

## REQUEST FOR CITY OF AUSTIN RESOLUTIONS

### 2017 4% NON-COMPETITIVE LOW INCOME HOUSING TAX CREDITS

This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.

**PLEASE NOTE:** If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: <http://austintexas.gov/page/housing-application-center>.

**Please indicate what resolution(s) is(are) being requested by the City of Austin. If a public hearing is required, please also indicate this as well.**

<input type="checkbox"/> Twice the State Average Per Capita	>>>> Public hearing required?	<input type="checkbox"/>
<input type="checkbox"/> One Mile, Three Year Rule		<input type="checkbox"/>
<input type="checkbox"/> Limitations on Developments in Certain Census Tracts		<input type="checkbox"/>
<input checked="" type="checkbox"/> A Resolution of No Objection from the Local Governing Body		<input checked="" type="checkbox"/>
<input type="checkbox"/> TEFRA Approval		<input type="checkbox"/>

*Please note: All resolutions being requested are subject to approval by the Austin City Council.*

**For the request to be considered, the following information will be required.**

- 1) Name of the Proposed Development [Manchaca Commons](#)
- 2) The address/location of the proposed development [12040 Manchaca Rd., Austin, TX 78748](#)
- 3) City Council District Number [Within ETJ](#)
- 4) Census Tract Number [48453001772](#)
- 5) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement) [New Construction](#)
- 6) SMART Housing Certification letter [Pending](#)
- 7) A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access. [Attached](#)
- 8) A corresponding map of transit stops showing the distance a resident would actually have to walk on a paved surface to get to the nearest transit stop [Attached](#)
- 9) 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. [Attached](#)
- 10) Provide a table of proposed Sources and Uses for the project. It should contain all proposed funding sources, including the amount of tax credits to be requested from TDHCA and the amount of Private Activity Bonds to be issued and the Issuer name. [Attached](#)
- 11) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.) [Rent Schedule attached.](#)
- 12) Approximate Size of Units in square feet. [Rent Schedule attached.](#)
- 13) Number and percentage of units by Median Family Income level. [100% at 60% AMI](#)
- 14) Estimated Rents by unit size/type. [Rent Schedule attached.](#)
- 15) Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served. [5%](#)
- 16) Specify Resident Services, if any, intended to be provided to tenants. [N/A](#)
- 17) Provide information about on-site amenities intended, if any (e.g. recreation facilities, computer lab, Wi-Fi). Please be as specific as possible. [Pool, fitness room, computer lab, and playscape,](#)
- 18) Provide Developer's Experience and Development Background for past 10 years. Provide the names of Development Team Members expected to be involved in the proposed project (architect, general contractor, etc.) [See attached experience list](#)

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11<sup>th</sup> Street, 2<sup>nd</sup> Floor, Austin, TX 78702 to the attention of Ellis Morgan. E-mail submissions are acceptable as long as they are within the size limit of the City's e-mail system for attachments (approximately 15MB). For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at [ellis.morgan@austintexas.gov](mailto:ellis.morgan@austintexas.gov).

I certify that, to the best of my knowledge the information provided is true and correct.

Authorized Representative J. Trevino Date 4/17/17

Rules have not been published in the Texas Register. Staff anticipates they will be submitted to the Texas Register on December 5, 2016, and will become effective 20 days after submission.

such members, or any officer authorized to act on behalf of the limited liability company.

**(3) Architect Certification Form.** The certification, addressing all of the accessibility requirements, must be executed by the Development engineer, an accredited architect or Third Party accessibility specialist. (§2306.6722; §2306.6730)

**(4) Notice, Hearing, and Resolution for Tax-Exempt Bond Developments.** In accordance with Tex. Gov't Code, §2306.67071, the following actions must take place with respect to the filing of an Application and any Department awards for a Tax-Exempt Bond Development.

(A) Prior to submission of an Application to the Department, an Applicant must provide notice of the intent to file the Application in accordance with §10.203 of this chapter (relating to Public Notifications (§2306.6705(9))).

(B) The Governing Body of a municipality must hold a hearing if the Development Site is located within a municipality or the extra territorial jurisdiction (ETJ) of a municipality. The Governing Body of a county must hold a hearing unless the Development Site is located within a municipality. For Development Sites located in an ETJ the county and municipality must hold hearings; however, the county and municipality may arrange for a joint hearing. The purpose of the hearing(s) must be to solicit public input concerning the Application or Development and the hearing(s) must provide the public with such an opportunity. The Applicant may be asked to substantively address the concerns of the public or local government officials.

(C) An Applicant must submit to the Department a resolution of no objection from the applicable Governing Body. Such resolution(s) must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. In providing a resolution, a municipality or county should consult its own staff and legal counsel as to whether such resolution will be consistent with Fair Housing laws as they may apply, including, as applicable, consistency with any FFAST form on file, any current Analysis of Impediments to Fair Housing Choice, or any current plans such as one year action plans or five year consolidated plans for HUD block grant funds such as HOME or CDBG funds. For an Application with a Development Site that is:

(i) Within a municipality, the Applicant must submit a resolution from the Governing Body of that municipality;

(ii) Within the extraterritorial jurisdiction (ETJ) of a municipality, the Applicant must submit both:

(I) a resolution from the Governing Body of that municipality; and

(II) a resolution from the Governing Body of the county; or

(iii) Within a county and not within a municipality or the ETJ of a municipality, a resolution from the Governing Body of the county.

### Manchaca Commons

#### Sources

Private Activity Bonds	\$26,086,000.00
Equity	\$10,544,075.00
Other Financing	\$3,000,000.00
Deferred Developer Fee	<u>\$3,325,985.00</u>
	\$42,956,060.00

#### Uses

Acquisition	\$2,489,795.00
Construction & Related	\$28,409,243.00
Soft & Carrying Costs	\$6,016,717.00
Reserves and Developer Fee	<u>\$6,040,305.00</u>
	\$42,956,060.00

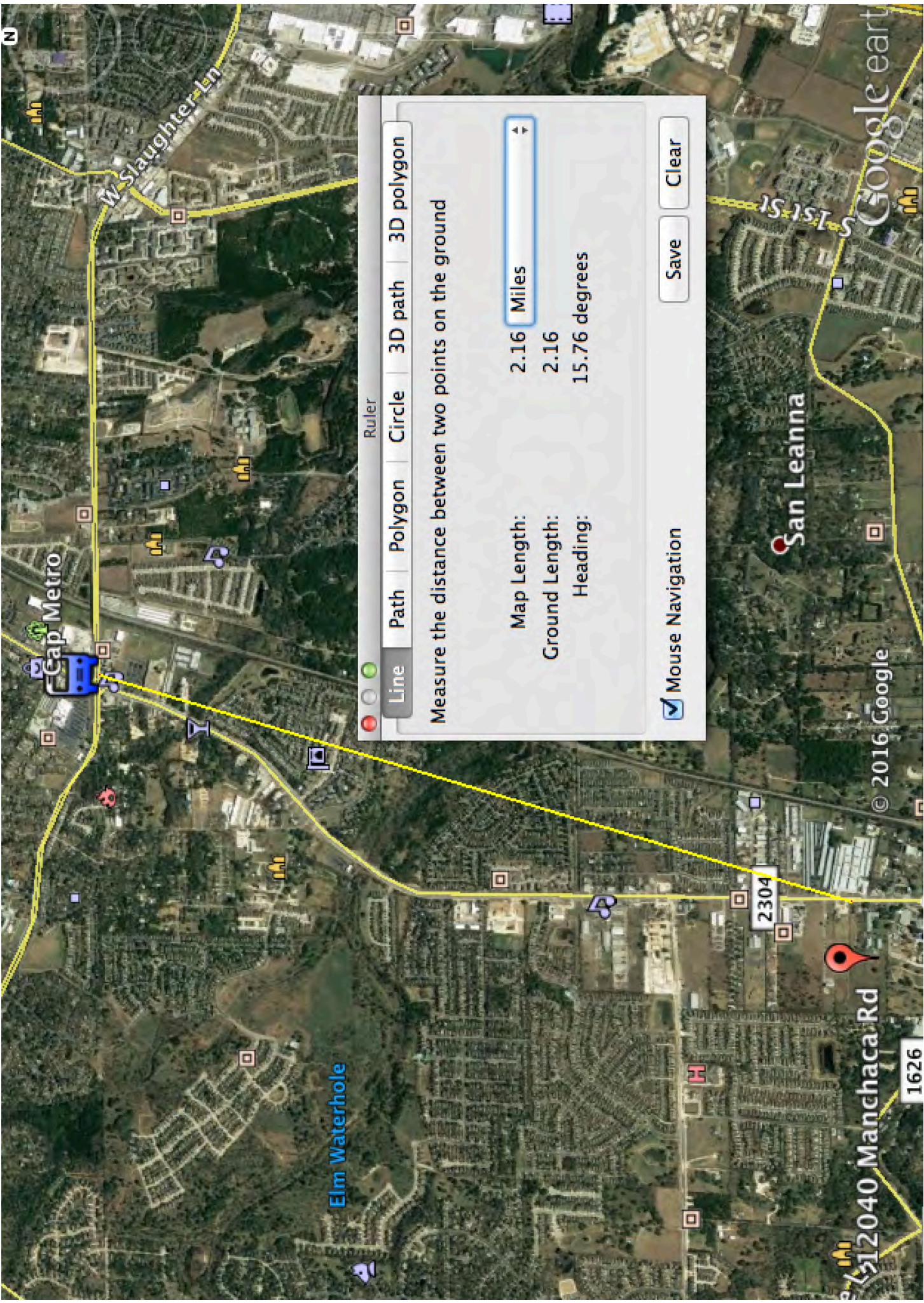
**MANCHACA (Family Project) , AUSTIN, TX Tax Exempt Bond Transaction  
Net Revenue Analysis**

**Austin, TX**

# of Br's	# of Baths	% of AMGI	# of Units	Square Footage	2016 Max. Rent	Utility Allowance	Net Max Rent	Proposed Project Rents	Extended Projected Rents
1-Br	1-Ba	Low Home	2	850	730	67	663	663	\$ 1,326
1-Br	1-Ba	60%	22	850	876	67	809	809	\$ 17,798
2-Br	1-Ba	High Home	9	1,051	1,051	84	967	967	\$ 8,703
2-Br	1-Ba	60%	99	1,051	1,051	84	967	967	\$ 95,733
3-Br	2-Ba	Low Home	2	1,185	1,011	100	911	911	\$ 1,822
3-Br	2-Ba	High Home	7	1,185	1,214	100	1,114	1,114	\$ 7,798
3-Br	2-Ba	60%	99	1,185	1,214	100	1,114	1,114	\$ 110,286
						-	-		\$ -

Totals	<u>240</u>	<u>243,188</u>	Monthly Rental Income	<u>\$ 243,466</u>
		Avg Sq. Ft. 1,013	Gross Rent Potential	\$ 2,921,592
			Vacancy	7.00%
			16 Garages	-
			16 Car Ports	-
			40 W/D's	-
			Other Income: Water/Sewer Bill Back	-
			Other Income: PUPM	\$20.00
			Net Revenue	<u>\$ 2,770,649</u>





Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance between two points on the ground

Map Length: 2.16 Miles

Ground Length: 2.16

Heading: 15.76 degrees

Mouse Navigation

Save Clear

Elm Waterhole

Cap Metro

W Slaughter Ln

San Leanna

12040 Manchaca Rd

2304

1626

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Google earth



## Attachment C

## LDG DEVELOPMENT EXPERIENCE

Property Name / Location	Family or Senior	Property Type (9% LIHTC, Market, etc.)	Year Built / Constr. Started	# Units	% Complete	HOME/CDBG/OTHER Funding	Total Development Costs	Debt	Investor
Cooper Chapel Condominiums Louisville, KY	F	Market Condominium	2004	56	100	N/A	\$4,200,000	N/A	N/A
Falcon Crest Patio Homes Louisville, KY	F	Market Patio Homes	2005	78	100	N/A	\$4,500,000	N/A	N/A
Elkhorn Creek Phase I Georgetown, KY	F	9% LIHTC	2005	44	100	N/A	\$4,800,000	Walker Dunlop	MMA Financial, LLC
Falcon Crest Apartments Louisville, KY	F	Tax Exempt Bonds/4% LIHTC	2005	208	100	N/A	\$12,500,000	Oak Grove Capital	MMA Financial, LLC
Elkhorn Creek Phase II Georgetown, KY	F	9% LIHTC	2006	48	100	N/A	\$2,750,000	Walker Dunlop	MMA Financial, LLC
Elk River Senior Apartments Georgetown, KY	S	9% LIHTC	2006	40	100	N/A	\$4,900,000	Lancaster Pollard	MMA Financial, LLC
Whispering Woods Louisville, KY	F	9% LIHTC	2006	48	100	1,649,846	\$5,100,000	KHC	MMA Financial, LLC
Gleneagles Apartments, Ltd Lexington, Ky	F	Tax Exempt Bonds/4% LIHTC	2007	184	100	N/A	\$17,500,000	Oak Grove Capital	MMA Financial, LLC
Harris Branch Apartments Austin, Tx	F	Tax Exempt Bonds/4% LIHTC	2007	248	100	N/A	\$25,300,000	Walker Dunlop	MMA Financial, LLC
Park Place at Loyola Austin, Tx	F	Tax Exempt Bonds/4% LIHTC	2007	252	100	N/A	\$26,500,000	MuniMae Portfolio	MMA Financial, LLC
Santora Villas Austin, Tx	F	Tax Exempt Bonds/4% LIHTC	2007	192	100	N/A	\$23,030,000	MuniMae Portfolio	MMA Financial, LLC
The Villas at Shaver Pasadena, TX	F	Tax Exempt Bonds/4% LIHTC	2007	240	100	N/A	\$27,600,000	MuniMae Portfolio	MMA Financial, LLC
Inwood Crossings Wichita, KS	F	Tax Exempt Bonds/4% LIHTC	2007	260	100	N/A	\$33,700,000	MuniMae Portfolio	MMA Financial, LLC
Overlook Terraces Louisville, KY	F	Tax Exempt Bonds/4% LIHTC	2008	144	100	1,475,000	\$27,900,000	Walker Dunlop	MMA Financial, LLC
Whispering Woods Phase II Louisville, KY	F	9% LIHTC	2008	50	100	N/A	\$6,300,000	Citizens Union	MMA Financial, LLC
The Muses, LTD. New Orleans, LA	F	9% LIHTC	2009	211	100	\$2,000,000 HOME \$25,741,662 CDBG 2nd Mortgage	\$49,000,000	Walker Dunlop	Stratford Capital Group
The Muses II, LTD. New Orleans, LA	F	Tax Exempt Bonds/4% LIHTC	2010	52	100	\$7,410,284 CDBG 850,000 TCAP	\$11,100,000	First NBC	Stratford Capital Group
Melbourne Senior Alvin, TX	S	9% LIHTC	2010	110	100	N/A	\$16,100,000	Citizens State Bank	TCEP
Floral Gardens Houston, TX	S	9% LIHTC	2010	100	100	\$726,000 HOME LOAN	\$14,300,000	Comerica	TCEP
Towne Commons Elizabethtown, KY	F	9% LIHTC	2010	94	100	\$600,000 Monetized 1602 EX	\$12,300,000	JPMorgan Chase	Stratford Capital Group
Steeple Chase Farms Sherman, TX	F	9% LIHTC	2010	156	100	N/A	\$19,400,000	Comerica	Stratford Capital Group
Cypress/Floral Gardens Houston, TX	S	9% LIHTC	2011	100	100	N/A	\$13,900,000	Comerica	RBC Capital Markets
Woodcrest Baton Rouge, LA	F	Tax Exempt Bonds/4% LIHTC	2011	48	100	\$1,500,000 TCAP; \$2,250,000 CDBG / Gustav; \$799,000 HOME	\$7,300,000	N/A	Stratford Capital Group
Mallard Crossing Baton Rouge, LA	F	Tax Exempt Bonds/4% LIHTC	2011	192	100	\$1,500,000 TCAP; \$4,350,000 CDBG / Gustav; \$1,838,000 HOME	\$24,500,000	Walker Dunlop	Stratford Capital Group
Village Du Lac Lafayette, LA	F	9% LIHTC	2012	140	100	N/A	\$9,170,000		CITI Real Estate Investors
Brookcreek Crossing Richmond, VA	F	9% LIHTC	2012	70	100%	N/A	\$10,670,000	VHDA	Regions
The Paddock at Norwood Austin, TX	F	4% LIHTC	2013	228	100%	Tax Exemption	\$32,350,000	Citibank	1st Sterling
Villas at Colt Run Houston, TX	F	4% LIHTC	2013	138	100%	3,000,000 HOME LOAN	\$18,350,000	Citibank	1st Sterling
Newport Village Crosby, TX	F	9% LIHTC	2014	80	100%	N/A	\$12,300,000.00	Community Bank of TX	1st Sterling
The Pointe at Ben White Austin, TX	F	4% LIHTC	2014	250	70%	Tax Exemption	\$35,580,000.00	HUD D4	Enterprise
Villages of Ben White Austin, TX	S	4% LIHTC	2014	183	65%	Tax Exemption	\$25,353,000.00	Redstone	R4
Harris Branch Senior Austin, TX	S	4% LIHTC	2015	216	10%	Tax Exemption	\$22,859,000.00	HUD D4	R4
Port Royal Baton Rouge, LA	F	4% LIHTC	2015	192	4%	Tax Exemption	\$25,353,003.00	Redstone	Stratford Capital Group
Stallion Pointe Fort Worth, Tx	F	4% LIHTC	2015	252	Closing	Tax Exemption	\$25,353,002.00	Redstone	Enterprise
<b>TOTAL</b>				<b>4,652</b>			<b>\$586,465,003</b>		



# FloodPro

Home

To begin using FloodPro, click on the "I want to" menu to the right.

## Welcome!

Here you will find useful information about flooding in Austin. Whether you are a homeowner wanting to know if your house is in the floodplain or an engineer designing stormwater controls, you've come to the right place.

For additional information, please visit our [website](http://website), email us at [FloodPro@austintexas.gov](mailto:FloodPro@austintexas.gov), or call (512) 974-2843.

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[Current Road Closures Due to Flooding](#)

[City of Austin Rainfall Data](#)

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Home



Layers



I want to...

Parcel

Tax ID:

Address:

Appraisal District:







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Home



Layers

**I want to...**

Parcel

**Tax ID:** 0440230610

**Address:** 12010 MANCHACA RD

**Appraisal District:** Travis

Scale: 0 200 400ft

Aerial