



AMTEX MULTI-HOUSING, INC.

30141 Agoura Rd. • Ste. #100 • Agoura Hills, CA • 91301-4332

phone: (818) 706-0694 • fax: (818) 706-3752

To: City of Austin  
Neighborhood Housing and Community Development  
Attention: Patrick Russell  
1000 East 11<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Austin, TX 78702

Fr: Darin Hansen, Vice President of Forward Planning and Entitlements

**Re: Request for City of Austin Resolutions for 2020 4% Low Income Housing Tax Credits**

Date: May 8, 2020

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Mr. Russell,

Please find enclosed the Request for City of Austin Resolutions for 2020 4% Low Income Housing Tax Credits for AMTEX Multi-Housing LLC's ("AMTEX") proposed 390-unit affordable multi-family community, Crystal Bend Apartments, located at 2313 & 2405 Crystal Bend in Austin (ETJ), Texas.

Crystal Bend Apartments represents the fifth partnership between AMTEX and the Travis County Housing Finance Corporation (TCHFC), having previously worked together on McKinney Falls Apartments (under construction), Limestone Ridge (under construction), Spring Villas (in pre-development) and Meadow Apartments (in pre-development). Upon completion, these four previous developments will have delivered 1,129 affordable apartment homes to Travis County.

AMTEX is excited to continue this successful partnership and further assist Travis County in meeting its affordable housing goals through the development of Crystal Bend Apartments, which will include 390 affordable units, 20 of which will be deeply affordable at 30% AMI. The apartment community will be geared towards families with 1-, 2-, 3-, and 4-bedroom units, with amenities suited to meet the needs of both adults and children who will call Crystal Bend Apartments home.

Crystal Bend Apartments is located within an area of the Austin Metro that is seeing extensive single family for sale home development from national and local builders; but has not experienced a similar level of affordable multi-family development.

Unlike the previous four developments that AMTEX has worked on within the Travis County ETJ, the Crystal Bend property is not within a Qualified Census Tract (QCT). To be designated as a QCT by US Department of Housing and Urban Development (HUD), a census tract must have 50% of households with incomes below 60% AMI. If a development location is within a QCT, it receives a

30% increase in the amount of tax credit equity available to fund the project. For this reason, it is rare that 4% tax credit developments take place within areas that are not a QCT; and the unintended result of this system that provides additional equity within QCTs results in a concentration of 4% tax credit developments within census tracts that already have greater than 50% of residents below 60% AMI. Crystal Bend represents a rare opportunity to provide affordable units, and a carve-out of deeply affordable units, within a non-QCT of the Austin ETJ, which allows the City and County the opportunity to geographically disperse its affordable units.

The current schedule estimates a construction start in Q3 2021 and construction completion in Q2 2023. The property would be leased-up throughout 2023 and stabilized in 2024.

**Affordability Mix and Population Served**

As proposed, the development would be 100% affordable and reserved for households earning up to 60% of the area median income (AMI). This would mean for a family of four, the maximum income permitted would be \$58,560 per year. Of the 390 total units, AMTEX is proposing that 5%, or 20 units, be restricted at 30% AMI. For the units restricted at 30% AMI, the maximum income permitted per year for a family of four would be \$29,280.

Crystal Bend Apartments will provide 390 total apartment homes for families with the following unit mix:

<b>Crystal Bend Apartments Unit Mix</b>		
<b>Type</b>	<b>Units</b>	<b>AMI</b>
One Bedroom	2	30%
One Bedroom	44	60%
Two Bedroom	10	30%
Two Bedroom	180	60%
Two Bedroom	1	Mgr
Three Bedroom	7	30%
Three Bedroom	109	60%
Three Bedroom	1	Mgr
Four Bedroom	1	30%
Four Bedroom	35	60%
<b>Total</b>	<b>390</b>	

The development will provide 20 units (5%) at or below 30% of the Area Median Income, 368 units at or below 60% of the Area Median Income, and two Manager Units to ensure a 24/7 presence at the property.

The property will serve families and the site will feature not only one- and two-bedroom units but also will provide 117 three-bedroom units and 36 four-bedroom units in order to meet the needs of larger affordable households.

## Site Amenities and Services

As the property will serve families with school aged children, AMTEX will partner with Community Housing Resource Partners (“CHRP”) to put in place an afterschool tutoring program for children living at the property. CHRP is a nonprofit dedicated to developing quality, affordable housing where built-in social services empower low-income residents to grow and prosper. In addition to the afterschool tutoring program, AMTEX and CHRP, in coordination with Mayfair Management, will conduct a resident needs assessment during the lease-up process which will identify other on-site supportive services that can be tailored to meet the specific needs of the residents at Crystal Bend Apartments. Such services for families typically include job readiness programs, financial literacy resources, and health programs at no additional cost to the residents. Through this support, CHRP promotes self-sufficiency, education, health and wellness, and stable communities.

In addition to the supportive services provided on-site at no additional charge to the residents, the property will also feature a school bus turnaround to allow for safe boarding and unloading, a laundry facility, business center, playground for children, dog park, and swimming pool.

AMTEX understands the transit needs of the site, and have committed to advocating for the expansion of CART's service to the site before the project is completed, and to continue advocating to ensure CapMetro extends public transit closer to the project site to ensure residents without vehicles have access to opportunities such as jobs and amenities in the area. Furthermore, based on the results of our resident needs assessment, transportation options may be offered at the property, such as:

- Offering direct-to-destination transportation;
- Distributing cab or ride share vouchers to residents to reach their destination or to/from public transit stops; or
- Hiring a private charter company to provide transportation in ADA-accessible vehicles one day per week, upon request.

We look forward to working with the City of Austin and our partners at Travis County to provide these much needed affordable units in an area of the Austin-metro that is rapidly growing.

If you have any questions or concern, feel free to contact myself, Darin Hansen, at (818) 706.0694 x 173 or [dhansen@amcalhousing.com](mailto:dhansen@amcalhousing.com).

Sincerely,



Darin Hansen

VP of Forward Planning and Entitlements

**TRAVIS COUNTY, TEXAS  
RESOLUTION FOR TAX-EXEMPT BOND DEVELOPMENT  
RELATING TO APPLICATION FROM AMTEX MULTI-HOUSING, LLC  
FOR DEVELOPMENT ON CRYSTAL BEND DRIVE  
NAMED "CRYSTAL BEND APARTMENTS"**

**WHEREAS**, AMTEX Multi-Housing, LLC (the "Developer" and, together with any current or future affiliates or subsidiaries of the Developer, the "Applicant"), a Texas limited liability company, has proposed a development for affordable multi-family rental housing named "Crystal Bend Apartments" (the "Development") at 2313 and 2405 Crystal Bend, Drive, Pflugerville, Travis County, Texas 78660;

**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; and

**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 June 23, 2020, 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);

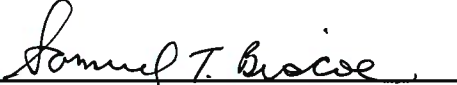
- (d) After due consideration of the information provided by the Applicant and public comment, the County does not object to the proposed Application or proposed Development; and
- (e) Notwithstanding any provision to the contrary, the Applicant must comply with all applicable federal, state, and local 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.** 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 June 23, 2020.

**SECTION 3.** Based on the Applicant's representation to the County that 388 rental units in the proposed Development will be reserved for occupancy by individuals and families earning no more than 60% of the Area Median Family Income, including 20 units of those 388 units being reserved for occupancy by individuals and families earning no more than 30% of the Area Median Family Income, 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 Travis County Housing Finance Corporation 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 4.** For and on behalf of the County, Samuel T. Biscoe, County Judge, is hereby authorized, empowered, and directed to certify this resolution to the TDHCA.

**PASSED AND APPROVED** this 23rd day of June 2020.

  
\_\_\_\_\_  
Samuel T. Biscoe, County Judge

**ATTEST:**

  
\_\_\_\_\_  
Dana DeBeauvoir, County Clerk

**Request for City of Austin Resolution**  
**2020 - 4% Non-Competitive Low-Income Housing Tax Credits**  
**Austin ETJ / Travis County**

**FOR:**

**AMTEX Multi-Housing, LLC**

**Crystal Bend Apartments**  
**(Austin ETJ)**



Contact Person: Darin Hansen  
V.P of Entitlements & Forward Planning  
(818) 706-0694 X173 [dhansen@amcalhousing.com](mailto:dhansen@amcalhousing.com)

**REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS**  
**for**  
**2020 4% Low Income Housing Tax Credits**

This is the Application for developers requesting resolutions (Requestors) required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications in 2020. **This form and all attachments will be considered on a rolling basis on the first business day of each month.** All resolutions being requested are subject to approval by the Austin City Council.

**1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.**

\_\_\_\_\_ Resolution of No Objection from the Local Governing Body (will be provided to all Requestors completing this form and providing all attachments)

\_\_\_\_\_ Twice the State Average Per Capita (will be provided to all Requestors 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 (the development must meet criteria outlined in section 4 below, Preference Criteria)

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

- 1) Please complete the Project Summary Form (Excel) and attach it as a PDF to the Application behind the appropriate tab. [The Project Summary Form is available on NHCD's website.](#)
- 2) S.M.A.R.T. Housing Certification Letter. 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 Sandra Harkins, Project Coordinator, at [sandra.harkins@austintexas.gov](mailto:sandra.harkins@austintexas.gov).
- 3) 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.
- 4) Provide a **flood plain map** generated by [www.ATXFloodPro.com](http://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.
- 5) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.

**3. Preference Criteria. In order to receive a Resolution acknowledging that the development is located in a census tract with a poverty rate above 40% and authorizing the development to move forward, a development must meet **one** of the following criteria. If applicable, please select one:**

- 1) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 2) The development is located in a Gentrification area, [according to the City of Austin RHDA/OHDA Application Map Series](#) (all tracts but “susceptible” are eligible).
  - 3) The development is located within 0.5 miles of an Imagine Austin Center/Corridor or a Mobility Bond Corridor, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 4) The development will meet the TDHCA definition requirement for Supportive Housing.
  - 5) 20% of the units in the development will be dedicated to the local Continuum of Care.
- 5) **How to Submit.** Applications should be sent by email to Patrick Russell at [patrick.russell@austintexas.gov](mailto:patrick.russell@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 Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Patrick Russell. For more information, contact Patrick Russell at 512-974-3141 or by e-mail at [patrick.russell@austintexas.gov](mailto:patrick.russell@austintexas.gov).

**ALL APPLICATIONS WILL BE CONSIDERED**  
**ON A ROLLING BASIS ON THE FIRST**  
**BUSINESS DAY OF EACH MONTH.**



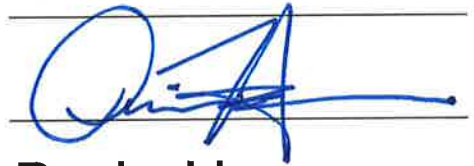
Development Name: Crystal Bend Apartments

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

AMTEX Multi-Housing LLC

Authorized Representative Signature



Authorized Representative Printed Name

Darin Hansen

Authorized Representative Title

VP of Forward Planning and Entitlements

Date

May 7, 2020

# Item 1

## Project Summary & Form

### Project Summary

The project will consist of a mix of 1-, 2-, 3- and 4- bedroom units. Typical Community Amenities include but are not limited to: Clubhouse with Management Offices, Business Center and Computer Room, Furnished Fitness Center, Barbecue Grills and Picnic Area, Swimming Pool, Secured Building Entry, Dog Park, Activity Room (stocked with supplies for arts and crafts), Full Perimeter Fencing with CardAccess Controlled Entry, On Site Maintenance, Management Member on site 24 hours, Other socials services.

Our typical in-unit amenities include balconies or patios, storage space, garbage disposals, dishwashers, refrigerators, walk-in closets, range and oven, microwave, internet connections, washer/dryer connections and energy efficient appliances.



As the property will serve families with school aged children, AMTEX will partner with Community Housing Resource Partners (“CHRP”) to put in place an after school tutoring program. CHRP is a nonprofit dedicated to developing quality, affordable housing where built-in social services empower low-income residents to grow and prosper. In addition to the after school tutoring program, AMTEX and CHRP, in coordination with Mayfair Management, will conduct a resident needs assessment during the lease-up process which will identify other on-site supportive services that can be tailored to meet the specific needs of the residents at Crystal Bend Apartments. Such services for families typically include job readiness programs, financial literacy resources, and health programs at no additional cost to the residents. Through this support, CHRP promotes self-sufficiency, education, health and wellness, and stable communities.

AMTEX understands the transit needs of the site, and have committed to advocating for the expansion of CART's service to the site before the project is completed, and to continue advocating to ensure CapMetro extends public transit closer to the project site which will allow residents without vehicles to have access to additional opportunities, jobs and amenities in the area. Furthermore, based on the results of a resident needs assessment, transportation options provided at the property may include:

- Offering direct-to-destination transportation;
- Distributing cab or ride share vouchers to residents to reach their destination or to/from public transit stops; or
- Hiring a private charter company to provide transportation in ADA-accessible vehicles on one day per week, upon request.

The development site is also located in a circle of services within 4 miles such as: Supermarkets, Pharmacies, Medical Services, Parks and Schools. The site is next to the Cantarra Meadows Master Plan Community already in construction with single family for sale homes.

Also, to highlight community attributes of the development location (Austin ETJ) as it pertains to the City’s development goals mapped out in the RHDA/OHDA Application Map Series: The site is located within the Dessau/Parmer City of Austin Imagine Austin Activity Center and the Howard Lane/Gregg 1/2 mile Imagine Austin Activity Corridor. The site is also located directly adjacent to the Emerging Opportunity Value Zone.

The development site is located in the Pflugerville ISD.

**Project Summary Form**

1) <b>Project Name</b> Crystal Bend Apartments	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation?</b> New Construction
4) <b>Location Description</b> (Acreage, side of street, distance from intersection) 19.12 acres, 2313 & 2405 Crystal Bend Dr, 900 ft to Immanuel Rd		5) <b>Mobility Bond Corridor</b> Lamar is closest
6) <b>Census Tract</b> 18.42	7) <b>Council District</b> District 1	8) <b>Elementary School</b> DESSAU EL
9) <b>Affordability Period</b> 30 Years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b> No funds requested from City

**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		2	10	7	1	20
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI		44	180	109	35	368
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions			1	1		2
<b>Total Units</b>	<b>0</b>	<b>46</b>	<b>191</b>	<b>117</b>	<b>36</b>	<b>390</b>

**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
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**15) Initiatives and Priorities (of the Affordable Units)**

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	20	Continuum of Care Units	
Accessible Units for Sensory Impairments	8		

**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?  No

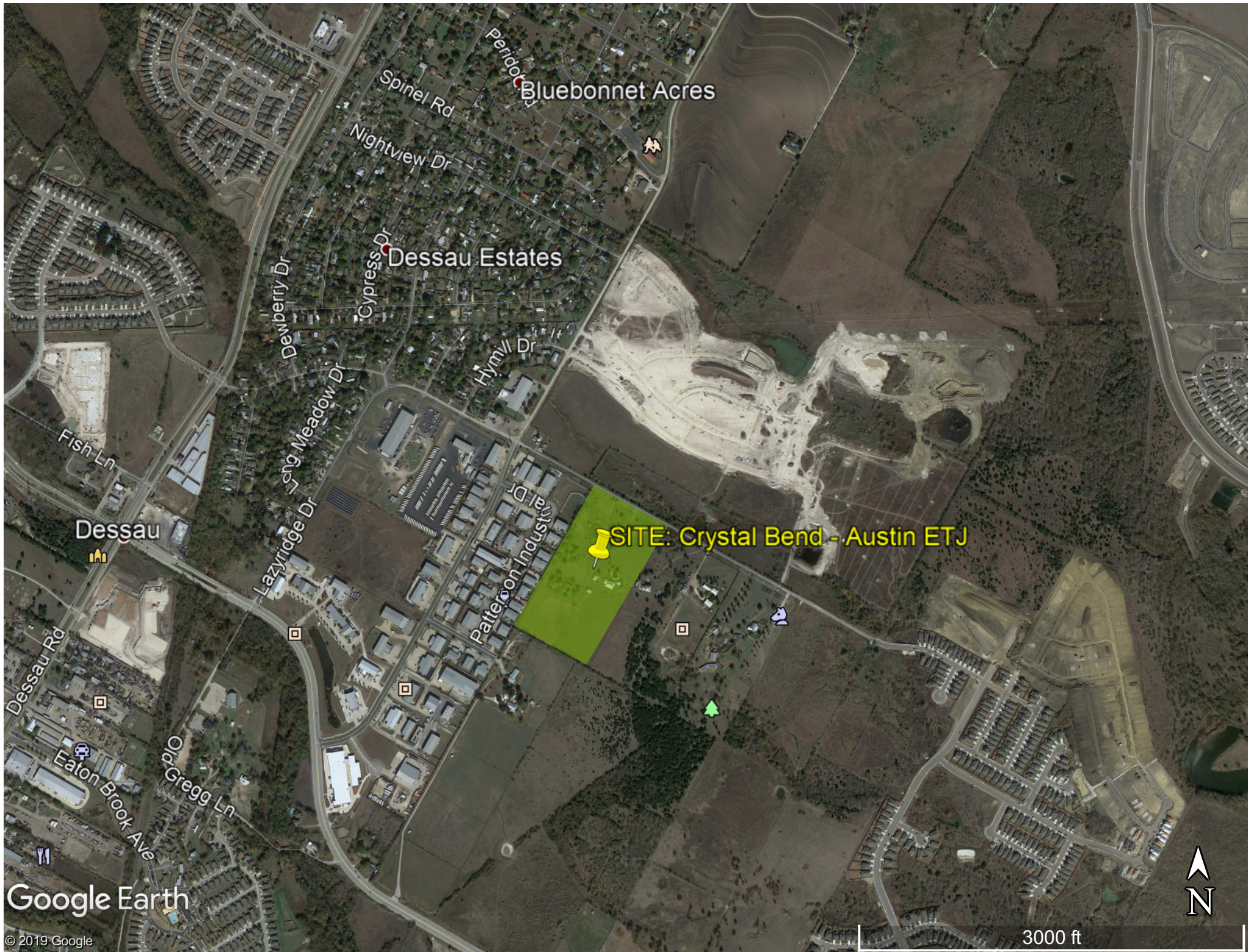
18) Is the property within 3/4 mile of Transit Service?  No

19) The property has Healthy Food Access?  No

**20) Estimated Sources and Uses of funds**

<b>Sources</b>		<b>Uses</b>	
Debt	55,247,572	Acquisition	2,945,201
Third Party Equity	18,251,856	Off-Site	564,646
Grant		Site Work	3,890,000
Deferred Developer Fee	4,199,591	Site Amenities	460,000
Other		Building Costs	38,734,615
<b>Previous AHFC Funding</b>		Contractor Fees	2,933,171
<b>Current AHFC Request</b>		Soft Costs	8,127,492
<b>Future AHFC Requests</b>		Financing	11,354,077
		Developer Fees	8,689,817
<b>Total \$</b>	<b>77,699,019</b>	<b>Total \$</b>	<b>77,699,019</b>





SITE: Crystal Bend - Austin ETJ

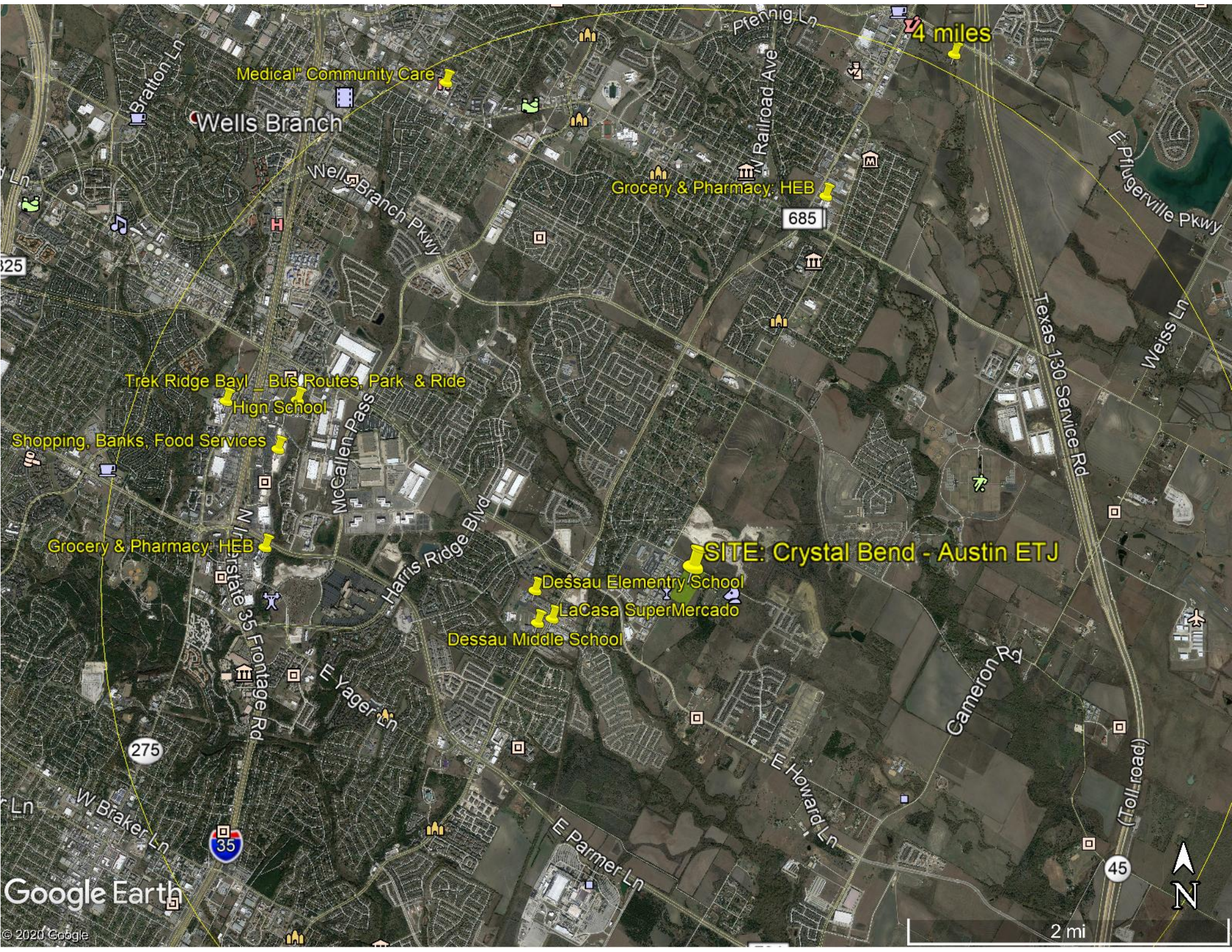
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© 2019 Google

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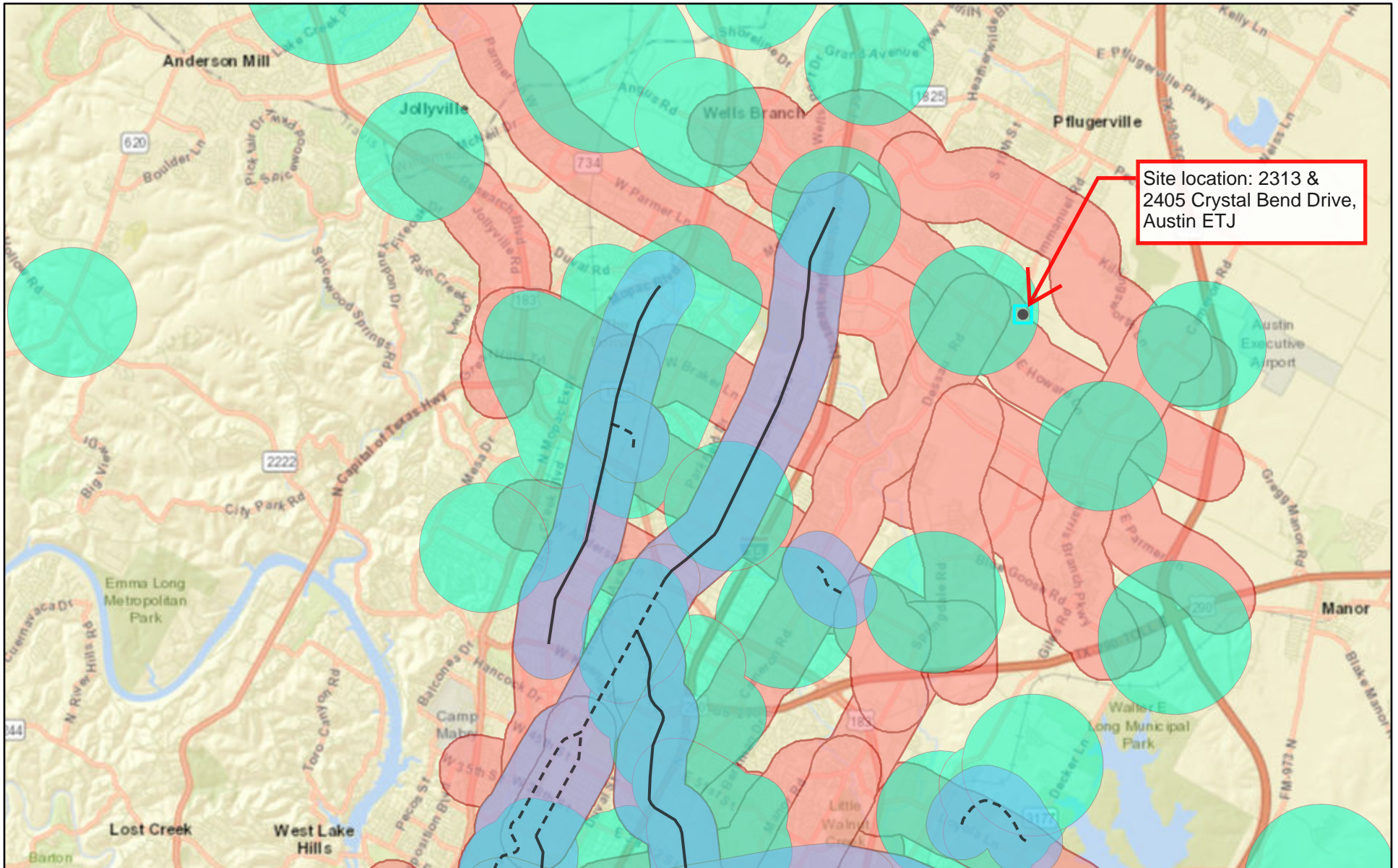
© 2020 Google

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# Imagine Austin Center & Corridor Map



Site location: 2313 & 2405 Crystal Bend Drive, Austin ETJ

5/7/2020, 2:42:07 PM

2016 Mobility Bond Corridor Projects

— Construction Eligible Corridor

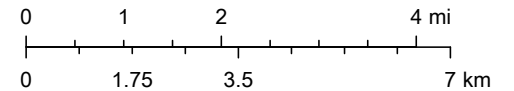
- - - Preliminary Engineering and Design

■ Mobility Bond Corridor: 1/2-Mile Buffer

■ Imagine Austin Center: 1/2-Mile Buffer

■ Imagine Austin Corridor: 1/2-Mile Buffer

1:144,448



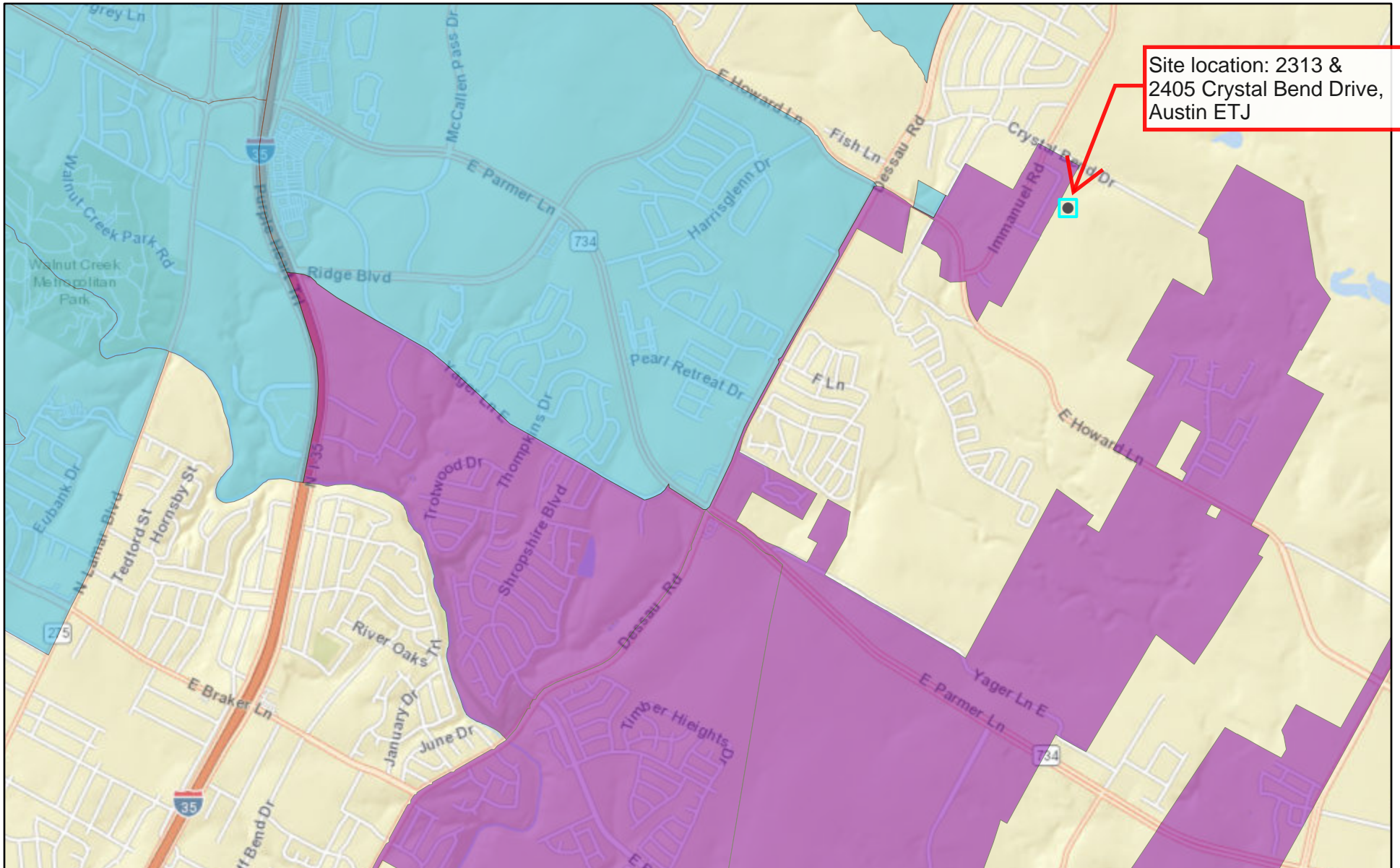
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS



Austin Community College, Esri, HERE, Garmin, NGA, USGS, NPS | City of Austin Planning and Development Review Department |



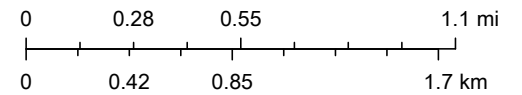
# Austin - Opportunity Value Areas



5/7/2020, 2:33:20 PM

-  High Opportunity
-  Emerging Opportunity

1:36,112

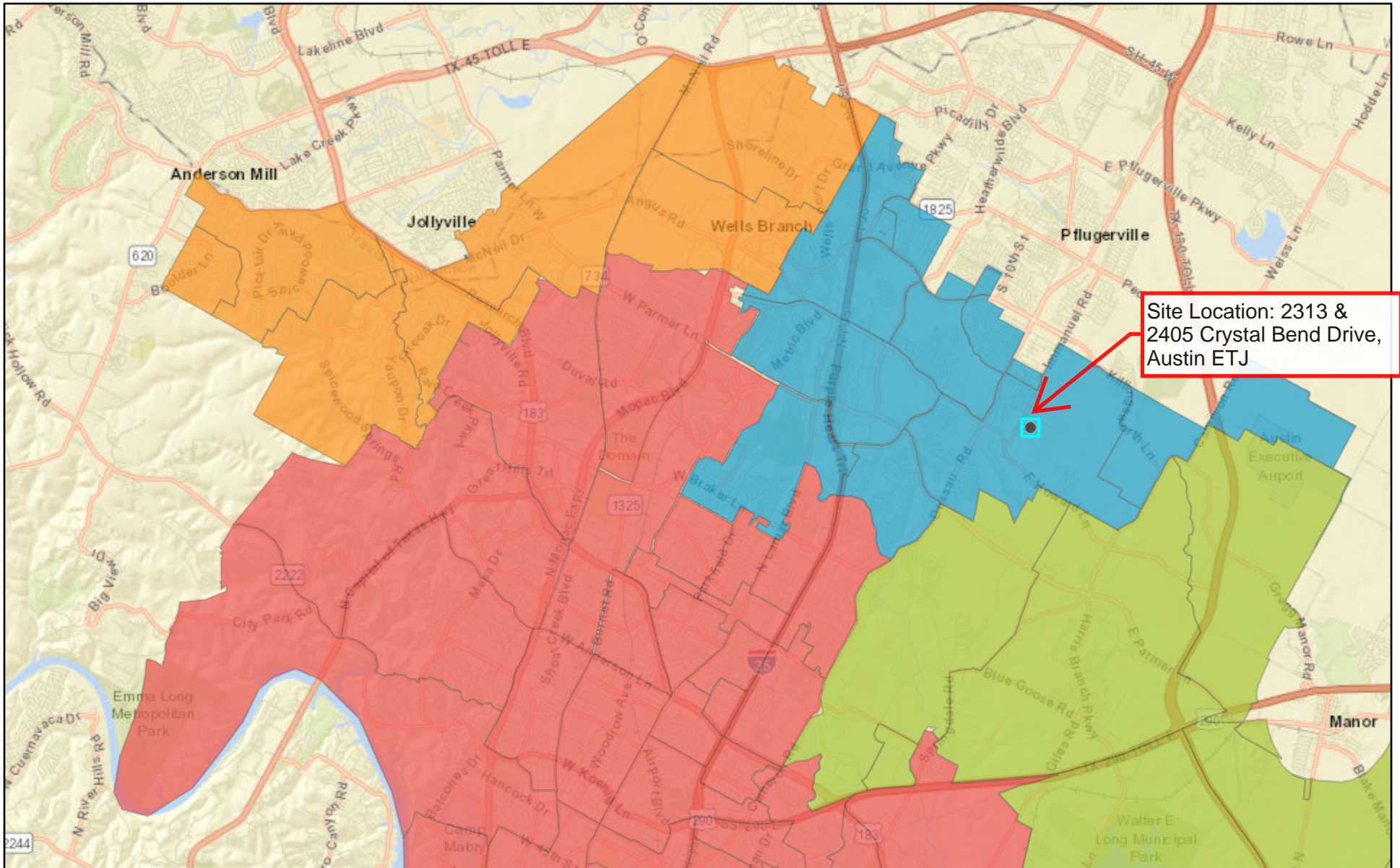


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS |



# School District Map

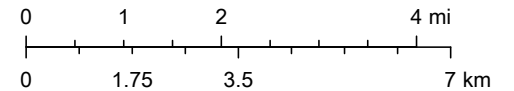


Site Location: 2313 & 2405 Crystal Bend Drive, Austin ETJ

5/7/2020, 2:48:29 PM

- Austin Elementary School Attendance Areas
- Austin ISD
- Pflugerville ISD
- Manor ISD
- Round Rock ISD

1:144,448



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,



## Executive Summary

Community Housing Resource Partners (CHR Partners) is a 501(c)(3) nonprofit corporation founded in the belief that a safe and affordable home is the foundation of healthy communities. We provide services and opportunities for low to moderate-income individuals and families as well as develop multifamily and single family housing. CHR Partners, formerly known as, the Northern Ohio Housing Advocates, was launched in 1993 with a mission of developing housing for those in need.

From our initial roots within Northeastern Ohio, our partnerships have grown to include communities nationwide, primarily in the State of Texas and the State of Indiana. Our **development projects, supportive services and resource opportunities** address core economic and social issues. It is our mission to provide individuals, families and veterans with the key supportive services to assisting them in enhancing personal sustainability.

Today, CHR provides scholastic tutoring for all children in our communities, access to school lunch programs and summer lunch programs, adult education programs in the area of ESL and GED, financial literacy and eviction prevention programs, as well as a full variety of health and wellness services. CHR is also working to expand our services to protect the integrity of our families by working with each local child-protective agency – providing parenting education to all our families in need.

**Over the last 26 years, CHR has grown to serve over 6100 individuals monthly in roughly 6000 permanent affordable housing units.** We believe better services create brighter futures. Our partnerships maximize resources and achieve measurable success. Through meaningful collaborative efforts, CHR Partners serves critical community needs.

However, as we look to the future, we are firm in our desire to continue to build lasting partnerships within each of our communities. Over the next 5 years, CHR plans to continue to grow in current service areas, but more importantly to expand our services into other areas of Ohio, Indiana and Texas. Our goal is to double our service reach in the next 10 years.

***Building Stronger and Healthier Communities for Over 26 years!***



## SUPPORTIVE SERVICES PLAN OUTLINED

### 1. Target Population

Our target population will be low-income families who may have one or more persons suffering from domestic violence, mental illness, substance abuse and/or economic disadvantage.

### 2. Goals/ Expected Outcomes

Community Housing Resource Partners provides service with an emphasis on accountability and sustainability. This dynamic is critical to the success of our resident families. By focusing on accountability and sustainability to allow the resident to take control of their own service plan but also commit our organization to be a good and financially responsible partner; ensuring our residents make conscience decisions surrounding their ability to maintain their current household. We accomplish this through four key steps: introduction, resources, advocacy and support.

- **INTRODUCTION** – this is our opportunity to assess the resident’s personal needs and set a level of expectation for continued assistance and service delivery.
- **RESOURCES** – depending on the required services, our Service Staff will make the requisite recommendations regarding our ability to assist or the need for a referral to an outside organization. This is perhaps the most important and defining step as it will determine the frequency of our meeting with the resident and the need that is to be addressed.
- **ADVOCACY** – whether our resident is referred out or is to be served by CHR Staff, it is our commitment to continue to monitor progress in an effort to ensure continuity and progress. Should a determination be made that the current service plan or path is incorrect it will be incumbent upon CHR Staff to redirect and locate alternative resources.
- **SUPPORT** – once a resident has reached a particular juncture in their service plan (i.e. a waiting phase), it will be CHR’s responsibility to continue to support the progress and check in with the resident on the status of their success. Should there be a needed for additional support or reference materials to move a particular need (i.e. legal matters) along, CHR will fulfill this need.

Goals are as follows:

- **ACCOUNTABILITY:** while in our programs, residents will have the ability to direct their service plans and will gain skills that are transferable to accountability in other areas of their lives.
- **EDUCATION:** while in our programs, education is the flagship of each of our programs or services. We both encourage and incentivize the resident’s ability to educate themselves on their needs or possible solutions to current issues they may face. For our youth programs, we highly incentivize participation in an effort to assist in grade level progression through graduation.
- **SELF-SUSTAINABILITY:** while in program the chief goal is to ensure that all our services and programs ultimately end with our residents gaining the ability to navigate their daily and future needs.



Outcomes are as follows:

- 75% of our participants will report being more accountable as measured by self-driven and accomplished goals.
- 75% of our participants will report being more educated as measured by increased knowledge of service availability and community resources.
- 75% of our participants will report being more self-sustainable as measured by the continued reduction of critical and immediate needs in the areas of housing, transportation, education and employment.

### 3. Implementation (The Full Portfolio)

- i. Children's Program: these services will be provided on-site Monday through Thursday afterschool. This will be a chiefly scholastic program with a creative and recreational component following an hour of homework. Focus will be placed on critical thinking skills, decision-making and mentorship. Additionally, on Friday's there will be a family component to our children's programming to ensure parental engagement. Our primary goal is provide a safe place for our children to be productive while their parents our guardians are working to provide for the family.
- ii. Case Management: these services will be provided on-site and held during our adult services and one-on-one meeting time. In order to qualify and maintain case management services with our resident coordinator the family must be in good standing with the property management and must agree to meet with our staff every 60-90 days to check progress of the service planned outlined by the resident.
- iii. Career Placement and Training: Career Placement and Training will be done in coordination with off site partners with the exception of resume-writing, interviewing skills and professional presentation (i.e. speaking skills). CHR will provide workshops as well as one-on-one follow up for each person who has come to or participated in one or more of the services listed above.
- iv. GED Program: these services will be provided in coordinate with the local school district as well as the local workforce board. These services are regulated and provided in local centers. CHR will assist in facilitating center location, application completion and attendance.
- v. Food Assistance: these services will be provided by CHR but in coordination with the local USDA approved pantry. CHR will coordinate a daily snack program for all children on-site with the possibility of working towards a daily warm dinner program for all children. Furthermore, we will coordinate with management to establish our site as local but CLOSED distribution center for our families. Moreover, this will translate into a once a week food distribution for families that have chosen to sign up and participate in our Case Management program. Food Assistance will also be provided in the form of monthly food fairs in which the local entity will bring excess produce and additional non-perishable items that need to be distributed quickly.

- vi. ESL Services: these services will be provided in coordinate with the local school district as well as the local workforce board. These services are regulated and provided in local centers. CHR will assist in facilitating center location, application completion and attendance.
- vii. Financial Literacy: these services will be provided in conjunction with our Case Management Services and a local banking partner. Classes will be held on a regular interval acceptable to the management team and the participants. Hosted and taught by the banking institution. However regular and more immediate case-by-case follow up will be conducted by CHR Staff to ensure a financial plan has been created and is being followed.
- viii. Holiday Parties/ Socialization: CHR will host regular holiday and other social occasions on a regular and acceptable interval to be no less than monthly birthday celebrations. The purpose of these activities is to create a social environment that fosters social engagement, friendship and fellowship – critical to the success and survival of a senior community.
- ix. Computer Literacy: CHR will provide workshops as well as one-on-one follow up for each person who has come to or participated. We recognize that every person will come with a different level of knowledge and with that will come the need to tailor portions of the curriculum; this is the purpose of the one-on-one follow up.
- x. Health Care Assistance/ Preventative Screenings: these services include general health and wellness education, assistance with accessing health care benefits as well as assistance with locating free and sliding-scale medical services. Additionally, we will host quarterly preventative health screenings with local health agencies.

In addition to all the above services, CHR will also host and coordinate recreational activities to bolster resident engagement and participation. Our organizational mission is to build safe and healthy communities and this will be done by creating and facilitating a place for community gathering.

Finally, the organization will work to coordinate a number of outside partnerships to facilitate workshops for financial literacy, health and wellness, home buying, GED completion, etc.



*Building Stronger and Healthier Communities for Over 26 years!*

## Service Report

Texas Sites	No. of Units	Services
<p><b>San Antonio, TX</b>  <i>San Juan Square I</i>  <i>San Juan Square II</i>  <i>Costa Almadena</i>  <i>Emerald Village</i>  <i>Balcones Lofts</i>  <i>Junipers Edge</i>  <i>Palo Alto</i>  <i>Lucero</i>  <i>Lord Road</i></p>	<p>1925 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>
<p><b>Houston, TX</b>  <i>Costa Ibiza</i>  <i>Costa Vizcaya</i>  <i>Tuscany</i></p>	<p>564 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>
<p><b>San Marcos, TX</b>  <i>Encino Pointe</i>  <i>Sienna Pointe</i>    <i>Reserve at San Marcos –</i>  <i>Coming 2021</i></p>	<p>600 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Engagement</b> – family fun night activities training parents on how to get more involved with their child’s academic success.</p>

<p><b>Austin, TX</b> Terrace Harris</p> <p><i>Del Valle Coming Soon</i></p>	<p>950 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Engagement</b> – family fun night activities training parents on how to get more involved with their child’s academic success.</p>
<p><b>Ft. Worth, TX</b> Woodmont Apartments Race Street Lofts Terrell Homes Landings at Marine Creek Merchantile Broadmoor</p>	<p>1256 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>
<p><b>Dallas, TX</b> Crestshire Village Sterling Shire</p>	<p>338 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>
<p><b>Denton, TX</b> The Veranda</p>	<p>324 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>

<p><b>Laredo, TX</b> <i>La Terraza at Lomas del Sur</i></p>	<p>128 Units</p>	<p><b>Youth Services</b> – Scholastic Tutoring, Afterschool and Summer Programs.  <b>Benefit Access</b> – one-on-one service to provide individuals access to necessary benefits.  <b>Financial Literacy</b> – 7 weeks class to assist with eviction prevention.  <b>Health and Wellness</b> – screenings, workshops and referral care.  <b>Family Building</b> – 10 week parenting class to assist with CPS resolution and other parenting concerns.</p>
<p><b>Total Units in Texas</b></p>	<p><b>6,085 Units</b></p>	



Item 2  
SMART Housing Certification Letter

This item is not applicable (N/A), the project site is not located in the city limits of Austin and is not applying to be processed through the SMART program.

## Item 3

### Map of Property Location and Nearest Transit Stop

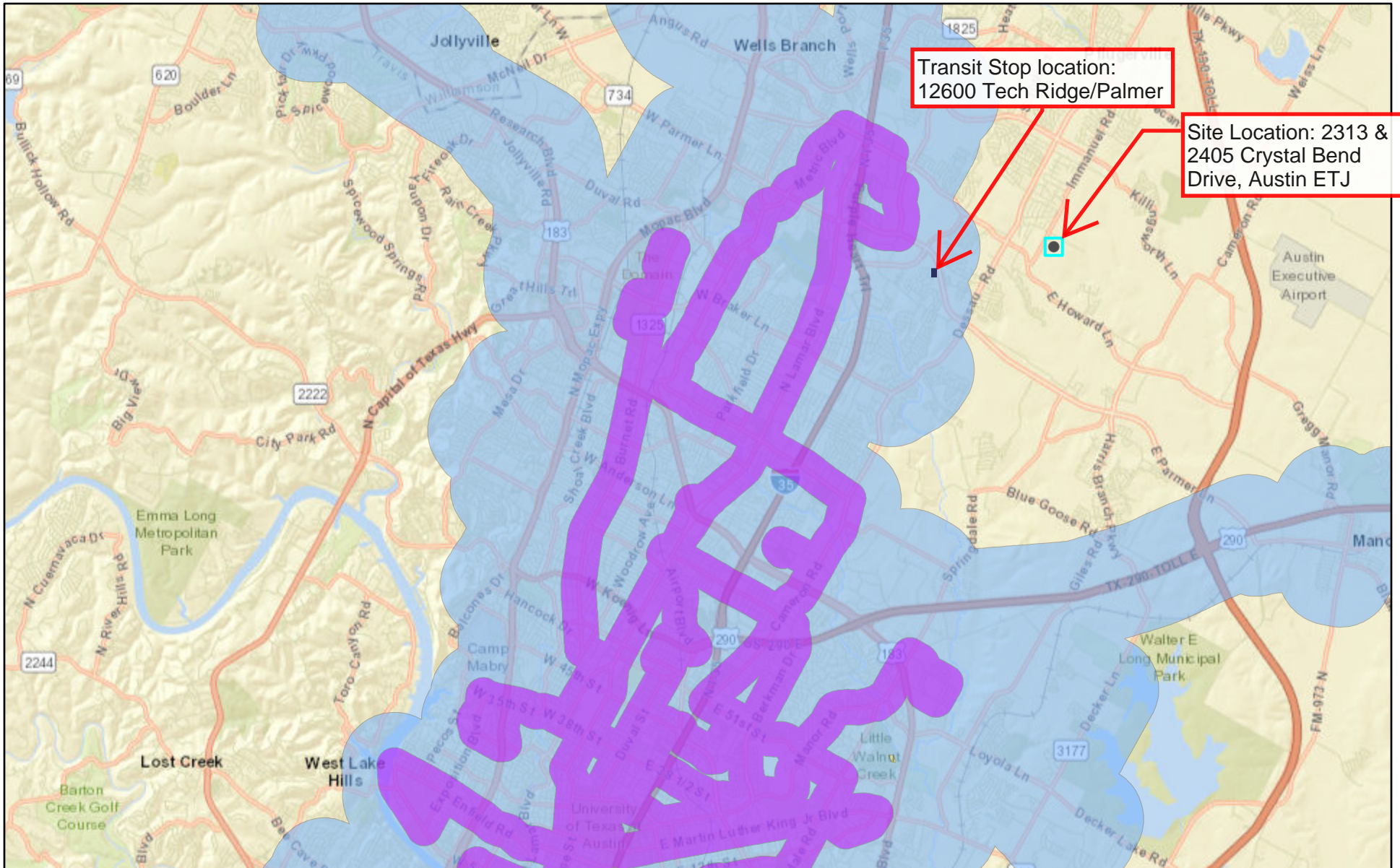
The distance from the closest transit stop is Bus Route 392 12600 Tech Ridge/Parmer is approximately 2.6 miles from the site which is an approximately 53-minute walk.

The map below indicates the property location and the distance a resident would walk to the nearest transit stop. The sidewalk route (paved surface) is ADA accessible along this route except directly in front of the development site along Crystal Bend Drive at this time.

AMTEX understands the transit needs of the site, and have committed to advocating for the expansion of CART's service to the site before the project is completed, and to continue advocating to ensure CapMetro extends public transit closer to the project site to ensure residents without vehicles have access to opportunities such as jobs and amenities in the area. Furthermore, based on the results of our resident needs assessment, transportation options may be offered at the property, such as:

- Offering direct-to-destination transportation;
- Distributing cab or ride share vouchers to residents to reach their destination or to/from public transit stops;or
- Hiring a private charter company to provide transportation in ADA-accessible vehicles one day per week, upon request.



# Transit Map



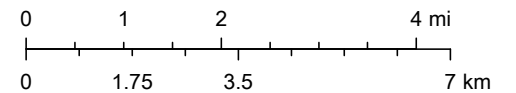
Transit Stop location:  
12600 Tech Ridge/Palmer

Site Location: 2313 &  
2405 Crystal Bend  
Drive, Austin ETJ

5/7/2020, 2:43:58 PM

-  High Frequency Bus Routes: 1/4-Mile Buffer
-  Bus Routes: 3/4-Mile Buffer

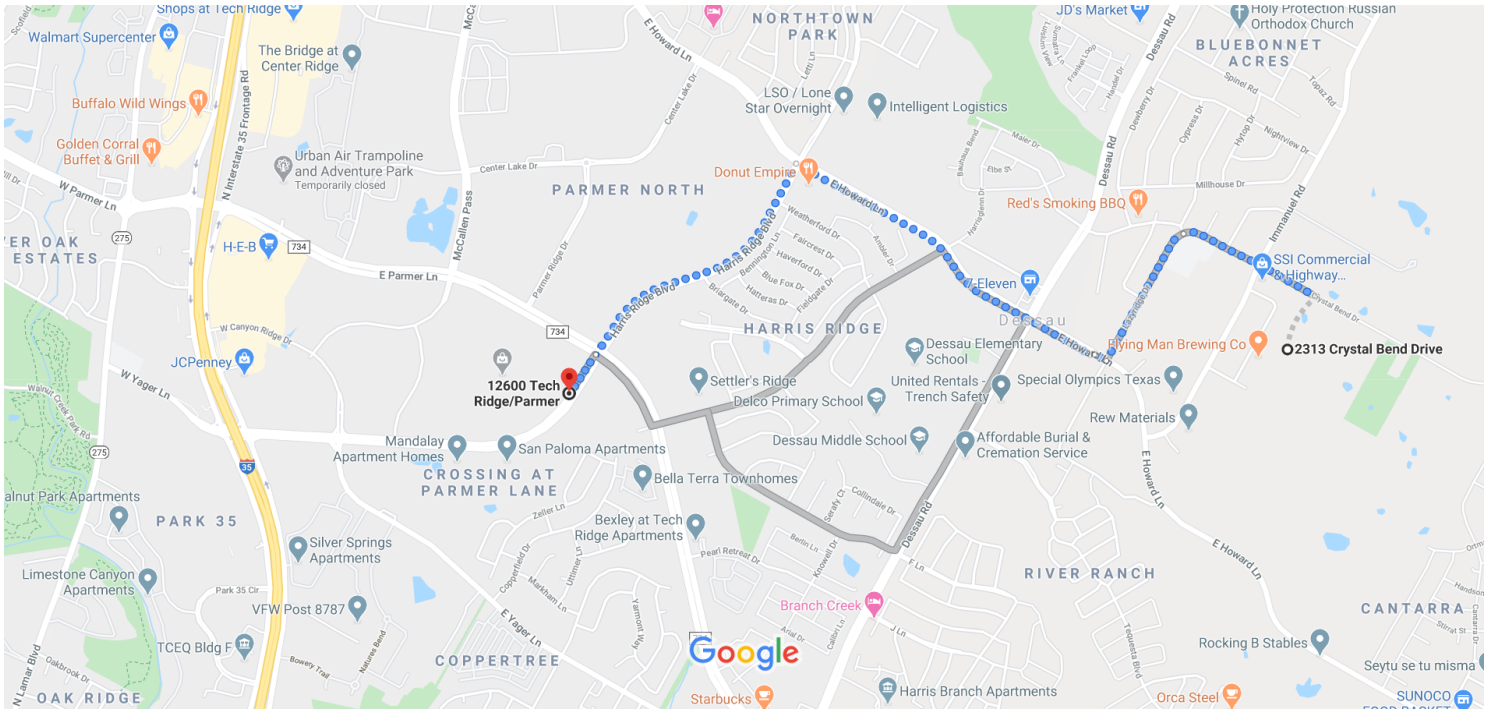
1:144,448




Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,


Web AppBuilder for ArcGIS  
Austin Community College, Esri, HERE, Garmin, NGA, USGS, NPS |

to Bus Stop Location



Map data ©2020 Google 1000 ft

 via E Howard Ln and Harris Ridge Blvd 53 min  
2.6 miles

 via Harrisglenn Dr 53 min  
2.6 miles

 via Dessau Rd 59 min  
2.9 miles

All routes are mostly flat 

Item 4  
Flood Plain Map

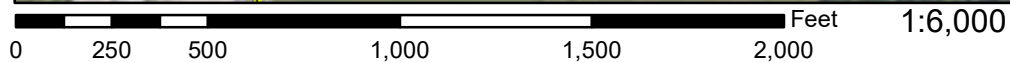
The project site is not located in a FEMA floodplain.



# National Flood Hazard Layer FIRMette



30°24'24.40"N



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

30°23'53.37"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/7/2020 at 5:59:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

97°37'18.93"W

97°37'56.38"W





Questions? [Click here for help and contact information.](#)

### Disclaimer

The Information on this website has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

For official verification of the zoning of a property, please order a Zoning Verification Letter at **512-978-4000**.

**Location:** (3,149,904.74, 10,120,836.5)

**Grid:** P34  
P33

**Future Land Use (FLUM):**

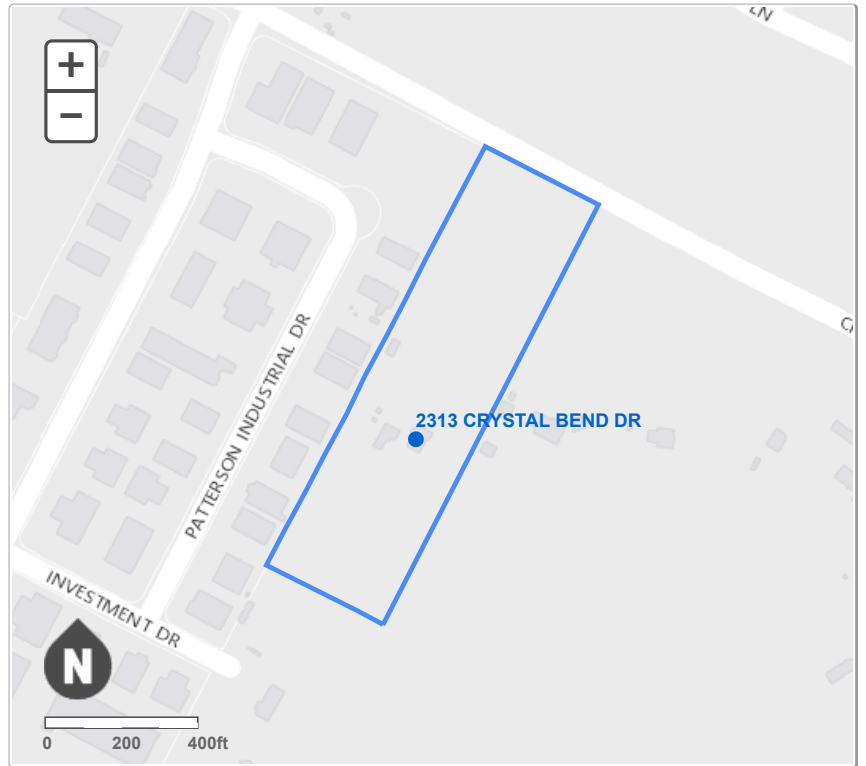
**Regulating Plan:**

**Zoning:**

**Zoning Case:**

**Zoning Ordinance  
(Mostly after 2000):**

**Zoning Overlays:**



### Zoning Guide

The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the [Neighborhood Planning](#) Areas is available from Neighborhood Planning. Visit [Zoning](#) for the description of each Base Zoning District.



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**Location:** (3,149,883.9, 10,120,286.5)

**Grid:** P34  
P33  
Q34

**Future Land Use (FLUM):**

**Regulating Plan:**

**Zoning:**

**Zoning Case:**

**Zoning Ordinance  
(Mostly after 2000):**

**Zoning Overlays:**



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Item 5  
Developer's Experience & Background

1. AMTEX Multi-Housing, LLC
2. AMTEX Corporate Portfolio



## **DEVELOPMENT COMPANY BACKGROUND, KEY PARTICIPANTS & RESUMES**

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 41 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 Multi-Housing LLC**

Since entering the Texas market, AMTEX has delivered six apartment home communities totaling 1045 units in the Dallas/Fort Worth, Houston and City of Denison. It has quickly established itself as a presence in the affordable housing landscape in Texas and recognized by Affordable Housing finance in April 2018 as the 7<sup>th</sup> in the nation of TOP 50 Affordable Housing Developers of 2017. AMTEX currently has six apartment communities in construction (1582 units) and four in development (1287 units) with more to come soon. These housing communities currently in construction and development are located in Austin ETJ, Katy, Fort Worth, Houston, Rockwall and Garland. All ten communities represent over 2869 apartment homes that will be delivered in the next three years, totaling 3914 units in Texas.

AMTEX has partnered with Houston Housing Authority recently on our newest community named Green Oaks Apartments. AMTEX has also partnered with Fort Worth Housing Solutions on four recently completed apartment communities: Avondale Apartments in 2017, Harmon Senior Villas in 2018, Alton Park in 2018 and Campus Apartments in 2019. Each of which include rental assistance demonstration (RAD) units and Section 8 Project Based Vouchers (PBVs). AMTEX worked closely with the FWHS team throughout the tax credit application, design, and finance steps of each project. AMTEX is currently partnering with the Travis County Housing Finance Corporation to develop the McKinney Falls Apartments, Limestone Ridge Senior Apartments, and Spring Villas Apartments in the Austin Extra Territorial Jurisdiction.

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. Public agency partners include Harris County Housing Authority, Fort Worth Housing Solutions, and the Travis County Housing Finance Corporation. 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 Team**

- President, Team Leader: Arjun Nagarkatti
- VP of Market Rate & Student Housing: Stephen Clarke
- VP of Finance: David Yarden
- VP of Forward Planning: Darin Hansen
- VP of Acquisitions: Frank Chang
- VP of Construction: Gerry Huerta
- VP of Asset Management: Michael McCloud
- Director of Construction: Thomas Watchorn
- Director of Asset Management: Gary Newbold
- Director of Development: Blake Hopkins
- Project Management: Lisa Davis, David Wolf

## **AMTEX/AMCAL DEVELOPMENT TEAM**

### **Resumes**

#### **Percival Vaz, Chief Executive Officer**

Mr. Vaz, AMCAL's founder and Chief Executive Officer, has four decades of experience in single and multifamily developments, construction, property management and real estate investment. AMCAL is a vertically integrated real estate development and investment company, founded in 1978 by Percival Vaz. AMCAL has developed more than 6,000 rental units and for-sale units representing over \$1.5 billion in development costs. After founding AMCAL in 1978, Mr. Vaz transformed the company into one of the industry's leading developers. Mr. Vaz has served on the Board of the California Housing Consortium and on the Board of the Ziman Center at UCLA.

#### **Arjun Nagarkatti, President – TEAM LEADER**

Mr. Nagarkatti, as President, oversees all departments at AMCAL including: operations, acquisitions, finance and development, construction and asset management. He has decades of experience in structuring market rate and affordable financing, which includes residential and mixed-use developments. He has been with AMCAL since 1988 and is an expert in multifamily project development and financing. He is a specialist in low-income tax credit financing and he has developed more than \$1 billion of real estate including market rate and affordable housing. He graduated from the Massachusetts Institute of Technology with a Master's of Science in Architecture Studies.

#### **Dan Hubbard, Chief Financial Officer**

Mr. Hubbard has more than 25 years in the real estate industry, including: acquisition and development, project feasibility, financial reporting, budgeting, construction accounting, asset management and investor reporting. He has extensive experience in 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 development of more than \$1 billion of multifamily projects in Southern California. He is a licensed Certified Public Accountant in California and has an MBA in Corporate Finance from the University of Southern California.

#### **Luxmi Vaz, Vice President of Accounting and Administration**

Mrs. Vaz has 37 years of experience in accounting and administration at AMCAL. She is responsible for corporate accounting and project accounting for all projects in the AMCAL portfolio including more than 50 stabilized projects and several other projects in pre-development and under construction. She interacts directly with the independent accounting firm to help facilitate all audits and tax returns. She also manages the company's line of credit. In addition, in her capacity as Vice President of Administration, she oversees the company's personnel department, payroll, and accounts payable. She oversees the Accounting Department comprising six project accountants and an Accounting Manager.

#### **Darin Hansen, Vice President of Forward Planning and Entitlements**

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AMTEX is eager to expand its presence in Houston with several multifamily development projects in the pipeline that will serve tenants with a range of incomes. AMTEX's experience and mission uniquely qualify it to partner with Houston Housing Authority on this project as well as additional future projects.

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**David Yarden, Vice President of Finance & General Counsel**

Mr. Yarden is Vice President of Finance and General Counsel at AMCAL. He oversees project finance, including public and private sources of acquisition, construction and permanent financing, manages project underwriting and feasibility, and handles company legal matters for all projects in California and Texas. Mr. Yarden has worked in the real estate and affordable housing industries for 20 years, including work in acquisitions, development, and syndication of housing projects financed with low-income housing tax credits and tax-exempt bonds.

**Gerardo Huerta, Vice President of Construction**

Mr. Huerta has over 12 years of multi-family construction experience, including managing construction for over 2,000 units throughout his career. He joined AMCAL in 2005 where he moved up the ranks and, in 2013, was promoted to Director of Construction. Mr. Huerta has managed many complex projects involving high-density buildings with shoring, methane mitigation systems, caissons, low water tables, and tight infill sights with limited access. He has extensive knowledge and experience in conflict resolution and identifying design issues. He is well seasoned in affordable housing projects, prevailing wage projects, market rate and purpose-built student housing projects, and LEED rated projects. Mr. Huerta attended Cal State Northridge, where he received a BA in Real Estate and Finance.



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**VP of Forward Planning &**

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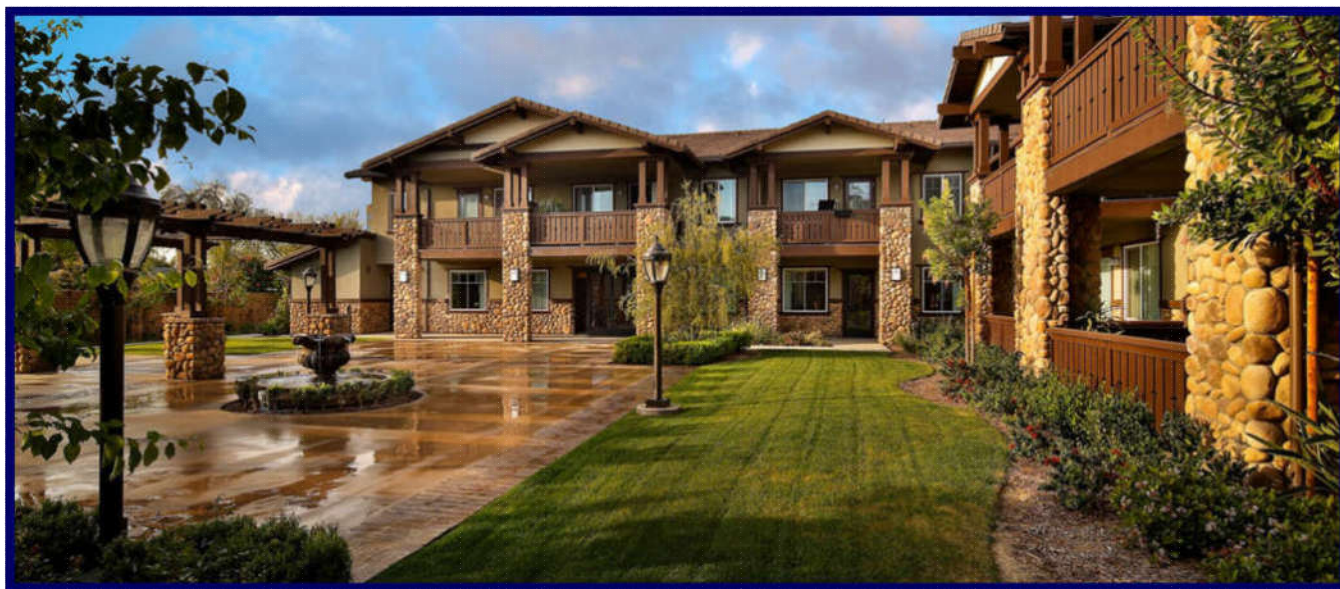
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# **AMTEX**

## **Corporate Portfolio**





# **AMCAL, AMTEX & AMWA COMPANIES**

## **42 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 42 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](http://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



- ❖ **41 years** business experience
- ❖ Developed **70 workforce and senior communities** with over **6,500 apartment homes** over 18 years in California and Texas
- ❖ **\$1.8 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 65 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 2018

## ❖ Campus Apartments

4633 Campus Drive, Fort Worth, TX 76119

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

### Public Agency Partners:

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



### Top Architects and Civil Engineers:

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



## FUTURE COMMUNITIES IN TEXAS UNDER CONSTRUCTION

### ❖ **McKinney Falls Apartments**

6609 McKinney Falls Pkwy., Austin, TX 78744

- ❖ 312 units, Family, 4% tax credits, Affordable & 5% Market-Rate
- ❖ Construction Completion Proposed Spring 2020

### ❖ **Florence at the Harbor Apartments**

2500 Summer Lee Dr., Rockwall, TX 75032

- ❖ 228 units, Class A Luxury Multifamily Market-Rate
- ❖ Construction Completion Proposed Fall 2020

### ❖ **Lavon Senior Villas**

314 Castle Drive, Garland, TX 75040

- ❖ 120 units, Senior, 9% tax credits, Affordable & 13% Market-Rate
- ❖ Construction Completion Proposed Fall 2020

### ❖ **Limestone Ridge Apartments**

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

- ❖ 225 units, Senior, 4% tax credits, 100% Affordable
- ❖ Construction Completion Proposed Fall 2020

### ❖ **Green Oaks Apartments**

1455 Gears Road, Houston, TX 77067

- ❖ 177 units, Family, 4% tax credits, 100% Affordable
- ❖ Construction Completion Proposed Spring 2021

### ❖ **Alliance**

3295 Keller Haslet Road, Fort Worth, TX 76244

- ❖ 520 units, Market-Rate 50% @ 80% AMI
- ❖ Construction Completion Proposed Summer 2021



## UPCOMING GROUND BREAKINGS

### ❖ Katy

0 Katy Fort Bend Road, Katy, TX 77493

- ❖ 320 units, Market-Rate 50% @ 80% AMI
- ❖ Construction Completion Proposed Fall 2021

### ❖ Richcrest

SEC Richcrest Drive, Houston ETJ, TX 77060

- ❖ 288 units, 100% Affordable, 4% Tax Credits
- ❖ Harris County CDBG - Harvey DR Funding
- ❖ Construction Completion Proposed Winter 2021

### ❖ Spring Villas

7450 Bluff springs Road, Austin ETJ, TX 78744

- ❖ 304 units, 100 Affordable, 4% Tax Credits
- ❖ Construction Completion Proposed Winter 2021

### ❖ 2505 Fannin

2505 Fannin Street, Houston, TX

- ❖ 375 units, Market-Rate 50% @ 80% AMI
- ❖ Construction Completion Proposed Winter 2021





# 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 (stocked with supplies for arts and crafts)
- ❖ 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



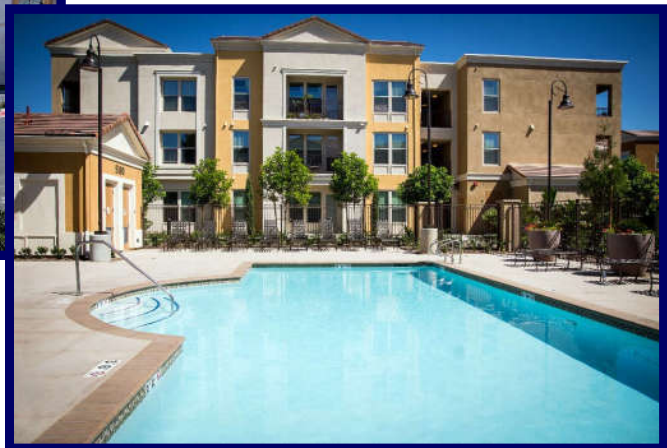


# ALEGRE APARTMENTS – Irvine, CA

**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



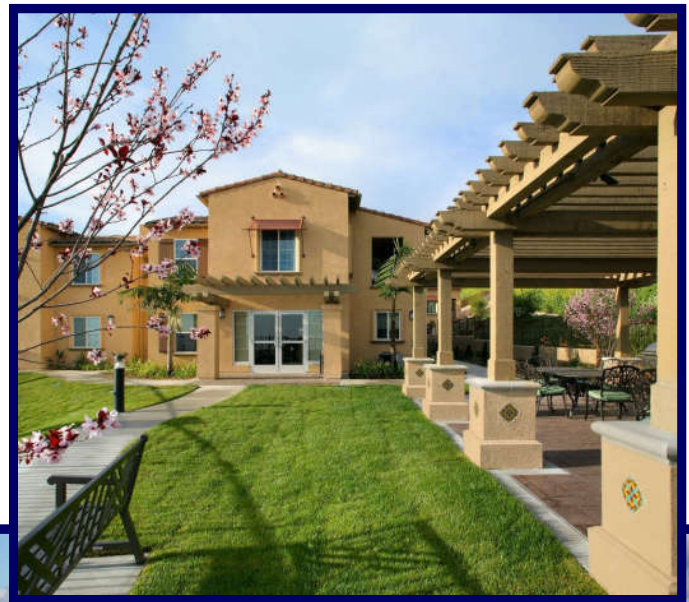


# MIRANDELA APARTMENTS – Palos Verdes, CA

**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)



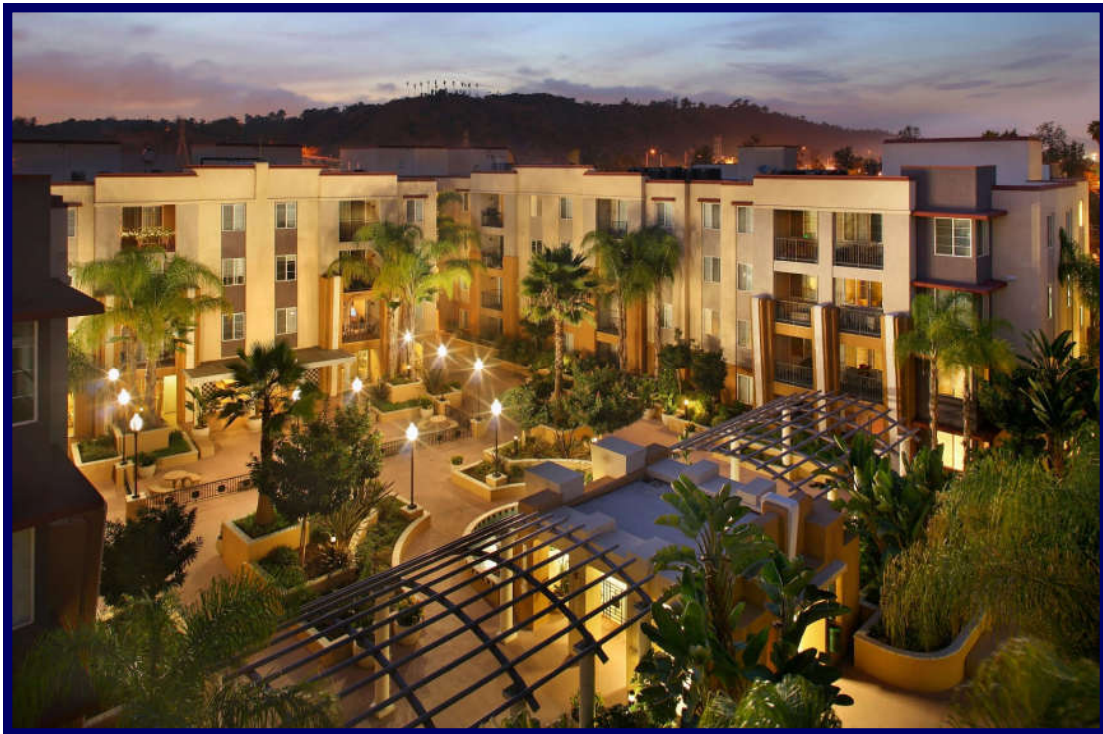
# AVENUE 26 MASTER PLAN – Los Angeles, CA



**Year Built:** 2006

**No. Units:** 540 total units across 4 properties

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





# **AMTEX**

## **Contact Us**

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