



Austin Housing Finance Corporation



Austin Housing Public Facility Corporation

P.O. Box 1088, Austin, TX 78767-1088
(512) 974-3100 ♦ Fax (512) 974-3161

PAB.AHFC@austintexas.gov
www.cityofaustin.org/ahfc

Application for Financing Qualified Multifamily Residential Rental Project

Applicant Name: Austin Leased Housing Assoc₊

Project Name: Sage at Franklin Park

Project Address: 4500 Nuckols Crossing Aust₊

Applicant Contact: Ryan Lunderby

Requested Issuer:

- Austin Housing Financing Corporation
- Austin Housing Public Facility Corporation

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

Please submit this completed application with all required attachments electronically.

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Section A: Application Summary

Applicant Information

Company/
Developer Name: Austin Leased Housing Associates V, Limited Partnership

Address: 2905 Northwest Boulevard, Suite 150

Plymouth MN 55441

Phone: 214-960-1156 Email: rlunderby@dominiuminc.com

Website: www.dominiumapartments.com

Point of Contact for Applicant

Full Name: Lilly Deprey

Address: 4835 Lyndon B. Johnson Fwy Suite 1000

Dallas TX 75244

Phone: 214-971-8747 Email: lilly.deprey@dominiuminc.com

Guarantor for Applicant

Full Name: Dominium Holdings I & II

Address: 2905 Northwest Boulevard, Suite 150

Plymouth MN 55441

Phone: 763-354-5500 Email: m Moorhouse@dominiuminc.com

Financing Request

- 1) Amount of bond issuance requested: 1.7% of state bond ceiling
- 2) What type of bond financing is being requested for this development? (Check all that apply.)

Private Activity Bonds 501 (c) Tax Exempt Taxable

- 3) If Private Activity Bonds, which Priority Election?

1a 1b 1c 2 3

Proposed Development Narrative

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

Dominium plans to build an apartment community called The Sage at Franklin Park located in Southeast Austin along Pleasant Valley Road directly adjacent to Franklin Park & Woodway Village, two other Dominion owned apartment communities. The project is expected to contain 296 general occupancy family units, and will sit on what is currently undeveloped and unimproved land. Dominion has worked through the FLUM amendment process and has obtained the proper FLUM amendment and zoning to develop this density of multifamily housing. Dominion will work with Portfolio Resident Services to include (but not limited to) the following services: Basic Adult Education, ESL Classes, Financial Literacy Education, Legal Assistance, Home Buyer Education, Counseling & Crisis Support, College Prep Courses, Computer Literacy.

Section B: Applicant Information

Applicant Legal Form

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

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

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

- Yes No

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

- Yes No N/A

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

- Yes No N/A

Participants in the Application

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

- Yes No

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

- Yes No

IF YES, please specify:

N/A

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

The Guarantors for the project will be Dominion Holdings I, LLC and Dominion Holdings II, LLC.

Please see attached financial statements and liquidity backup for information pertaining to recent transactions and net worth.

Section C: Development Information

Project Type and Location

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

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

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

Project Name: Sage at Franklin Park

Address: 4500 Nuckols Crossing

Austin, Texas 78744

Census Tract: 24.13 Check if QCT: Check if DDA:

Additional description of site location, if needed:

Current Zoning: MF-3 Proposed zoning, if change required*

Check if site has already been approved for Affordability Unlocked:

Check if site has applied for Affordability Unlocked:

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

Site Ownership

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

Purchase Date: 5/31/2019

Purchase Price: \$1,400,000

Balance of existing mortgage: N/A

Name of existing mortgage holder: N/A

ORDINANCE NO. 20221103-031

AN ORDINANCE AMENDING ORDINANCE NO. 021010-11, WHICH ADOPTED THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 4500 NUCKOLS CROSSING ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 021010-11 adopted the Southeast Combined Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan.

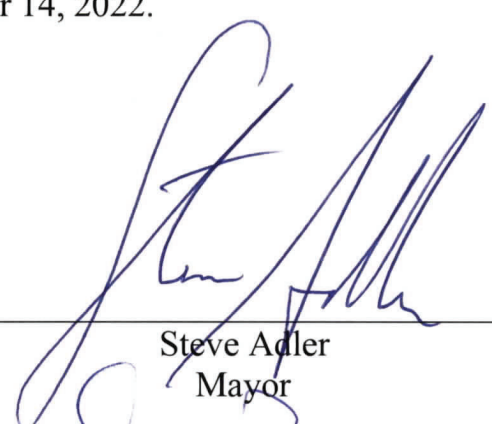
PART 2. Ordinance No. 021010-11 is amended to change the land use designation for the property located at 4500 Nuckols Crossing Road from single family to multifamily residential on the future land use map attached as **Exhibit "A"** and incorporated in this ordinance and described in File No. NPA-2022-0014.02 at the Housing and Planning Department.

PART 3. This ordinance takes effect on November 14, 2022.

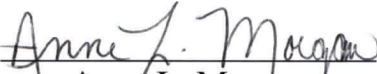
PASSED AND APPROVED

November 3, 2022

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§
§



Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

ATTEST: 
Myrna Rios
City Clerk

ORDINANCE NO. 20221103-032

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4500 NUCKOLS CROSSING ROAD IN THE SOUTHEAST COMBINED NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE-STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT, FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT, MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence-standard lot-neighborhood plan (SF-2-NP) combining district, family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence low density-neighborhood plan (MF-2-NP) combining district, and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to multifamily residence medium density-neighborhood plan (MF-3-NP) combining district on the property described in Zoning Case No. C14-2022-0088, on file at the Housing and Planning Department, as follows:

Being a tract of land containing 20.8633 acres out of the Santiago Del Valle Grant, Abstract No. 24, in Travis County, Texas, being a portion of a called 25.739 acre tract in Document No. 2019087603, Deed Records of Travis County, Texas, and being a portion of a 14.070 acre tract described in Document No. 2019128835, Deed Records of Travis County, Texas, and being all of Lot 2, WOODWAY VILLAGE SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200300024 of the Plat Records of Travis County, Texas, said 20.8633 acres being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 4500 Nuckols Crossing Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit "B"**.

PART 2. Except as specifically provided in this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) base district and other applicable requirements of the City Code.

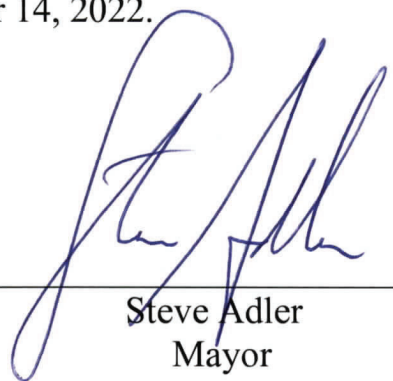
PART 3. The Property is subject to Ordinance No. 021010-12a that established the Franklin Park Neighborhood Plan.

PART 4. This ordinance takes effect on November 14, 2022.


PASSED AND APPROVED

November 3, 2022

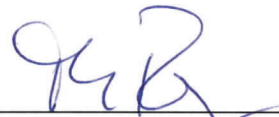
§
§
§



Steve Adler
Mayor

APPROVED: 
Anne L. Morgan
City Attorney

10-27

ATTEST: 

Myrna Rios
City Clerk

EXHIBIT "A"

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.8633 ACRES (908,806 SQUARE FEET) OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 25.739 ACRE TRACT (DESCRIBED AS TRACT 1) CONVEYED TO THE HOUSING AUTHORITY OF THE CITY OF AUSTIN IN DOCUMENT NO. 2019087603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 14.070 ACRE TRACT CONVEYED TO AUSTIN LEASED HOUSING ASSOCIATES V, LLLP, IN DOCUMENT NO. 2019128835 (O.P.R.T.C.T.), AND BEING ALL OF LOT 2 OF WOODWAY VILLAGE SUBDIVISION, RECORDED IN DOCUMENT NO 200300024 (O.P.R.T.C.T.), SAID LOT ALSO CONVEYED TO AUSTIN LEASED HOUSING ASSOCIATES V, LLLP, IN DOCUMENT NO. 2019128835 (O.P.R.T.C.T.), AND BEING A PORTION OF A CALLED 6.888 ACRE TRACT (DESCRIBED AS TRACT 3), A CALLED 7.813 ACRE TRACT (DESCRIBED AS TRACT 4-B) AND A CALLED 2.798 ACRE TRACT (DESCRIBED AS TRACT 5-B) DESCRIBED IN CITY OF AUSTIN ZONING ORDINANCE NO. 870108-D, SAID 20.8633 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
www.4wardls.com

BEGINNING, at a mag nail with "4Ward Boundary" washer set in the east right-of-way line of South Pleasant Valley Road (right-of-way varies), and being in the west line of said Housing Authority tract, and being in the north line of said COA Zoning Tract 4-B, for the northwest corner and **POINT OF BEGINNING** hereof, from which a mag nail with "4Ward Boundary" washer found at a point of curvature in the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract bears, N02°37'53"W, a distance of 4.63 feet;

THENCE, leaving the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract, over and across said Housing Authority tract, with the north line of said COA Zoning Tract 4-B, the following five (5) courses and distances:

- 1) **S58°24'30"E**, a distance of **37.38** feet to a 1/2-inch iron rod with "4Ward Boundary" cap set for an angle point hereof,
- 2) **N71°18'30"E**, a distance of **72.25** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **N81°52'26"E**, a distance of **71.03** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **S88°17'15"E**, a distance of **34.90** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 5) **S51°23'33"E**, a distance of **44.07** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said COA Zoning Tracts 3 and 4-B;

THENCE, continuing over and across said Housing Authority tract, with the north line of said COA Zoning Tract 3, the following six (6) courses and distances:

- 1) **S79°13'16"E**, a distance of **71.02** feet to a 1/2-inch iron rod found for an angle point hereof,
- 2) **S80°19'53"E**, a distance of **59.38** feet to a 1/2-inch iron rod found for an angle point hereof,
- 3) **S80°28'06"E**, a distance of **108.23** feet to a 1/2-inch iron rod found for an angle point hereof,
- 4) **N71°16'58"E**, a distance of **89.85** feet to a 1/2-inch iron rod found for an angle point hereof,

- 5) **N78°14'49"E**, a distance of **53.85** feet to a 1/2-inch iron rod found for an angle point hereof, and
- 6) **N84°09'07"E**, a distance of **5.77** feet to a calculated point for an angle point hereof, said point being in the west line of said Austin Leased Housing tract, and being the east line of said Housing Authority tract;

THENCE, leaving the north line of said COA Zoning Tract 3, over and across said COA Zoning Tract 3, with the common line of said Austin Leased Housing tract and said Housing Authority tract, **S28°45'28"W**, a distance of **17.12** feet to a calculated point for an interior ell-corner hereof;

THENCE, over and across said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 3, the following five (5) courses and distances:

- 1) **N86°03'41"E**, a distance of **51.75** feet to a calculated point for an angle point hereof,
- 2) **N57°36'59"E**, a distance of **116.54** feet to a calculated point for an angle point hereof,
- 3) **N72°28'27"E**, a distance of **191.31** feet to a calculated point for an angle point hereof,
- 4) **S90°00'00"E**, a distance of **162.76** feet to a calculated point for an angle point hereof, and
- 5) **S67°37'36"E**, a distance of **254.89** feet to a calculated point for an angle point hereof, said point being in the west line of a called 9.997 acre tract conveyed to Angelos Angelou and John Sasaridis in Volume 12508, Page 1771 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the east line of said Austin Leased Housing 14.070 acre tract, from which a 1/2-inch iron rod with "Terra Firma" cap found at the southeast corner of Lot 1 of King Fisher Creek Subdivision, recorded in Document No. 200200163 (O.P.R.T.C.T.), and being in the west line of said Angelou/Sasaridis tract, and being the northeast corner of said Austin Leased Housing 14.070 acre tract bears, **N27°24'27"E**, a distance of **86.99** feet;

THENCE, with the common line of said Angelou/Sasaridis tract, said COA Zoning Tract 3 and said Austin Leased Housing 14.070 acre tract, **S27°24'27"W**, a distance of **176.97** feet to a 1/2-inch iron rod found for an angle point hereof, said point being at the common west corner of said Angelou/Sasaridis tract and Lot 2 of said Woodway Village;

THENCE, with the common line of said Angelou/Sasaridis tract and Lot 2 of said Woodway Village, **S62°37'45"E**, a distance of **1372.04** feet to a 1/2-inch iron rod with "M&S 1838" cap found for the northeast corner hereof, said point being in the west right-of-way line of Nuckols Crossing Road (right-of-way varies);

THENCE, with the west right-of-way line of said Nuckols Crossing Road and the east line of Lot 2 of said Woodway Village, **S27°17'43"W**, a distance of **39.99** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, said point being at the common east corner of Lots 1 and 2 of said Woodway Village;

THENCE, leaving the west right-of-way line of said Nuckols Crossing Road, with the common line of Lots 1 and 2 of said Woodway Village, the following two (2) courses and distances:

- 1) **N62°36'25"W**, a distance of **939.16** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, and
- 2) **S28°04'07"W**, a distance of **288.75** feet to a 1/2-inch iron rod with "M&S 1838" cap found for an angle point hereof, said point being in the north line of a called 4.08 acre tract conveyed to Marvin Stavinoah, Jr., et ux, in Document No. 2001186055 (O.P.R.T.C.T.);

THENCE, in part with the north line of said Stavinoah, Jr., tract, and in part with the north line of a called 4.99 acre tract conveyed to Jose Luis and Cynthia Renee Rodriguez in Document No. 2018077863 (O.P.R.T.C.T.), and with the south line of Lot 2 of said Woodway Village, **N65°46'14"W**, a distance of **429.65** feet to a 1-inch metal stake found for an angle point hereof, said point being in the east line of said COA Zoning Tract 4-B and the east line of said Austin Leased Housing 14.070 acre tract, and being the common west corner of said Rodriguez tract and Lot 2 of said Woodway Village;

THENCE, in part with east lines of said COA Zoning Tracts 4-B and 5-B, and with the common line of said Rodriguez tract and said Austin Leased Housing 14.070 acre tract, **S27°25'12"W**, a distance of **367.27** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the northeast corner of Lot 15, Block "J" of Franklin Park Amended, recorded in Volume 73, Page 90 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and being the southeast corner of said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 5-B;

THENCE, with the common line of Block "J" of said Franklin Park Amended, said Austin Leased Housing 14.070 acre tract and said COA Zoning Tract 5-B, **N64°39'07"W**, a distance of **650.82** feet to a 1/2-inch iron pipe found for an angle point hereof, said point being at the common south corner of said Austin Leased Housing 14.070 acre tract and said Housing Authority tract;

THENCE, with the common line of Block "J" of said Franklin Park Amended, said Housing Authority tract and said COA Zoning Tract 5-B, **N64°41'10"W**, a distance of **358.55** feet to a 1/2-inch iron rod with "Bury" cap found for the southwest corner hereof, said point being a corner in the east right-of-way line of said South Pleasant Valley Road, and being in the north line of Lot 1, Block "J" of said Franklin Park Amended, and being the southwest corner of said Housing Authority tract;

THENCE, leaving the south line of said COA Zoning Tract 5-B, with the east right-of-way line of said South Pleasant Valley Road and the west line of said Housing Authority tract, over and across said COA Zoning Tracts 4-B and 5-B, **N02°37'53"W**, a distance of **368.42** feet to the **POINT OF BEGINNING**, and containing 20.8633 Acres (908,806 Square Feet) more or less.

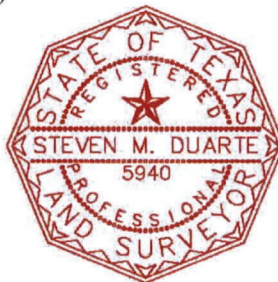
NOTE:

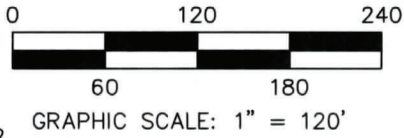
All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000052147323. See attached sketch (reference drawing: 00871_zoning-rev.dwg)



7/30/22

Steven M. Duarte, RPLS #5940
4Ward Land Surveying, LLC





**SANTIAGO
DEL VALLE GRANT
ABSTRACT NO. 24**

CALLED 25.739 ACRE
(TRACT 1)
HOUSING AUTHORITY OF
THE CITY OF AUSTIN
DOC. NO. 2019087603
O.P.R.T.C.T.

60d NAIL
IN TRUNK OF
13" CEDAR ELM
INUNDATED

CALLLED 6.888 ACRES
(TRACT 3)
COA ORDINANCE
870108-D

CALLLED 7.813 ACRES
(TRACT 4-B)
COA ORDINANCE
870108-D

CALLLED 2.798 ACRES
(TRACT 5-B)
COA ORDINANCE
870108-D

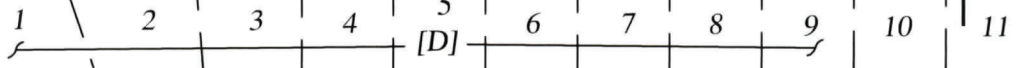
**20.8633 ACRE(S)
908,806 SQUARE FEET**

P.O.B.
GRID N: 10,047,142.61
GRID E: 3,115,104.60

**S. PLEASANT
VALLEY ROAD
(R.O.W. VARIES)**

[N64°42'08"W 358.53']
"BURY" CAP **N64°41'10"W 358.55'**

((N62°00'W 650.82'))
[[N62°02'50"W 650.89']]
N64°39'07"W 650.82'



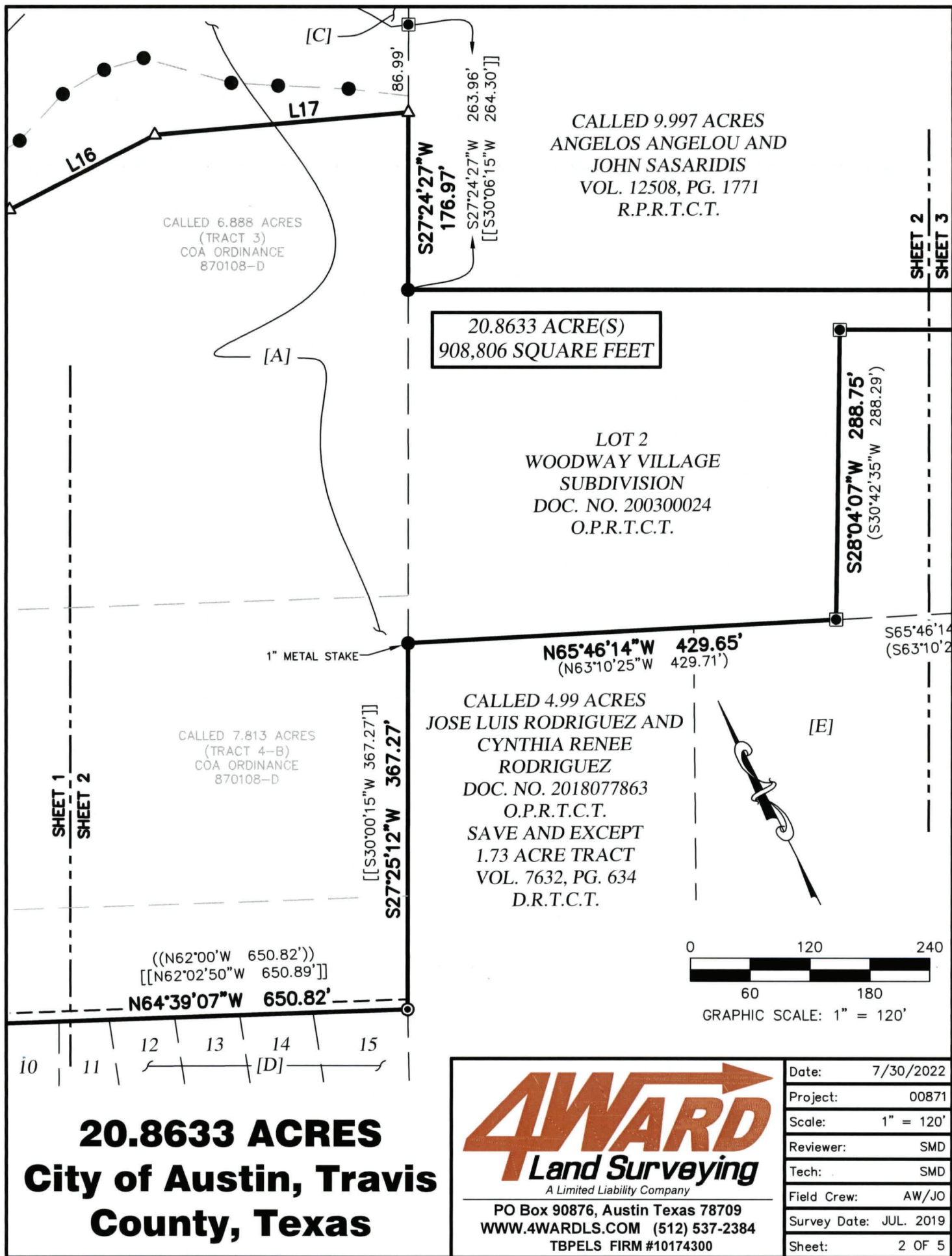
**20.8633 ACRES
City of Austin, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
Reviewer:	SMD
Tech:	SMD
Field Crew:	AW/JO
Survey Date:	JUL. 2019
Sheet:	1 OF 5

SHEET 1
SHEET 2



CALLED 9.997 ACRES
 ANGELOS ANGELOU AND
 JOHN SASARIDIS
 VOL. 12508, PG. 1771
 R.P.R.T.C.T.

CALLED 6.888 ACRES
 (TRACT 3)
 COA ORDINANCE
 870108-D

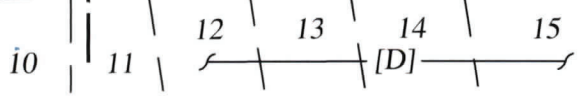
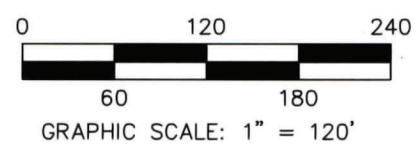
20.8633 ACRE(S)
908,806 SQUARE FEET

LOT 2
 WOODWAY VILLAGE
 SUBDIVISION
 DOC. NO. 200300024
 O.P.R.T.C.T.

CALLED 4.99 ACRES
 JOSE LUIS RODRIGUEZ AND
 CYNTHIA RENEE
 RODRIGUEZ
 DOC. NO. 2018077863
 O.P.R.T.C.T.
 SAVE AND EXCEPT
 1.73 ACRE TRACT
 VOL. 7632, PG. 634
 D.R.T.C.T.

CALLED 7.813 ACRES
 (TRACT 4-B)
 COA ORDINANCE
 870108-D

((N62°00'W 650.82'))
 [[N62°02'50"W 650.89']]
N64°39'07"W 650.82'



20.8633 ACRES
City of Austin, Travis
County, Texas


 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
Reviewer:	SMD
Tech:	SMD
Field Crew:	AW/JO
Survey Date:	JUL. 2019
Sheet:	2 OF 5

CALLED 9.997 ACRES
 ANGELOS ANGELOU AND
 JOHN SASARIDIS
 VOL. 12508, PG. 1771
 R.P.R.T.C.T.

SHEET 2
 SHEET 3

[F]

—[N30°36'00"E 314.76']—
 N27°21'33"E 314.60'

(S60°02'10"E 1372.04')
S62°37'45"E 1,372.04'

(S60°02'10"E 6.64')
 S62°37'45"E 6.62'

LOT 2

L18
 (L18)

N62°36'25"W 939.16'
 (N60°02'10"W 938.98')

LOT 1

WOODWAY VILLAGE
 SUBDIVISION
 DOC. NO. 200300024
 O.P.R.T.C.T.

5°46'14"E 221.49'
 63°10'25"E 221.47')
 S65°45'40"E 173.94'
 (S63°10'00"E 173.93')
 {S63°10'00"E 173.97'}

[E]

LOT 1
 HEPHZIBAH
 SUBDIVISION
 VOL. 88,
 PGS. 232-233
 P.R.T.C.T.

**NUCKOLS
 CROSSING ROAD
 (R.O.W. VARIES)**



GRAPHIC SCALE: 1" = 120'

20.8633 ACRES
City of Austin, Travis
County, Texas



A Limited Liability Company

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	7/30/2022
Project:	00871
Scale:	1" = 120'
Reviewer:	SMD
Tech:	SMD
Field Crew:	AW/JO
Survey Date:	JUL. 2019
Sheet:	3 OF 5

[A]
 CALLED 14.070 ACRES
 AUSTIN LEASED HOUSING
 ASSOCIATES V, LLLP
 DOC. NO. 2019128835
 O.P.R.T.C.T.

[B]
 LOT 1, BLOCK "A"
 PLEASANT VALLEY
 COURTYARDS
 SUBDIVISION
 DOC. NO. 200300188
 O.P.R.T.C.T.

[C]
 LOT 1
 KING FISHER CREEK
 SUBDIVISION
 DOC. NO. 200200163
 O.P.R.T.C.T.

[D]
 BLOCK "J"
 FRANKLIN PARK
 AMENDED
 VOL. 73, PG. 90
 P.R.T.C.T.

[E]
 CALLED 4.08 ACRES
 MARVIN STAVINOHA JR.
 AND WIFE,
 LEIGH STAVINOHA
 DOC. NO. 2001186055
 O.P.R.T.C.T.

[F]
 CALLED 6.7241 ACRES
 MARK WEINDEL AND
 SEBASTIAN MILES
 DOC. NO. 2011113526
 O.P.R.T.C.T.









LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S58°24'30"E	37.38'
L2	N71°18'30"E	72.25'
L3	N81°52'26"E	71.03'
L4	S88°17'15"E	34.90'
L5	S51°23'33"E	44.07'
L6	S79°13'16"E	71.02'
L7	S80°19'53"E	59.38'
L8	S80°28'06"E	108.23'
L9	N71°16'58"E	89.85'
L10	N78°14'49"E	53.85'
L11	N84°09'07"E	6.03'
L12	S29°28'04"W	17.27'
L13	N86°03'41"E	51.75'
L14	N57°36'59"E	116.54'
L15	N72°28'27"E	191.31'
L16	S90°00'00"E	162.76'
L17	S67°37'36"E	254.89'
L18	S27°17'43"W	39.99'
L19	N84°09'07"E	69.55'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<L2>	N71°18'30"E	72.25'
<L3>	N82°08'30"E	70.80'
<L4>	S88°43'30"E	35.24'
<L5>	S51°18'30"E	43.87'
<L6>	S78°58'30"E	71.06'
<L7>	S80°16'30"E	59.16'
<L8>	S80°32'00"E	108.16'
<L9>	N71°20'00"E	90.32'
<L10>	N78°27'30"E	53.68'
(L18)	S29°52'55"W	40.00'

20.8633 ACRES
City of Austin, Travis
County, Texas

 <p>4WARD <i>Land Surveying</i> <small>A Limited Liability Company</small></p> <p>PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300</p>	Date: 7/30/2022
	Project: 00871
	Scale: 1" = 120'
	Reviewer: SMD
	Tech: SMD
	Field Crew: AW/JO
Survey Date: JUL. 2019	
Sheet: 4 OF 5	


LEGEND

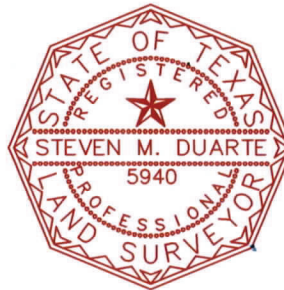
	PROPERTY LINE	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING PROPERTY LINES	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	(.....)	RECORD INFORMATION PER PLAT DOC. NO. 200300024
	1/2" IRON ROD FOUND (UNLESS NOTED)	{.....}	RECORD INFORMATION PER PLAT VOL. 88 PGS. 232-233
	MAG NAIL WITH "4WARD BOUNDARY" WASHER SET	((.....))	RECORD INFORMATION PER PLAT VOL. 73, PG. 90
	1/2" IRON PIPE FOUND (UNLESS NOTED)	<.....>	RECORD INFORMATION PER COA ORDINANCE 870108-D
	IRON ROD WITH "M&S 1838" CAP FOUND UNLESS NOTED	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2019087603
	CALCULATED POINT	{[.....]}	RECORD INFORMATION PER DEED DOC NO. 2010134205
P.O.B.	POINT OF BEGINNING	-[.....]-	RECORD INFORMATION PER DEED VOL. 12508, PG. 1771
VOL./PG.	VOLUME, PAGE	[[.....]]	RECORD INFORMATION PER DEED DOC NO. 2002234962
DOC. NO.	DOCUMENT NUMBER		
R.O.W.	RIGHT-OF-WAY		
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS		
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS		

NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000052147323.

2. SEE ATTACHED METES AND BOUNDS DESCRIPTION.

 7/30/2022

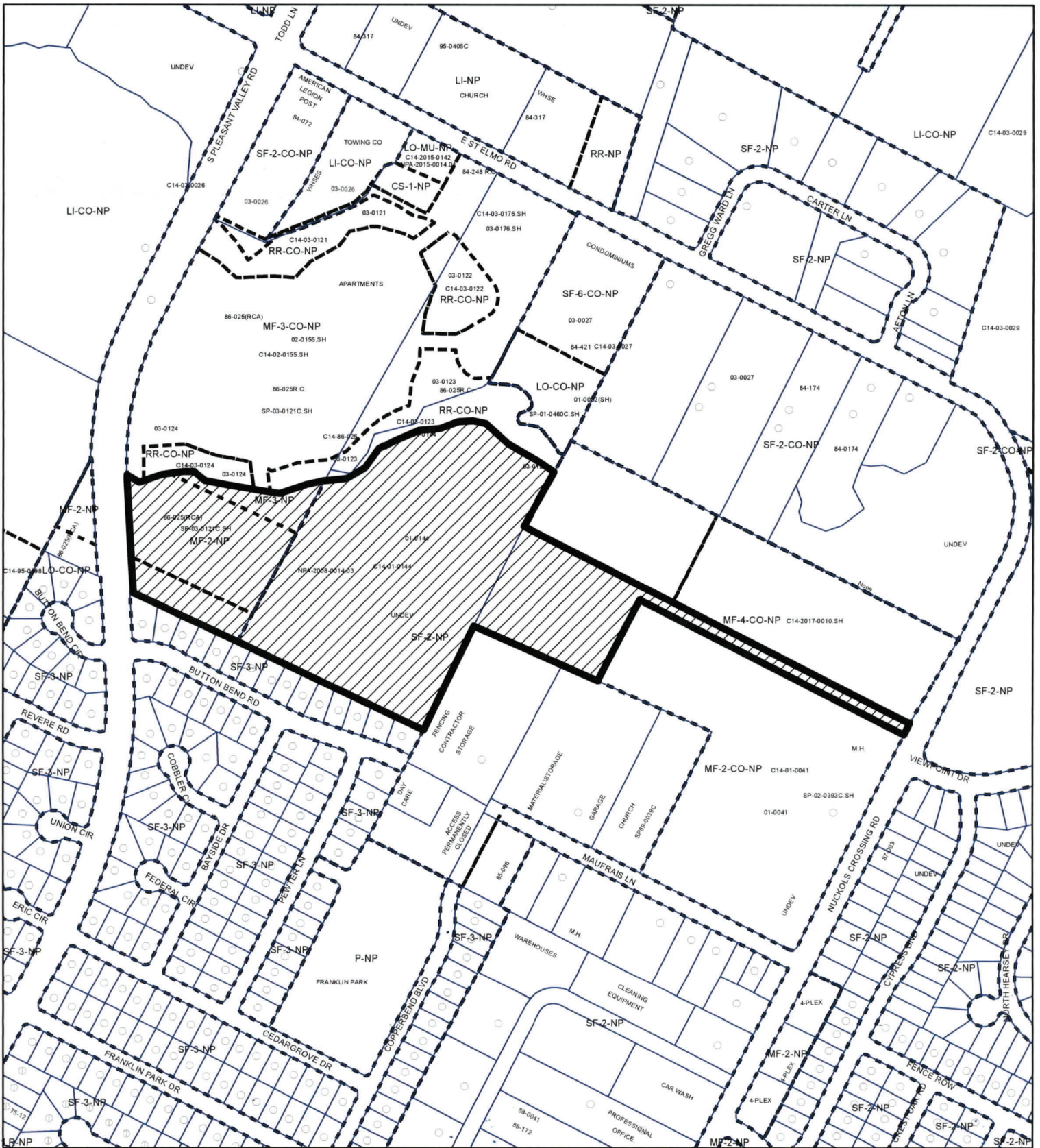


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ZONING

EXHIBIT "B"

ZONING CASE#: C14-2022-0088



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/6/2022

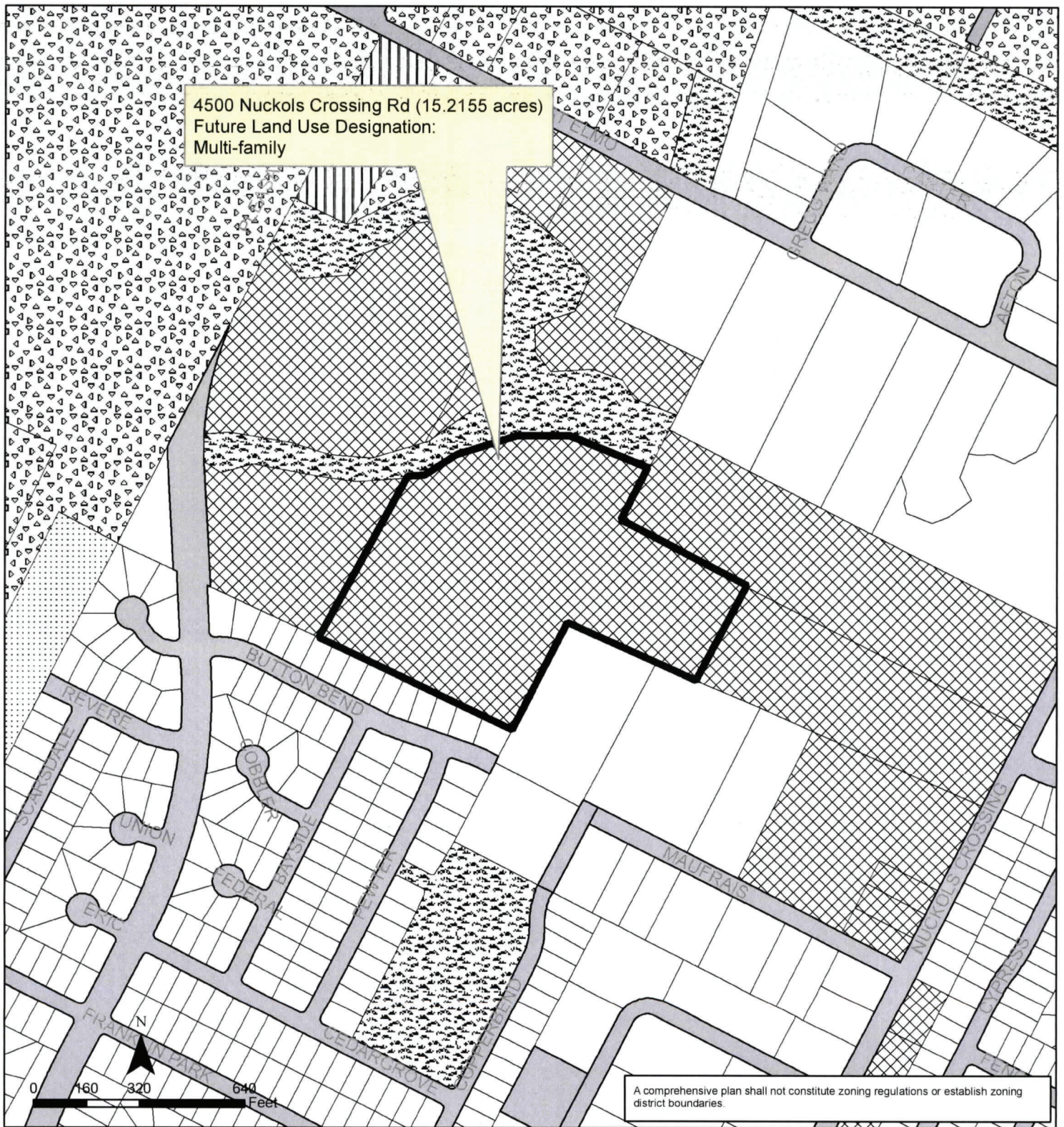


Exhibit A Southeast Combined Combined (Franklin Park) Neighborhood Planning Area NPA-2022-0014.02

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City of Austin
Housing and Planning Department
Created on 8/3/2022, by: MeeksS

Future Land Use

	Subject Tract		Office
	Civic		Recreation & Open Space
	Industry		Single-Family
	Mixed Use/Office		Transportation
	Multi-Family		

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

N/A

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

Unit Mix, Facilities and Set-Asides

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

Total Units: 296

Total Income-Restricted Units: 296

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

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						
Up to 30% MFI						
Up to 40% MFI						
Up to 50% MFI						
Up to 60% MFI			118	126	52	296
Up to 70% MFI						
Up to 80% MFI						
Up to 120% MFI						
No Restrictions						
Total Units			118	126	52	296

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

The development will have newly constructed units with energy efficient appliances.

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

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

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

This community will feature a pool, a clubhouse with a full kitchen, on-site laundry, a playground area, a business center, picnic & grilling areas, and a gated controlled-access entry system.

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

Family & General occupancy. Portfolio Resident Services will be providing supportive services to Sage at Franklin Park Tenants.

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

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

Rehabilitation Proposal (if applicable)

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

N/A

13) Please provide the following information:

Age of Units: _____ Current Vacancy Rate: _____

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

- Yes No

Construction timeline and costs

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

Yes

Start date: _____

Estimated completion date: _____

No

Anticipated start date: 1/1/2025

Anticipated completion date: 1/1/2027

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

\$1,993,577

Section D: Application for Bond Financing or Transfer

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

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

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

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

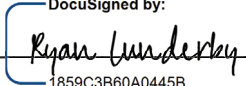
all losses, costs, damages, expenses, and liabilities of whatever nature (including, but not limited to, attorney's fees, litigation and court costs, amounts paid in settlement, and amounts paid to discharge judgments) directly or indirectly resulting from, arising out of or related to this Application,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

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

WITNESS MY HAND ON THIS DATE 7/20/2023

Ryan J. Lunderby

PRINTED NAME OF APPLICANT

DocuSigned by:

1859C3B60A0445B...

By:

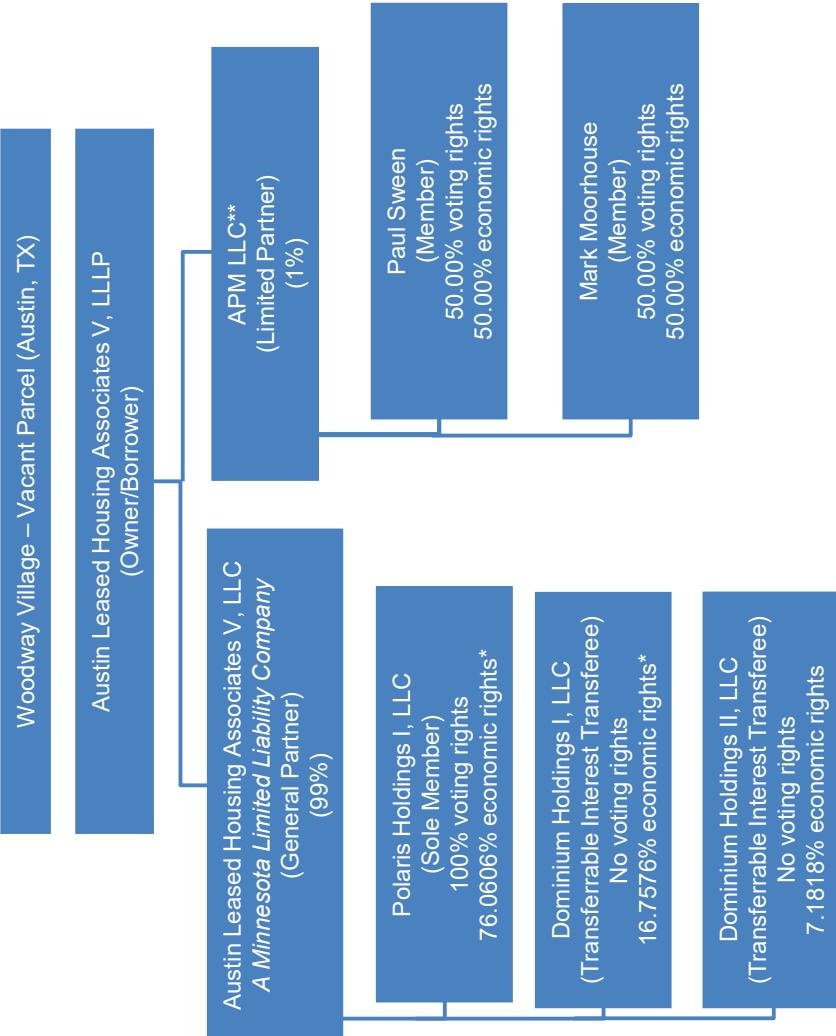
Vice President

Title:

Attachment A – Organizational Charts

Please attach organizational charts identifying the participants in the Application, including the Owner, Developer, and Guarantor.

The purpose of this section is to identify and describe the organizations or persons that will own, control and benefit from the Application to be funded with AHFC/AHPFC assistance. The Applicant's ownership structure must be reported down to the level of the individual Principals (natural persons). Persons that will exercise control over a partnership, corporation, limited liability company, trust or any other private entity should be included in the organizational chart. Nonprofit entities, public housing authorities, housing finance corporations and individual board members must be included in this chart.



****Note: The General Partner is a Minnesota limited liability company and is managed by a Board of Governors specified below. The underlying economics of the General Partner flow through Polaris Holdings in the following percentages:

	Economic/Voting
Paul R. Sween (Co-Chief Manager, Co-President, Treasurer)	38.7500%/37.5000%
Mark S. Moorhouse (Senior Vice President), Ryan Lunderby (Vice President), Dominium SVP Plan, LLC*	38.7500%/37.5000%
	22.5000%/25.0000%
	5.0000%/0.0000%