Rental Housing Development Assistance (RHDA) Application

For

2501 W. Braker Lane, Austin

October, 2015

Coastal Rim Properties, inc.

RENTAL HOUSING DEVELOPMENT ASSISTANCE (RHDA)

Application for Rental Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2014-15 Action Plan goals and policy direction from the Austin City Council.

Project Name: **West Braker Apartments**

Project Address: **2501 WEST BRAKER LANE, Austin, TX** Zip Code: **78758**

Total # units in project/property: **219** Census Tract Number: **18.49**

Total # units to be assisted with RHDA Funding: **84** City Council District Number: 7

Project type (check all that apply with an '**X**'):

[ ] Acquisition [ ] Rehabilitation [x] New construction [ ] Refinance [ ] Rent Buy-Down

Amount of funds requested: **$2,500,000** Terms Requested: **1%; residual receipts**

Role of applicant in Project (check all that apply): x Owner x Developer x Sponsor

1. Applicant Information (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Coastal Rim Properties, Inc. [x] **Developer** [ ] **Consultant/Other**
Name — Applicant is (please check appropriate box):

16601 Gothard Street, Suite F
Street Address

Huntington Beach	**CA, 92647**	**714-841-1250**
City	State, Zip	Telephone
Zen Sawyer	**818-653-3899**	[redacted]
Contact Person	Contact Telephone	E-mail address
[redacted]	[redacted]	
Federal Tax ID Number	D-U-N-S Number (REQUIRED - Visit www.dnb.com for free DUNS#)	

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

Coastal Rim Properties, Inc.
Legal Name of Developer/Entity

Signature of Authorized Officer

President
Title

10/13/15
Date

City of Austin
OCT 14 2015
NHCD / AHFC

CONSIDER SMOKE-FREE HOUSING

The City of Austin encourages the development of smoke-free rental housing. Smoke-free housing protects the health of residents by decreasing exposure to harmful secondhand smoke. Also, apartment owners and managers reap the benefits of more efficient and less expensive unit turnovers, potentially lower insurance premiums, and reduced risk of fires.

Smoke-free policies are legally permissible and can be a marketing advantage for attracting and retaining residents. More than 80 percent of people living in the Austin area do not use tobacco, and a 2011 survey conducted by the Austin/Travis County Health and Human Services Department found that 77 percent of renters in Travis County would prefer to live in tobacco-free housing.

Find out how you can protect the health of residents, make your property safer, and save money by downloading a copy of "A Manager's Guide to Smoke-Free Housing Policies" at: http://www.livetobaccofreeaustin.org/owners.php.

Please answer the following questions.

Is this development intended to have restrictions on smoking? _x__Yes ___No

If "Yes," what level of restriction is intended?

___ No smoking anywhere on the property, inside or outside

_x__ No smoking Inside residents' units

_x__ No smoking in outdoor exclusive use areas such as individual balconies or patios

_x__ No smoking in outdoor common areas such as pool, parking lot, green spaces, etc.

_x__ No smoking outdoors within a reasonable distance from building entrances (such as 15 – 25 feet) to prevent smoke from entering another resident's open windows or doors.

2. **A. <u>Non-profit applicants/developers</u>, attached copies of the following:**
   1. A "certificate of status" issued by the Texas Secretary of State.
   2. Federal IRS certification granting non-profit tax-exempt status.
   3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
   4. Board resolution approving the proposed project and authorizing the request for funding

B. <u>For-profit applicants/developers</u>, attach copies of the following:
   1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
      Attached as Appendix A.
   2. A current financial statement
      Attached as Appendix B.
   3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.
      Attached as Appendix B.

3. **Project Type (Please check <u>any</u> that apply.)** This project is considered:

__x__ **Traditional Rental Housing** (serving low-income households, and resident services may or may not be provided)

_____ **Transitional Housing** (case management services provided and residency limited to a certain length of time, usually no more than 24 months)

__x__ **Permanent Supportive Housing** (Considered long-term rental housing for very low-income families and individuals who are among the hardest to serve and who are most vulnerable to homelessness. This type of housing provides case management services to residents as needed).

If you checked Permanent Supportive Housing, please complete the information below.

A. Numbers of proposed PSH Units:

219___ Total Number of Units in project

<u>4</u>_____ Total Number of Permanent Supportive Housing (PSH) Units Proposed

B. Check the population or sub-population(s) proposed to be served and indicate the number of units dedicated to that population or sub-population.

1._____ Persons needing **"Housing First,"** a Permanent Supportive Housing model typically designed for individuals or families who have complex service needs, who are often turned away from other affordable housing settings, and/or who are least likely to be able to proactively seek and obtain housing on their own. Housing First approaches also include rapid re-housing which provides quick access to permanent housing through interim rental assistance and supportive services on a time-limited basis.

NUMBER OF UNITS _____

Individuals or families headed by individuals that are:

2._____**Chronically homeless** as established in the HEARTH Act (Homeless Emergency and Rapid Transition to Housing Act of 2009) found at 24 CFR Part 577.

NUMBER OF UNITS _____

3._____Households that would otherwise meet the HUD definition of chronically homeless per the HEARTH Act, but **have been in an institution for over 90 days**, including a jail, prison, substance abuse facility, mental health treatment facility, hospital or other similar facility.

NUMBER OF UNITS _____

4.__x_____Unaccompanied youth or families with children **defined as homeless under other federal statutes** who:

a. have experienced a long-term period without living independently in permanent housing;
b. have experienced persistent instability as measured by frequent moves over such period; and
c. can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse, the presence of a child or youth with a disability, or multiple barriers to employment.

NUMBER OF UNITS _____2_____

5. __x__ A single adult or household led by an adult **'aging out' of state custody of the foster care or juvenile probation system**, where the head of household is homeless or at-risk of homelessness.

NUMBER OF UNITS _____2_____

6. _____ Any other population **not defined above** but who would otherwise be eligible for or need permanent supportive housing services.

NUMBER OF UNITS _____

NOTE: APPLICANTS CHECKING B.1, B.2, B.3, or B.4 ABOVE MUST COLLECT AND REPORT INFORMATION INTO THE HOMELESS MANAGEMENT INFORMATION SERVICE (HMIS)

4. Project Description. Provide a brief project description that addresses items "A" through "L" below.

a. Describe the tenant population, income levels, and services, if any, to be provided to or made available to residents.

The total site at 2501 West Braker Lane is 6.14 acres ("Site"), to be developed in two phases. Approximately half of the Site will be used for Phase 1 (the "Phase 1 Site") and half will be used for Phase 2 (the "Phase 2 Site"). Phase 1 is the subject of this application and is titled the Braker Lane Apartments ("Project"). The Phase 1 Site (and possibly the whole Site, depending on the end use of Phase 2), is anticipated to be gifted or sold at a de minimis cost to a public entity and leased back to the Project in order to qualify for a full property tax exemption.

100% of the Project will be restricted, affordable, rental housing for low, very low, and extremely low income households. There are 219 units in total, with one unit reserved for the onsite manager, leaving 218 rental units. All but four of these will be restricted at 50% of the Area Median Income ("AMI") or 60% of AMI. The four remaining units will be restricted at 30% of AMI and will be Permanent Supportive Housing. Two of these units will target unaccompanied youth or families with children defined as homeless, and two units will target households led by an adult 'aging out' of state custody of the foster care or juvenile probation system, where the head of household is homeless or at-risk of homelessness. The tables below show the breakdown of affordability restrictions and maximum income and rent levels.

Unit Mix and Affordability

	30% AMI	50% AMI	60% AMI	Manager Unit	Total Units
1-BR	2	41	69	1	113
2-BR	2	35	59	0	96
3-BR	0	4	6	0	10
Total Units	4	80	134	1	219

INCOME LIMITS								
	Number of Household Members							
AMFI %	1	2	3	4	5	6	7	8
30	$ 16,140	$ 18,450	$ 20,760	$ 23,040	$ 24,900	$ 26,730	$ 28,590	$ 30,420
40	$ 21,520	$ 24,600	$ 27,680	$ 30,720	$ 33,200	$ 35,640	$ 38,120	$ 40,560
50	$ 26,900	$ 30,750	$ 34,600	$ 38,400	$ 41,500	$ 44,550	$ 47,650	$ 50,700
60	$ 32,280	$ 36,900	$ 41,520	$ 46,080	$ 49,800	$ 53,460	$ 57,180	$ 60,840

RENT LIMITS							
	Number of Bedrooms						
AMFI %	0	1	2	3	4	5	
30	$403	$432	$519	$599	$668	$737	
40	$538	$576	$692	$799	$891	$983	
50	$672	$720	$865	$998	$1,113	$1,229	
60	$807	$864	$1,038	$1,198	$1,336	$1,475	

While there will not be discreet resident services staff onsite, the management company will be responsible for connecting residents to resources in the community that provide services (resident service coordination). Staff will maintain a list of organizations and contacts which residents can reach out to in order to increase their connection and involvement in the community, and in order to improve life-skills necessary to lead stabilized and fulfilling lives. We envision social service and community agencies offering services in such areas as:

- Financial education and literacy (tax and benefit assistance, preparing for homeownership, basic banking and budgeting workshops)
- Nutrition and personal health (exercise clubs, nutrition classes, environmental sustainability, connection to local health care resources)
- Computer literacy (internet orientation, computer based careers, software training)
- Civic engagement (involvement in the apartment community board, neighborhood council, voter registration, volunteer and leadership opportunities for youth and adult residents)

The four supportive housing units will be targeted towards residents who need intensive services such as case management. These services will be provided by a third party service provider and will not be part of the Project's operating budget.

b. Include the type of structure (multi-family or single-family), number and size of units in square feet.

The Project will consist of one multi-family building, five stories in height, wrapped around a five story parking structure. Each story have a double-loaded corridor with exterior units facing outward and interior units facing inward to courtyards that flank the parking structure. The mix of unit types and square footage is shown in the table below.

Unit Types and Sizes

Bedrooms	Size (sf)	# of Units
1	528	98
1	612	10
1	660	5
2	726	61
2	813	0
2	826	5
2	841	10
2	795	10
2	842	5
2	857	5
3	886	5
3	958	5
Total		219

c. Indicate whether the property is occupied at the time this application is being submitted.

The Project will be new construction. The site is currently vacant.

d. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD), or is located less than .25 miles from a transit stop (not just a transit route).

The Project is located less than .25 miles (approximately .2 miles) from Kramer Station on the 550-Metro Rail Red Line.

e. Indicate whether the project will preserve existing affordable rental units.

The project is new construction so will not preserve any existing affordable rental units.

f. If there are existing structures, provide documentation from the taxing authority or another third-party source indicating the year the structure was built.

There are not any existing structures.

g. Indicate the number of units reserved for Housing Choice Voucher holders (Section 8).

We would be open to reserving units for project-based Housing Choice Voucher holders but will not reserve units for voucher holders until such time that an allocation of vouchers is made available.

h. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.

50% or more of the total number of units will be made accessible per the Uniform Federal Accessibility Standards. Five of these units will be accessible for persons with sight and hearing disabilities. The remainder of the units will be adaptable as defined in the RHDA Guidelines.

i. Demonstrate the Project's compatibility with current Neighborhood Plan (if applicable).

The property is located in what is known as the "North Burnet Gateway" Plan Area. Current zoning, according to the North Burnet Gateway Neighborhood Plan ("Plan"), is Industrial Limited. The Proposed Subdistrict Plan, shown as Figure 4.22 of the Plan, indicates Commercial Mixed Use ("CMU") as the intended use for the subject site. The same map also indicates the site is within a potential TOD zone. The Plan states the following about Commercial Mixed Use:

> *Commercial Mixed-Use is the most diverse and dense subdistrict. It has the largest reach across the plan, running north and south along both sides of Burnet Rd., west to MoPac, and east just beyond the Capital Metro Red Line. It extends north to include all of the Domain development and to just south of Gracy Farms Blvd. in the northeast. The entire Gateway shopping center is also illustrated as Commercial Mixed-Use. The character of this district is modeled after many of the great urban neighborhoods around the U.S. including Downtown Austin.*
>
> *Building heights upwards of 15 stories would be allowed within this subdistrict, with additional height allowed near transit stations; sidewalks are proportionately wide and lined with street trees. Broad boulevards move traffic through the commercial corridors of this subdistrict and secondary streets are kept wider than usual to balance the allowed building height. Specific building massing regulations are also recommended for this district, requiring buildings to front directly on the sidewalk, stepping back 30 feet after seven floors. This is designed to mitigate a canyon effect along streets in this district. Encourages uses would range from high density residential to high rise office and entertainment complexes. See Figure 4.23 for building type examples in this subdistrict.*

The proposed development complies with allowable uses and intent of the CMU subdistrict.

j. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC funds being requested, and the amount(s) and provider(s) of other funding and the stage of those funding commitments.

Finance Structure

Project financing is based on the 4% Low Income Housing Tax Credit ("LIHTC") and tax exempt bonds. Tax credits are syndicated and sold to an investment partner to provide equity to fund the Project. LIHTC equity is combined with a tax exempt bond-backed construction loan and a tax exempt bond-backed permanent, amortizing loan. The "feasibility gap" is filled by deferring developer fee and assuming two $2.5 million awards from the RHDA program. The first of the two awards is the subject of this application and would be used for acquisition of the Site. A second RHDA application would be made at the time of tax credit/bond application, and the award would be used for construction of the improvements. The entire Site must be purchased in a single transaction, and subsequently the Site would be divided into the Phase 1 and Phase 2 Sites and allocated to their respective projects at the close of construction financing. Since the RHDA acquisition loan would be used for acquisition of the entire Site, the entire Site would be encumbered with a regulatory agreement until the Site is divided, and at that time the Phase 2 Site would be released from affordability restrictions. Since the Project is at an early stage, no financing commitments have yet been secured.

Key Assumptions

Land Cost: The Site is under contract for $4,960,000. Half of that amount, $2,480,000 is allocated to the Phase 1 Site. $195,000 is included for entitlements in the land cost line item.

Construction Cost: Based on conversations with general contractors, construction cost is assumed at $100 per s.f. of gross residential area and $35 per s.f. of garage area.

Prevailing Wage: No prevailing wage is assumed.

Soft Cost: Soft costs are either a percentage function of construction costs or a flat fee.

Architectural and Engineering Cost: assumed at 4% of hard costs

Construction Period Interest: calculated based on a 50% outstanding balance of the construction loan for the 16-month construction period and a 100% outstanding balance for the eight-month lease-up period.

Contingency: Construction related contingencies: 5% construction contingency; soft cost contingency is based on 10% of soft costs not including developer fee or reserves.

City Fees: According to the SMART Housing Policy Resource Guide, we have assumed waivers for $600 per unit for Permit Fees, Water/Wastewater Capital Recovery Fees, and Construction Inspection Fees. We have assumed $1000 per unit in fees remains payable. Similarly, the SMART program indicates that up to $650 per unit may be waived for Parkland Dedication Fees; we have assumed $500 per unit in other impact fees.

Operating Costs: Annual operating costs, excluding reserves and asset management fees are estimated to be $788,400 per year or $3,600 per unit per annum ("PUPA"). This operating budget assumes a 100% property tax exemption due to public agency ownership of the land and lease-back to the Project.

Utility Allowance: The operating budget includes management's payment of the following utility costs: water and sewer. Tenants pay only for electricity for heat/AC, hot water, general use, and cooking. The utility allowance calculation is as follows:

Utility Allowance			
	1 BR	2 BR	3 BR
elec heat	20	25	32
A/C	25	33	42
elec range	5	6	7
elec	36	41	47
elec hot water	13	22	35
total	99	127	163

Manager Unit: the manager occupies a rent-free unit 1-bedroom unit, and the manager's salary is adjusted accordingly.

Cash Flow: income increases at a rate of 2% per annum, expenses increase at a rate of 2% per annum, and vacancy rate is assumed at 5%.

Residential Replacement Reserves: Replacement reserves are set at $250 per unit per annum.

Capitalized Operating Reserve: Equal to three months' operating expenses plus debt service plus replacement reserves.

Developer Fee: is assumed at $4,737,624 or 15% of total development cost, with $2,587,855 deferred and payable out of cash flow. Assuming the maximum fee and deferring a portion of it maximizes eligible basis and therefore tax credit equity.

Asset and Partnership Management Fees: Investor asset management fee and Partnership management fees of approximately $5,000 and $20,000, respectively, will be paid out of cash flow annually.

Tax Credit Rate: The tax credit rate (the rate at which Final Basis is multiplied by in order to calculate the tax credit yield) is assumed to be the current market rate of 3.22%.

Syndication: Syndication of federal 4% Low Income Housing Tax Credits is assumed at a $1.10 pay-in rate.

Distributions: Any residual cash flow is assumed to be split 50%/50% between the soft debt lenders and the GP/LP.

Pro Forma

The summary of sources and uses is shown below.

CONSTRUCTION SOURCES OF FUNDS	Amount	Per Unit	% of TDC
TE Bond-Backed Construction Loan	25,235,074	115,229	69%
Tax Credit Equity	2,246,306	10,257	6%
RHDA Award #1 - Acquisition	2,500,000	11,416	7%
RHDA Award #1 - Construction	2,500,000	11,416	7%
Expenses Paid at Conversion to Permanent Financing	1,352,552	6,176	4%
Deferred Dev. Fee	2,587,855	11,817	7%
TOTAL CONSTRUCTION SOURCES	36,421,786	154,493	100%
PERMANENT SOURCES OF FUNDS	Amount	Per Unit	% of TDC
FHA 221(d)(4) Amortizing Perm Loan	17,602,401	80,376	48%
Tax Credit Equity	11,231,531	51,286	31%
RHDA Award #1 - Acquisition	2,500,000	11,416	7%
RHDA Award #1 - Construction	2,500,000	11416	7%
Deferred Dev. Fee	2,587,855	11,817	7%
TOTAL PERMANENT SOURCES	$ 36,421,786	$ 166,310	100%
USES OF FUNDS			
Acquisition	2,685,000	12,260	7.4%
Hard Costs	22,380,062	102,192	61.4%
Architectural	895,202	4,088	2.5%
Engineering	125,000	571	0.3%
Constr. Int and Fees	1,891,662	8,638	5.2%
Permanent Financing	495,595	2,263	1.4%
Legal	50,000	228	0.1%
Reserves	456,741	2,086	1.3%
Contingencies	1,568,399	7,162	4.3%
Other Costs	1,036,500	4,733	2.8%
Developer Costs	4,737,624	21,633	13.0%
Syndication	100,000	457	0.3%
TOTAL USES	36,421,786	166,310	100.0%
SURPLUS/GAP	$ -	$ -	

Please attach the following to the description of the above items:

k. 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.

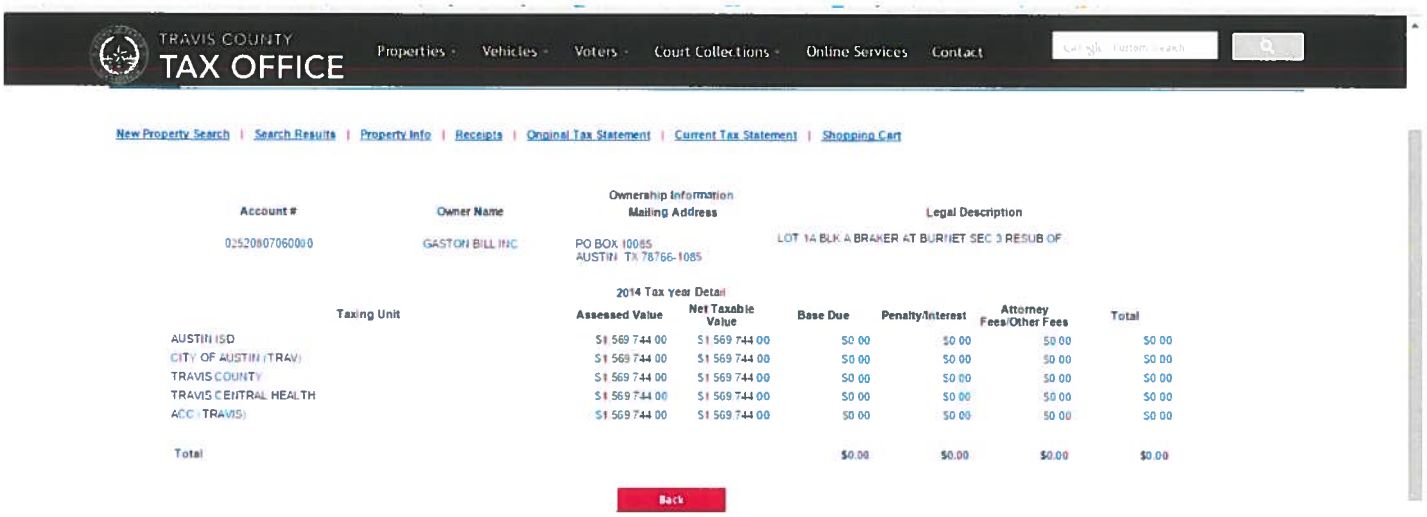
Attached as Appendix C.

l. A flood plain map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones.

Attached as Appendix D.

5. Site Control and Demonstration of Value. Include evidence of site control such as a warranty deed or a current earnest money contract, and provide a real estate appraisal or current tax documentation that substantiates the value of the property.

The purchase and sale agreement is attached in Appendix E. An appraisal has been ordered for the site and is in progress. Below is assessment info from the County Assessor.



TRAVIS COUNTY TAX OFFICE

Properties · Vehicles · Voters · Court Collections · Online Services Contact

New Property Search | Search Results | Property Info | Receipts | Original Tax Statement | Current Tax Statement | Shopping Cart

Ownership Information

Account #	Owner Name	Mailing Address	Legal Description
0252080706000	GASTON BILL INC	PO BOX 10085 AUSTIN TX 78766-1085	LOT 1A BLK A BRAKER AT BURNET SEC 3 RESUB OF

2014 Tax Year Detail

Taxing Unit	Assessed Value	Net Taxable Value	Base Due	Penalty/Interest	Attorney Fees/Other Fees	Total
AUSTIN ISD	$1 569 744 00	$1 569 744 00	$0 00	$0 00	$0 00	$0 00
CITY OF AUSTIN (TRAV)	$1 569 744 00	$1 569 744 00	$0 00	$0 00	$0 00	$0 00
TRAVIS COUNTY	$1 569 744 00	$1 569 744 00	$0 00	$0 00	$0 00	$0 00
TRAVIS CENTRAL HEALTH	$1 569 744 00	$1 569 744 00	$0 00	$0 00	$0 00	$0 00
ACC (TRAVIS)	$1 569 744 00	$1 569 744 00	$0 00	$0 00	$0 00	$0 00
Total			$0.00	$0.00	$0.00	$0.00

Back

6. Zoning. Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. Should the project be approved for funding, the appropriate zoning must be in place prior to execution of loan documents.

The Site is appropriately zoned for the proposed use. The Applicant is nearing completion of the Site Plan Review process with the City. The verification of zoning letter from the City is attached as Appendix F.

7. S.M.A.R.T. Housing™. Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing™ requirements.

Attached as Appendix G.

8. Development Team and Capacity. Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise **(MBE/WBE),** or if any of the entities are also **non-profit** organizations.

Please also provide narrative information about the skills you or your development team members have in the following areas:

a. project management,

Franco Mola has successfully developed major projects throughout the Western United States for more than 30 years. Mr. Mola and his affiliated development companies have overseen the planning, design, and construction of over 4,350 homes, approximately 500,000 square feet of commercial space, and over 1,000,000 square feet of office space. For a statement of CRP's qualifications, including profiles detailing relevant project experience, please see Appendix H.

b. market analysis,

While Coastal Rim Properties does have in-house expertise in market analysis, we find it most effective to engage consultants who specialize in market analysis. In this case we have engaged Novogradac and Company LLP, a firm which has prepared over 1,000 feasibility/marketing studies for over 200,000 units throughout the U.S.

c. site selection and control,

Site selection and control is a particular expertise of CRP. Several of CRP's development deals have been land and entitlement based.

d. planning and construction,

Similar to question (c), above, planning and entitlement are particular areas of expertise for CRP, as is construction management. CRP holds a general contractors license in California and Hawaii and understands the construction process thoroughly.

e. design, architecture and engineering,

CRP works closely with the design team on every project to ensure attractive and functional designs that blend with the local built environment. The design team is led by Block 16 Architects and Urbanists, a local Austin firm. For experience and qualifications please see Appendix I.

f. legal and accounting,

For accounting and audit services on its LIHTC deals, CRP uses Holthouse Carlin & Van Trigt LLP, which has an office in Fort Worth and has been consistently recognized as one of the Top 50 CPA firms in the nation by Public Accounting Report. CRP's legal relationships are varied. While we tend to use Houlihan Law for acquisition and entitlement, we have long standing relationships with Cades Schutte LLP, based in Honolulu, for tax credit work.

g. federal funding rules and

CRP's San Joaquin Villas project in Firebaugh, California used $562,000 in HOME Investment Partnership funds. CRP has had several projects subject to prevailing wage and has also gone through the NEPA process.

h. other funding source rules (e.g. Low Income Housing Tax Credits).

Please see the answer to Question #11 for details on CRP's experience with subsidized funding sources and affordable housing.

	Name and Contact Information	**MBE? (Mark X if Yes)**	**WBE? (Mark X if Yes)**	**Non-profit? (Mark X if Yes)**
Owner	Coastal Rim Properties, Inc. Contact: Franco Mola, President 770 Kapiolani Blvd., #200 Honolulu, HI 96813 (808) 366-4444			
Developer	Coastal Rim Properties, Inc. Contact: Franco Mola, President 770 Kapiolani Blvd., #200 Honolulu, HI 96813 (808) 366-4444			
Architect	Block 16 Architects			

	Contact: Stuart Alderman 3708 Spicewood Springs Road, Suite 200 Austin, Texas 78759 (512) 916-0041			
Engineer	Austin Civil Engineering, Inc. Contact: Hunter Shadburne 2708 S Lamar, 200A Austin, Texas 78704 (512) 306-0018			
Construction Lender	To-be-determined			
Other Lenders	To-be-determined			
Attorney	Houlihan Law Contact: John Houlihan, Principal 3401 Evanston Ave. North, Suite C Seattle, WA 98103 (206) 547-5052			
Accountant	Holthouse Carlin & Van Trigt LLP Contact: Dave Bierhorst 4550 E. Thousand Oaks Blvd., Suite 100 Westlake Village, CA 91362 (805) 413-1702			
General Contractor	To-be-determined			
Consultant (if Applicable)	Zen Sawyer Consulting Contact: Zen Sawyer, Principal 8 Grove Street Mill Valley, CA 94941 (818) 653-3899			
Property Management Provider	United Apartment Group (See Appendix J for Qualifications) Contact: Tim Settles, Partner 7334 Blanco Rd, Ste. 300 San Antonio, TX 78216 (210) 492-1570			
Other:				

9. **Development Schedule.** Complete the grid below. You may re-order the steps according to the appropriate sequence for your project and to add in any other significant steps integral to your project's development. If the multiple properties are involved, provide a development schedule for each property.

	DATE(S)
Site Plan Approval	**October 2015**
RHDA Award #1/Site Acquisition	**December 2015**
Tax Credit and Bond Application/RHDA Application #2	**March 2016**
Tax Credit/Bond/RHDA Award	**May 2016**
Construction Documents Complete/Submit for Plan Check/Solicit Contractor Bids	**August 2016**
Secure Construction and Perm Loan Commitments	**October 2016**

Building Permits	**November 2016**
Construction Start	**November 2016**
End Construction	**March 2018**
Certificate of Occupancy/Start of Rent-up	**March 2018**
Rent-up Complete	**September 2018**
8609/Convert to Permanent Financing	**November 2018**

10. **Accessible and Adaptable Units**. Indicate the number of units proposed to be **accessible and adaptable** for persons with mobility, sight and hearing disabilities as required by RHDA Program Guidelines.

__109_____ Units adaptable for persons with mobility disabilities

__105_____ Units accessible for persons with mobility disabilities

__0_____ Units adaptable for persons with sight and hearing disabilities

__5_____ Units accessible for persons with sight and hearing disabilities

11. **Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Include experience using multiple fund sources, managing affordable rental developments, and previous working history with the Austin Housing Finance Corporation.

Franco Mola has successfully developed major projects throughout the Western United States for more than 30 years. Mr. Mola and his affiliated development companies have overseen the planning, design, and construction of over 4,350 homes, approximately 500,000 square feet of commercial space, and over 1,000,000 square feet of office space.

Completed 4% LIHTC developments include Phase 1 of the Village Green at Gilroy, California and Kulana Hale in Honolulu, Hawaii. Village Green is a 22-acre master planned senior community which was developed in four phases. Phase one is comprised of 75-unit affordable apartment homes, and phase two includes 76 detached cottages with a mix of market and below market homes. Both initial phases were complete by late 2004. Phase 3, a 162-bed senior assisted living residence, which includes an acute care Alzheimer facility, was completed in February 2008. A fourth and final phase recently received City approvals and consists of a 120 bed Skilled Nursing Facility. This final phase will complement the existing uses of the senior community and will complete the vision of a continuum care campus. The 176-unit Kulana Hale Senior Affordable rental community in Honolulu was completed in 1999 and also used 4% LIHTC and tax exempt bonds.

Coastal Rim Properties has additional extensive experience with subsidized funding sources for restricted housing, including the following projects:

Name of Property, City, State	**Role of Applicant**	**Type of Project**	**Project Valuation**	**Subsidized Financing**	**Status of Project**
San Joaquin Villas Firebaugh, CA	Developer Consultant & General Contractor	21 Affordable For-Sale Condos	$4,550,000.	City Redevelopment Funds: $390K Grants: $562K HOME Funds: $426K	Completed in 2011. For Sale Product
Miller & Lux Family & Senior Apartments Firebaugh, CA	Land Developer	59 Multifamily Apartments	$9,910,000.	Awarded $780,000 in AHP Funds (May 2010).	Sold interest
Village Green Phase 1 Gilroy, CA	Developer & General Contractor	75 Senior Apartments	$12,500,000.	CA Housing Bonds $5.8M, Tax Credit Financing $6.7M	Completed in 2003.
Kulana Hale I Honolulu, HI	Developer	176 Senior Apartment High-Rise, 1,200 SF Retail, 90 Parking	$18,000,000.	9% tax credits w/ $10M in tax credit equity, plus $8M conventional loan, and $1M of RHTC	Completed in 1997. Currently in operations.

		Stalls		funds	
Kekuilani Kapolei, HI	Developer	321 Single Family Homes, 152 Condos, 136 Apartments	$110,000,000.	State of Hawaii Construction Loan $100M	Completed in 1995.
Seabridge Villas Huntington Beach, CA	Developer & General Contractor	334 Apartments	$55,000,000.	City of Huntington Beach Tax Exempt Bond: $20M	Completed in 1989.

Mr. Mola and his predecessor corporations have been honored with over 16 regional and national awards for residential, commercial, and mixed-use developments, including recognition from the National Association of Industrial and Office Parks. With the conceptualization of each individual project, the firm emphasizes sensitivity to the surrounding environment and incorporation of an area's character within each project's design.

The firm specializes in market and financial analysis, acquisitions, planning and design, construction, contract supervision, project financing, and project management. The development team's real estate experience ranges from affordable and market rate projects, rental and for-sale developments, multi- and single-family residential, senior developments, office hotel, retail, large-scale mixed-use developments and master planned communities. The team has established an extended network by working closely with City, State and Federal agencies, and financing institutions. The firm's capabilities are demonstrated by a reputation for high quality products and long-term success within the communities in which it develops.

12. Detailed Project Budget. Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary. If this project has already received funding from AHFC, indicate by line item the amounts from the prior award.

	Total Project Cost	Prior Award of RHDA Funds	RHDA Funds Requested
ACQUISITION			
Total Land Cost and Entitlement	2,675,000		2,500,000
Title/Escrow/Closing	10,000		
TOTAL ACQUISITION	2,685,000		
	-		
CONSTRUCTION / REHABILITATION	-		
Site Work/Landscape/Surface parking	1,337,292		
Structures, Residential	18,148,900		
Garages/Structured Parking	2,893,870		
TOTAL NEW CONSTRUCTION	22,380,062		
	-		
ARCHITECTURAL FEES	895,202		
TOTAL SURVEY and ENGINEERING	125,000		
	-		
CONST. INTEREST & FEES	-		
Const. Loan Interest	1,261,754		
Origination Fee	189,263		
Builders Risk Insurance	127,095		
Taxes During Construction	44,750		
Performance Bond Premium	223,801		

Lender Inspections	15,000		
Title and Recording	30,000		
TOTAL CONST. INTEREST & FEES	1,891,662		
	-		
PERMANENT FINANCING	-		
FHA application, inspection, MIP	352,048		
Title and Recording	20,000		
Bond Issuance	98,547		
Other	25,000		
TOTAL PERMANENT FINANCING	495,595		
	-		
LEGAL FEES	-		
Constr. Related (includes lender legal)	25,000		
Perm. Related (includes lender legal)	25,000		
TOTAL LEGAL FEES	50,000		
	-		
RESERVES	-		
Capitalized Operating	456,741		
TOTAL RESERVES	456,741		
	-		
CONTINGENCIES	-		
Construction/Bid Contingency	1,119,003		
Soft Cost Contingency	449,396		
TOTAL CONTINGENCIES	1,568,399		
	-		
OTHER COSTS	-		
Tax Credit App/Alloc/Monitor Fees	100,000		
Environmental Audit/Mitigation/Consulting	25,000		
Impact Fees	109,500		
building permit, plan check, other fees	219,000		
Capital Fees (utility fees & hook-up charges)	219,000		
Appraisal	15,000		
Financial Consultant	20,000		
Marketing/Leasing	219,000		
Site and Interior Furnishings	50,000		
Construction Mang./Oversight/Testing	60,000		
TOTAL OTHER COSTS	1,036,500		
	-		
SUBTOTAL	31,584,162		
	-		
DEVELOPER COSTS	-		
Developer Fee	4,737,624		
TOTAL DEVELOPER COSTS	4,737,624		

	-		
Total Syndication Costs	100,000		
	-		
TOTAL PROJECT COST	36,421,786		
	-		
GRAND TOTAL DEVELOPMENT COSTS	36,421,786		

13. Funds Proposal. Provide the following information to facilitate financial review of the proposed project:

a. **Sources and Uses of Funds** – Complete **Tables A & B (below)**, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

TABLE A: SOURCES OF FUNDS SUMMARY					**Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)**
	Term	Interest Rate	Amount	Evidence (Deed, Sales Contract)	
Owner Equity					
Private Financing (List Lenders)					
FHA 221(d)(4) Amortizing Perm Loan	**40**	**4.75%**	**17,602,401**	**None**	**Predevelopment, Acquisition, Construction, Soft Costs**
Other Sources (List Below)					
4% LIHTC Equity	**NA**	**NA**	**11,231,531**	**None**	**Construction**
Future RHDA Funding Award	**TBD**	**TBD**	**2,500,000**	**None**	**Construction**
Deferred Developer Fee	NA	NA	**2,587,855**	**None**	**Soft Costs**
Proposed RHDA Funds	**TBD**	**1%**	**2,500,000**		**Acquisition**
TOTAL			**36,421,786**		

TABLE B: USES OF FUNDS SUMMARY		
	Total Cost	Cost/Unit
Predevelopment	**1,000,000**	**4,566**
Acquisition	**2,685,000**	**12,260**
Hard Costs	**22,380,062**	**102,192**
Soft & Carrying Costs	**10,356,724**	**47,291**
TOTAL	**36,421,786**	**166,310**

b. **Leveraging** – Complete **Table C (below)**.

TABLE C: PERCENTAGE OF RHDA FUNDS	
RHDA Funds	**5,000,000**
Other Funds	**31,421,786**
Total Project Cost	**36,421,786**
RHDA Funds ÷ Total Project Cost=	**13.7%**

c. **Operating Proforma** – In a format comparable to Table D below, prepare a minimum twenty (20) year financial Operating Proforma which realistically reflects the operation of the project relative to current and anticipated revenues, expenses and debt. The Proforma must indicate the anticipated debt coverage ratio (DCR) calculated as follows: net operating income (NOI)/debt service (DS) = DCR. For projects that will not carry debt, use the number "1" as the denominator in the equation.

TABLE D: OPERATING PROFORMA			
Unit Size (BR/BA)	**Number of Units**	**Monthly Rental Income**	**Annual Rental Incon**
Typical 1-BR	**112**	**78,912**	**946,944**
Typical 2-BR	**96**	**80,363**	**964,356**
Typical 3-BR	**10**	**9,550**	**114,600**
Manager 1-BR	**1**	**0**	**0**
FULL OCCUPANCY ANNUAL INCOME			**2,025,900**
Other Income			**52,560**
Less Vacancy Loss (5%)			**(103,923)**
EFFECTIVE GROSS INCOME			**1,974,537**

Inflation Factor - Incom	**2%**
Inflation Factor - Expens	**2%**

	Year 1	Year 2	Year 3	Year 4	Year 5
Effective Gross Income	1,974,537	2,014,028	2,054,308	2,095,394	2,137,302
EXPENSES					
Payroll	246,419	251,347	256,374	261,502	266,732
Administrative Expense	50,000	51,000	52,020	53,060	54,122
Marketing	15,000	15,300	15,606	15,918	16,236
Utility	200,000	204,000	208,080	212,242	216,486
Repairs and Maintenance	37,000	37,740	38,495	39,265	40,050
Other Operating Expense	66,000	67,320	68,666	70,040	71,441
Unit Turnover	25,000	25,500	26,010	26,530	27,061
Property Tax		-	-	-	-
Other Taxes and Insurance	70,000	71,400	72,828	74,285	75,770
Management Fee	78,981	80,561	82,172	83,816	85,492
TOTAL EXPENSES	788,400	804,168	820,252	836,657	853,390
NET OPERATING INCOME (NOI)	1,186,137	1,209,860	1,234,057	1,258,738	1,283,913

Replacement Reserve Deposits	54,750	54,750	54,750	54,750	54,750
Income Before Debt Service	1,131,387	1,155,110	1,179,307	1,203,988	1,229,163
Sources of Funds & Debt Service					
221(d)(4) Perm Loan	(983,815)	(983,815)	(983,815)	(983,815)	(983,815)
TOTAL ANNUAL Debt Service (DS)	(983,815)	(983,815)	(983,815)	(983,815)	(983,815)
Cash-flow after Debt Service (CF = NOI – DS) Usable for Residual Receipts Loans and Deferred Dev. Fee	147,572	171,295	195,492	220,173	245,348
Debt Coverage Ratio (DCR = NOI/DS)	1.15	1.17	1.20	1.22	1.25

14. **Good Neighbor Policy.** Please refer to the City's Good Neighbor Guidelines and demonstrate compliance with the Good Neighbor Policy by completing the Good Neighbor Checklist and providing the documentation requested.

Please see Appendix K for Good Neighbor Policy Checklist and documentation.

15. **Description of Supportive Services.** If supportive services are NOT to be provided, **please stop here**. For all other projects, if supportive services are to be provided to residents, provide a description of the services that includes the following information:

    a. A description of the supportive services to be provided to residents and/or clients.
    b. The number and types of residents/clients expected to be served annually.
    c. Describe the developer's experience and qualifications in providing the services to be offered.
    d. If services are not provided by the developer of the project, include a description of the organization(s) providing the services and a memorandum of understanding or some other type of agreement that indicates the relationship between the developer and service provider.
    d. Provide resumes of key personnel who will be actively involved in the delivery of services. Resumes should include information about certifications, licenses, years of experience, and education.
    f. Demonstrate financial capacity to provide support services and/or operate a supportive services program by providing the following information:

        1. Sources of Funds: Identify sources and amounts of funds that will be or are expected to be utilized to provide supportive services.
        2. Budget: Include a supportive services budget which reflects current and anticipated funding and expenses associated with the provision of services for three (3) years.

ATTENTION:

Please submit with the Application a completed "self-evaluation" using the following Scoring Criteria.

RHDA PROGRAM
SCORING CRITERIA

REQUIRED INFORMATION:

1. Applicant Information	x	10. Accessible/Adaptable Units	x
2a. Non-profit Required Items		11. Experience/Qualifications	x
OR		12. Project Budget	x
2b. For-profit Required Items	x	13. Funds Proposal:	
3. Project Description	x	a. Sources	x
4. Site Control/Value	x	b. Uses	x
5. Zoning	x	c. Leveraging	x
6. S.M.A.R.T. Housing	x	d. Operating Proforma	x
7. Development Team	x	14. Good Neighbor Checklist	x
8. Development Schedule	x	15. Flood Plain Map	x
9. Developer Capacity	x		

EVALUATION CRITERIA:

Applications for proposed projects will be reviewed and scored on a competitive basis per the evaluation criteria below. Applications must receive a minimum score of **150** points out of a maximum score of **240** points. PLEASE NOTE: A score above the minimum score does not guarantee funding.

CORE VALUES POINTS

(Affordable Housing Core Values: Deeper levels of affordability, long-term affordability, and geographic dispersion of affordable units throughout the City.)

Score

1. **AFFORDABLE UNITS** (maximum 25 points) 25

If development has a mix of 30%, 40%, and/or 50% MFI units, add the results for the percentage of units in each income category up to the maximum of 25 points. If the percentage of units at a given MFI level is not a multiple of 10, round up to the next closest multiple of 10 to get the score for that particular MFI level

	% of Affordable Units in Project (only count units reserved for 50% MFI and below)					
% MFI	10% of units	20% of units	30% of units	40% of units	50% of units	60% of units
50%	3	5	10	15	20	25
40%	5	10	15	20	25	
30%	10	15	20	25		

Score

2. **AFFORDABILITY PERIOD** (25 points) 25

25 points: Affordability period is:

_____ 99 years;

OR

x 40 years, and project is applying for Low Income Housing Tax Credits. Note: AHFC funding is contingent upon the award of Low Income Housing Tax Credits.

Score

3. GEOGRAPHIC DISPERSION (maximum 25 points) _15____

Project is located in an area identified according to the Kirwan Institute's Comprehensive Opportunity Map of Austin as having greater opportunity for low-income households.

25 points: Very High priority area
20 points: High priority area
15 points: Moderate priority area
10 points: Low priority area
5 points: Very Low priority area

INITIATIVES AND PRIORITIES POINTS

(Permanent Supportive Housing, Sustainability, Priority Locations, Accessible and Integrated, and Preservation of Affordable Housing)

Score

4. PERMANENT SUPPORTIVE HOUSING (PSH) (maximum 25 points) 15____

25 points: "Housing First" model.

15 points: Project will reserve units for PSH for the following populations:

-- Chronically Homeless as established in the HEARTH Act (24 CFR Part 577)
-- Have been in an institution for over 90 days
-- Unaccompanied youth or families with children defined as homeless under other federal statutes
-- Youth "aging out" of state custody or the foster care or the juvenile probation system

10 points: Project will reserve units for PSH for populations other than those listed above.

Score

5. SINGLE-FAMILY RENTAL HOUSING, INCLUDING SECONDARY UNITS ("GREEN ALLEY INITIATIVE") (20 points) **0**_____

20 points: Project consists of either new construction or rehabilitation of one or more single-family rental units, secondary units, or units compatible with the City's "Green Alley Initiative."

Score

6. ACCESSIBILITY AND HOUSING FOR PERSONS WITH DISABILITIES (maximum 20 points) **10**____

__x____**10 points:** In multi-family developments, (i.e. 5 or more units) or for single-family rental housing (i.e., 1 to 4 units), 50% or more of the total number of units will be made accessible per the Uniform Federal Accessibility Standards (UFAS).

_____**10 points:** Units to be designated for persons with disabilities as defined in the Fair Housing Act: for Multi-family developments, (i.e. 5 or more units), at least 25% of all units; for single-family rental housing (i.e., 1 to 4 units) 1 or more units.

Score

7. PRIORITY LOCATION (10 points) 10_____

10 points: Project is:

_____located in a Vertical Mixed-Use (VMU) Corridor; or
_____a Planned-Unit Development (PUD); or
_____located within a Transit-Oriented Development (TOD) area, or
__x____is located 0.25 miles (1,320 feet) or less from a transit stop.

Score

8. PRESERVATION OF AFFORDABLE UNITS (10 points) 0_____

10 points: Project is the rehabilitation and preservation of existing affordable housing units, or new units are being constructed to replace existing affordable units at the same location on a one-to-one replacement basis or a greater than one-to-one replacement basis.

Score

9. TRANSITIONAL HOUSING (10 points) 0_____

10 points: Project will be developed and operated exclusively as transitional housing.

UNDERWRITING POINTS

(EXPERIENCE, CAPACITY, DEVELOPMENT FEASIBILITY, OPERATIONAL FEASIBILITY, COMPATIBILITY WITH OTHER PROGRAM REQUIREMENTS)

Score

10. DEVELOPER EXPERIENCE AND QUALIFICATIONS (maximum 15 points) 15_____

15 points: Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.

10 points: Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.

8 points: Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.

5 points: Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

Score

11. SOURCES & USES OF FUNDS (maximum 10 points) 5_____

10 points: All sources and uses of funds are clearly indicated and sufficient evidence of funding availability and/or commitments are included.

5 points: All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

Score

12. DEBT COVERAGE RATIO (maximum 10 points) 4_____

10 points: DCR of 1.25 or greater or will be a debt-free development
6 points: DCR between 1.21 - 1.24
4 points: DCR between 1.15 - 1.20

Score

13. LEVERAGE (maximum 10 points) 10_____

RHDA Program funding (including prior awards and the current request) divided by Total Project Costs equals:

10 points: 25% or less
8 points: 26% - 30%
6 points: 31% - 35%
4 points: 36% - 50%
2 points: 51% - 54%
0 points: 55% or greater

Score

14. RHDA COST PER UNIT (maximum 10 points) 2_____

	Multi-Unit Structures	Single-Unit Structures
10 points	<$40,000/unit	<$50,000/unit
8 points	<$45,000/unit	<$60,000/unit
6 points	<$50,000/unit	<$70,000/unit
4 points	<$55,000/unit	<$80,000/unit
2 points	<$60,000/unit	<$90,000/unit
0 points	>$60,000/unit	>$90,000/unit

Score

15. PROJECT READINESS (maximum 10 points) 4_____

New construction
2 points each; maximum 10 points
x_____The project meets the normal eligibility requirements under the existing program guidelines.
_____The property is already owned by the developer.
_____The project has completed all necessary design work and received site plan approval.
x_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.

Acquisition and Rehab
2 points each; maximum 10 points
_____The project meets the normal eligibility requirements under the existing program guidelines
_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.
_____A General Contractor has been selected.
_____Closing on the acquisition of the property can be achieved in less than 30 days.

Acquisition of Completed Units
2.5 points each; maximum 10 points (A total score of 2.5 points will be rounded to 3; a total score of 7.5 points will be rounded to 8.)
_____The project meets the normal eligibility requirements under the existing program guidelines
_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.
_____Closing on the acquisition of the property can be achieved in less than 30 days.

Score

16. PROPERTY MANAGEMENT (maximum 10 points) 10_____

10 points: Designated Property Management Entity has documented track record of success managing income-restricted properties of similar size and/or similar unit counts, and has the capacity to take on management of the proposed project.

8 points: Designated Property Management Entity has a documented track record of success managing income- restricted properties of smaller size and/or fewer units, and has the capacity to take on management of the proposed project.

4 points: Designated Property Management Entity has a documented track record of successful property management experience and has the capacity to take on management of the proposed project, but has not managed an income-restricted property.

Score

17. SUPPORTIVE SERVICES (maximum 15 points) 0_____

15 points:

a. The developer has secured written agreements with organizations that will provide resident services, or has experienced and qualified staff (7 or more years of experience) able to provide the same services.
b. Funds have been identified for the operation of resident services programs.
c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

10 points:

a. The developer has secured letters of intent from organizations that intend to provide resident services, or has experienced and qualified staff (3 to 6 years of experience) able to provide the same services.
b. Funds have been identified for the operation of the resident services programs.
c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

5 points:

a. The developer has experienced and qualified staff (1 to 2 years of experience) able to provide the same resident services.
b. Funds have been identified for the operation of the resident services programs.
c. A 3-year estimated operating budget for the operation of the resident services programs is provided.

Score

18. MBE/WBE PROJECT PARTICIPATION (5 points) 5 (will include)
5 points: Development Team includes one or more certified City of Austin minority- or woman-owned business enterprises (M/WBE).

TOTAL SCORE 155

List of Appendices

Appendix A	Certificate of Status
Appendix B	Financial Statement
Appendix C	Site Location Map
Appendix D	Flood Plain Map
Appendix E	Purchase and Sale Agreement
Appendix F	Zoning Verification letter
Appendix G	SMART Housing Letter of Certification
Appendix H	CRP Qualifications and Experience
Appendix I	Block 16 Architects and Urbanists Qualifications and Experience
Appendix J	United Apartment Group Qualifications
Appendix K	Good Neighbor Policy Checklist and Documentation

Appendix A

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697

Carlos H. Cascos
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Application for Registration for Coastal Rim Properties, Inc (file number 802077603), a CALIFORNIA, USA, Foreign For-Profit Corporation, was filed in this office on October 07, 2014.

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

It is further certified that our records indicate FRANCO JOHN MOLA as the designated registered agent for the above named entity and the designated registered office for said entity is as follows:

113 BELLA CIMA DRIVE

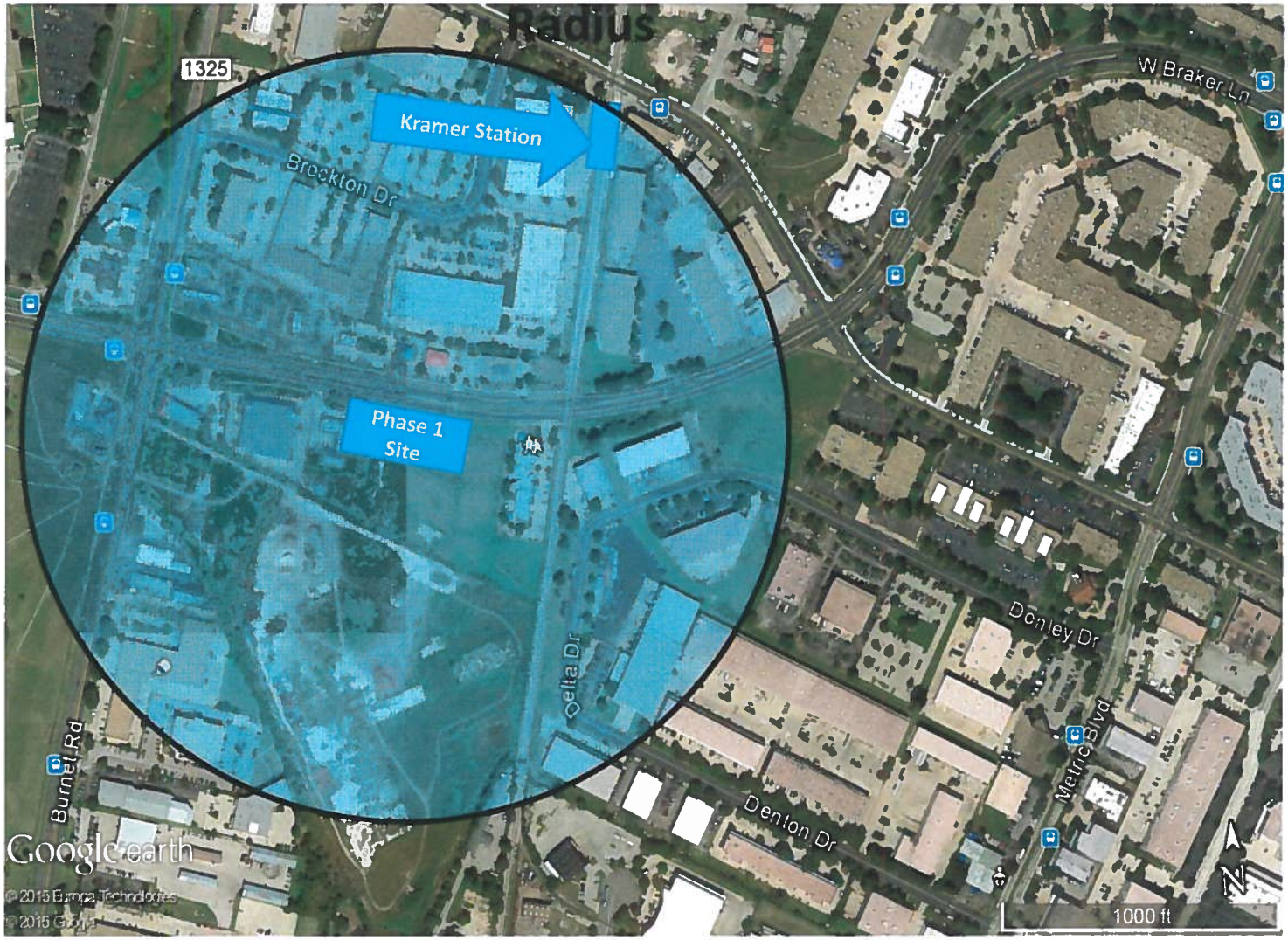
AUSTIN, TX - 78734 USA

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on September 24, 2015.

Carlos H. Cascos
Secretary of State

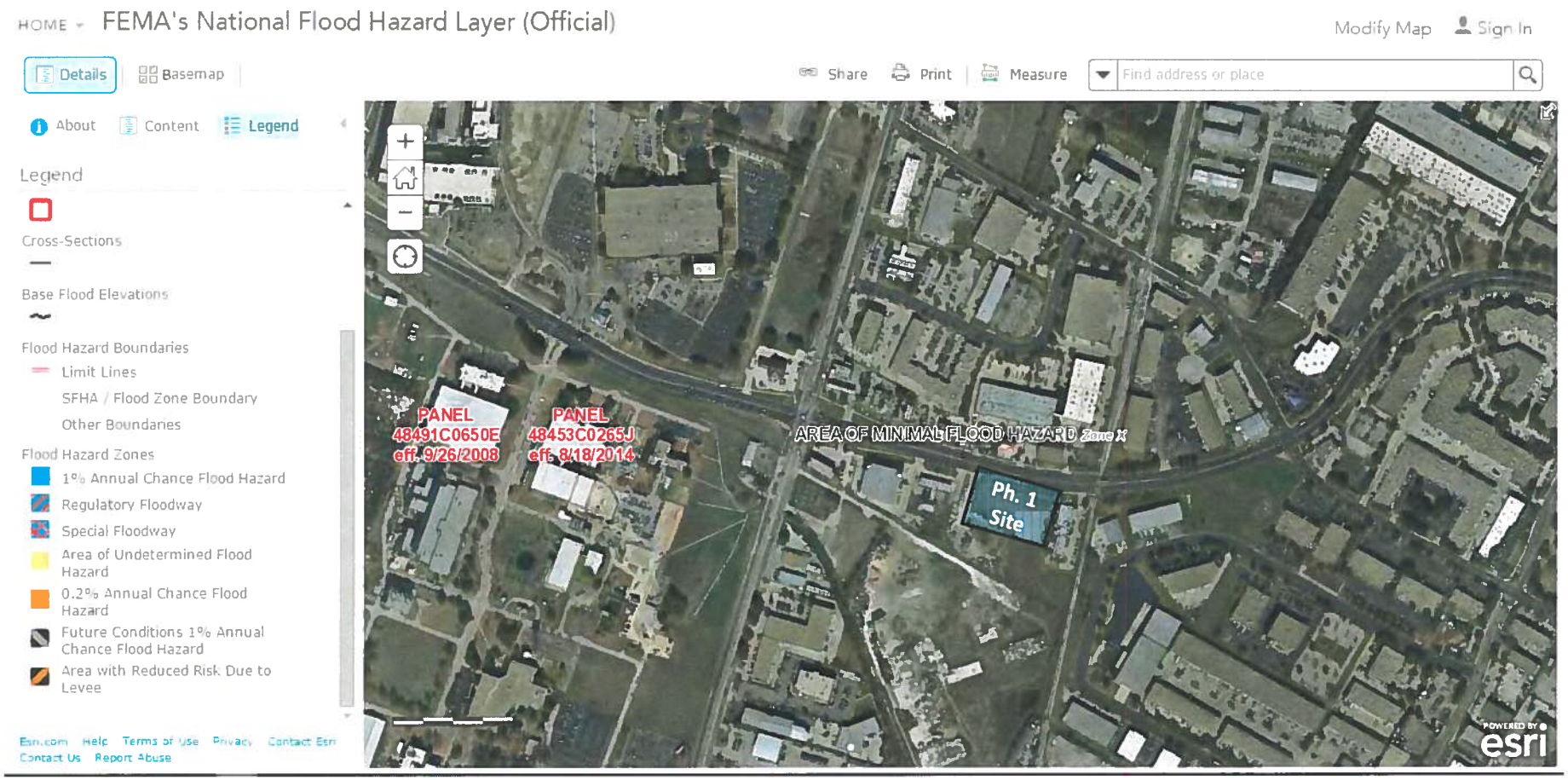
Appendix C

Application Item 4.k: Site Location Map - .25 Mile



Appendix D

Application Item 4.L: Flood Plain Map



Appendix F

CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Zen Sawyer
Mailing Address:
8 Grove St.
Mill Valley, CA 94941

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 547967

Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

NBG-NP

Zoning Case Number(s)

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

C14-2007-0157, C14-2008-0182

Zoning Ordinance Number(s)

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

20071101-051, 20090312-036

For Address Verification visit:
http://austintexas.gov/addressverification

To access zoning ordinance documentation visit:
http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit:
http://austintexas.gov/department/austin-city-code-land-development-code
http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Ben Vanderford, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

10/13/2015

48967

Appendix G

Appendix H

Coastal Rim Properties, inc.

Franco Mola and Coastal Rim Properties Inc. ("CRP") have successfully developed major projects throughout the Western United States and in the state of Hawaii for more than 30 years. Mr. Mola has overseen the planning, design, and construction of over 4,350 homes, approximately 500,000 square feet of commercial space, and over 1,000,000 square feet of office space. His real estate experience covers affordable and market rate projects; rental and for-sale developments; multi-family and single-family; senior housing; office; hotel; retail; and large-scale mixed-use developments and master planned communities.

CRP recently developed the first 3 phases of The Village Green at Gilroy, California, a four phase *continuum of care* campus that provides seniors with different intensities of care, from independent living to Assisted Living and Skilled Nursing. Phase 1 is comprised of 75 affordable apartment homes; Phase 2 includes 76 detached cottages with a mix of market and below market homes; and Phase 3, completed in 2008, consists of a 162-bed senior assisted living residence, including an acute care Alzheimer facility. A fourth and final phase recently received City approvals and consists of a 120 bed Skilled Nursing Facility. This final phase will complement the existing uses of the senior community and will complete the vision of the continuum of care campus.

Mr. Mola also performed as the developer consultant for The Mercer a mixed-use project located outside of Seattle at Mercer Island, Washington. The Mercer is comprised of 235 residential condominiums and over 17,000 square feet of retail on a 4-story podium. Completed in 2006, this urban infill project is noted for blending into the character of the new town plan for Mercer Island.

Coastal Rim Properties and Mr. Mola have been committed to providing critical affordable housing solutions in the state of Hawaii for over 30 years. Completed developments include the 176-unit Kulana Hale Senior Affordable rental community in Honolulu; and the Kekuilani Village IV at Kapolei, which encompass 609 single-family homes, condominiums, and apartments on the Ewa Plains of Oahu.

Mr. Mola and his companies have been honored with over 16 regional and national awards for residential, commercial, and mixed-use developments, including recognition from the National Association of Industrial and Office Parks. With the conceptualization of each individual project, CRP emphasizes sensitivity to the surrounding environment and incorporation into an area's character within each project's design.

CRP specializes in market and financial analysis, acquisitions, planning and design, construction, contract supervision, project financing, and project management. The CRP team has established an extended network by working closely with City, State and Federal agencies, and financing institutions. The firm's capabilities are demonstrated by its reputation for high quality products and long-term success within the communities in which it develops.

Kulana Hale Senior Housing

Honolulu, Hawaii

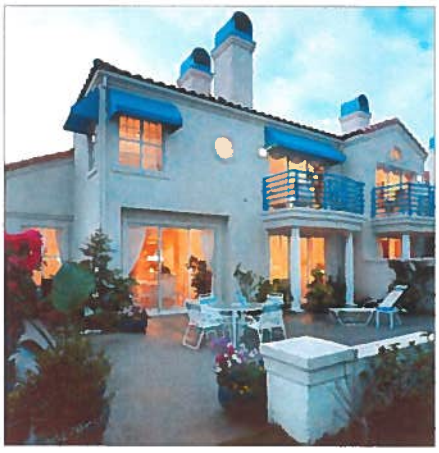
Developed by Coastal Pim Properties Inc. (CPP), Kulana Hale is a 176 unit affordable apartment community situated on a 19,842 sq.ft. lot in Honolulu, Hawaii. The $15 million senior rental property encompasses 14 residential floors on top of a four level 96 car parking garage. Each unit designed for adult independent living, the community offers a variety of floor plans of studio, one and two bedroom units ranging from 376 sq.ft. to 723 sq.ft. The property also offers a wide array of amenities designed to enhance the quality of life for its residents. Some of these amenities include a fitness center, a computer room, a library, a beauty salon, and a community garden.

The transition level, located on the 4th floor, consists of a spacious multipurpose room, common laundry facility and covered balcony. The community areas and landscaped open-air lobby were designed to provide a comfortable environment for socializing with the secure facilities of the building.

Size	Units 376 - 723 sq.ft. Retail 1,792 sq.ft.
Units	176
Stories	15
Parking	96 Stalls

Town Square

Huntington Beach, California



Situated in the heart of the old downtown district and just blocks from Main Beach, Town Square, a mixed-use development on 3.7 acres, provides a variety of housing opportunities and exciting retail frontages on the Main Street corridor; the focus of future revitalization.

The site is comprised of 73 three- and four-story flats, achieving a density of 40 du/ac, over 10,000 sq.ft. of festival retail shops, 16 well-secured townhomes and a highly amenitized recreation facility. Two levels of subterranean parking are provided for the flats, while the condos are enhanced by two-car garages.

The flats, which sold out in a weekend, are highlighted by large view-oriented windows and cantilevered decks capturing panoramic ocean views. The townhomes, ranging from 2,025 to 2,225 sq.ft., offer spacious homes with private entries, volume ceilings and expansive rear yards.

Client	Mola Development Corporation
Size	3.7 acres
Units	73
Density	40 du/ac
Stories	3 and 4
Completed	1989

Awards
1990 Gold Nugget Award

Seabridge Villas

Huntington Beach, California

This three- and four-story apartment project yields 35 units to the acre, with 344 units over two levels of subterranean parking. The units are grouped into three clusters of stacked flats with each cluster oriented around landscaped atria. Glass elevators, open balcony corridors and sculptural stairs enliven the space and allow flow-through ventilation of the units. Exteriors maintain a traditional quality and character with sizes ranging from 485 sq.ft. to 1,285 sq.ft.

Historically, the 10.2-acre site functioned as a major drainage and retention basin for the Orange County Flood Control Network, with the restriction that all living areas had to be 10 feet above the flood plain. With the improvement of the drainage channel, development could begin; however, State Fish and Game officials required provisions for migratory birds. The complex features a series of new retention ponds incorporated as landscaped amenities.

Client	Mola Development Corporation
Units	344
Density	35 du/ac
Stories	Three and Four
Completed	1984

Awards

1985 Gold Nugget Grand Award

Kekuilani

Kapolei, Oahu

As part of the master planned Village of Kapolei, this community celebrates affordable living in the tradition of "Old Hawai'i." The design concept begins with the project's name which means "where the supreme heaven resides." The Hawai'ian "paradise" is designed to capture the ownership dream while reflecting the warmth and quality of traditional plantation architecture in contemporary pedestrian-oriented village.

Kekuilani integrates six individual villages totaling 645 housing units and achieves a socioeconomic balance with both for-sale and rental homes. A "themed drive" loops the site leading residents to a 1.6-acre "village green" central park. As the focal point of the community, this area acts as the major recreation center for the development and links all villages. Narrow private roads wind through the individual products achieving separation and privacy between communities. Building configurations are clustered, visually removing garages from the streetscape and creating pockets among buildings.

Client	Kekuilani Development Company
Units	645
Stories	Two
Density	7 to 16.5 du/ac
Contractor	Kekuilani Development Company
Completed	1995

Awards

1993 Gold Nugget Merit Award

Village Green

Gilroy, California

Developer/ Contractor	Coastal Rim Properties/MJF Development
Size	22 acres
Units	311+ plans for a 120 bed Skilled Nursing Facility
Stories	One, Two and Three
Completed	2007
Project Team	Architect - MVE&P Civil Engineer - RBF Consulting MEP Engineer - Faird Engineers Geotechnical Engineer - Enseo Incorporated Landscape Architect - Cliff Lowe Associates
Const Cost	$73 5 Million Total Assisted Living = $38M Single Family Cottages = $23M Apartments = $12 5M Skilled Nursing Facility = $12 75M

Project Description

This project is a unique mix of several age restricted housing types on a nearly 18 acre rectangular site in the City of Gilroy, 30 minutes south of San Jose Being developed in phases, the overall project is comprised of The Cottages – 76 units of detached, for sale, fee simple clustered homes, Town Square – 75 stacked flats, two story, rental apartment units for senior independent living and The Courtyard at Village Green – a three-story, 160 bed facility which provides Alzheimers care and assisted living care for its senior residents as they age in place and will share kitchen and dining facilities with meal services provided

Except for the apartments, each of the product types were constructed in two phases, with on site parking for more than 300 spaces, both covered and uncovered, located adjacent to the units. Town Square at Village Green was developed using tax credit financing and was the first new residences completed. The initial phase of The Cottages at Village Green was sales price restricted and is part of the City's affordable housing element. The remainder of the cottages are sold as market rate homes. The development is an age restricted community managed by Paradigm Senior Living, with different sized units and floor plans providing a variety of levels of care for its residents

Village Green

Gilroy, California

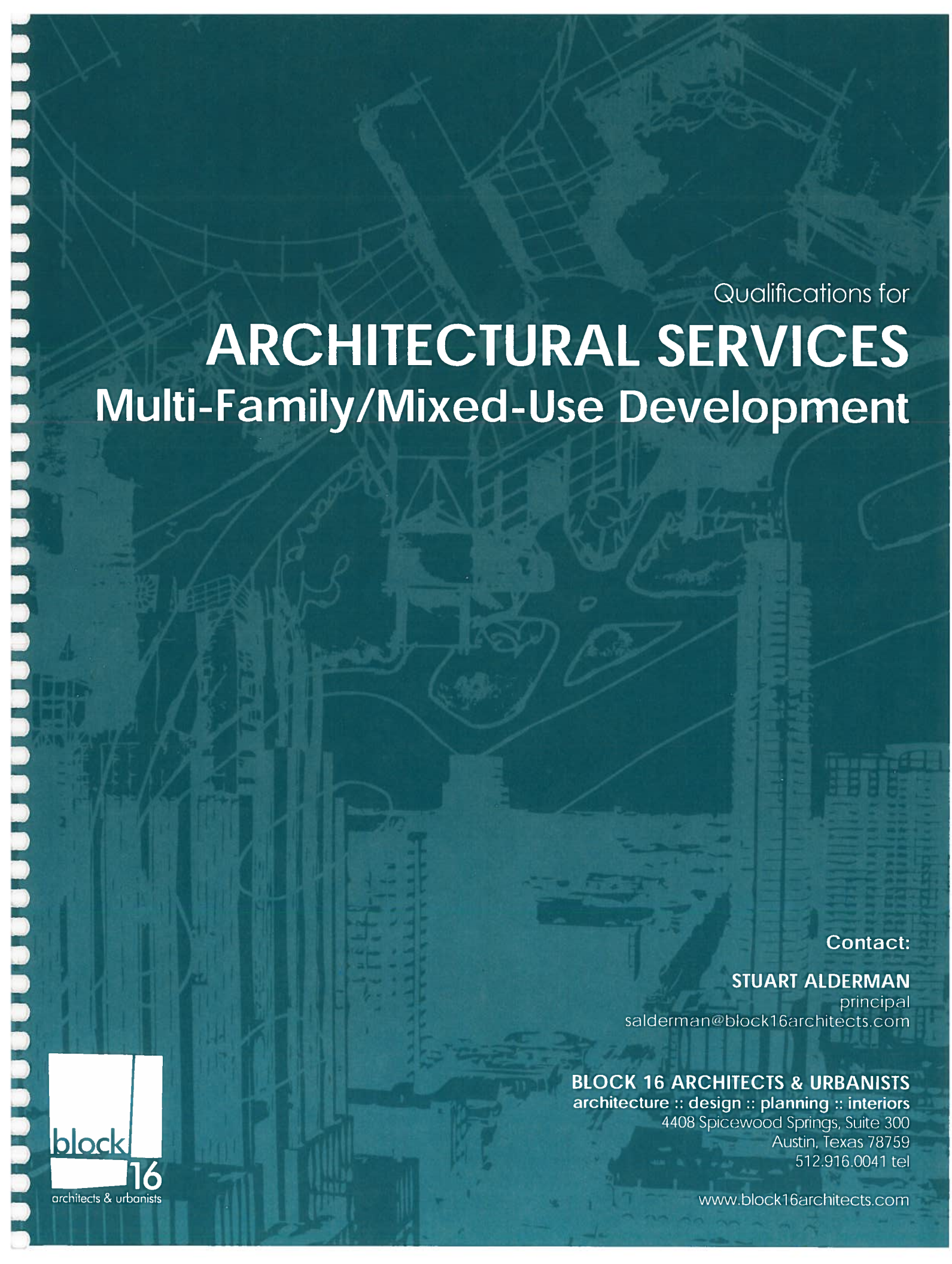
Description of Facilities in Project
The Assisted Living and Memory Care include a commercial kitchen, multipurpose rooms, library, bistro and conference rooms. A 3,000 sq ft recreational room is available for all residents/owners of the Village Green along w/ a pool and spa facility. A master association governs the various interests and owners within the Village Green

Description of Affordable Housing Component
All 75 apartments homes are targeted to either 50% or 60% AMI levels. 35 of the 76 Cottage Homes are deed restricted as Below Market Rate homes

Description of Assisted Living/Continuum of Care Component
The Assisted Living and Memory Care facility consists of 30 memory care suites and 130 assisted living suites. A 122 bed Skilled Nursing Facility (SNF) has been planned and approved by the City. The SNF will include state of the art physical therapy rooms, an aquatic therapy pool, commercial kitchen, and multipurpose meeting rooms. One unique component to the planned SNF will be a 10,000 sq ft acute surgery center for out patient procedures

Provider/Amount of Long Term Financing
A $38M sale/lease back transaction to Health Care Reit, a public company, provided the construction financing for the Assisted living/Memory Care Building, which converted into permanent debt upon completion. The Apts were financed with $5.8M in California Statewide Community Development Housing Bonds along with $6.7M in tax credit financing; JP Morgan is the Limited Partner for the tax credit syndication. The for sale homes were financed w/ a conventional construction loan from Heritage Bank

Appendix I



Qualifications for

ARCHITECTURAL SERVICES

Multi-Family/Mixed-Use Development

Contact:

STUART ALDERMAN
principal
salderman@block16architects.com

BLOCK 16 ARCHITECTS & URBANISTS
architecture :: design :: planning :: interiors
4408 Spicewood Springs, Suite 300
Austin, Texas 78759
512.916.0041 tel

www.block16architects.com

block 16
architects & urbanists

Table of Contents

Firm Profile 3
Architects Biographies 4–5
Selected Projects 6–24
Experience 25-28

© 2011 block 16 architects & urbanists

Firm Profile

Block 16 Architects is composed of a team of seasoned architects and project managers with a talented support staff of interns and technicians. Our group has successfully taken on the challenge of both small and large scale projects of various types throughout the country.

What can be so challenging about designing and constructing a building? Behind the physical structure there is a process that is replete with expectations, rules, regulations and time and budget constraints. It is the architect's role to take this vast number of conditions, that at times compete and conflict with each other, and produce a product that meets or exceeds client expectations. This process requires clear and concise communication and skilled problem-solving.

University Memory Care - Round Rock, TX

What makes ***Block 16 Architects*** stand out?

Experience:
Not only is Block 16 licensed in multiple states including Texas, New York, California, and Hawaii; we are highly diversified in a wide variety of project types—urban design, mixed-use, retail, hospitality, residential and more. We have over 35 years of work experience that engenders a practical knowledge base. This enables us to develop attractive design solutions that are efficient, practical and cost-effective. We are well-versed in the public sector, construction and real estate development. This offers an advantage to our clients in being able to see the entire project, the *Big Picture*, from multiple facets.

Value:
We at Block 16 are committed to providing our clients incomparable value. For a reasonable fee, you can expect unlimited design possibilities, careful consideration of your budget and timely completion. We are a passionate group that cares about how our design solutions contribute to the landscape of our community and how well they satisfy the expectations of our clients.

Relationships:
At Block 16, we believe in maintaining and growing our business relationships. Our mission is to apply our experience and passion to each project so, inevitably, everyone is pleased with both the process and the outcome. Our many lasting business relationships prove our attentiveness and ability to work cohesively.

We look forward to working with you!
-Team Block 16

Stuart M. Alderman, Principal, AIA, NCARB

Mr. Alderman has over 35 years experience and has been the principal designer of several award winning projects, including four that have won AIA design awards:

Poughkeepsie Galleria Mall*—Poughkeepsie, New York
Carousel Center Mall*—Syracuse, New York
Kodak Copy Products Division
Headquarters Building*—Rochester, New York
Bridgewater Place Office Building*—Syracuse, New York

Other awards include:
Buffalo Urban Core Retail Design Competition, Merit Award*
Lakefront Achievement Award, Unity Mutual Life Insurance Building*
Letter of Appreciation from Mayor of Syracuse for Lakefront Project
Inner Harbor Project Design Competition winning team*

While practicing with Block 16 Architects & Urbanists in Austin, Texas, Mr. Alderman worked nationally on a variety of project types including: restaurants, banks, office buildings, retail, auto service facilities, single family residential, warehouse and distribution centers, churches, medical offices, apartments and industrial work. He has been active in promoting urban design and transit oriented development.

Before coming to Austin, Mr. Alderman was Senior Design Associate with a major firm in Syracuse, New York where he designed projects of many types including: office buildings, residential, shopping malls, retail centers, churches, and restaurants as well as mixed-use and urban design projects.

Mr. Alderman earned his Bachelor of Architecture from Syracuse University in 1978 and is a Registered Architect in Texas, New York, California, and Hawaii.

He is certified by the National Council of Architectural Registration Boards and is a member of the American Institute of Architects as well as the Texas Society of Architects.

** Stuart M. Alderman as lead designer while employed at Dal Pos Architect, P.C., Syracuse, New York*

© 2011 block 16 architects & urbanists

Paul Mendoza, Architect

Paul Mendoza is a wonderful addition to the Block 16 team. His professional experience as an architect and project manager spans over 25 years. He is an accomplished and versatile architect with a balance of design and technical expertise. He takes pride in being a well-rounded architect, with a strong interest in building construction and architectural technologies, including strong skills in AutoCad and Revit software for 2D and 3D modeling.

Prior to joining Block 16 Architects, Paul has worked for a number of firms in Maryland and Texas including his private practice in Texas for more than 16 years. His projects range in size and complexity from commercial, educational, government, healthcare, assisted living, religious, restaurants and residential.

Some representative projects include:

Austin Bergstrom International Airport - terminal improvement projects

Austin Independent School District - numerous K-12 projects

Austin Energy - numerous new and renovation projects

Texas Workforce Commission - numerous statewide renovation projects

Travis County IJS - communications infrastructure projects

Franklin Square Hospital - Neonatal ICU/Nursery Addition* - Baltimore, Maryland

Meridian Healthcare Assisted Living Facility* - Baltimore, Maryland

Paul received his Bachelor of Science in Architecture from the University of Texas in Arlington and is a Registered Architect and Registered Interior Designer in the State of Texas. He is currently working towards his LEED accreditation.

*While employed at Marshall Craft Associates, Baltimore, Maryland

© 2011 block 16 architects & urbanists

The G - Student Housing - Austin, Texas

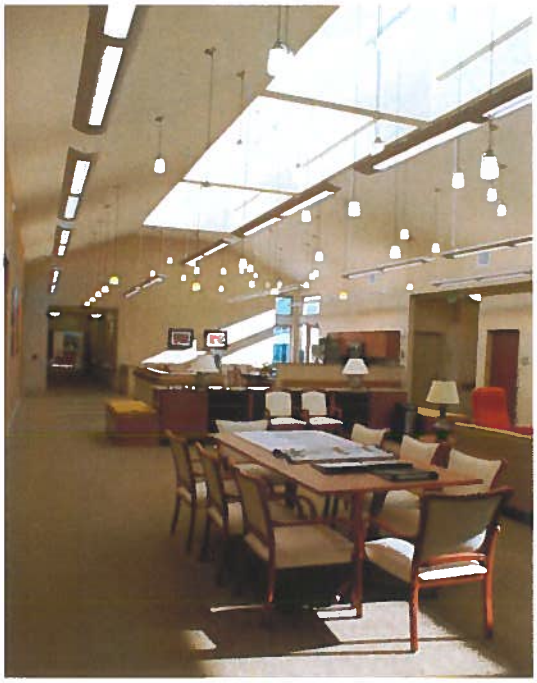
© 2011 block 16 architects & urbanists

The Harbor at Lakeway - An Assisted Living Facility - Lakeway, Texas

© 2011 block 16 architects & urbanists

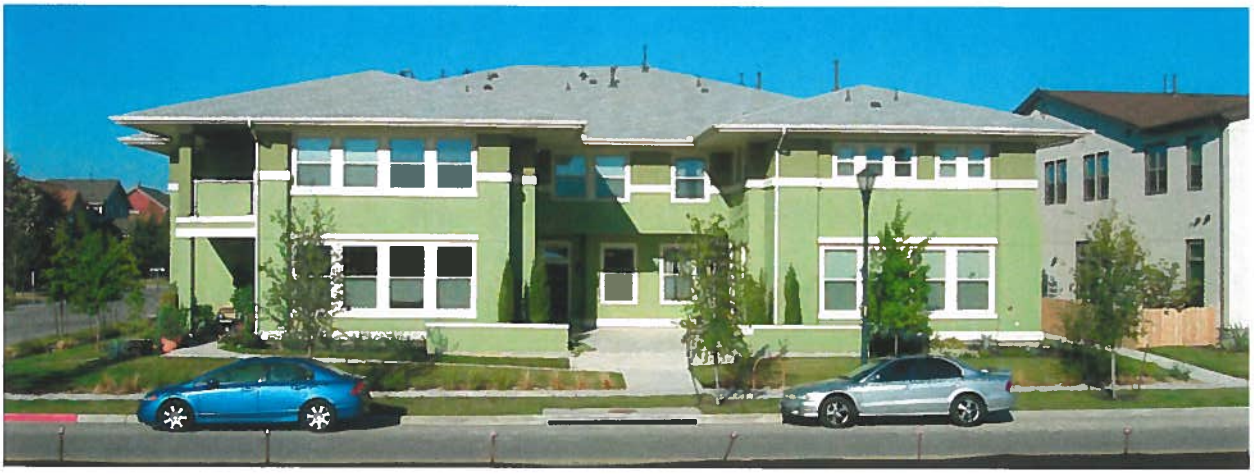
Rapid Response - Syracuse, New York

© 2011 block 16 architects & urbanists

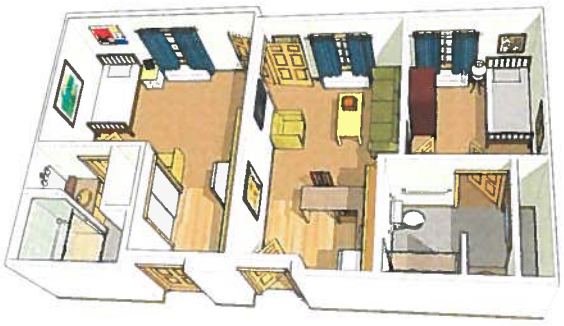


University Village Memory Care - Round Rock, Texas

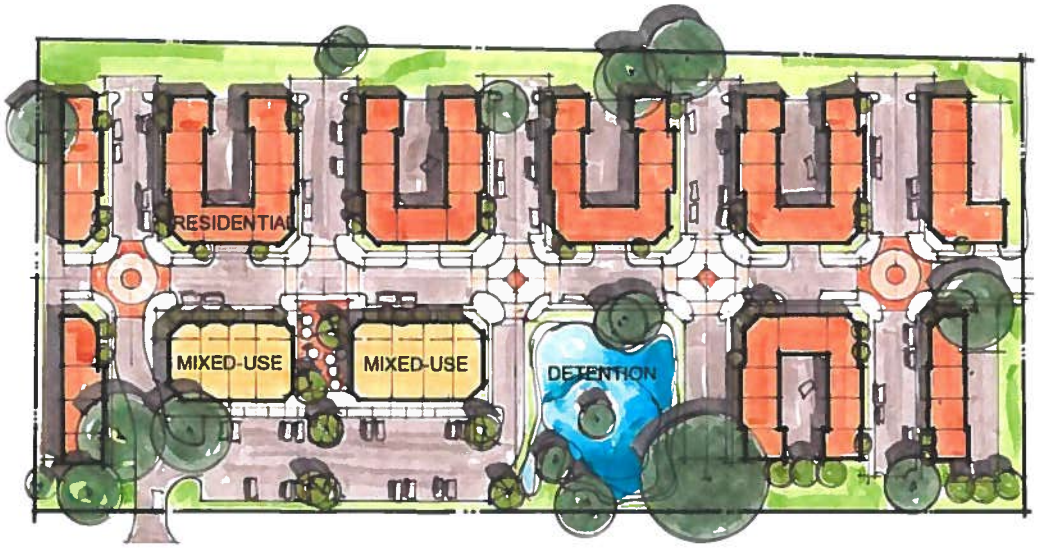
© 2011 block 16 architects & urbanists



Standard Pacific Mueller Homes—Austin, Texas

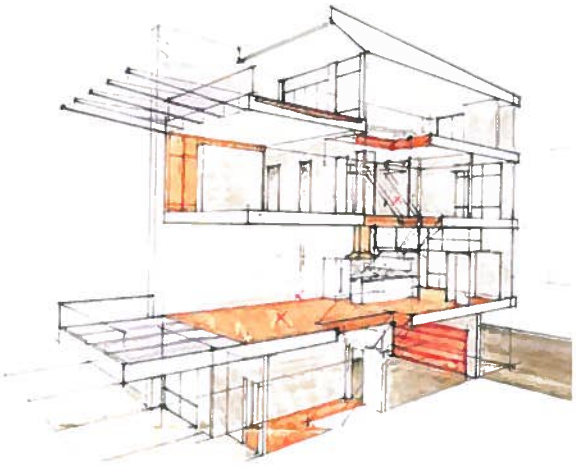


The Pavilion at Great Hills, Assisted Living Project—Austin, Texas



The Village on South Congress—Austin, Texas

© 2011 block 16 architects & urbanists



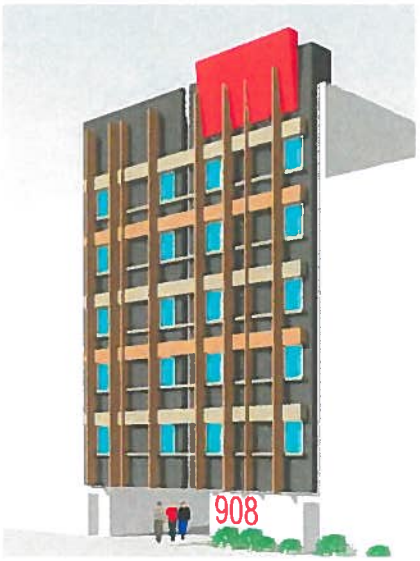
90 Rainey Street—Austin, Texas

Ventura Mixed-Use - Ventura, California

Alpha Epsilon Phi House Renovation—Austin, Texas

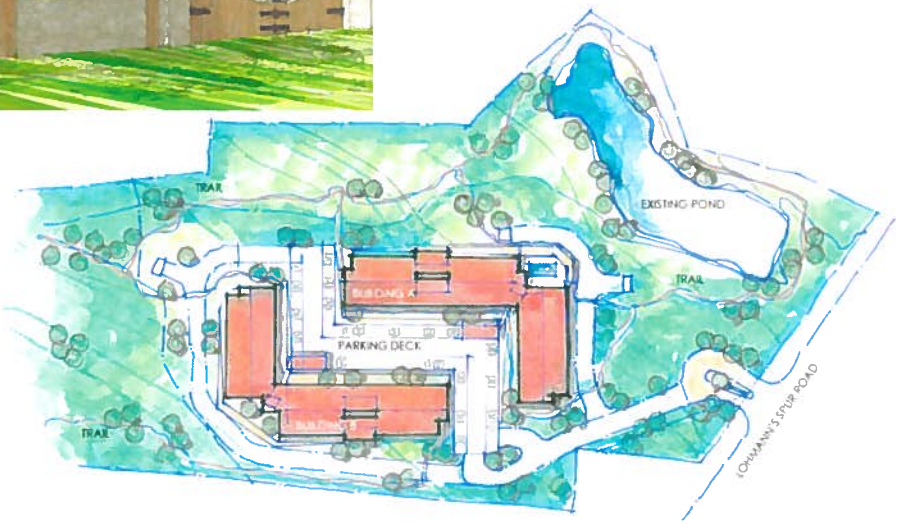
Marbella Condos—South Padre, Texas

© 2011 block 16 architects & urbanists



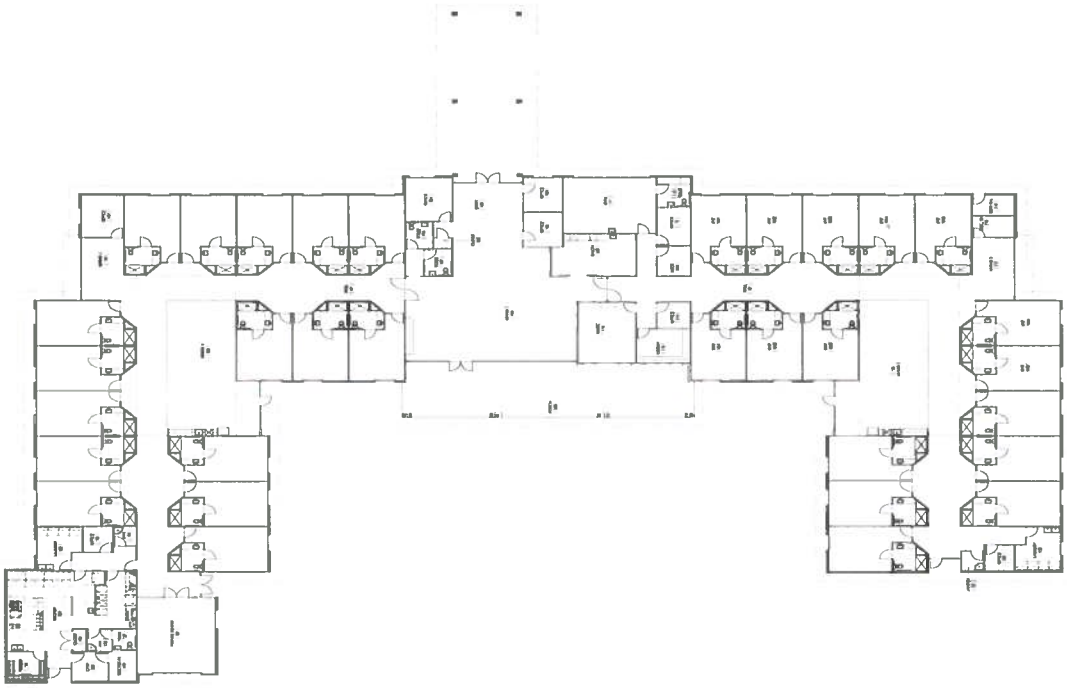
Ellora Multifamily—Austin, Texas

© 2011 block 16 architects & urbanists



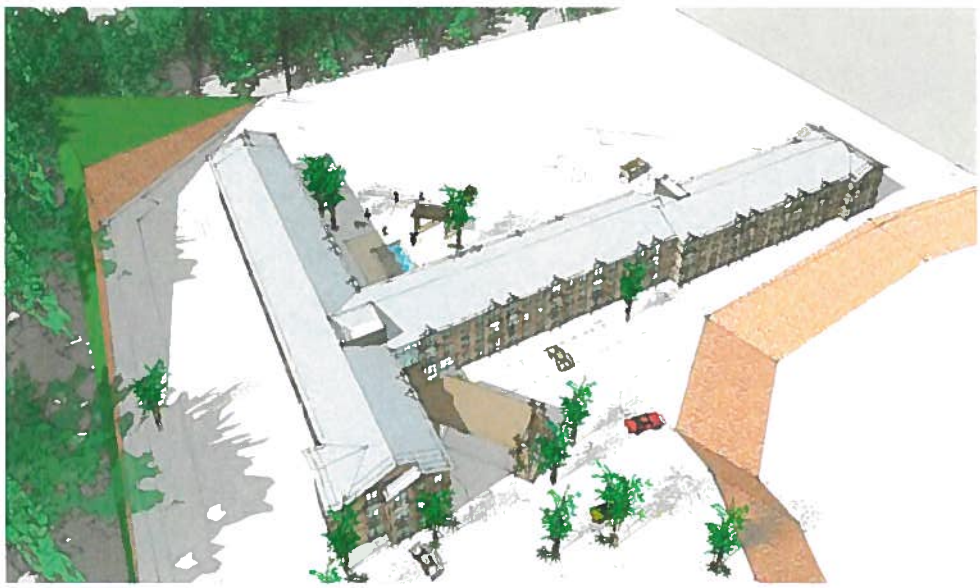
Creekside Condominiums - Lakeway, Texas

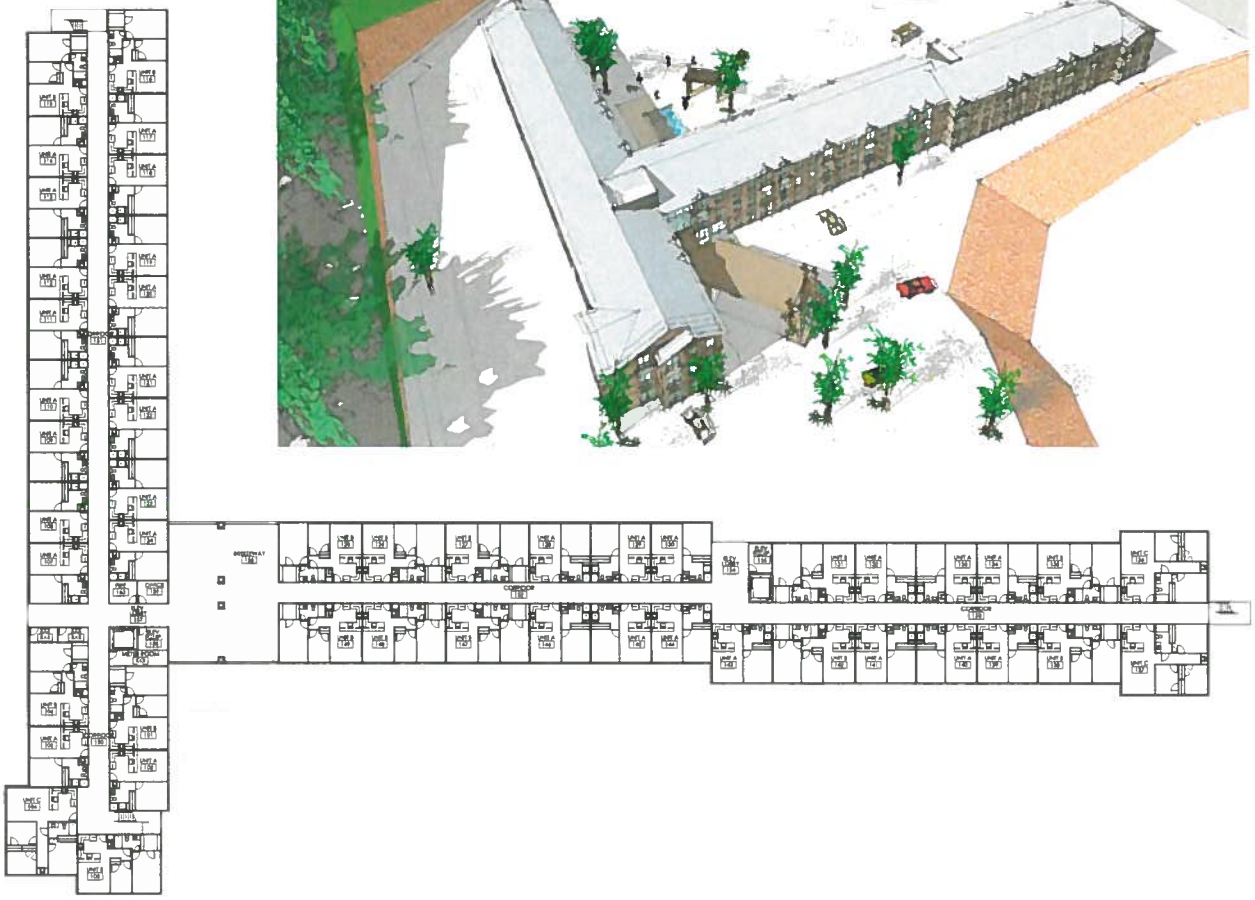
© 2011 block 16 architects & urbanists



Aria Memory Care - Austin, Texas

© 2011 block 16 architects & urbanists





Independent Living - Lakeway, Texas

© 2011 block 16 architects & urbanists

Watermark Condos—Florida

Canterbury Homes Master Plan—Austin, Texas

Plum Creek Mixed-Use—Kyle, Texas

© 2011 block 16 architects & urbanists

Motel 6 & Studio 6—Multiple States

Comfort Suites—Austin, Texas

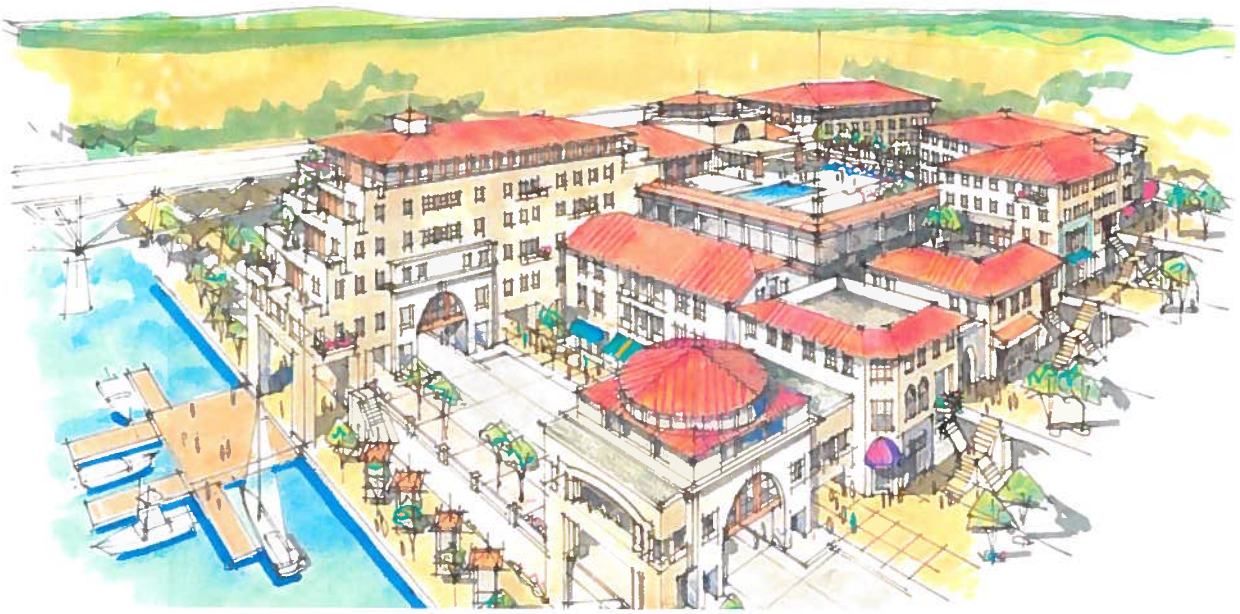
Grand Destiny Hotel—Syracuse, New York

Studio 6 Prototype Design

© 2011 block 16 architects & urbanists

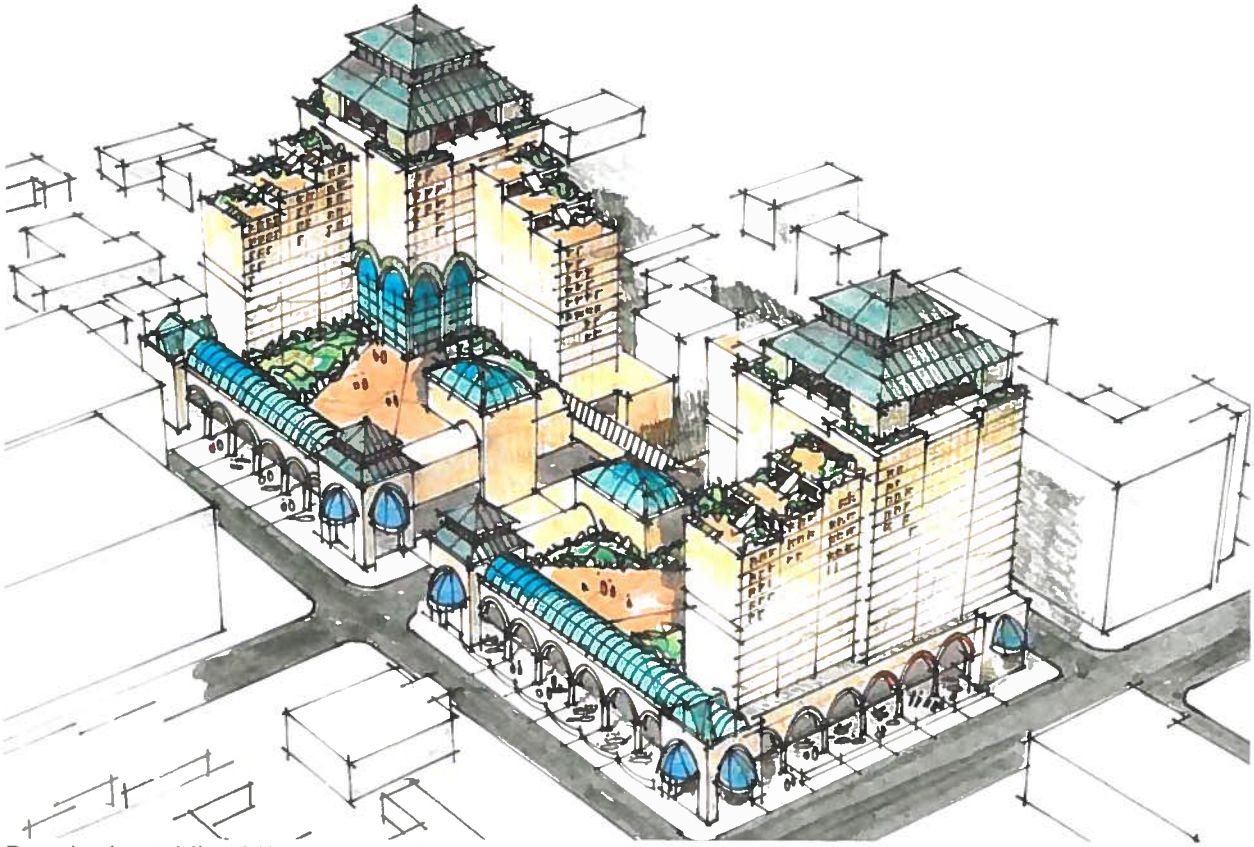
Arboretum Towers Condos—Austin, Texas

© 2011 block 16 architects & urbanists

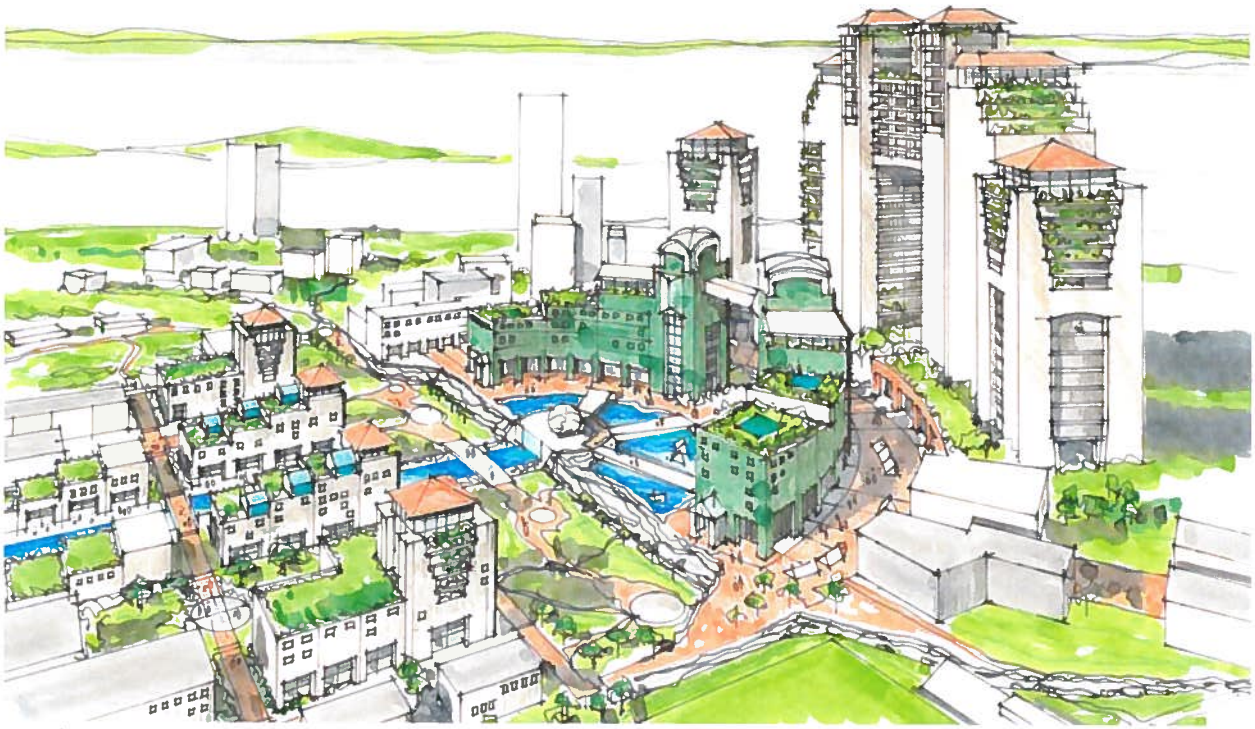


Riverwalk Mixed Use Concept
Marble Falls, Texas

© 2011 block 16 architects & urbanists



Dormitories & Mixed-Use—Austin, Texas



DestiNY Housing—Syracuse, New York

© 2011 block 16 architects & urbanists

Multi-Family Projects and Related Experience

CREEKSIDE CONDOMINIUMS, Lakeway, Texas
96 unit , three floor project with integrated parking deck. Construction Documents completed. Permit pending. Light gauge metal frame construction.

*THE HARBOR AT LAKEWAY, Lakeway, Texas
140 unit assisted living and memory care project. Two stories, light gauge metal frame construction/structural steel frame. Includes: commercial kitchen, indoor swimming pool, theatre. Very tight site.

*The G, 18TH & GUADALUPE STUDENT LIVING PROJECT, Austin, Texas
11 level apartment project near the University of Texas. 6 living levels and 5 parking levels (2 below grade) 79 units 233 bedrooms. Cast in place concrete frame, light gauge metal framing infill. Fully Leased. Complex, Downtown site.

*UNIVERSITY VILLAGE MEMORY CARE, Round Rock, Texas
50 unit Alzheimer's care project. One story , wood frame construction.

*THE PAVILION AT GREAT HILLS, Austin, Texas
120 unit Assisted living and Memory care project. Mixed wood frame and light gauge metal frame construction, two stories. Very tight infill site.

*MULTI-FAMILY PROJECTS AT MUELLER AIRPORT REDEVELOPMENT, Austin, Texas
Series (4 types) of 4 unit buildings (commercial code/ approval process) with affordable component and market rate condominium units . These were implemented over an entire street (Simonds Street)

Series of 6 unit (4 types) buildings in same area.

Series of single family urban "yard" houses implemented on two streets in the Mueller development.

*SOUTH CONGRESS VILLAGE TOWNHOMES MIXED USE PROJECT, Austin, Texas
109 unit project partially completed. wood frame three stories. Urban infill.

© 2011 block 16 architects & urbanists

*ELLORA APARTMENTS, Austin, Texas

6 level apartment project near the University of Texas. 5 living levels and 1parking levels a(t grade) 12 units. Cast in place lower level with wood frame construction above. Complex, Urban site.

*MOTEL 6/STUDIO 6, various locations

over 100 renovations of existing hotel properties.
new ground up prototype Studio 6 project (100 rooms, three stories)

*FAIRDALE APARTMENTS, Farmington, New York

Designed for Oakwood Companies, Okemos, Michigan 106 unit townhomes, completed.

*SINGLE FAMILY HOUSES

Completed over 150 single family residential projects in New York, California, Texas over 35 years.

Significant examples:

- Albert Residence- Saratoga, CA
- Baldwin Residence - Ausitn, TX
- Ballingal - Los Gatos, CA
- Ballingal - Saratoga, CA
- Boudreau Residence - Los Gatos, CA
- Davidson Residence - Ausitn, TX
- Ely Residence - Austin, TX
- Fairway View Homes - Mulitiple Models, Cedar Park, TX
- Gabbi Residence - Austin, TX
- Jahn Residence - Austin, TX
- Jamieson Residence - Los Gatos, CA
- Kleas Residence - Austin, TX
- Koren Residence - Los Gatos, CA
- Mannion Residence - Fayetteville, NY
- Marantette Residence - Saratoga, CA
- Maraviglia Residence - Austin, TX
- Mathur Residence - Los Altos, CA
- Reed Residence - Blanco, TX
- Rowe Residence - Saratoga, CA
- Rubery Residence - Canandaigua, NY
- Scott Residence - Dripping Springs, TX
- Smyrl Residence - Austin, TX
- Springer Residence - Bee Cave, Texas
- Springer Residence - Leakey, Texas
- Stam Wayman Residence - Austin, TX
- Standard Pacific Homes - Multiple Models
- Talbot Residence - Inks Lake, TX
- Tooyserkani Residence - Saratoga, CA
- Williamson Residence - Palmyra, NY

© 2011 block 16 architects & urbanists

Related Multi-Family Projects

MEARNS MEADOWS, Austin, Texas
Designed for Oakwood companies, Okemos, Michigan 110 unit apartments, Affordable project. Complete construction documents, approvals, not constructed.

CRESTMORE APARTMENTS, Gardnerville, Nevada

VENTURA MIXED USE PROJECT, Ventura, CA

HAVERFORD TOWN CENTER, Michigan

RIO GRANDE VALLEY CONDOMINIUMS, Texas

GRAND DESTINY HOTEL, Syracuse, New York
Schematic Design of massing and exterior with collaboration on construction documents. Documents completed, construction commenced, not completed

DRUG AND ALCHOHOL REHAB, Upstate New York

SALINA MEADOWS
Complete Schematics and construction documents for a garden apartment project. Also redesigned and constructed subsequent project on same site. not completed.

BARCELONA COMPETITION, Barcelona, Spain
Paid competition to design a new addition to the city with mixed use projects, including multi-family/hotel projects

BARRETT TOWNHOMES, Austin, Texas

SOUTH PADRE ISLAND CONDOMINIUMS, South Padre Island, Texas

AUSTIN WATERFRONT, Austin, Texas

AUSTIN STUDENT HOUSING, Austin, Texas

ALZHEIMER'S FACILITY, (2) Austin, Texas
Complete Schematic and Construction Documents for 50/60 bed facility. Permitted , not constructed

MORGAN HILL MIXED USE, Morgan Hill, California

SYRACUSE MIXED USE, Syracuse, New York

© 2011 block 16 architects & urbanists

Projects of Similar Scale and Complexity

*RAPID RESPONSE OFFICE BUILDING PHASE II, Syracuse, NY (under construction)
30,000 sf 3 story project. Complex design in a special downtown district. (Phase I was designed also by Stuart M. Alderman, AIA while Lead Design Associate at Dal Pos Architects in 1988)

*OAK CREEK OFFICE BUILDING, Austin, TX
50,000 sf three story office building with parking under. LEED Gold certification.

*SPICEWOOD SPRINGS OFFICE BUILDING, Austin, TX
30,000 sf two story office building with parking under. Difficult site.

*MEALS ON WHEELS OFFICE BUILDING - Austin, TX
40,000 sf office building above parking.

* Texas 130 Commerce Park, Pflugerville, TX
2 (of 6) 100,000 sf each tilt up office/warehouse projects

* GRS HEADQUARTERS BUILDING, Rochester, NY **
200,000 sf two story office building

*KODAK COPY PRODUCTS HEADQUARTERS , Rochester, NY **
200,000 sf two story building (AIA Design Award winner)

* UNITY LIFE INSURANCE COMPANY HEADQUARTERS, Syracuse, NY **
40,000 sf three story building.
(Syracuse Lakefront Achievement Award)

*BRIDGEWATER PLACE OFFICE BUILDING, Syracuse, NY**
50,000 sf 6 story adaptive re-use project.
(AIA Design Award winner)

*CAROUSEL CENTER MALL , Syracuse, NY **
1,600,000 sf 7 story shopping mall
(AIA design award winner)
Subsequent work on design team creating DestinyUSA project as Block 16 Architects

*WALDEN GALLERIA, Buffalo, NY**
*POUGHKEEPSIE GALLERIA, Poughkeepsie, NY **
(AIA design award winner)

* denotes built project
** Stuart M. Alderman, AIA, while design associate at Dal Pos architects, Syracuse, NY

© 2011 block 16 architects & urbanists

Appendix J

UNITED APARTMENT GROUP

LIVE UNITED, WORK UNITED

VALUE SERVICE QUALITY PERFORMANCE TRUST SERVICE
EXPERIENCE TRUST QUALITY VALUE
TRUST QUALITY EXPERIENCE
PERFORMANCE VALUE RELATIONSHIPS

OUR COMPANY

Since our entry into the market place in 1995, we have increased the number of our managed units more than twenty-five times over, and watched the portfolio value of those properties approach the billion dollar mark. More than 50, 000 content residents call one of our communities home. The steady increase in both unit occupancy and management renewal contracts is a result of executive leadership and quality interaction with residents under our care.

We protect your investment as if it were our own. This has led to industry recognition, consistent appreciation of property values, steady cash flow and cost-effective capital management. By laying a solid foundation of excellence, the UAG commitment manifests itself outwardly as the epitome of quality and security for our investors.

We specialize in tailoring our services to the different market segments found in conventional residential properties, affordable living communities, senior communities and student communities. Each type of community receives our full complement of management services and due diligence. Our clients entrust United Apartment Group not only with their valuable investment properties, but with their financial futures, as well. This professional covenant underscores the UAG commitment to ensuring that our team represents nothing but the best.

- Conventional Residential Communities
- Affordable Living Communities
- Senior Retirement Lifestyle Communities
- Student Residential Housing Communities

OUR MISSION

By living our values and participating our operating principles in all that we do, we exceed client and resident expectations as we go about proving high quality property management services.

FIRM FOUNDATION

United Apartment Group's reputation for quality is much like a time tested, carefully constructed building, sturdy and solid. Devoted to high standards and meticulous planning, United Apartment Group has created a renowned reputation, like an acclaimed building, with a solid foundation, which will not crumble in adverse conditions.

Established in 1995, our reputation is that of a high quality property management firm that has grown first and foremost because we manage investments as if they were our own! Our success is measured by the number of properties we manage, yet more importantly by the improved quality and market value we bring to our client's property investments. We're in the business of managing properties for investment growth, while at the same time contributing to lifestyles; those of our clients, our residents and our employees.

OUR VALUES

T: Truthfulness **R:** Right Way **U:** Urgency **S:** Sense of Family **T:** Teamwork

OUR MISSION

By living our values and participating our operating principles in all that we do, we exceed client and resident expectations as we go about proving high quality property management services.

FIRM FOUNDATION

United Apartment Group's reputation for quality is much like a time tested, carefully constructed building, sturdy and solid. Devoted to high standards and meticulous planning, United Apartment Group has created a renowned reputation, like an acclaimed building, with a solid foundation, which will not crumble in adverse conditions.

Established in 1995, our reputation is that of a high quality property management firm that has grown first and foremost because we manage investments as if they were our own! Our success is measured by the number of properties we manage, yet more importantly by the improved quality and market value we bring to our client's property investments. We're in the business of managing properties for investment growth, while at the same time contributing to lifestyles; those of our clients, our residents and our employees.

OUR VALUES

T: Truthfulness **R:** Right Way **U:** Urgency **S:** Sense of Family **T:** Teamwork

AFFORDABLE, MIXED INCOME & CONVENTIONAL HOSUING MANAGEMENT

United Apartment Group currently manages over 26,000 units and is currently the largest fee manager in San Antonio, Texas. The portfolio consists of assets with varying types of financing; including but not limited to; LIHTC, Revenue Bonds, HUD insured mortgages, HOME programs and Public Housing funds. Our vast experience in the affordable arena has also built long-lasting relationships with varying financial institutions, tax credit syndicators and numerous public housing authorities.

United Apartment Group employs its own compliance department to facilitate the array of affordable programs under management. This department is responsible for all aspects of affordable compliance, which consists of file review and approvals, quarterly file audits, state agency reporting and ensuring adherence to LURA requirements.

United Apartment Group also has a proven ability to move troubled assets through the market and reposition them, whereby increasing the assets value. This has been made possible through creative and effective management whereby occupancy is increased, delinquency and turnover reduced, lost fee revenue is collected and rents are maximized within the market.

The following exhibits outline United Apartment Group's extensive experience and qualifications in terms of portfolio size, property types, financing and ability to reposition assets.

OUR MISSION

By living our values and participating our operating principles in all that we do, we exceed client and resident expectations as we go about proving high quality property management services.

FIRM FOUNDATION

United Apartment Group's reputation for quality is much like a time tested, carefully constructed building, sturdy and solid. Devoted to high standards and meticulous planning, United Apartment Group has created a renowned reputation, like an acclaimed building, with a solid foundation, which will not crumble in adverse conditions.

Established in 1995, our reputation is that of a high quality property management firm that has grown first and foremost because we manage investments as if they were our own! Our success is measured by the number of properties we manage, yet more importantly by the improved quality and market value we bring to our client's property investments. We're in the business of managing properties for investment growth, while at the same time contributing to lifestyles; those of our clients, our residents and our employees.

OUR VALUES

T: Truthfulness **R:** Right Way **U:** Urgency **S:** Sense of Family **T:** Teamwork

OUR COMMUNITIES

Conventional Residential Properties

The United Apartment Group team's most important responsibility lies in maximizing the financial performance of our client's investments, while providing well-designed, engaging and secure environments for our residents. Our dedication to enhancing resident satisfaction and fostering employee retention allows United Apartment Group to guide your property in generating maximum yields that result from higher rents and lower vacancy rates.

Affordable Living Communities

In the affordable living communities, those characterized as tax credit, tax exempt, bond, AHDP, HUD and section 8, we offer a heightened awareness of compliance requirements and regulatory mandates. However, United Apartment Group does not stop there. To enhance the lives of our residents and their community, we incorporate social service programs such as after school recreational activities, financial planning consultation and adult continuing education.

Senior Communities

United Apartment Group adopts a different approach with the opportunities for service embodied in senior living. Ensuring the comfort and convenience of our residents remains our first priority, but does not limit the scope of the environment. We strive to provide an atmosphere for our senior residents that allow them the opportunity to enjoy an active lifestyle while embracing maximum independence, optimum physical well-being and social interaction.

OUR COMMUNITIES

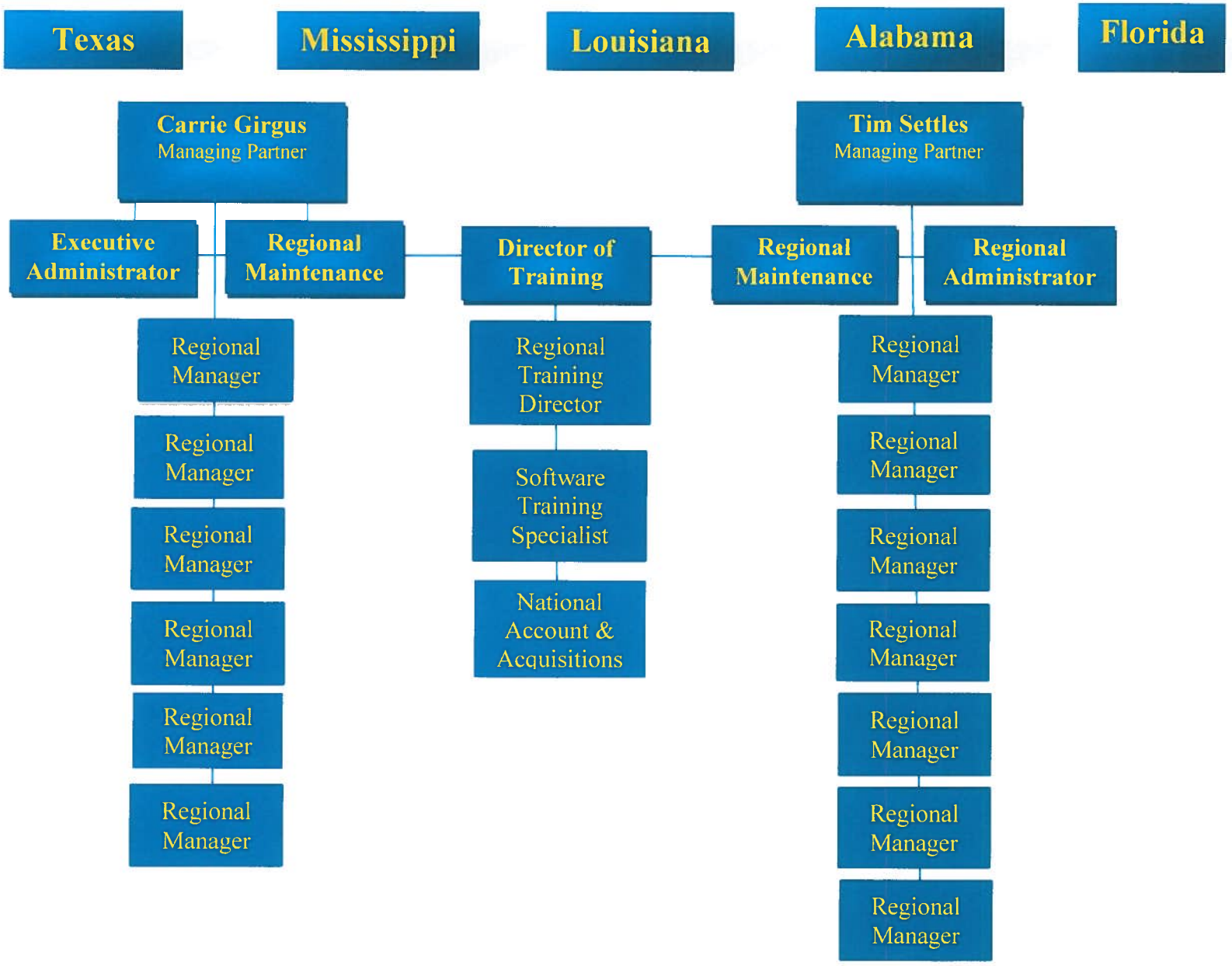
Student Communities

At the other end of the life spectrum, young adults embarking out into the world for the first time bring their own set of challenges. This market segment needs an environment that focuses on their ability to find academic success while still enjoying collegiate lifestyles. Our property management system maximizes semester occupancies while managing the cost and providing stability during the unique calendar turn-over periods.

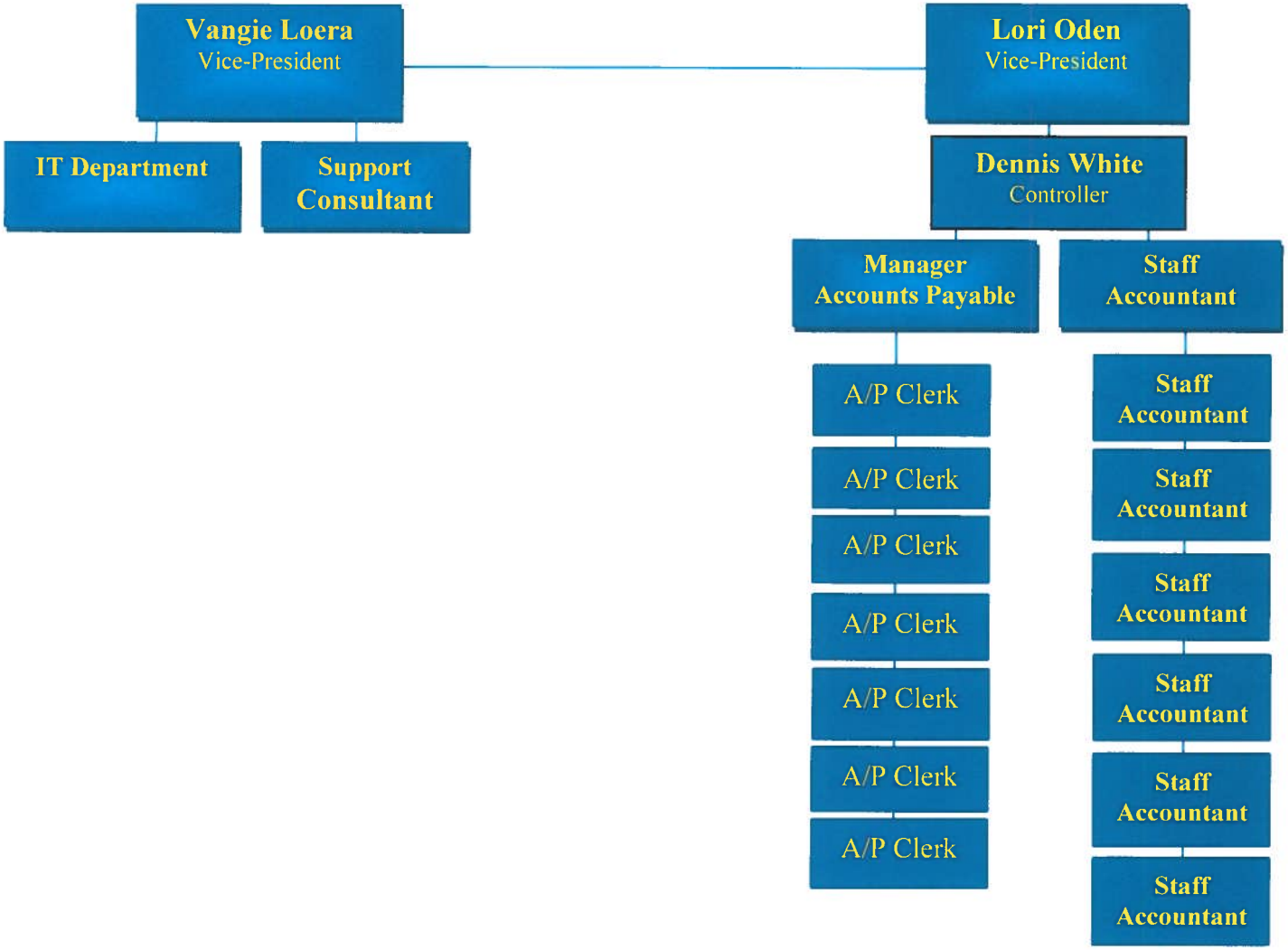
Value Add Communities

Your secret weapon in the "value add" community is a top notch property management firm. United Apartment Group understands the concept of "value add" opportunities. Our background and due diligence efforts will ferret out every issue that needs to be addressed and what impact or opportunity is the result. Whether its below market rents, lease up opportunity, solvable property specific issues, or early stage economic recovery we have the experience to identify where the "value add" opportunity exists and a proven track record of adding value.

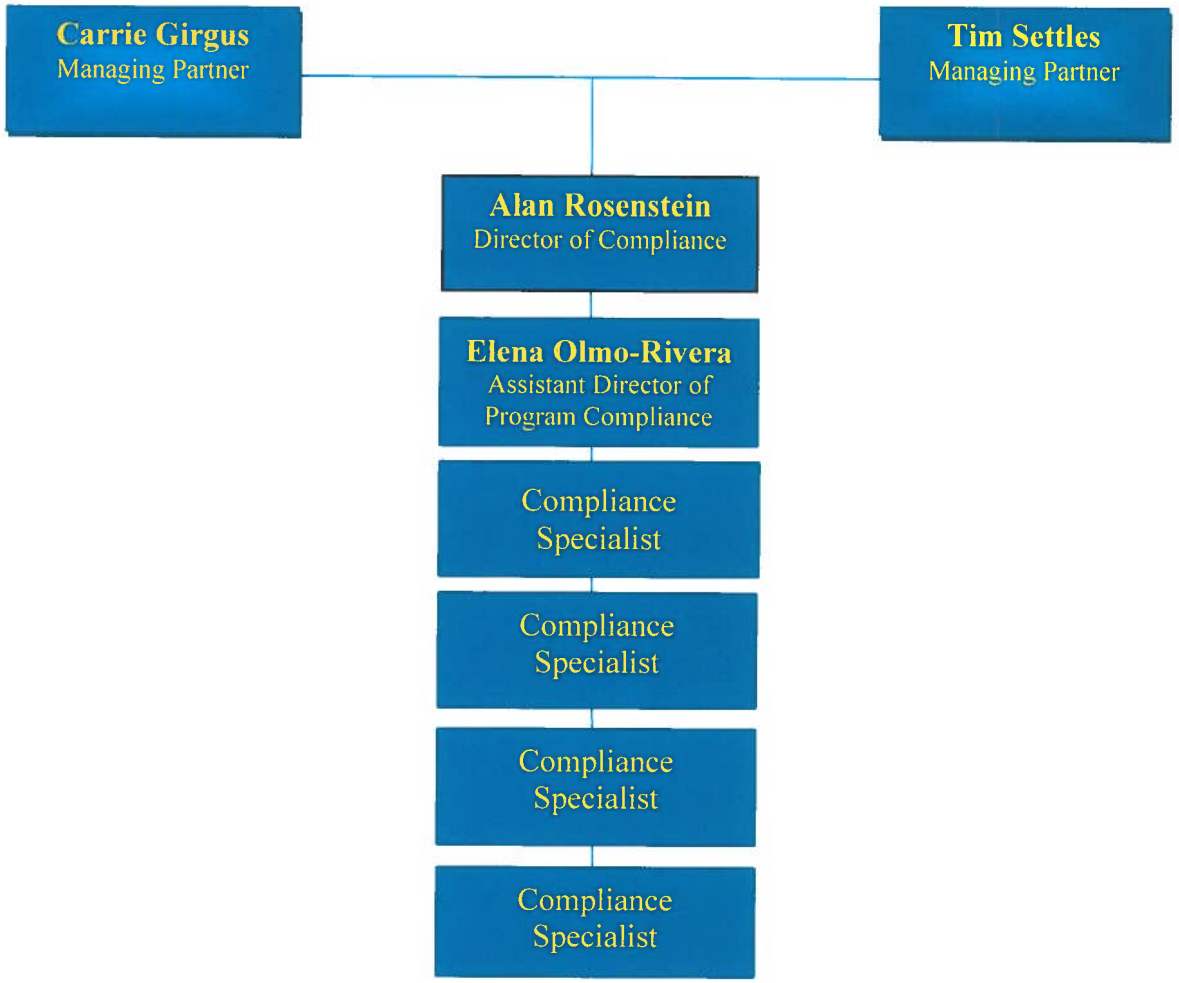
OPERATIONS


Texas
Mississippi
Louisiana
Alabama
Florida
Carrie Girgus
Managing Partner
Executive Administrator
Regional Maintenance
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Director of Training
Regional Training Director
Software Training Specialist
National Account & Acquisitions
Tim Settles
Managing Partner
Regional Maintenance
Regional Administrator
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Regional Manager
Regional Manager

Accounting & Information Technology



Compliance


Carrie Girgus
Managing Partner
Tim Settles
Managing Partner
Alan Rosenstein
Director of Compliance
Elena Olmo-Rivera
Assistant Director of Program Compliance
Compliance Specialist
Compliance Specialist
Compliance Specialist
Compliance Specialist

PRINCIPALS OF THE FIRM
Carrie Girgus, CPM
President and Managing Partner

Carrie Girgus, CPM is the Managing Partner and President of United Core Management, Inc. d.b.a. United Apartment Group, currently the largest fee management firm in San Antonio, TX. As managing partner, Ms. Girgus is responsible for overseeing and directing the overall operations of a 26,000 multifamily unit portfolio consisting of senior, collegiate, affordable, conventional, lease up and "value add" product in 7 different states for a diverse client base. Ms. Girgus leads a skilled team of over 560 management professionals that have a proven ability to manage individuals, processes, and each client's investment whereas maximizing the financial performance and full potential of every unique asset.

Ms. Girgus has been in the field of property management for over 25 years having successfully owned and operated two management firms, Encore Capital and Core Group Management, totaling over 6,000 units. As President of both firms Ms. Girgus established accounting procedures, Company policies and controls to achieve company continuity and individual property success. Ms. Girgus evaluated properties for purchase, established budgets and identified individual property priorities. As the direct client contact for over 40 properties Ms. Girgus communicated the day to day operations and financial position of each property including anticipating future trends, assessing impact, and implementing plans to maximize property performance while meeting the individual client's investment objectives.

In her capacity as Vice President, Ms. Girgus has worked with large firms such as Capstone Real Estate Services Inc. and PMSI where she supervised over 12,000 multi-family units.

PRINCIPALS OF THE FIRM
Tim Settles, CPM
COO and Managing Partner

Tim Settles, CPM is a Managing Partner and COO of United Core Management, Inc. d.b.a. United Apartment Group. As a Managing Partner, Mr. Settles is responsible for leading United Apartment Group's business group, which includes overseeing 11,000 of the companies 26,000 units. In addition to his responsibilities for Real Estate operations, he oversees the functional groups that support United Apartment Groups operating business including information technology, financial services, recruiting, marketing and new business development.

Mr. Settles has been in the property management industry for over 30 years. He started United Apartment Group in 1995. His hands on approach and commitment to building long lasting relationships with clients and employees has allowed the company to navigate and grow from 1,000 units in 1995 to over 26,000 units currently. In September of 2010 United Apartment Group and Core Group Management joined forces and created what is now United Core Management, Inc. d.b.a. United Apartment Group. United Apartment Group is currently the largest property management firm in San Antonio, TX.

Tim is a graduate of Phillips University where he earned a degree in Accounting. In addition Mr. Settles is a member of the Institute of Real Estate Management holding the prestigious designation of Certified Property Manager. Tim and his family reside in San Antonio, TX.

MANAGEMENT CAPABILITIES

United Apartment Group currently manages over 26,000 units and is currently the largest fee manager in San Antonio, TX. The portfolio consists of assets with varying types of financing; including but not limited to; LIHTC, Revenue Bonds, HUD insured mortgages, HOME programs and Public Housing funds. Our vast experience in the affordable arena has also built long lasting relationships with varying financial institutions, tax credit syndicators and numerous public housing authorities.

United Apartment Group employs its own compliance department to facilitate the array of affordable programs under management. This department is responsible for all aspects of affordable compliance, which consists of file review and approvals, quarterly file audits, state agency reporting and ensuring adherence to LURA requirements.

United Apartment Group also has a proven ability to move troubled assets through the market and reposition them, whereby increasing the assets value. This has been made possible through creative and effective management whereby occupancy is increased, delinquency and turnover reduced, lost fee revenue is collected and rents are maximized within the market.

The following exhibits outline United Apartment Group's extensive experience and qualifications in terms of portfolio size, property types, financing and ability to reposition assets.

EXCELLENCE IN PROPERTY MANAGEMENT

UNITED APARTMENT GROUP

PORTFOLIO LISTING

Property Name	Units	Property Type / Program	Property Address	City	State	Zip	Occupancy	Years Managed
Addison Park	224	LIHTC	4901 Pacific Drive	Arlington	TX	76001	98 00%	NB
Alamo Bluebonnet Senior Village	36	LIHTC	205 S 12th Street	Alamo	TX	78516	100 00%	NB
Allena Apartments	24	Conventional	1004 Allena Dr	San Antonio	TX	78213	96 00%	2
Alta Vista Towers	100	LIHTC	303 W 6th Street	Weslaco	TX	78596	100 00%	2
Annandale Park	104	LIHTC	21325 Annandale Drive	Robertsdale	AL	36567	100 00%	NB
Appian Way	112	Conventional	3325 Willowcrest	North Richland Hills	TX	76117	95 00%	20
Arcadia Place	16	Conventional	343 W Houston St	San Antonio	TX	78205	88 00%	NB
Ascension Point	178	Conventional	2500 Ascension Blvd	Arlington	TX	76006	96 00%	1
Amor (fka Quail Run)	132	Conventional	1200 Mearns Meadow Blvd	Austin	TX	78758	92%	NB
Autumn Brook	124	Conventional	11726 West Avenue	San Antonio	TX	78216	90 00%	1
Avistar at Chase Hill (fka Las Colinas)	232	Bond	15800 Chase Hill Blvd	San Antonio	TX	78256	88 00%	4
Avistar at The Crest (fka Perrin Crest)	200	Bond	12660 Uhr Lane	San Antonio	TX	78217	89 00%	3
Avistar at The Oaks (fka Dublin)	156	Bond	3935 Thousand Oaks Dr	San Antonio	TX	78217	93 00%	3
Avistar in 09 (fka Waterford)	133	Bond	6700 North Vandiver St	San Antonio	TX	78209	99 00%	3
Avistar on The Blvd (fka Huebner Oaks)	344	Bond	5100 USAA Blvd	San Antonio	TX	78240	93 00%	4
Avistar on The Hills (fka Kingswood)	129	Bond	4411 Callaghan Road	San Antonio	TX	78228	97 00%	3
Avistar on the Parkway (fka Perrin Square)	236	HUD	9511 Perrin Beitel Rd	San Antonio	TX	78217	95%	3
Bainbridge Villas	232	Conventional	3603 Southbridge Dr	Austin	TX	78704	94 00%	3
Beauvoir Manor	150	HUD	264 Stennis Drive	Biloxi	MS	39531	95 00%	5
Beeville Station (fka Oak Hill)	148	Conventional	500 S Hillside Dr	Beeville	TX	78102	70 00%	1
Bellaire	16	Conventional	7030 Baker Blvd	Richland Hills	TX	76118	82 00%	20
Berrendo Square Apts	100	Bond	515 Exeter Road	San Antonio	TX	78209	91 00%	5
Briar Creek	88	Bond	1300 Wilcrest Road	Houston	TX	77042	70 00%	3
Bridgewater	198	LIHTC	14104 Big Ridge Road	Biloxi	MS	39532	100 00%	NB
Brigadoon	246	HUD	3550 S Gevers	San Antonio	TX	78210	93 00%	7
Bristol Square	341	Conventional	1720 John West Rd	Dallas	TX	75228	95 90%	1
Brooks Townhomes (fka Brooks Village)	135	Conventional	7200 South Presa Street	San Antonio	TX	78223	60 00%	NB
Brookstone	96	LIHTC	5014 28th Street	Gulfport	MS	39501	92 00%	NB
Brookstone III	96	LIHTC	5014 28th Street	Gulfport	MS	39501	92 00%	NB
Bryn Mawr	18	Conventional	320 Bryn Mawr Drive	San Antonio	TX	78209	90 00%	NB
Cambridge Park	200	LIHTC	3414 Shortcut Road	Pascagoula	MS	39567	82 00%	NB
Canlen West Apts	132	Bond	336 West Avenue	San Antonio	TX	78213	70 00%	2
Casa del Sol	104	Conventional	730 N Nursery Rd	Irving	TX	75061	95 20%	NB
Centerpoint Homes	36	LIHTC	3401 Diamond Blvd	Weslaco	TX	78596	95 00%	2
Chicot	50	HUD	604 E Compress Street	Eudora	AR	71640	82 90%	NB
Citation North	236	Conventional	411 Highland Cross Drive	Houston	TX	77073	89 40%	NB
Colony	180	Conventional	4109 North John Stockbauer Dr	Victoria	TX	77904	44 00%	NB
Concord at Gulfgate	288	Bond	7120 Village Way	Houston	TX	77076	95 00%	3
Concord at Little York	276	Bond	301 West Little York	Houston	TX	77076	92 00%	3
Concord at Williamcrest	288	Bond	10965 South Gessner	Houston	TX	77071	93 00%	3
Contour Gardens	36	Conventional	1515 West Contour Drive	San Antonio	TX	78212	73 00%	3
Country Oaks Apartments	144	Conventional	2644 Ackerman Rd	San Antonio	TX	78219	95 00%	6
Country Villas	128	Conventional	211 Meadow Drive	Castroville	TX	78009	83 00%	NB

EXCELLENCE IN PROPERTY MANAGEMENT

UNITED APARTMENT GROUP

PORTFOLIO LISTING

Property Name	Units	Property Type / Program	Property Address	City	State	Zip		Years Managed
Crestwood	152	Conventional	5909 Royalgate Drive	San Antonio	TX	78242	89.9	NB
Cypress Creek at Fayridge	152	LIHTC	14155 Fayridge Dr	Houston	TX	77048	95 00%	2
Cypress Creek at Jason Ave	156	LIHTC	527 Jason Avenue	Amarillo	TX	79107	93 00%	3
Cypress Creek at Lakeline	236	LIHTC	2101 S Lakeline	Cedar Park	TX	78613	92 00%	6
Cypress Creek at Reed Road	132	LIHTC	2910 Reed Road	Houston	TX	77051	89 00%	7
Cypress Creek at Riverbend	180	LIHTC	120 River Bend	Georgetown	TX	78628	97 00%	5
Delta Estates	64	LIHTC	300 S Mile 2 West	Edcouch	TX	78538	94 00%	3
Eagle's Landing / Signature Ridge	236	Conventional	100 E Louise Drive	Beeville	TX	78102	70 00%	1
Emerald Park	152	Conventional	8341 Emerald Hills Way	North Richland Hills	TX	76180	95 00%	2
Estates (fka Country Estates)	110	Conventional	3720 Brookside Drive	Corpus Christi	TX	78410	74 60%	1
Executive	68	Conventional	158 De Chantle RD	San Antonio	TX	78201	91 00%	2
Feliz (fka Gateways)	130	Conventional	1804 W Rundberg Lane	Austin	TX	78758	97 70%	NB
Foster Collier	36	HUD	100 Sarah Sauls Drive	Marianna	AR	72360	89 00%	NB
Fox Creek	172	Conventional	1910 S Josey Lane	Carrollton	TX	75006	85 00%	NB
Fredd (fka Arroyo Ranch)	278	Conventional	9109 Dart Brook Drive	San Antonio	TX	78240	91 00%	1
Garden Park	252	Conventional	1609 Sherry Street	Arlington	TX	76010	94 00%	NB
Gardens	120	Conventional	2700 N Midland Drive	Midland	TX	79707	52 00%	NB
Glen Rose Park	236	Conventional	745 East Pecan	Hurst	TX	76053	82 00%	20
Grand	136	Conventional	14310 Nacogdoches Rd	San Antonio	TX	78247	92 00%	1
Grayson by the Pearl	16	Conventional	733 East Grayson Street	San Antonio	TX	78208	81 00%	NB
Grayson Terrace	16	Conventional	918 E Grayson	San Antonio	TX	78208	60 00%	NB
Greenview Gardens	137	Bond	105 A Greenview Dr	Butler	PA	16001	90 00%	4
Greenview Manor	52	Project Based Section 8 / 202	1212 Burlington Ave N	St Petersburg	FL	33705	98 00%	4
Heritage Square Apts	204	Bond	515 S Sugar Road	Edinburg	TX	78539	80 00%	3
Hicky Gardens	56	HUD	785 Hicky Road	Mariana	AR	72360	86 00%	NB
Hidden Oaks	124	Conventional	13129 NW Military Hwy	San Antonio	TX	78231	95 00%	2
Hutchins Palms	45	Conventional	535 W Hutchins Place	San Antonio	TX	78221	98 00%	6
Ingram Ranch Apts	164	Bond	2400 Oakhills Road	San Antonio	TX	78238	70 00%	3
James Park	82	LIHTC	1050 and 1051 3rd Ave N	St Petersburg	FL	33705	85 00%	3
La Luz	56	HUD	240 S King	Raymondville	TX	78580	95 00%	5
La Maison	100	Conventional	7600 Callaghan Rd	San Antonio	TX	78229	92 00%	NB
La Quinta	56	HUD	735 S Evans	Uvalde	TX	78801	98 00%	5
Lafayette	56	LIHTC	900 Provost Street	Scott	LA	70583	98 00%	NB
Las Canterras	100	LIHTC	415 E Thomas Drive	Pharr	TX	78577	99 00%	NB
Las Violetas	96	Conventional	2102 W Elisa Ln (515 S Sugar Road)	Edinburg	TX	78541	94 00%	NB
Laurel Crossing Apts	112	Bond	1415 Babcock Road	San Antonio	TX	78201	88 00%	3
Legacy Senior	162	Bond / Affordable	3850 Silverton	Fort Worth	TX	76133	95 00%	5
Lexington Park	120	LIHTC	7350 Tucker Road	Ocean Springs	MS	39564	99 00%	NB
Marigold Apartments	116	Conventional	2303 Goliad	San Antonio	TX	78227	85 00%	3
Mariposa at Bay Colony	180	LIHTC / Home	1101 FM 517 West	Dickinson	TX	77539	91 00%	NB

EXCELLENCE IN PROPERTY MANAGEMENT

UNITED APARTMENT GROUP

PORTFOLIO LISTING

Property Name	Units	Property Type / Program	Property Address	City	State	Zip		Years Managed
Mariposa at Ella Blvd	182	LIHTC	16354 Ella Blvd	Houston	TX	77084	90%	1
Mariposa at Hunter Road	182	LIHTC	2600 Hunter	San Marcos	TX	78666	98%	5
Mariposa at Jason Ave	96	LIHTC	509 Jason Avenue	Amarillo	TX	79107	96%	3
Mariposa at Reed Road	180	LIHTC	2889 Reed	Houston	TX	77051	89%	2
Mariposa at River Bend	201	LIHTC	121 River Bend	Georgetown	TX	78628	97%	4
Marshann	23	Conventional	831 E Grayson Street	San Antonio	TX	78208	61%	NB
Meadow Creek	192	Bond	6416 York Meadows	Houston	TX	77084	62%	3
Meadow Wood	320	Conventional	1826 Esters Rd	Irving	TX	75061	84%	NB
Meadowlands	236	LIHTC	12424 Steepleway	Houston	TX	77065	90%	7
Mesa Vista	76	LIHTC	1301 S Salinas Blvd	Donna	TX	78537	96%	1
Mesquite Terrace	106	LIHTC	421 E Thomas Drive	Pharr	TX	78577	98%	NB
Midlothian	6	Conventional	1509, 1511 9th Street and 1512, 1514, 1516, 1518 Ridgecrest	Midlothian	TX	76065	70%	3
Oak Hollow Apts	409	Bond / Affordable	7201 Wood Hollow	Austin	TX	78731	91%	3
Oak Square	100	LIHTC	309 N 9th	Alamo	TX	78516	97%	1
Oaks of Redland	276	Conventional	18979 Redland	San Antonio	TX	78259	90%	6
Oakwood Park Estates	50	LIHTC	5001 Pacific Street	Gulfport	MS	39501	100%	1
Ocean Drive Estates	99	Conventional	4443 Ocean Drive	Corpus Christi	TX	78412	84%	2
Overlook Ranch	318	Conventional	3101 Alliance Gateway Freeway	Fort Worth	TX	76177	15%	NB
Park at Leymone	160	LIHTC	10365 Gorenflo Road	D'Iberville	MS	39540	100%	1
Park at Riverside	146	Bond/ LIHTC	3665 Sykes Park Dr	Jackson	MS	39212	80%	2
Park at Shiloh	176	LIHTC	2911 Shiloh Rd	Tyler	TX	75703	95%	1
Park at Sycamore	216	LIHTC	3801 Sycamore School Rd	Fort Worth	TX	76133	97%	2
Park on Bandera	237	Conventional	2011 Bandera Rd	San Antonio	TX	78228	85%	4
Parker	202	Conventional	6600 Fairdale Dr	San Antonio	TX	78218	81%	1
Parkview Terrace	100	LIHTC	211 W Audry Street	Pharr	TX	78577	99%	NB
Pearl at Midtown (fka Gatewood Senior)	208	Conventional	6036 Ridgecrest	Dallas	TX	75231	87%	NB
Pheasant Ridge	216	LIHTC	3500 70th	Moline	IL	61265	80%	3
Place at Commerce (Center Park)	184	Conventional	3144 East Commerce St	San Antonio	TX	78220	90%	2
Pointe (fka Woodlake)	96	Conventional	1901 Rodd Field Road	Corpus Christi	TX	78412	70%	NB
Posada de los Palmas	192	Conventional	3775 Boca Chica Blvd	Brownsville	TX	78521	92%	NB
Ranch at Cibolo Creek	116	Conventional	1681 River Road	Boerne	TX	78006	98%	NB
Ranch at Midland	148	Conventional	4315 Neely Ave	Midland	TX	79707	75%	NB
Riverchase Park	216	LIHTC	11111 Highland Avenue	Gulfport	MS	39503	97%	1
Rolling Meadows	100	Conventional	3518 Wakefield Circle	Arlington	TX	76015	83%	NB
Salado Crossing	164	Conventional	13230 Blanco Rd	SanAntonio	TX	78216	98%	NB
Santa Lucia at Bentsten Lake	168	Conventional	801 S Taylor	Mission	TX	78572	20%	NB
Sawgrass	204	LIHTC	4545 Engram Drive	Gulfport	MS	39501	94%	1
Secluded Oaks	23	Conventional	8642 Fredricksburg Rd.	San Antonio	TX	78240	80%	2

EXCELLENCE IN PROPERTY MANAGEMENT

UNITED APARTMENT GROUP

PORTFOLIO LISTING

Property Name	Units	Property Type / Program	Property Address	City	State	Zip		Years Managed
		LIHTC / Project Based Section8 /						
Sevilla	80	202 / PAC	600 N Airport Dr	Weslaco	TX	78596	94 00%	3
Shadowood Park	112	LIHTC	2600 Old Army Road	Laurel	MS	39440	100 00%	1
Sheffield	132	LIHTC	635 Carroll Avenue	Bay St Louis	MS	39520	100 00%	1
Shire	56	Conventional	3601 Shire Blvd	Richardson	TX	75082	30 00%	NB
Southpark Ranch	192	LIHTC	9401 S First	Austin	TX	78748	99 00%	5
Spanish Keys	154	Conventional	1150 Babcock Rd	San Antonio	TX	78201	90 00%	NB
Spice Creek	192	Conventional	8802 Cinnamon Creek Drive	San Antonio	TX	78240	88 00%	1
Sterling	180	Conventional	4848 South Alameda Street	Corpus Christi	TX	78412	70 00%	1
Sun Valley Apartments	120	Conventional	1617 Cimmarron Street	Portland	TX	78374	97 00%	NB
Sunset Terrace	100	Conventional	800 E Egly Ave	Pharr	TX	78577	99 00%	NB
Terra Alta	36	Conventional	411 Everest Ave	San Antonio	TX	78209	86 00%	1
Timber Creek I	100	LIHTC	6452 Allegheny Drive	Biloxi	MS	39532	100 00%	1
Timber Creek II	100	LIHTC	6271 Pocono Way	Biloxi	MS	39532	100 00%	1
Timberledge	160	Conventional	5455 Timber Creek Place Drive	Houston	TX	77084	90 00%	NB
Tower South (fka Town Plaza)	64	Conventional	1700 Mayfair Drive	Beeville	TX	78102	75 00%	NB
Uptown Crossing	88	Conventional	909 Reinli	Austin	TX	78751	29 60%	NB
Valley View	128	LIHTC	1401 W Anaya Road	Pharr	TX	78577	100 00%	2
Valley View - DFW	149	Conventional	6037 Westridge Lane	Fort Worth	TX	76116	79 90%	NB
Vantage at Alamo Ranch	288	Conventional	6831 Alamo Ranch Parkway	San Antonio	TX	78253	NC	NB
Vantage at Georgetown	288	Conventional	208 FM 1460	Georgetown	TX	78626	100 00%	NB
Vantage at Harlingen	288	Conventional	902 Palm Court Dr	Harlingen	TX	78577	36 00%	NB
Vantage at Judson	288	Conventional	5126 North Loop 1604 East	San Antonio	TX	78247	92 00%	1
Vantage at Shavano	288	Conventional	17203 Northwest Military Dr	San Antonio	TX	78257	80 00%	1
Villa Del Sol	294	Conventional	1711 Rutland Dr	Austin	TX	78758	90 00%	1
Villa Madrid/Cumberland/Westchester	60	Conventional	800 Gentleman Rd	San Antonio	TX	78201	89 00%	2
Villas de Estancia (fka Terra Bella)	206	Conventional	2877 W Walnut Hill Lane	Irving	TX	75038	86 00%	NB
Villas de la Cascada	120	Conventional	7750 & 7770 Pipers Lane	San Antonio	TX	78250	92 00%	NB
Villas de la Colonia (fka Metrocrest)	143	Conventional	1515 Metrocrest	Carrolton	TX	75006	85 00%	NB
Villas de Palmas (fka Gessner Estates)	659	Conventional	8701 Town Park Drive	Houston	TX	77036	96 00%	1
Villas de Sendero	209	Bond	8841 Timber Path	San Antonio	TX	78250	91 00%	NB
Villas de Serenada (fka Lodge at Main)	208	Conventional	301 Fair Oaks Blvd	Euless	TX	76039	84 60%	NB
Villas de Zocalo 1 (fka Clusters Apartments)	206	Conventional	3130 Webb Chapel Rd	Dallas	TX	75220	88 00%	NB
Villas de Zocalo 2 (fka Clubview Gardens)	192	Conventional	3333 Chapel Extension	Dallas	TX	75220	92 00%	NB
Villas de Zocalo 3 (Northwest Crossing)	224	Conventional	9680 Timberline Drive	Dallas	TX	75220	93 00%	NB
Waters (fka Bluff Manor)	89	Conventional	2630 Waldron Road	Corpus Christi	TX	78418	75 00%	NB
Willow Park	88	LIHTC	1408 West Willow Street	Lafayette	LA	70506	100 00%	1
WillowPark II	88	LIHTC	1408 West Willow Street	Lafayette	LA	70506	98 00%	1
Vida (fka Woodmark)	160	Conventional	1735 Rutland Dr	Austin	TX	78758	95 00%	1
Villa Bordeaux	30	Conventional	170 De Chantle Rd	San Antonio	TX	78201	91 20%	NB
Whitewood Oaks	130	Conventional	200 Whitewood Drive	San Antonio	TX	78242	89	NB
	Total 24,343							

Live United, Work United

UNITED APARTMENT GROUP

REPOSITIONED ASSETS PORTFOLIO

Property Name	Units	Property Type / Program	Date of Acquisition	Beginning Occupancy	Current Occupancy	Beginning Income	Current Income	Beginning NOI	Current NOI	NOI% Gain
Ashton Park	148	LIHTC / Home / Market	7/1/2011	79%	98%	$62,533.00	$90,025.00	$5,183.51	$51,363.28	891%
Cielo Vista	378	Bond 80% of AMI / Affordable	11/1/2006	84%	95%	$145,920.00	$202,721.00	$80,278.00	$110,553.00	38%
Hutchins Palms	45	Conventional	6/1/2010	69%	98%	$18,913.00	$27,127.00	$1,529.00	$13,979.00	814%
Nob Hill	368	LIHTC	2/1/2010	77%	89%	$189,258.00	$195,929.00	$72,174.00	$111,560.00	55%
Oaks of Redland	276	Bond 80% of AMI / Affordable	2/1/2008	77%	90%	$175,413.00	$278,221.00	$95,705.00	$159,202.00	66%
Park at Cliff Creek	280	Conventional	4/1/2010	74%	93%	$133,799.00	$152,138.00	$39,491.00	$59,790.00	51%
Perrin Square	236	Conventional	9/29/2010	84%	89%	$119,874.68	$146,388.00	$51,270.52	$83,050.00	62%
Rayo Del Sol	399	Bond 80% of AMI / Affordable	12/18/2009	82%	83%	$185,773.00	$210,713.00	$45,139.00	$99,852.00	121%
Sun Gate Villas	66	Conventional	10/1/2010	73%	92%	$20,793.29	$31,537.67	$1,051.49	$9,978.22	849%
Waterford	133	Bond 80% of AMI / Affordable	10/1/2010	84%	96%	$69,668.00	$81,144.00	$29,011.00	$49,650.00	71%
Gulf Coast Portfolio (20	2,736	Bond 80% of AMI / Affordable	1/1/2013	91%	95%	$1,517,970.00	$7,021,119.00	$691,778.00	$1,069,778.00	55%
Avistar Portfolio (6)	1,194	Bond 80% of AMI / Affordable	10/1/2010	91%	93%	$453,993.00	$859,395.00	$293,741.00	$467,371.00	59%
Place at Commerce	184	Conventional	10/4/2011	45%	90%	$32,978.00	$116,412.00	-$38,889.00	$40,350.00	204%
Enclave	384	Conventional	8/10/2012	98%	95%	$241,826.00	$281,909.00	$136,611.00	$158,060.00	16%
Villas de Palmas	659	Conventional	12/9/2013	86%	94%	$376,085.00	$414,775.00	$182,148.00	$216,433.00	19%
Country Oaks	144	Conventional	10/10/2009	61%	94%	$48,584.00	$89,031.00	$9,548.00	$38,366.00	302%

TRANSITION PLANS

United Apartment Group and its management team have extensive knowledge and experience transitioning new assets. Through this experience we have developed an effective transition model that has been simplified into the Property Transition Checklist. The checklist allows our takeover teams to navigate the first few weeks of transition, which are crucial to the continued success of the asset.

The following exhibit is the proposed Property Transition Checklist. The checklist is broken down into chronological order whereby each section has its own target completion date.

Each asset will be assigned a team consisting of 3-4 team members; this includes both front and back of the house staff. It is also important to note, that each team will navigate a separate checklist. This will ensure that all items have been completed, despite some intentional overlap.

STAFFING AND BUSINESS SYSTEMS

United Apartment Group delivers an unparalleled degree of service to its clients at a every level to include our experienced and cultivated staff, a variety of training programs created to enhance the knowledge of our employees, an impactful and cultivating evaluation program, a structured set of company operating policies and personnel procedures, and integral financial reporting package, an excellent real time accounting and cost management software and our detailed Resident Selection Plans formatted to suit all aspects of our diverse portfolio.

The United Apartment Group family is comprised of some of the best Property Management Professionals in the industry. United Apartment Group strives to better educate its employees in property management as well in self-improvement.

ACCREDITATIONS

25% OF THOSE CURRENTLY EMPLOYED BY United Apartment Group hold designations pertinent to the multi-family property management industry which include:

CPM - Certified Apartment Portfolio Specialist
COS - Certified Occupancy Specialist
CPM – Certified Property Manager

LONGEVITY

United Apartment Group currently employs 568 people of which 23% have been with the company for 7 years or more and 39% have been with the company for more than 3 years.

TOOLS FOR ACHIEVING ULTIMATE PERFORMANCE MEASUREMENT STANDARDS

United Apartment Group has a strong philosophy that teaches the importance of a strict adherence to the budget by using inventive ideas and tools to not only achieve but exceed income goals and expectations.

By using flexible renewal and lease expiration programs, encouraging creative and persistent strategies to collect the seemingly uncollectable from both current & former residents, using tools that encourage consistent review and planning for what's to come, enhancing the overall productivity of each community through peer and leadership evaluation processes and rewarding teams through an income based bonus program.

IN-HOUSE COLLECTION PROGRAM

Bed debt owed from previous residents is followed up on by utilizing our in-house collection program. On site staff must work the SASE collection program for at least thirty days to try to collect the bad debt in-house. If on-site staff is unsuccessful with their in-house collection efforts then the previous resident must be turned over to the third party collection agency. On-site staff must follow up with the third party collection agency to determine the status of the previous residents account.

RENEWAL & LEASE EXPIRATION MANAGEMENT

Lease renewal rates ad programs are to be set on a monthly basis in conjunction with the Regional Manager and are to be kept in the Renewal Binder. A lease renewal schedule must be submitted to the Regional Manager thirty (30) days prior to renewal letters being sent to residents.

- The Lease Expiration report should be monitored weekly to determine the status of expirations.
- The renewal program must be completed on a continuous basis to ensure that month to month leases do not exceed the allowable 5%
- When a unit status goes month to month it is the responsibility of the community manager to meet with the resident to discuss renewal options and encourage the resident to sign a new lease agreement.
- Renewals should be entered into the management software as they occur to ensure accuracy of the lease expiration report.

APPROVED PRICING STRUCTURE

The Approved Pricing Structure (APS) is a report that documents and organizes current market rents per unit type, current effective rents per unit type, current concessions and how they affect the rent over a twelve month period, availability and total exposure per unit type, current required deposits and rates associated with each amenity that the community has to offer. By breaking down the possible revenue potential and consistently reviewing the exposure per unit type, team members are able to manage rate changes and trending occupancy with more confidence.

- The Approved Pricing Structure is to be reviewed daily and updated any time there is a change within any of the above stated categories.

RM QUARTERLY COMMUNITY SCORECARDS

Each quarter, the Regional Managers complete a Community Scorecard for each community in their portfolio. The Quarterly Community Scorecard was designed to assist the Regional Managers with inspecting the procedures that each community has in place, insuring that required policies and maintenance of the community are performed according to expectations.

- All aspects of the Community's operations are inspected to include leasing procedures, overall exterior and curb appeal, maintenance, administration and accounting procedures and property liability standards.

ONSITE AND REGIONAL MANAGER QUARTERLY BONUS PROGRAM

United Apartment Group provides a revenue driven bonus program that benefits not only our employees but the client as well. How effective and creative our team members are in increasing income is key to "superior performance" and the viability and profitability of our communities. One of the key components of our duties as a management team is to increase income above and beyond the needs of the community. The benchmark for performance is budgeted income. As actual income is increased above budgeted quarterly income goals, the management team will gain a larger percentage of the potential bonus pool.

- The Onsite Quarterly Bonus Program is shared by the Community Manager and Assistant Community Manager on a 70% - 30% split, respectively. Bonus potential is based on unit count, each unit will equate to $8 dollars in potential quarterly earnings.
- An additional incentive is offered to the Regional Manager that has the largest percentage increase over the entire portfolio over the course of the year.

PREVENTATIVE MAINTENANCE PROGRAM

United Apartment Group knows that preventative maintenance is the catalyst which ensures sustained marketability and profitability for the owner. Therefore, the role of maintenance personnel and their conscientious following of preventative maintenance guidelines are critical elements in the success of the property.

- United Apartment Group Preventative Maintenance Program offers our maintenance team members with a clear road map to follow in their efforts to ensure the safety of the residents and fellow team members of the community. The program leads out maintenance team members through detailed checklists that cover community liability issues such as proper drainage, signage, structural soundness, lighting and much more. The checklists were designed with items to be inspected and or repaired every two weeks, monthly, semi-annually and annually.

TRAINING PROGRAMS

NEW HIRE DEVELOPMENT - United Apartment Group provides New Hire Orientation and Development through a mentoring program that was created in 2007. The purpose of this program is to ensure that all newly hired employees have an opportunity to work one-on-one with an experienced United Apartment Group employee for the purpose of learning our sales and marketing techniques, our policies and procedures, our reporting expectations and guidelines, the basics of our property management software and support systems available.

ONLINE FIELD TRAINING - United Apartment Group employees are required to follow an annual schedule of online training courses through Grace Hill Essential Multifamily Education. These courses range from 1-3 hours per month, per on-site employee and focus on core competencies such as leasing, customer service, operations, marketing and leadership.

MAINTENANCE TRAINING – The Regional Maintenance Coordinator is responsible for facilitating quarterly maintenance training meetings / site inspections, providing monthly safety meeting material, providing education and information on capital improvement projects, conducting maintenance employee evaluations, monitoring the Preventive Maintenance Program and providing preparation training and material for REAC, TDHCA, city inspections, etc.

TUITION REIMBURSEMENT - Further development is strongly encouraged by United Apartment Group. Employees are eligible for tuition reimbursement after six (6) months of employment for courses related to improving job performance in their current and future positions. Reimbursement is offered for degree, certification and individual classes.

EVALUATION SYSYTEMS – In an effort to continue to broaden our scope and understanding as well as improve on all levels of operation, United Apartment Group uses an evaluation system that demands full participation from every level. Through Monthly Community Scorecards (completed by RPMs) and Biannual Employee Evaluations, United Apartment Group creates an effective platform for ongoing employee development and training.

MANAGER IN TRAINING PROGRAM (MIT) – United Apartment Group has designed an MIT program that focuses on immersing an individual, with little to no experience in the multi-family property management industry and trains them in all aspects. Over a period of approximately 90 days, this blended learning program introduces and familiarizes an individual with all areas related to the property management position. It's proven that this combined material and support produces fully trained individuals prepared to tackle the great responsibility of successfully managing an asset.

PROPERTY MANAGEMENT SOFTWARE

Onesite is a completely integrated property management system that gives us centralized control over an unlimited number of rental properties to include our conventional, affordable, tax credit, student housing, senior living and value add communities.

LEASING & RENTS

Onesite Leasing & Rents enables our property managers to monitor, and enforce practices and policies at all levels. The entire process is automated for our management teams from leasing and renting apartments to electronic guest cards and final move-out statements.

Pricing and concessions can be managed centrally with the system. At the same time, it simplifies the leasing, resident management and rent management processes and automates tasks to free up site personal to do what they do best; lease apartments and provide the high standard of customer service to prospects and residents that United Apartment Group commands.

ONESITE LEASING & RENTS AFFORDABLE

Onesite Leasing & Rents Tax Credits automates compliance monitoring and reporting for our tax credit properties. It is fully integrated with Onesite Leasing & Rents, allowing our market and tax credit properties to perform daily and monthly processing while keeping them in compliance. Also, Onesite Leasing & Rents Tax Credits offers fully integrated accounts receivable functionality and reporting.

ONESITE FACILITIES

Onesite Facilities automates maintenance processes and assist our property management teams to establish maintenance standards, measure technician performance, receive service request online, manage assets and automate the make-ready and preventative maintenance process.

With Onesite Facilities our property managers have the information they need to monitor maintenance costs and then act to lower costs and improve efficiency. The system can be used for reporting service issues, documenting the tasks performed and keeping track of the parts used.

ONESITE ACCOUNTING

Onesite Accounting gives us flexibility and control we need to run our business effectively. The web-based accounting software makes it easy to manage our important financial responsibilities. The easy to use, customizable reports capability allows us to design business and financial reports based on our requirements.

Dashboards provide a centralized snapshot of the critical key metrics regarding our business. And because dashboards can be customized by role, our users get real-time access to data when they want it and how they want it.

Centralized processing and drill down capabilities simplify accounting processes throughout our organization from the property level to the regional offices to the corporate office. Not only do we save time on the front end, but Onsesite Accounting makes it quick and easy to extract data into other formats.
Onesite Accounting's built in controls mean greater peace of mind for owners. The software is designed to maintain the integrity of the financials down to the property level, so it's virtually impossible to have out of balance books.

CENTRAL REPORTING

Central Reporting "talks" to every component of the Onesite system and produces a virtually unlimited variety of standard and custom reports, from the portfolio level to individual units.

With Central Reporting, we have immediate access to highly relevant information about our properties and markets whenever we want it and in whatever format we desire. Central Reporting mines our data for us, showing us information instantly and making it easy for us to slice and dice the way we want. Its extraordinary reporting capabilities will enable us to uncover inconsistencies in performance, making it the cornerstone of our asset and portfolio analysis and reporting.

ONESITE PURCHASING

Control of property expenses is a critical responsibility to our success in property management. Most property managers are expected to manage the property expenses to budget and submit invoices to a centralized company office for prompt and accurate payment processing. In an effort to keep better controls on spend and invoice processing United Apartment Group has made the move toward a Centralized Spend Management System that combines the order, approval and invoicing processes. We take advantage of purchase consolidation and product standardization while reducing the invoice cycle time and increasing efficiency in invoice handling and payment processing

Onesite Purchasing is an easy-to-use on-demand system designed specifically to meet the purchasing needs of family properties.

It makes it easy for our property staff to manage invoices and spending approvals and it integrates with Onseite Accounting and other accounting systems for a seamless process.

Appendix K

ATTACHMENT 6b

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

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

☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

☒ Provide communications plan

☒ Provide documentation showing the content of the notice, and proof of delivery

☒ Provide signed copy of this checklist.

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

Signed	Franco J. Mola	10/09/2015
	printed name	date

Coastal Rim Properties, inc.

Community Engagement Plan

Coastal Rim Properties, Inc. ("CRP") has communicated by mail with all the neighbors within a 500' radius that it is proposing to acquire the property at 2501 West Braker Lane in order to construct 423 units of multi-family rental and/or condo housing, subject to obtaining financing for the development. The North Burnet Gateway Neighborhood Association was carbon copied. The communication that was sent provided a contact person's name, address, and e-mail address. CRP offered to create an interest list to provide project updates to interested parties. CRP also offered to present the project concept at a regularly scheduled meeting of the North Burnet Gateway Neighborhood Association. The purpose of the meeting is to discuss the project with the public, receive input and suggestions, and answer questions. CRP will notify the interest list of any significant changes to the proposed development.

Coastal Rim Properties, Inc.
770 Kapiolani Blvd., #200, Honolulu, HI 96813 | (808) 744-8072
16601 Gothard Street, Suite F, Huntington Beach, CA 92647 | (714) 843-5769
Web: www.coastalrim.com | Fax (714) 843-5724

Property ID	Property Address	Owner	Owner Address	Letter Required?
256592	10605 DELTA DR TX 78758	ELLIOTT REAL ESTATE LP	PO BOX 630610 NACOGDOCHES , TX 75963-0610	Yes
256603	2310 DONLEY DR TX 78758	JAMMER L L C	6626 SILVERMINE DR STE 500 AUSTIN , TX 78736-1785	Yes
258256	DELTA DR TX 78758	GOMES FRANCISCO	PO BOX 7186 AUSTIN, TX 78713	Yes
258258	2340 E BRAKER LN TX 78753	G&I VII BEATRICE LP	201 CALIFORNIA ST #470 SAN FRANCISCO, CA 94111	Yes
258270	2320 DONLEY DR TX 78758	EKB2320 LP	1000 N WESTON LN AUSTIN , TX 78733-3444	Yes
374448	TX	CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY	2910 E 5TH ST AUSTIN , TX 78702-4817	No
547839	10414 MC KALLA PL TX 78758	CITY OF AUSTIN	PO BOX 1088 AUSTIN , TX 78767-1088	No
547948	2412 W BRAKER LN TX	BRAKER AT BURNET IMPROVEMENT ASSOCIATION	AUSTACO LTD 2420 W BRAKER LN AUSTIN , TX 78758	Yes
547949	2420 W BRAKER LN TX 78758	MOSING JEFF VENTURES LLC	2420 W BRAKER LN AUSTIN , TX 78758-4546	Yes
547950	2500 W BRAKER LN TX	ROUSE FAMILY TRUST THE	122 RAINBOW DR # 2298 LIVINGSTON , TX 77399-1022	Yes
547951	2506 W BRAKER LN TX 78758	BOSCH WASH INC	9500 ROLLING OAKS TRL AUSTIN , TX 78750-3860	Yes
547952	2512 W BRAKER LN AUSTIN, TX 78758	2512 BRAKER LLC	Attn: HEATHER MERSCHES 10 TASHUA PKWY TRUMBULL, CT 06611	Yes
547953	2600 W BRAKER LN T	AUSTACO II REAL ESTATE PARTNERS LTD	BLDG 2 500 N CAPITAL OF TEXAS HWY AUSTIN , TX 78746-3302	Yes
547954	2608 W BRAKER LN TX 78758	MCDONALDS CORPORATION	PO BOX 182571 COLUMBUS , OH 43218-2571	Yes
547957	2545 BROCKTON DR TX 78758	BROCKTON & MCFARLAND HOLDINGS LLC	2545 BROCKTON DR, STE 100 AUSTIN, TX 78758	Yes
547958	2535 BROCKTON DR TX 78758	G&I VII BROCKTON LP	220 E 42ND ST 27TH FLR NEW YORK, NY 10017	Yes
547962	10615 BURNET RD TX 78758	SKYL LP	KERRY YOM 6808 N LAMAR BLVD STE A-100 AUSTIN , TX 78752-3506	Yes
547963	BURNET RD TX	CITY OF AUSTIN	PO BOX 1088 AUSTIN , TX 78767-1088	No
547964	2623 W BRAKER LN TX 78758	HALLE PROPERTIES L L C	DEPT 1100-TXA06 20225 N SCOTTSDALE RD SCOTTSDALE , AZ 85255-6456	Yes
547965	2607 W BRAKER LN TX 78758	BSTX 2607 W BRAKER LANE LLC	ATTN KEITH GEE 1380 LEAD HILL BLVD STE 200 ROSEVILLE, CA 95661	Yes
547966	2601 W BRAKER LN TX 78758	TRUESTATES LLC	969 SHADDOCK PARK LN ALLEN, TX 75013	Yes
547968	2411 W BRAKER LN TX 78758	BRIGHT HORIZONS CHILDRENS CENTERS LLC	200 TALCOTT AVE WATERTOWN , MA 02472-5705	Yes

Coastal Rim Properties, inc.

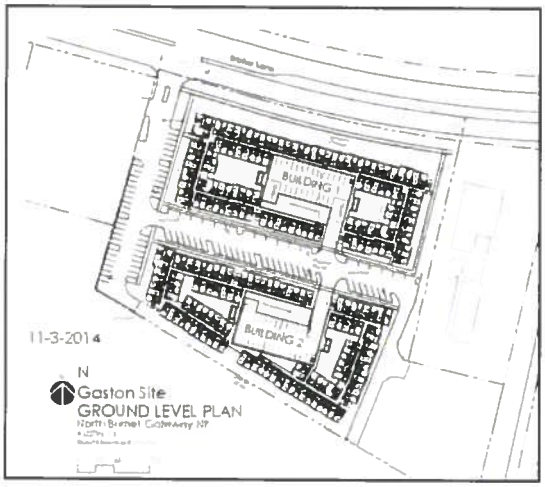
Date

Addressee

Re: Proposed Development at 2501 West Braker Lane

Greetings. Please be advised that Coastal Rim Properties, Inc. ("CRP") is planning the new construction of a residential development at 2501 West Braker Lane in the City of Austin. You are in receipt of this notification because you are listed as the contact for a property owner within 500 feet. The North Burnet Gateway Neighborhood Association is also a recipient of this notification. CRP feels that community input is an important factor in successfully planning and developing real estate and welcomes input from neighbors and the NBG Neighborhood Association.

The total site at 2501 West Braker Lane is 6.14 acres, to be developed in two phases. Approximately half of the site will be used for Phase 1, and half will be used for Phase 2. The site location and the site plan for the development are shown below.



Phase 1 will contain 219 units and Phase 2 will contain 204 units. Phase 1 is planned to be income-restricted, affordable, rental housing. Phase 2 may or may not include income-restricted housing and may be apartments or condos. The following is our tentative schedule.

Site Plan Approval	October 2015
Apply for Building Permits	August 2016
Receive Building Permits/Start Construction of Phase 1	November 2016
End Construction of Phase 1	March 2018
Complete Lease-Up of Phase 1	September 2018

If you would like to be added to our interest list and receive updates on the development, please contact the Project Manager by mail or email:

Coastal Rim Properties, Inc.
770 Kapiolani Blvd., #200, Honolulu, HI 96813 | (808) 744-8072
16601 Gothard Street, Suite F, Huntington Beach, CA 92647 | (714) 843-5769
Web: www.coastalrim.com | Fax (714) 843-5724

Coastal Rim Properties, inc.

Zen Sawyer Consulting LLC
Attn: Zen Sawyer
8 Grove Street
Mill Valley, California 94941
zdsawyer@gmail.com

We would also welcome the opportunity to present the project concept and receive input from stakeholders at a NBG Neighborhood Association meeting. Should such a meeting be scheduled, notification will be sent to the interest list.

We look forward to adding high quality housing to the neighborhood. Thank you for your time.

Sincerely,

Franco Mola
President

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

NACOGDOCHES TX 75963

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Elliott Real Estate LP

Street and Apt. No., or PO Box No.
PO Box 630610

City, State, ZIP+4®
Nacogdoches, TX 75963-0610

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9830 2606

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

SAN FRANCISCO CA 94111

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$0.49

Total Postage and Fees
$

Sent To
G+I VII Beatrice LP

Street and Apt. No., or PO Box No.
201 California St. #470

City, State, ZIP+4®
San Francisco, CA 94111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9830 2637

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

AUSTIN TX 78736

Certified Mail Fee
$3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$0.49

Total Postage and Fees
$

Sent To
Jammee LLC

Street and Apt. No., or PO Box No.
6626 Silvermine DR Ste 500

City, State, ZIP+4®
Austin, TX 78736-1785

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9830 2613

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

AUSTIN TX 78733

Certified Mail Fee
$3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$0.49

Total Postage and Fees
$

Sent To
EKB 2320 LP

Street and Apt. No., or PO Box No.
1000 Weston Lane

City, State, ZIP+4®
Austin, TX 78733-3444

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9830 2644

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

AUSTIN TX 78713

Certified Mail Fee
$

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

Sent To
Gomes Francisco

Street and Apt. No., or PO Box No.
PO Box 7186

City, State, ZIP+4®
Austin, TX 78713

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0001 9830 2620

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

AUSTIN TX 78758

Certified Mail Fee
$3.45

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $
- Adult Signature Restricted Delivery $

Postage
$

Total Postage and Fees
$

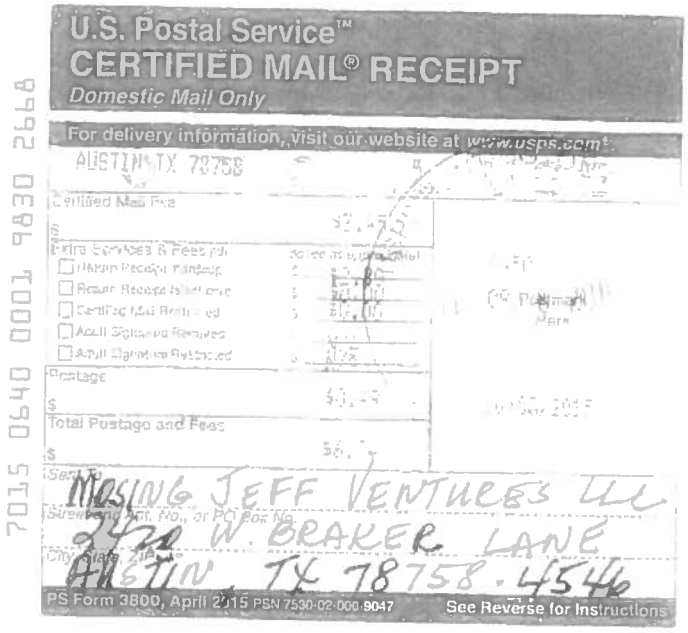
Sent To
Braker at Burnet Improv. Assoc

Street and Apt. No., or PO Box No.
2420 W. Braker Lane

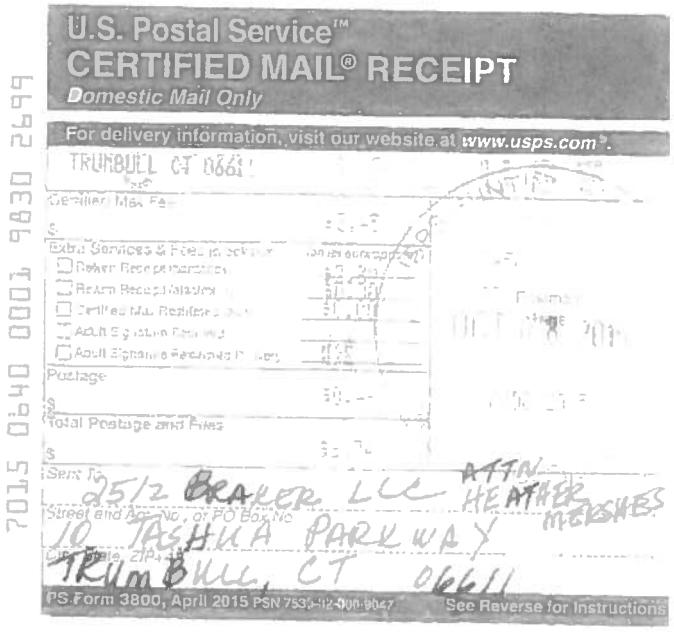
City, State, ZIP+4®
Austin, TX 78758

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

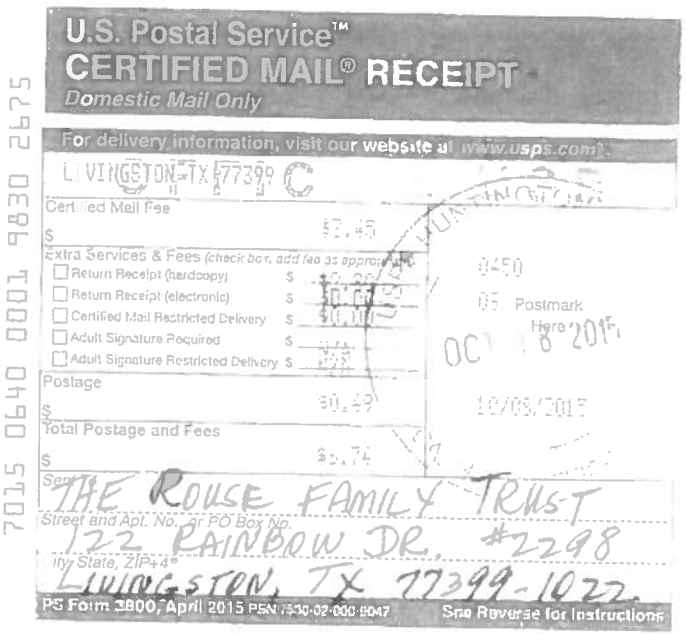
7015 0640 0001 9830 2651



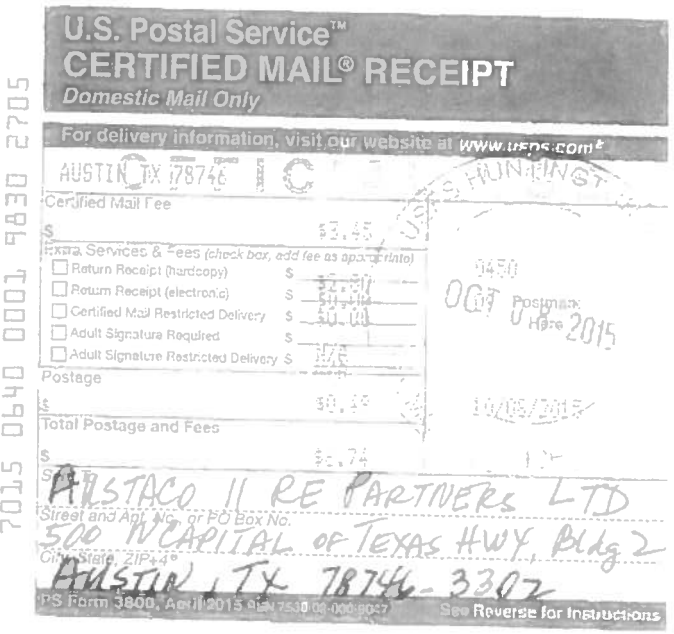
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX 78758
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.49
Total Postage and Fees
$6.74
Postmark Here
OCT 08 2015
Sent To
MOSING JEFF VENTURES LLC
Street and Apt. No., or PO Box No.
2420 W. BRAKER LANE
City, State, ZIP+4®
AUSTIN, TX 78758-4546
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2668



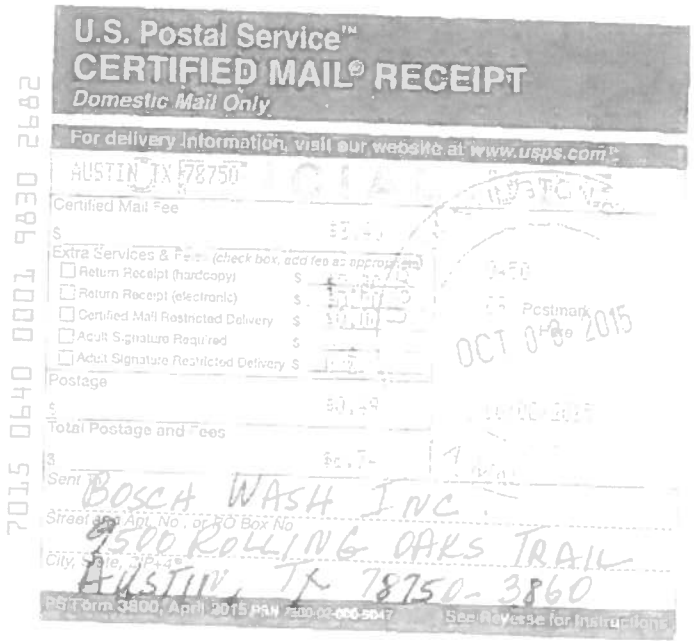
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
TRUMBULL CT 06611
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.49
Total Postage and Fees
$6.74
Postmark Here
OCT 08 2015
Sent To
2512 BRAKER LLC ATTN: HEATHER MEISHES
Street and Apt. No., or PO Box No.
10 TASHUA PARKWAY
City, State, ZIP+4®
TRUMBULL, CT 06611
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2699



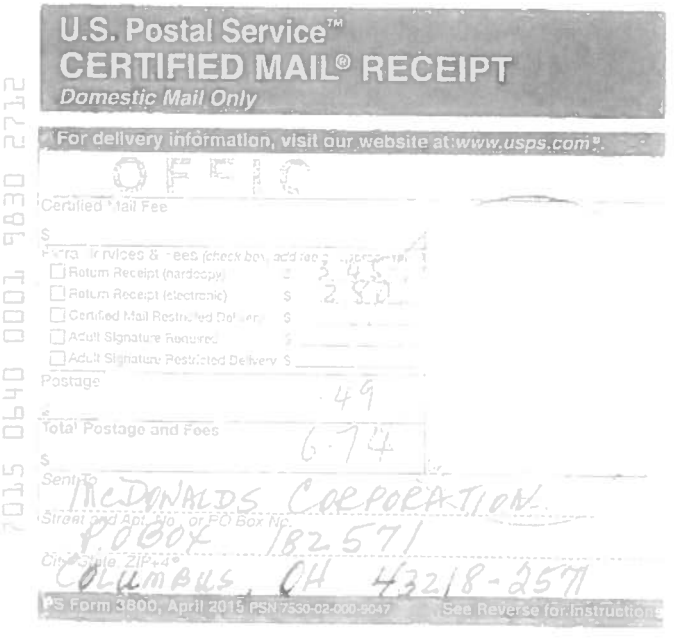
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
LIVINGSTON TX 77399
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.49
Total Postage and Fees
$6.74
Postmark Here
OCT 08 2015
Sent To
THE ROUSE FAMILY TRUST
Street and Apt. No., or PO Box No.
122 RAINBOW DR. #2298
City, State, ZIP+4®
LIVINGSTON, TX 77399-1022
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2675



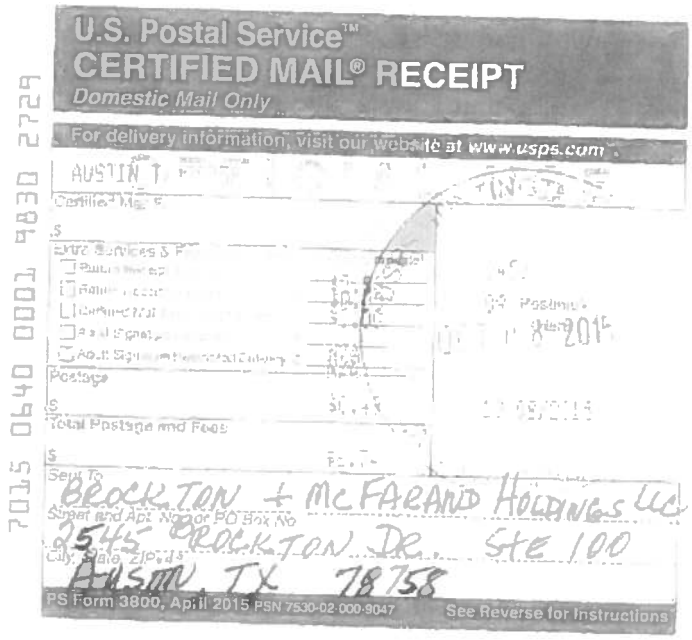
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX 78746
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.49
Total Postage and Fees
$6.74
Postmark Here
OCT 08 2015
Sent To
ALSTACO II RE PARTNERS LTD
Street and Apt. No., or PO Box No.
500 N CAPITAL OF TEXAS HWY, Bldg 2
City, State, ZIP+4®
AUSTIN, TX 78746-3302
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2705



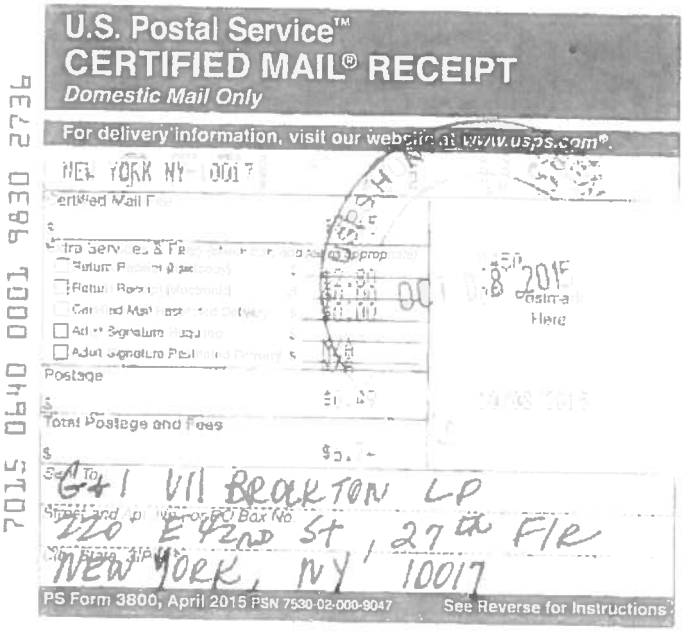
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX 78750
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
$0.49
Total Postage and Fees
$6.74
Postmark Here
OCT 08 2015
Sent To
BOSCH WASH INC.
Street and Apt. No., or PO Box No.
9500 ROLLING OAKS TRAIL
City, State, ZIP+4®
AUSTIN, TX 78750-3860
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2682



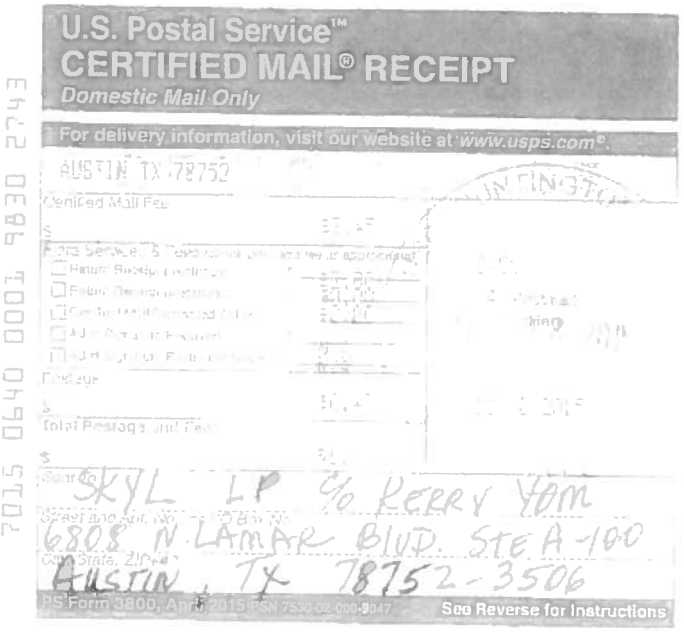
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
OFFICIAL USE
Certified Mail Fee
$3.45
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy) $
Return Receipt (electronic) $ 2.80
Certified Mail Restricted Delivery $
Adult Signature Required $
Adult Signature Restricted Delivery $
Postage
.49
Total Postage and Fees
6.74
Postmark Here
Sent To
MCDONALDS CORPORATION
Street and Apt. No., or PO Box No.
PO BOX 182571
City, State, ZIP+4®
COLUMBUS, OH 43218-2571
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2712

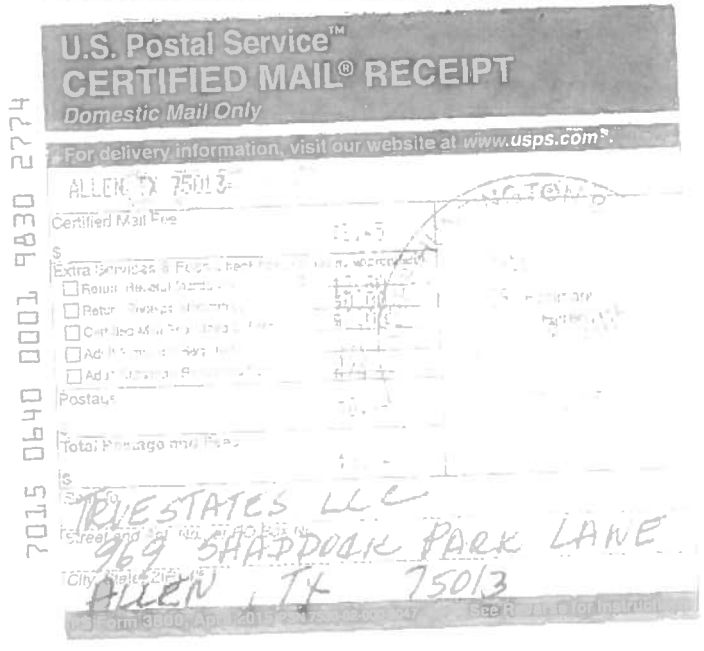

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
BROCKTON + McFARAND HOLDINGS LLC
Street and Apt. No., or PO Box No.
2545 BROCKTON DR. STE 100
City, State, ZIP+4®
AUSTIN, TX 78758
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2729

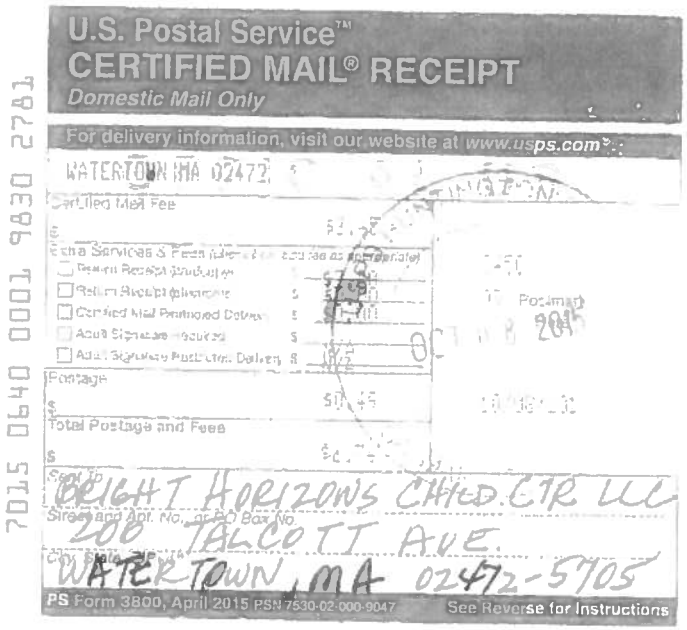
U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
SCOTTSDALE AZ 85255
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
DEPT 1100-TXA06
HALLE PROPERTIES, LLC
Street and Apt. No., or PO Box No.
20225 N. SCOTTSDALE RD
City, State, ZIP+4®
SCOTTSDALE, AZ 85255-6456
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2750

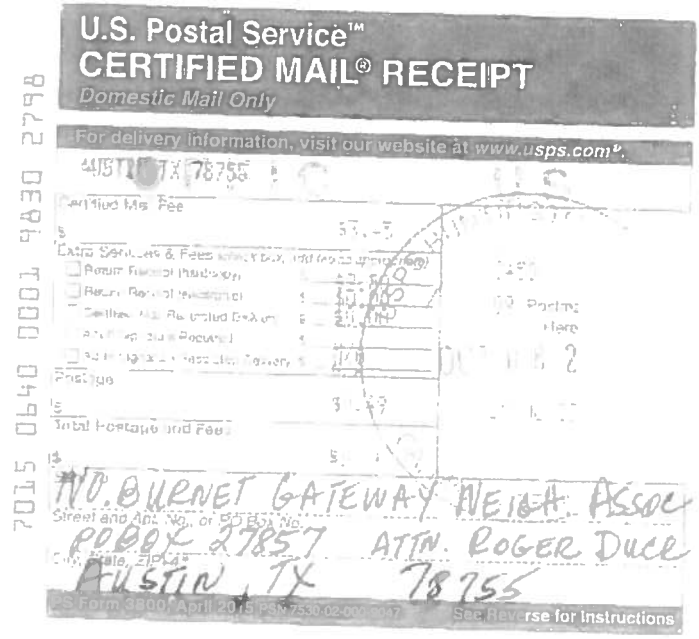

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
NEW YORK NY 10017
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
G+I VII BROADTON LP
Street and Apt. No., or PO Box No.
220 E 42nd St, 27th Flr
City, State, ZIP+4®
NEW YORK, NY 10017
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2736

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
ROSEVILLE CA 95661
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
ATTN: KEITH GEE
BSTX 2607 W BRAKER LANE LLC
Street and Apt. No., or PO Box No.
1380 LEAD HILL BLVD, STE 200
City, State, ZIP+4®
ROSEVILLE, CA 95661
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2767


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX 78752
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
SKYL LP C/O KERRY YOM
Street and Apt. No., or PO Box No.
6808 N LAMAR BLVD. STE A-100
City, State, ZIP+4®
AUSTIN, TX 78752-3506
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2743


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
ALLEN TX 75013
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fees
Sent To
TRUESTATES LLC
Street and Apt. No., or PO Box No.
969 SHADDOCK PARK LANE
City, State, ZIP+4®
ALLEN, TX 75013
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions
7015 0640 0001 9830 2774


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
WATERTOWN MA 02472
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Return Receipt (hardcopy)
Return Receipt (electronic)
Certified Mail Restricted Delivery
Adult Signature Required
Adult Signature Restricted Delivery
Postage
Total Postage and Fee
Sent To
BRIGHT HORIZONS CHILD CTR LLC
Street and Apt. No., or PO Box No.
200 TALCOTT AVE.
City, State, ZIP+4®
WATERTOWN, MA 02472-5705
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2781


U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only
For delivery information, visit our website at www.usps.com®.
AUSTIN TX 78755
Certified Mail Fee
Extra Services & Fees (check box, add fee as appropriate)
Postage
Total Postage and Fees
Sent To
NO. BURNET GATEWAY NEIGH. ASSOC
Street and Apt. No., or PO Box No.
POBOX 27857 ATTN. ROGER DUCE
City, State, ZIP+4®
AUSTIN, TX 78755
PS Form 3800, April 2015 PSN 7530-02-000-9047
See Reverse for Instructions
7015 0640 0001 9830 2798