

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2023 4% Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credit applications in 2023. All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request.

This Application can also be used to request TEFRA approvals from the Austin City Council.

1. **Application Deadlines.** Applicants will not be accepted unless the Applicant provides both an Inducement Resolution from the local issuer as well as a Certificate of Reservation from the Texas Bond Review Board. If a Certificate of Reservation is not yet available, the Applicant must demonstrate that receipt is imminent.

Applications are accepted on a rolling basis. To ensure resolutions are approved and executed in advance of the deadline 14 calendar days prior to the TDHCA Board Meeting, please submit the application to HPD Staff as early as possible once a reservation is imminent.

2. **Resolutions & TEFRA.** Please indicate each applicable resolution requested from the City of Austin. If a resolution will ultimately be needed from Council approving a TEFRA hearing for another bond issuer, please note so with the last item below.

_____ Resolution of No Objection from the Local Governing Body

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

_____ One-Mile/Three-Year Rule

_____ Limitations on Developments in Certain Census Tracts

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

_____ TEFRA Resolution Requested. The TEFRA hearing is tentatively scheduled for _____ (month) _____ (year).

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

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HPD's website.](#) **Please also submit the excel sheet when submitting your application.**

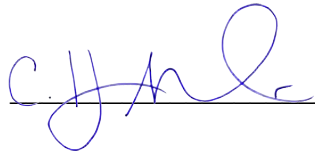
- 3) S.M.A.R.T. Housing Certification Letter if located within the city's jurisdiction and if the development is new construction. Applications for S.M.A.R.T. Housing certification go through a separate review process. **IT IS STRONGLY ADVISED THAT SMART APPLICATIONS BE SUBMITTED AT LEAST THREE WEEKS BEFORE THE RESOLUTION APPLICATION DEADLINE.** For more information on the [S.M.A.R.T. Housing Program](#), email Nathan Jones at nathan.jones@austintexas.gov.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
 - 5) Provide a flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
 - 8) Provide the inducement resolution from the Issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.
 - 9) If the proposed development involves the rehabilitation of a currently occupied development, provide an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
- 4) **How to Submit.** Applications should be sent by email to Brendan Kennedy at Brendan.Kennedy@austintexas.gov. **Please include the PDF with all the incorporated attachments and please include the excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to the Housing and Planning Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at brendan.kennedy@austintexas.gov.

Development Name: _____

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA

Authorized Representative Signature

 _____

Authorized Representative Printed Name

Authorized Representative Title

Date

Attachment 1 - Project Narrative

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



ELMINGTON

AFFORDABLE HOUSING

Daffan Flats is a proposed 247-unit affordable multifamily development located at 7400 Daffan Lane, Austin ETJ, Travis County, Texas. The development is a partnership between Elmington and local non-profit Strategic Housing Finance Corporation, an affiliate of the Travis County Housing Authority. The community will serve families earning up to 30% Area Median Income (“AMI”) & 60% AMI and provide 1-, 2-, 3-, and 4-bedroom units. The community will offer a clubhouse to residents that provides a Learning Center, fitness center, swimming pool, community room, and other amenities.

The site is in close proximity to several growing employment hubs within the area, including Tesla, Walnut Creek Business Park, Samsung, Colony Park, and countless industrial developments. A future Green Line stop is contemplated at nearby Colony Park which would transform this area and drastically improve mobility. Daffan Flats residents will also enjoy the public parks and amenities near the site including the Walnut Creek Hike & Bike Trail and the Walter E. Long Metropolitan Park.

Daffan Flats is committed to provide an after-school Learning Center that will offer 15 + hours of weekly educational services for elementary, middle, and high school children who live at the community. The program will be hosted on-site and be free of charge. The programming will be tailored to the needs of the individual students who participate. The following support will be provided:

- Tutoring
- English as a Second Language (ESL) education
- Test preparation
- Homework assistance
- Reading/Writing
- Technology training
- Music and creative arts

Elmington has also engaged local nonprofit, BiGAUSTIN, to supplement resident supportive services at Daffan Flats. Elmington will coordinate with BiGAUSTIN to ensure residents have access to the nonprofits programs and services, which include job skill training, entrepreneur training, consulting, networking & lending.

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

| | | |
|--|---|---|
| 1) Development Name Daffan Flats | 2) Project Type 100% Affordable | 3) New Construction or Rehabilitation? New Construction |
| 4) Development Owner (as submitted in TDHCA Application) ECG Daffan, LP | | 5) Developer Company ECG Daffan Developer, LLC |
| 6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 7400 Daffan Lane, Austin, Texas 78724 | | 7) Mobility Bond Corridor |
| 8) Census Tract 22.21 | 9) Council District NA | 10) Elementary School DECKER EL |
| 12) Type of Structure Multi-family | | 11) Affordability Period 30 years |
| 13) Occupied? No | | 14) How will AHFC funds be used? |
| 15) Bond Issuer (if applicable) SHFC | 16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable) Strategic Housing Finance Corporation | |
| 17) Target Population | General | |

18) Summary of Rental Units by MFI Level

| Income Level | Efficiency | One Bedroom | Two Bedroom | Three Bedroom Unit | Four (+) Bedroom | Total |
|--------------------|------------|-------------|-------------|--------------------|------------------|------------|
| Up to 20% MFI | | | | | | 0 |
| Up to 30% MFI | | 4 | 3 | 3 | 3 | 13 |
| Up to 40% MFI | | | | | | 0 |
| Up to 50% MFI | | | | | | 0 |
| Up to 60% MFI | | 56 | 112 | 45 | 21 | 234 |
| Up to 70% MFI | | | | | | 0 |
| Up to 80% MFI | | | | | | 0 |
| Up to 120% MFI | | | | | | 0 |
| No Restrictions | | | | | | 0 |
| Total Units | 0 | 60 | 115 | 48 | 24 | 247 |

19) Summary of Units for Sale at MFI Level

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

20) Initiatives and Priorities (of the Affordable Units)

| Initiative | # of Units | Initiative | # of Units |
|---|------------|----------------------------------|------------|
| Accessible Units for Mobility Impairments | 13 | Continuum of Care Units | 0 |
| Accessible Units for Sensory Impairments | 5 | Non-CoC Supportive Housing Units | |

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

- 18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 19) Is the property within 1/4 mile of a High-Frequency Transit Stop? No
- 20) Is the property within 3/4 mile of Transit Service? Yes
- 21) The property has Healthy Food Access? No
- 22) Estimated Sources and Uses of funds

| Sources | |
|------------------------|----------------------|
| Debt | 38,585,014 |
| Third Party Equity | 32,708,405 |
| Grant | - |
| Deferred Developer Fee | 7,696,002 |
| Other | |
| Previous AHFC Funding | |
| Expected AHFC Request | |
| Total | \$ 78,989,421 |

| Uses | |
|-----------------|----------------------|
| Acquisition | 3,700,000 |
| Off-Site | 2,350,000 |
| Site Work | 4,645,475 |
| Site Amenities | 580,000 |
| Building Costs | 36,663,973 |
| Contractor Fees | 5,859,530 |
| Soft Costs | 4,012,000 |
| Financing | 12,259,671 |
| Developer Fees | 8,918,772 |
| Total | \$ 78,989,421 |

CRP Name

CRP Ordinance 1 Date

CRP Ordinance 2 Date



Attachment 3 – S.M.A.R.T. Housing Certification Letter

(S.M.A.R.T. Housing Certification Letter for developments located in the city's jurisdiction and that are new construction. Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the [S.M.A.R.T. Housing Program](#), email Alex Radtke at Alex.Radtke@austintexas.gov or Nathan Jones at Nathan.Jones@austintexas.gov.

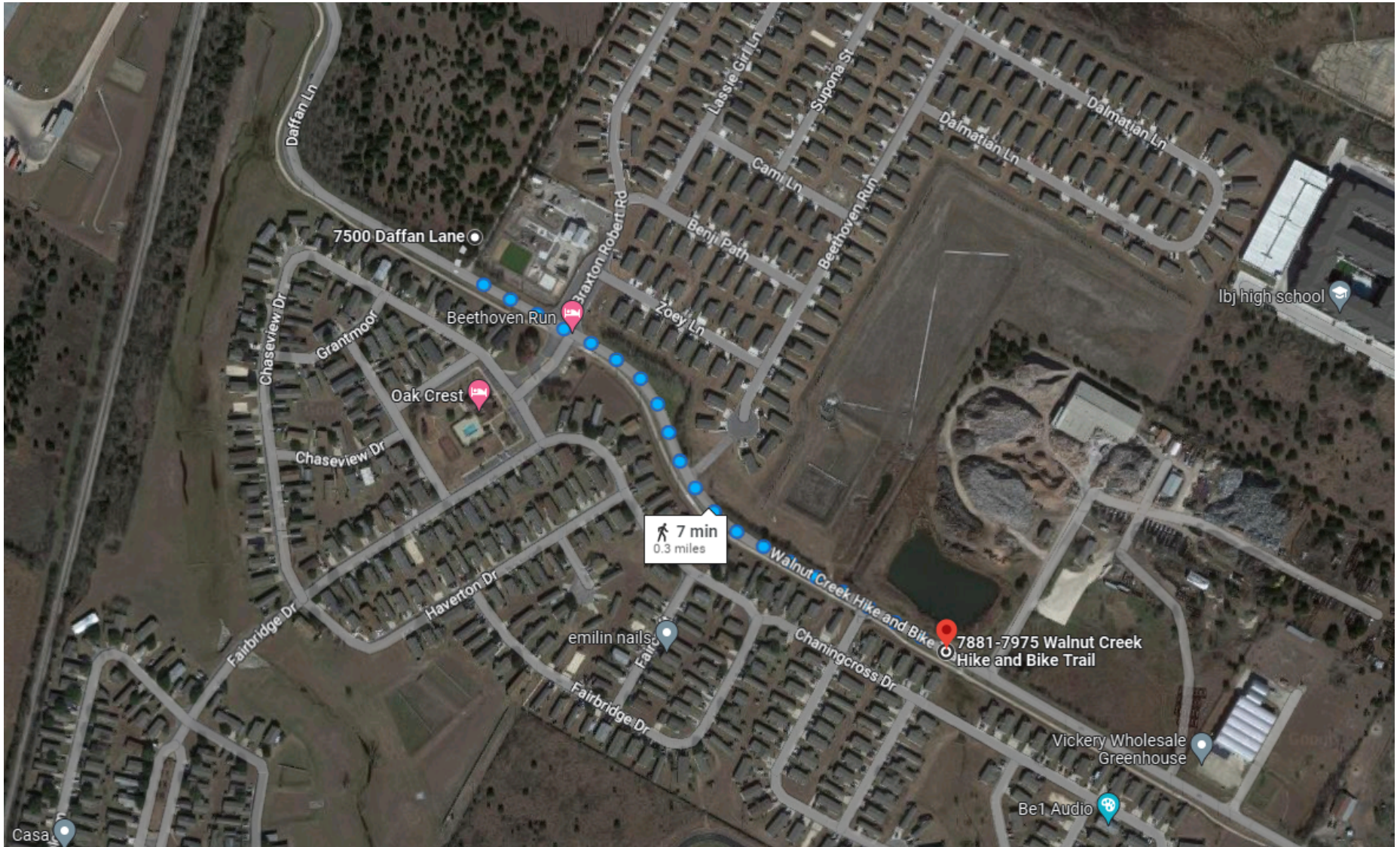
NOT APPLICABLE

Daffan Flats is located in the Austin ETJ and is therefore ineligible for the City of Austin SMART Housing Program & Certification

Attachment 4 – Map and Nearest Transit Stop

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

TRANSIT STOP



Attachment 5 - Flood Plain Map

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






FEMA Floodplains

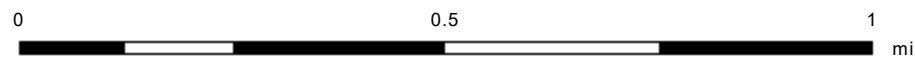


Legend

FloodPro

FEMA Floodplain

-  100 Year (Detailed-AE)
-  500 Year
-  100 Year (Approx-A)



Friday, March 10, 2023



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.

Attachment 6 - Developer's Experience and Development Background

(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)

Elmington Overview

Elmington Affordable is a privately owned commercial real estate development firm. Elmington primarily acquires underutilized land with a strategy to create long-term sustainable affordable housing that meets the specific needs of the community.

Elmington is a national leader in workforce and affordable housing development. The team leverages a broad array of capital strategies including conventional debt/equity, Low-Income Tax Credits (LIHTC), public/private partnerships, HUD and local programs to deliver quality housing to individuals and families in need.

To date, Elmington has developed over 8,000 units across the United States. Elmington is currently active in TX, TN, NC, OH, and AL.

Elmington is under construction on 4 communities (1,141 units), in Travis County.

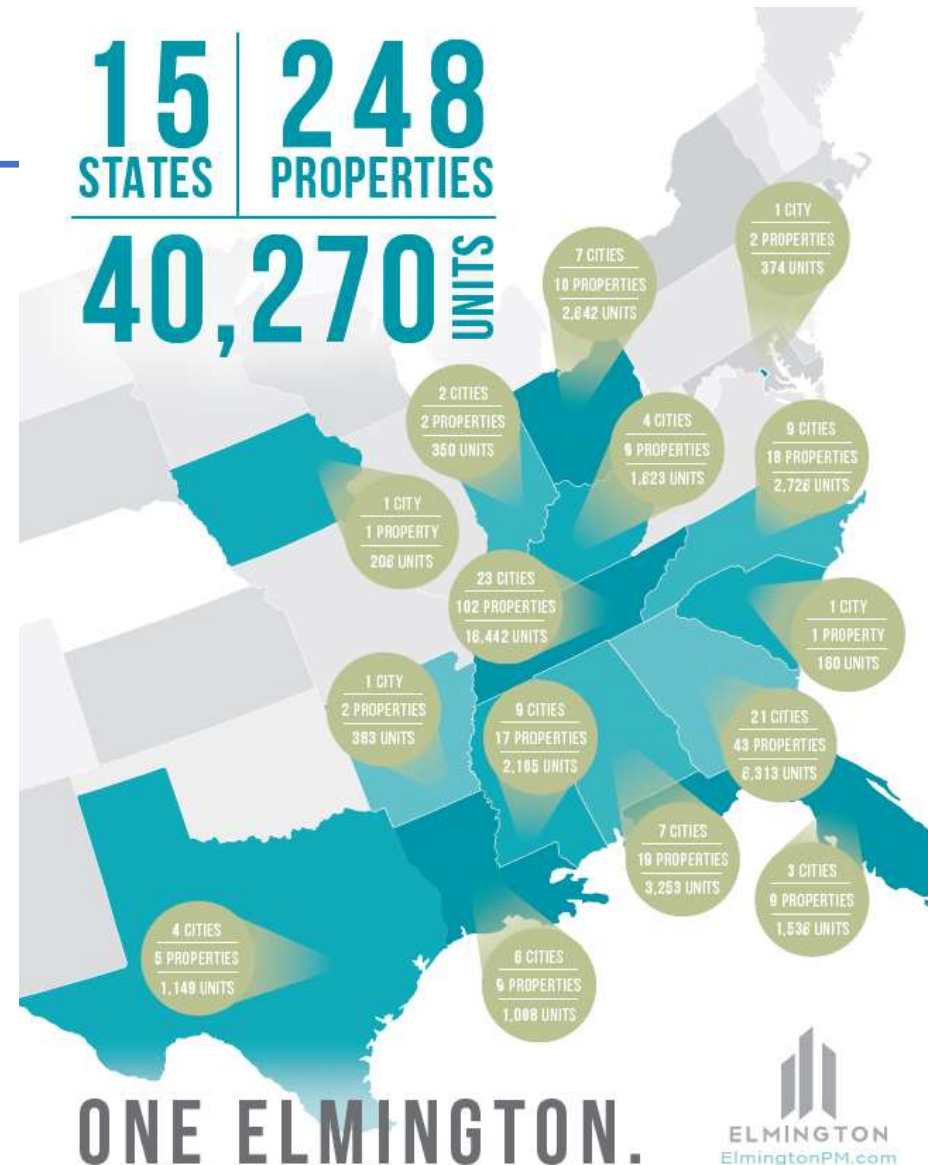
Elmington has full-service capabilities with property management (Elmington Property Management) and construction (Elmington Construction) functions.

Elmington Construction

Elmington Construction is a full-service residential and commercial General Contractor. EC coordinates construction for all ECG developments and focuses on cost estimation, pre-planning, subcontractors and suppliers.

Elmington Property Management

Elmington Property Management currently manages 40,000 housing units. EPM manages a variety of communities but has a deep expertise in affordable housing.



ELMINGTON ELEVATES

Since 2015, Elmington Elevates has been engaging our employees, business partners, vendors, and residents to create meaningful impact in our local communities.

Elmington Elevates is its own 501c(3) operating in close partnership with Elmington Property Management and employees.

Over the past few years, Elevates has:

- Collected over **10,000 cans of food** for those experiencing food insecurity
- Raised over **\$12,000 for school supplies** to ensure that students thrive in the classroom
- **Built a playground** at KIPP Kirkpatrick Elementary School
- Collected over **\$8,700 for families to rebuild** after the Nashville tornado and to support vulnerable families during COVID-19
- **Donated over \$100,000** to local public schools!



DEVELOPMENT EXPERIENCE

ElmingtonDevelops.com

HILLSIDE





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COMMON AREAS & AMENITIES



COMMON AREAS & AMENITIES





UNIT FINISHES



Attachment 7 – Resolution from County

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

**TRAVIS COUNTY, TEXAS
RESOLUTION FOR TAX-EXEMPT BOND DEVELOPMENT
RELATING TO APPLICATION FROM ELMINGTON CAPITAL GROUP
FOR DEVELOPMENT ON CAPITOL VIEW DRIVE
NAMED "DAFFAN FLATS"**

WHEREAS, Elmington Capital Group (the "Developer" and, together with any current or future affiliates or subsidiaries of the Developer, the "Applicant"), a Tennessee limited liability company, has proposed a development for affordable rental housing named "Daffan Flats" (the "Development") at 7400 Daffan Lane, Austin, Travis County 78724, in the extraterritorial jurisdiction of Austin, Texas;

WHEREAS, the Applicant has provided notice to the Travis County Commissioners Court (the "Commissioners Court"), which is the governing body of Travis County (the "County"), a political subdivision of the State of Texas, that the Applicant intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for a 4% Housing Tax Credit allocation for the Development (the "Application");

WHEREAS, the TDHCA Housing Tax Credit Qualified Allocation Plan and Texas Government Code §2306.67071 require that the Applicant submit to the TDHCA a resolution from the Commissioners Court that certifies that, after due consideration of the information provided by the Applicant and public comment, the Commissioners Court has no objection to the Application for the Development;

WHEREAS, except as otherwise provided herein, capitalized terms have the same meaning as those set forth in §11.1 of Title 10 of the Texas Administrative Code and Texas Government Code Section 2306.6702;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT:

SECTION 1. In accordance with the requirements of Texas Government Code §2306.67071 and §11.204(4) of Title 10 of the Texas Administrative Code, the Commissioners Court certifies that:

- (a) Notice of the Applicant's intent to file the Application for the proposed Development has been provided to the Commissioners Court in accordance with Texas Government Code, §2306.67071(a) and §11.204(4)(A) of Title 10 of the Texas Administrative Code;
- (b) The Commissioners Court has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (c) On February 28, 2023, the County held a hearing at which public comment could be made on the proposed Development in accordance with Texas Government Code §2306.67071(b);

- (d) After due consideration of the information provided by the Applicant and public comment, the County does not object to the proposed Application or proposed Development; and
- (e) Notwithstanding any provision to the contrary, the Applicant must comply with all applicable federal, state, and local statutes, rules, and regulations regarding the construction and operation of the proposed Development, and this resolution shall not be construed:
 - (1) As a waiver of any applicable statutes, rules, or regulations with respect to the proposed Application or the proposed Development; or
 - (2) As an endorsement of the proposed Application or proposed Development.

SECTION 2. Pursuant to §11.3(e) and §11.4(c)(1) of Title 10 of the Texas Administrative Code, the County, acting through its governing body, which is the Commissioners Court, hereby:

- (a) acknowledges that the proposed Development is for New Construction located in a census tract that has more than 20% Housing Tax Credit Units per total households as reflected in the TDHCA’s current Site Demographic Characteristics Report; and
- (b) finds that the proposed Development is consistent with the County’s obligation to affirmatively further fair housing.

SECTION 3. The County, acting through its governing body, hereby confirms that it has no objection to the proposed Application or Development, and that this formal action has been taken to put on record such opinion expressed by the governing body of the County on February 28, 2023.

SECTION 4. The Applicant has represented to the County that the Development will provide the following number of units reserved for occupancy by individuals and families earning the following Area Median Family Income (“MFI”) levels:

| | |
|--------------------|-----|
| @ or below 30% MFI | 13 |
| @ > 30 to 50% MFI | 0 |
| @ > 50 to 60% MFI | 234 |
| @ > 60 to 80% MFI | 0 |
| Total Units | 247 |

Section 5. Based on the Applicant’s representation to the County regarding the number and affordability levels of the 247 rental units in the proposed Development will be reserved for occupancy by individuals and families earning the Area Median Family Income as specified above in Section 4, the County, acting through its governing body and in accordance with Texas Local Government Code Section 394.9025, hereby

approves the issuance of bonds by the Strategic Housing Finance Corporation of Travis County to finance the proposed Development in the County, but only to the extent described in Texas Local Government Code Section 394.9025, and the County incurs no liability for the bonds so issued.

SECTION 6. For and on behalf of the County, Andy Brown, County Judge, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

PASSED AND APPROVED this 28th day of February 2023.

DocuSigned by:

Andy Brown

C24347D8294D47D

Andy Brown, County Judge

ATTEST:

DocuSigned by:

Dyana Limon-Mercado

8BF868B741F14DA

Dyana Limon-Mercado, County Clerk

Attachment 8 – Inducement Resolution & TBRB Certificate of Reservation

*(Attach the inducement resolution from the issuer of bonds for the proposed development, **as well as a Certificate of Reservation from the Texas Bond Review Board.** If the Certificate of Reservation is not yet available, the Applicant must demonstrate that its receipt is imminent.)*



Strategic Housing Finance Corporation of Travis County
Resolution SHFC-2021-19
October 7, 2021

Resolution No. SHFC-2021-19: To Approve the prescription of the form and substance of an Agreement to Issue Bonds for Multifamily Housing Revenue Bonds (Daffan Flats), to be located at approximately 7500 Daffan Lane, Austin, Travis County, Texas, or adjacent thereto; Authorize the execution of such agreement; Authorize the filing of an application with the Texas Bond Review Board for a reservation of an allocation of State volume cap for private activity bonds; and Authorize additional provisions relating thereto.

WHEREAS, Strategic Housing Finance Corporation of Travis County (the “Corporation”) is authorized by the Texas Housing Finance Corporations Act, Local Government Code, Chapter 394, Vernon’s Annotated Texas Civil Statutes, as amended (the “Act”), to issue revenue bonds for the purpose of paying all or part of the cost of a Residential Development as defined in the Act, and to sell or lease the project to others or loan the proceeds of the bonds to others to finance all or part of the cost of the Residential Development; and

WHEREAS, the Act authorizes the Corporation: (a) to make loans to any person to provide financing for rental residential developments located within Travis County, Texas (the “County”), and intended to be occupied substantially (at least 90 percent) by persons of low and moderate income, as determined by the Corporation; (b) to issue its revenue bonds for the purpose of obtaining moneys to make such loans and provide such financing, to establish necessary reserve funds and to pay administrative costs and other costs incurred in connection with the issuance of such bonds; and (c) to pledge all or any part of the revenues, receipts or resources of the Corporation, including the revenues and receipts to be received by the Corporation from or in connection with such loans, and to mortgage, pledge or grant security interests in such loans or other property of the Corporation in order to secure the payment of the principal or redemption price of and interest on such bonds; and

WHEREAS, the Corporation now desires to authorize, issue and sell its tax-exempt multifamily housing revenue bonds, to the extent authorized by law, to provide funds to defray all or part of the cost of acquiring, developing and/or constructing a certain Residential Development by Elmington Capital Group, a Tennessee limited liability company, and/or its assigns (the “User”); and

WHEREAS, the User and the Corporation desire that the Corporation take some official action toward the issuance of such bonds prior to the commencement of acquisition, development, and construction of such Residential Development; and

WHEREAS, the County, has authorized and approved creation of the Corporation to act on its behalf to further certain public purposes of the County;



NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STRATEGIC HOUSING FINANCE CORPORATION OF TRAVIS COUNTY, THAT:

Section 1: The Corporation hereby authorizes and agrees that it will issue and sell its multifamily housing revenue bonds (the “Bonds”) from time to time in one or more series pursuant to the provisions of Texas law to pay all or part of the cost of acquiring, rehabilitating and equipping the project described in Exhibit “A” to the Agreement to Issue Bonds (the “Agreement”) attached hereto (the “Project”), together with certain costs of authorization, sale and issuance of the Bonds. The Bonds will be issued and sold as more fully provided in the Agreement to Issue Bonds, and subject to the terms thereof, in a maximum aggregate principal amount now estimated to be not more than \$45,000,000.

Section 2: The proceeds of the Bonds will be used to finance a portion of the acquisition, construction, development, and equipping of the Project.

Section 3: The Corporation will enter into a financing agreement with the User providing for financing of all or part of the cost of the Project.

Section 4: The Board of Directors of the Corporation (the “Board of Directors”) hereby finds, determines and declares that (i) the Project is required and suitable for the promotion of the construction of new, improved, or expanded residential development in the County, (ii) the User has the business experience, financial resources and responsibility to provide reasonable assurance that the Bonds and the interest thereon to be paid from, or by reason of, payments made by the User under the financing agreement will be paid as the same become due, and (iii) the Project is in furtherance of the public purposes set forth in the Act.

Section 5: That neither the User nor any other party is entitled to rely on this Resolution as a commitment to loan funds, and the Corporation reserves the right not to issue the Bonds either with or without cause and with or without notice, and in such event the Corporation shall not be subject to any liability or damages of any nature. Neither the User nor anyone claiming by, through or under the User, nor any investment banking firm or potential purchaser of the Bonds shall have any claim against the Corporation whatsoever as a result of any decision by the Corporation not to issue the Bonds.

Section 6: The Corporation hereby authorizes the filing of one or more Applications For Allocation of Private Activity Bonds and/or carryforward applications with the Texas Bond Review Board (“BRB”) for the year 2022 or other years for the aggregate amount of up to \$45,000,000 of qualified residential mortgage bonds, and the President of the Corporation, the Executive Vice President of the Corporation, and/or the Director of Real Estate Development of the Corporation are designated as the authorized officers, acting together or individually, to execute and deliver such Application to the BRB and to take any other actions consistent with this Resolution, including the execution and delivery of the Agreement.



Section 7: The Corporation authorizes participation in the financing, development and operation of the Project including but not limited to, acting as the sole member the general partner of the entity that will develop and operate the Development and participating in the application to the Texas Department of Housing and Community Affairs for low-income housing tax credits, and that any officer of the Corporation, including but not limited to Patrick Howard as Executive Vice President and Robert Onion as Director of Real Estate Development, may act on behalf of the Corporation in connection with the Corporation's participation in the Project;

This Resolution is a Declaration of Official Intent under U.S. Treasury Regulations for purposes of Sections 103 and 141 to 150 of the Internal Revenue Code of 1986, as amended. Based upon the representations of the User, the Corporation reasonably expects that certain of the costs of the Project may be reimbursed with the proceeds of the Bonds.



NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of Directors of the Corporation hereby:

1. Approves Resolution SHFC-2021-19,
2. Authorizes the officers, including, specifically, the Executive Vice President and Director of Real Estate Development, to execute all relevant documents, instruments, agreements, policies, and procedures and to take all actions on behalf of SHFC contemplated by the foregoing resolutions.

Passed and approved the 7th day of October, 2021.

Wilmer Roberts, President, Board of Directors

Attested and approved as to form:

Patrick B. Howard, Executive Vice President

CERTIFICATION

The above resolution, adopted by the Board of Directors of the Strategic Housing Finance Corporation of Travis County at a meeting held on the 7th day of October, 2021, is hereby certified to be a true and correct copy of an official copy thereof on file among the official records of such Corporation.

WITNESS my hand and seal of office this 7 day of October 2021.

By: Patrick Howard
Name: Patrick Howard
Title: Executive Vice President



TEXAS BOND REVIEW BOARD

Governor Greg Abbott, Chairman
Lieutenant Governor Dan Patrick
Speaker Dade Phelan
Comptroller Glenn Hegar

Robert B. Latsha II
Executive Director

Carryforward Designation Certificate Docket Number 22CF-001

Pursuant to the terms of the Internal Revenue Code of 1986 (the "Code"), the Texas Civil Statutes, Article 5190.9a, as amended (the "Act"), and Chapter 1372 of the Government Code (the "Act"), the undersigned on behalf of the Texas Bond Review Board, hereby issues this Carryforward Designation Certificate for the purpose of confirming that the Issuer has received a carryforward designation for 2022.

The undersigned certifies that the State ceiling for calendar year 2022, imposed by the Code, was \$3,248,073,510 and the aggregate amount of 2022 private activity bonds issued during 2022 pursuant to the State ceiling was \$1,374,754,330.84. The excess State ceiling of \$1,873,319,179.16 is hereby available for carryforward designation for one or more carryforward purposes.

The undersigned certifies that on January 3, 2022, an "Application for Carryforward" was filed with the Texas Bond Review Board by Strategic Housing Finance Corporation of Travis County (the "Issuer") for the issuance of bonds to pay costs related to a qualified residential rental housing project. The amount of \$45,000,000 is hereby confirmed as carryforward to the Issuer for the purpose of issuing bonds under Section 1312 of the Tax Act.

The undersigned further certifies that no independent investigation or verification of the matters contained in the "Application for Carryforward" or additional documents relating thereto has been performed by the Texas Bond Review Board.

A handwritten signature in blue ink, appearing to read "R. Latsha II", written over a horizontal line.

Robert B. Latsha II
Executive Director

Dated this 10th day of January, 2023

**Attachment 9 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

(If the proposed development involves the rehabilitation of a currently occupied development, attach an excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)

NOT APPLICABLE