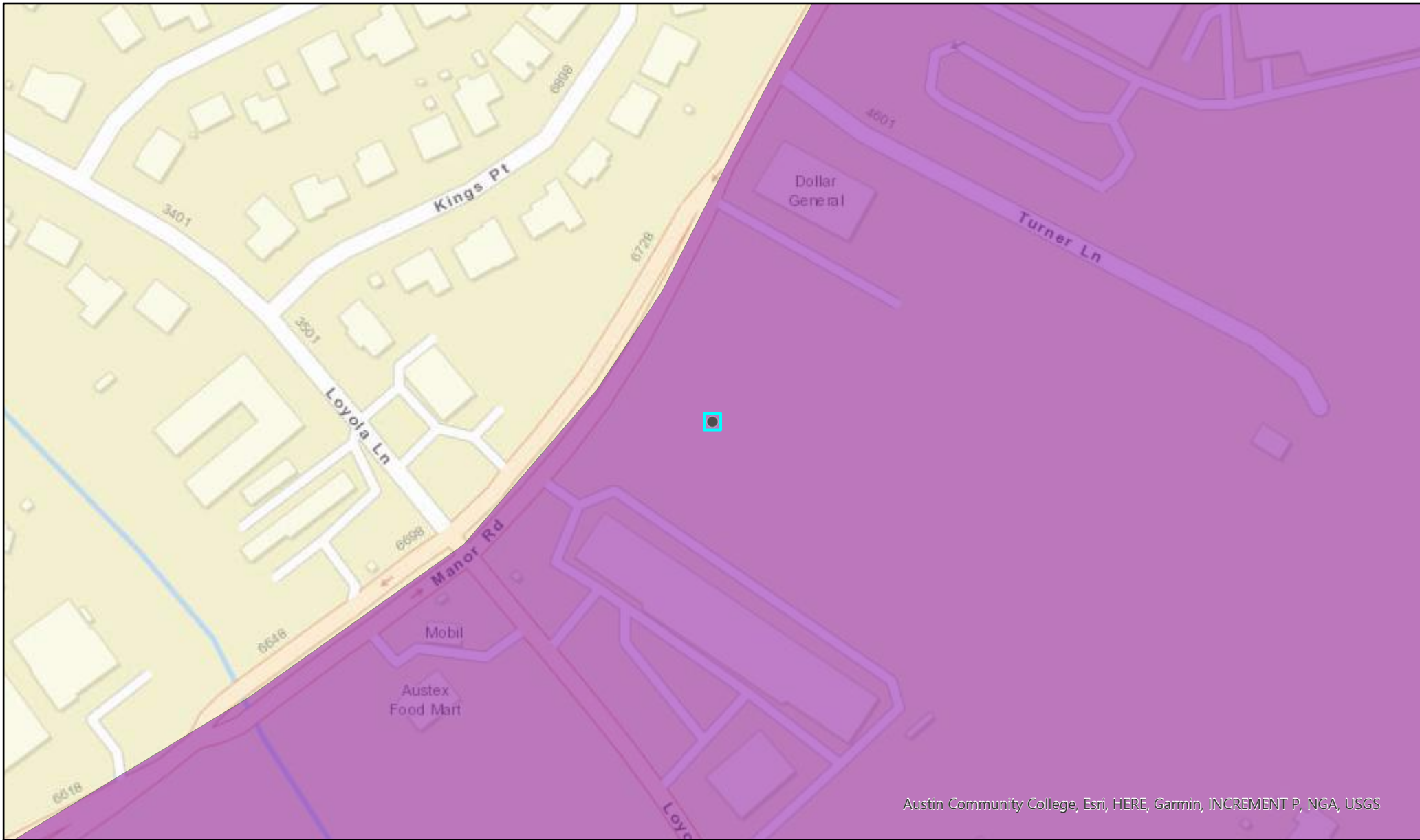
RESIDENT SERVICES - EXAMPLES

- Provision of services that will assist residents and are part of the benefit of living at the property such as:
 - Scheduled transportation to shopping and medical appointments
 - Assistance to persons with disabilities with routine maintenance needs (changing lights, etc.) that might normally be handled by the resident.
- Events organized and provided directly by on-site staff for the benefits of the residents. Examples include:
 - Community Events and Social Gatherings
 - Community Game Nights
 - Dining Events and Potluck Gatherings
- Events coordinated by on-site staff but delivered by outside service providers or individuals. Examples include:
 - Gardening Classes in the Community Garden
 - Health and Wellness Classes
 - Fitness Classes
- Management staff will also build a list of social service agencies in the Dallas Fort Worth area that can provide various services to residents in need and staff will provide referrals to residents whenever possible. Examples include:
 - Referrals to entities that can help pay rent and charges when the resident cannot due to temporary financial/employment issues.
 - Referrals to Food Banks and Pantries as well as other food related services and entities.
 - Referrals to Medical Services and Clinics
- All services provided, and referrals provided will be documented in the resident files or in a central file in order to be able to prove up the required level of services when necessary



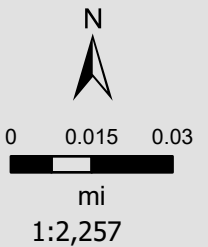
PROPERTY
INFORMATION

5-B
Property Maps

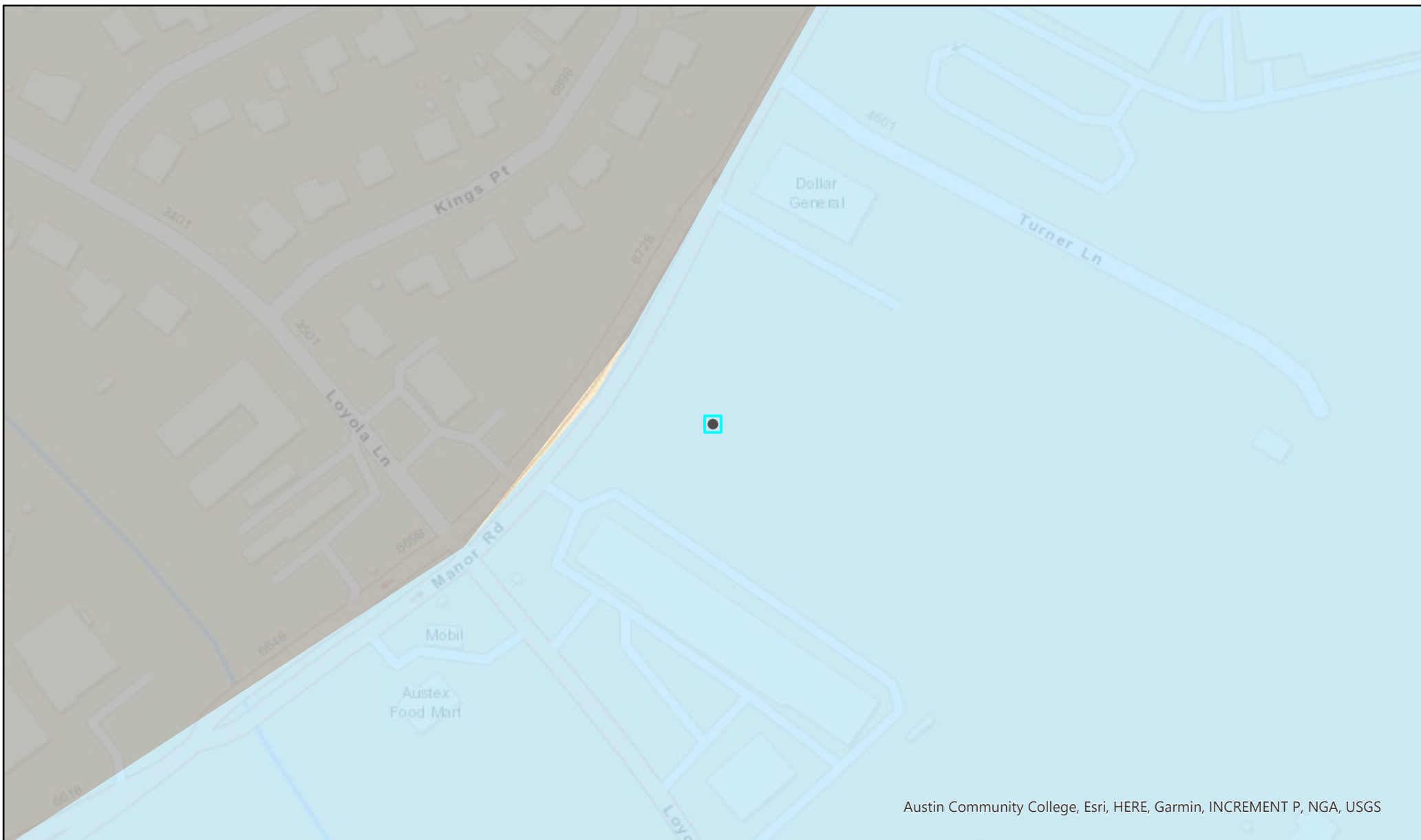


12 April 2023

6721 Manor Rd Opportunity Index

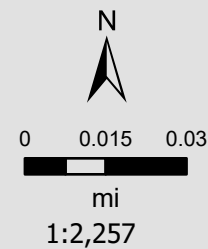


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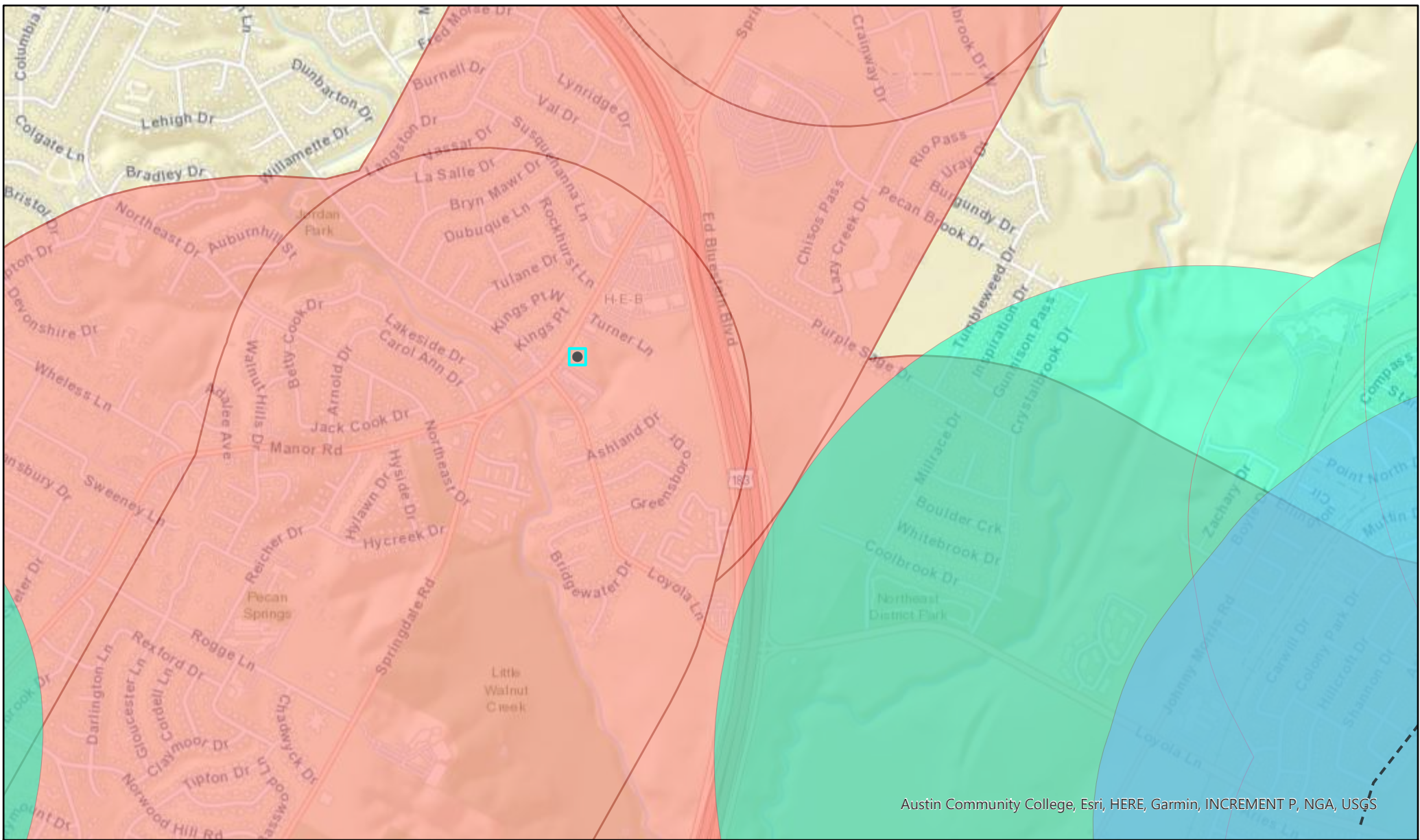


12 April 2023

6721 Manor Rd Gentrification Value



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Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

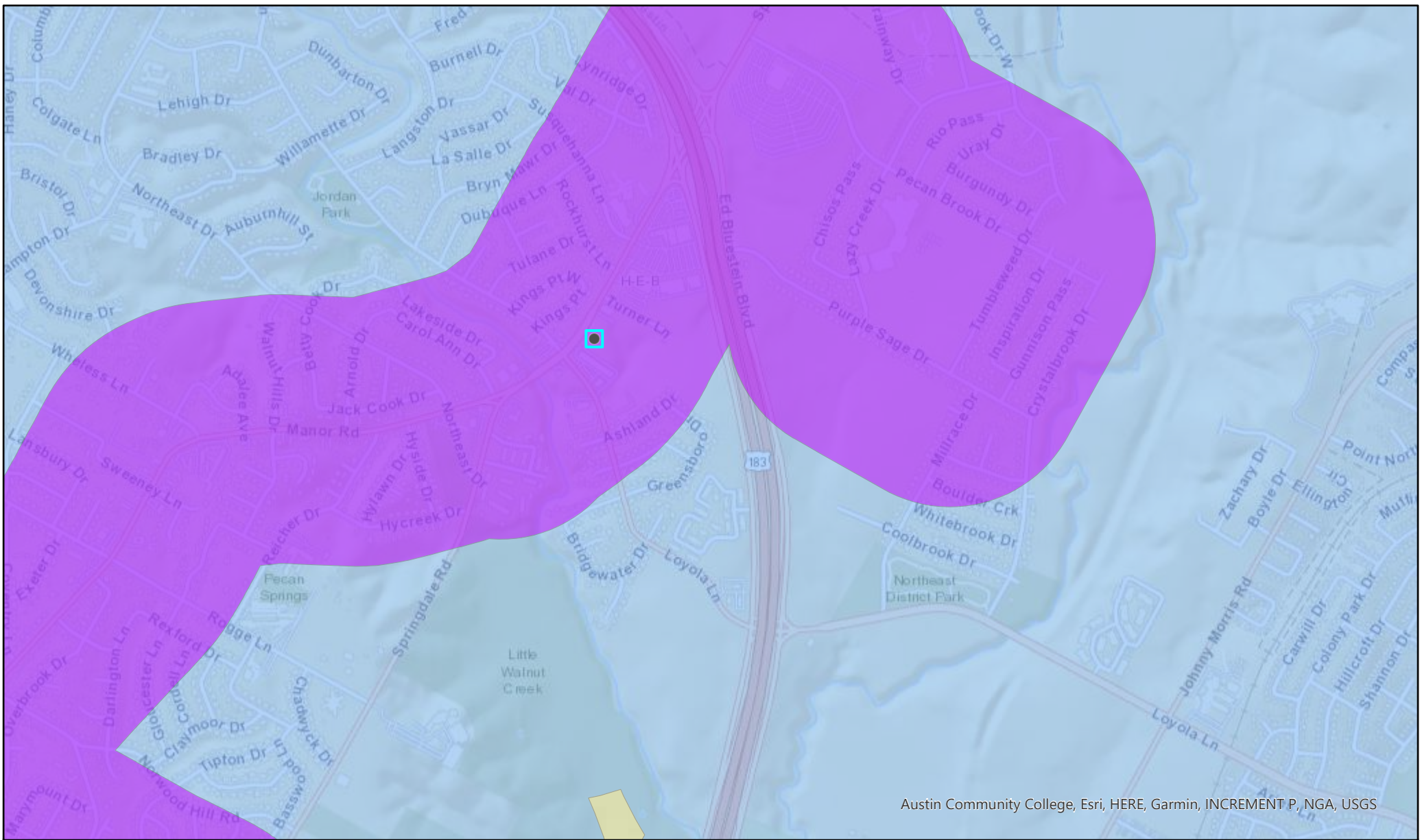


6721 Manor Rd Imagine Austin Corridor

12 April 2023



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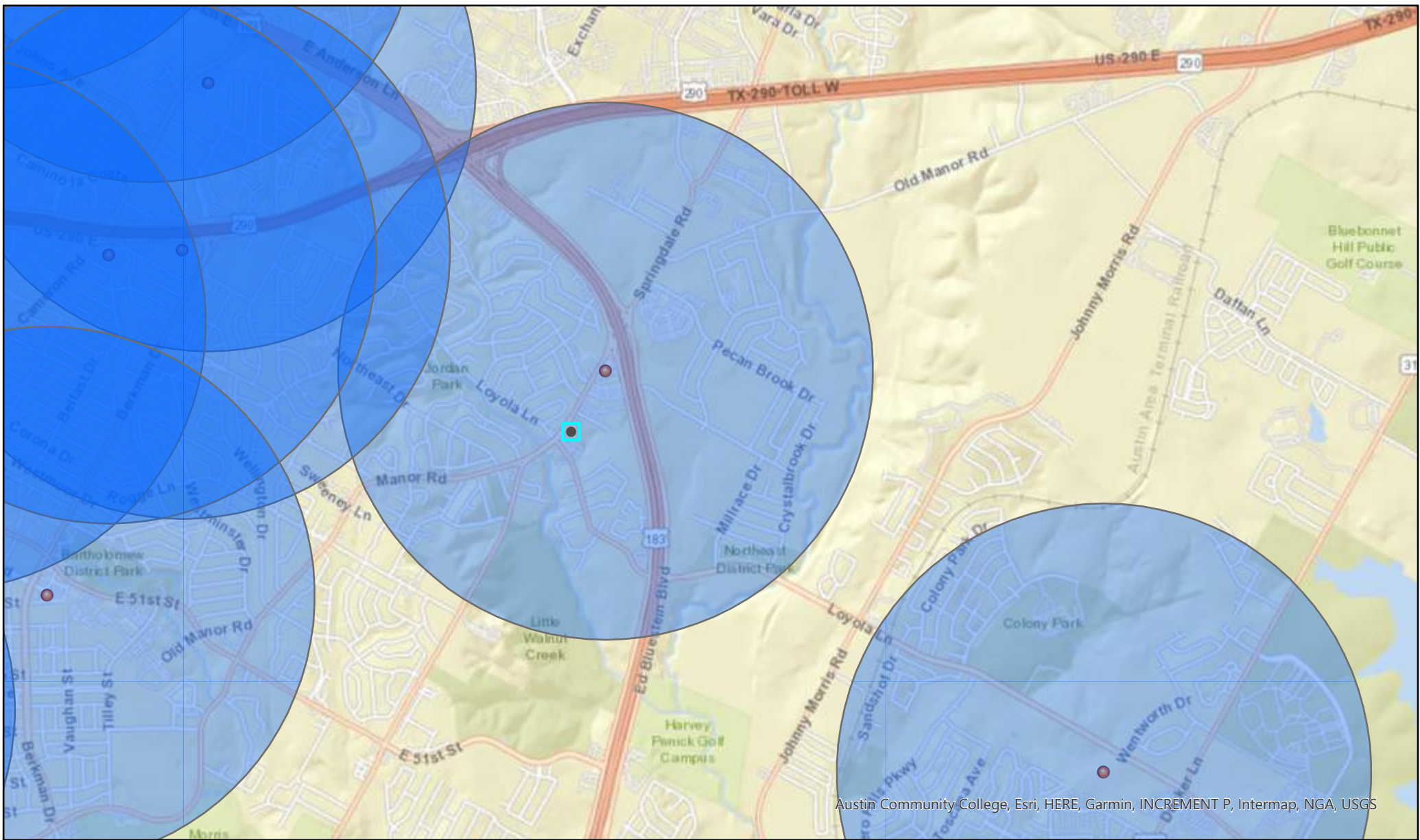
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS



12 April 2023

6721 Manor Rd High-Frequency Transit

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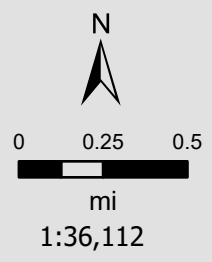


Austin Community College, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS



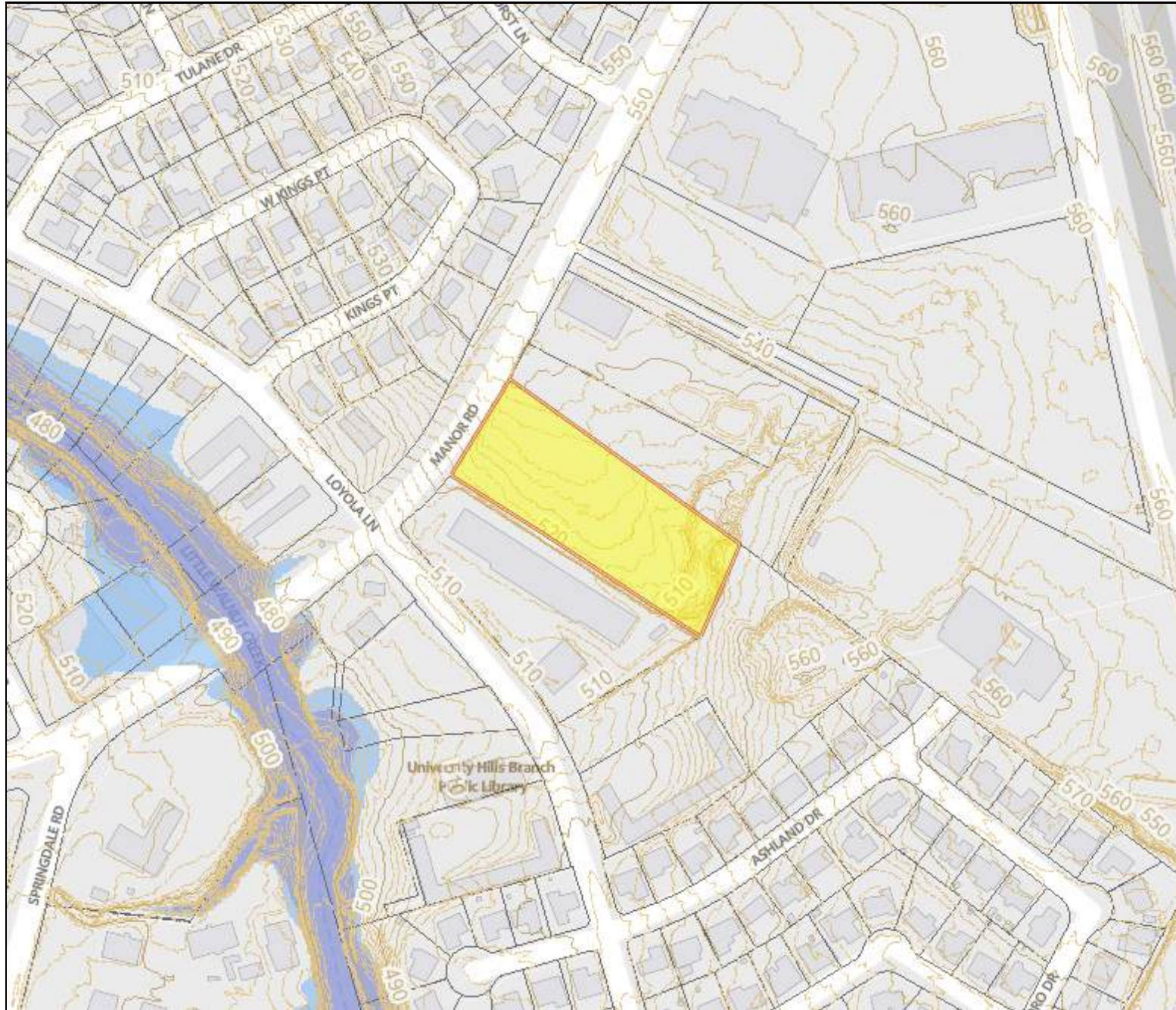
6721 Manor Rd Healthy Food Access

12 April 2023



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin Regulatory Floodplains



Legend

FloodPro

- Fully Developed Floodplain
- COA Fully Developed 25-Year
 - COA Fully Developed 100-Year

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.

0 500 1000
ft

Wednesday, April 12,
2023



PROPERTY
INFORMATION

5-C
Zoning Verification
Letter



CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: AMTEX MULTI-HOUSING LLC
Mailing Address:
30141 AGOURA RD STE 100
AGOURA HILLS, CA 91301

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 978027

Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

LR-MU-CO-NP

Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-2007-0006

Zoning Ordinance Number(s)

Look up ordinances at <http://austintexas.gov/edims/search.cfm>

20070809-056, 20071011-087

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/departments/austin-city-code-land-development-code>

This letter was produced by the City of Austin Housing & Planning Department.

I, Stacy Meeks, of the Housing & Planning Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

A handwritten signature in black ink, appearing to read "Stacy Meeks".

4/25/2024

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