

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

2016 4% NON-COMPETITIVE LOW INCOME HOUSING TAX CREDITS

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

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

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

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

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

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

- 1) Name of the Proposed Development: Waters at Ft. Dessau
- 2) The address/location of the proposed development: approx. 1621 Fish Lane, Austin, TX 78754 (NEQ of Harrisglenn Drive and Fish Lane). See Exhibit 1.
- 3) City Council District Number: District 7 (Leslie Pool)
- 4) Census Tract Number: 48453001840
- 5) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement): New Construction
- 6) SMART Housing Certification letter: See Exhibit 2. PENDING.
- 7) A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access. See Exhibit 3.
Currently the closest CapMetro Transit Stop is at Tech Ridge and Parmer (1.05 miles away). Efforts will be made with CapMetro for service route extensions to Howard Lane/Dessau Area for their 2020 Plan.
Austin does have a Senior Transportation Program through the City of Austin Parks and Recreation Department, which, in lieu of public transportation, is a program which will be available to the residents. Regular routes are free, and Reserve-A-Ride are a nominal \$3.00 each way / \$6.00 round trip. (See attached).
Capital Metro also has Special Transit Services (STS). This is a shared-ride service operating in the same geographic areas as Capital Metro fixed route service. This service requires reservations and rides are point to point. There is also a Taxi Voucher Program for seniors and subsidizes taxi rides up to \$12.00 (6 miles) for a minimum of \$0.60.
Meals on Wheels, in addition to home-delivered meals, also offers transportation to medical appointments and grocery shopping for residents in Travis County. It is free but requires a 2 day advance notice.
A summary of these programs can be found at:
www.agingservicescouncil.org/documents/NewRideGuide.pdf
- 8) A corresponding map of transit stops showing the distance a resident would actually have to walk on a paved surface to get to the nearest transit stop. See Exhibit 3.
- 9) 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.
See Exhibits 4A and 4B. Floodplain maps for COA and FEMA.
- 10) Provide a table of proposed Sources and Uses for the project. It should contain all proposed funding sources, including the amount of tax credits to be requested from TDHCA and the amount of Private Activity Bonds to be issued and the Issuer name. See Exhibit 5.
- 11) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.) See Exhibit 6 (Rent Schedule).
- 12) Approximate Size of Units in square feet. See Exhibit 6.
- 13) Number and percentage of units by Median Family Income level. See Exhibit 6.
- 14) Estimated Rents by unit size/type. See Exhibit 6.
- 15) Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served. 5% of the total units will be set aside for Persons with Special Needs. This includes, but not necessarily limited to, households where one individual has alcohol and/or drug additions, Persons with Disabilities, Violence Against Women Act Protections, homeless, veterans, wounded warriors, and farmworkers.
- 16) Specify Resident Services, if any, intended to be provided to tenants. Resident Services may include, but not limited to: GED preparation classes; access to daily transportation (coordinate with city services or provided); ESL classes; quarterly financial planning courses; annual health fair; Notary Services; weekly exercise classes; arts, crafts, and other recreational activities (book clubs, chess clubs, card game clubs, scrapbooking clubs, etc.); organized transportation to

community/social events (shopping mall, theatre, bowling, tours, etc.); on-site social events (potluck dinners, movie nights, game nights, parties, etc.); external partnerships with service providers specific to elderly population.

- 17) Provide information about on-site amenities intended, if any (e.g. recreation facilities, computer lab, Wi-Fi). Please be as specific as possible. Amenities may include, but not limited to: BBQ grills and picnic areas; swimming pool; furnished fitness center; furnished and equipped business center with computers and printers; furnished community room; enclosed sun porch or community patio; senior activity room (arts and crafts, and/or game room); enclosed dog park.
- 18) Provide Developer's Experience and Development Background for past 10 years. Provide the names of Development Team Members expected to be involved in the proposed project (architect, general contractor, etc.) Please see attached Exhibit 07 for Developer Experience.

Development Team Members expected to be involved:

Architect: Erik Ulland [hatch + ulland owen architects] Austin, TX

Engineer: Steve Bertke [Gray Engineering] Austin, TX

General Contractor: TBD – will be bid out

Legal Counsel: Cynthia Bast [Locke Lord] Austin, TX

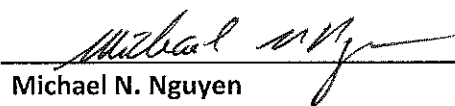
CHDO: Atlantic Housing Foundation Dallas, TX

Property Management: Atlantic Housing Foundation Dallas, TX

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

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

Authorized Representative


Michael N. Nguyen
President & CEO
Atlantic Housing Foundation, Inc.

Date 10/26/2016

Exhibit 1: Map

Exhibit 2: S.M.A.R.T. Housing Letter

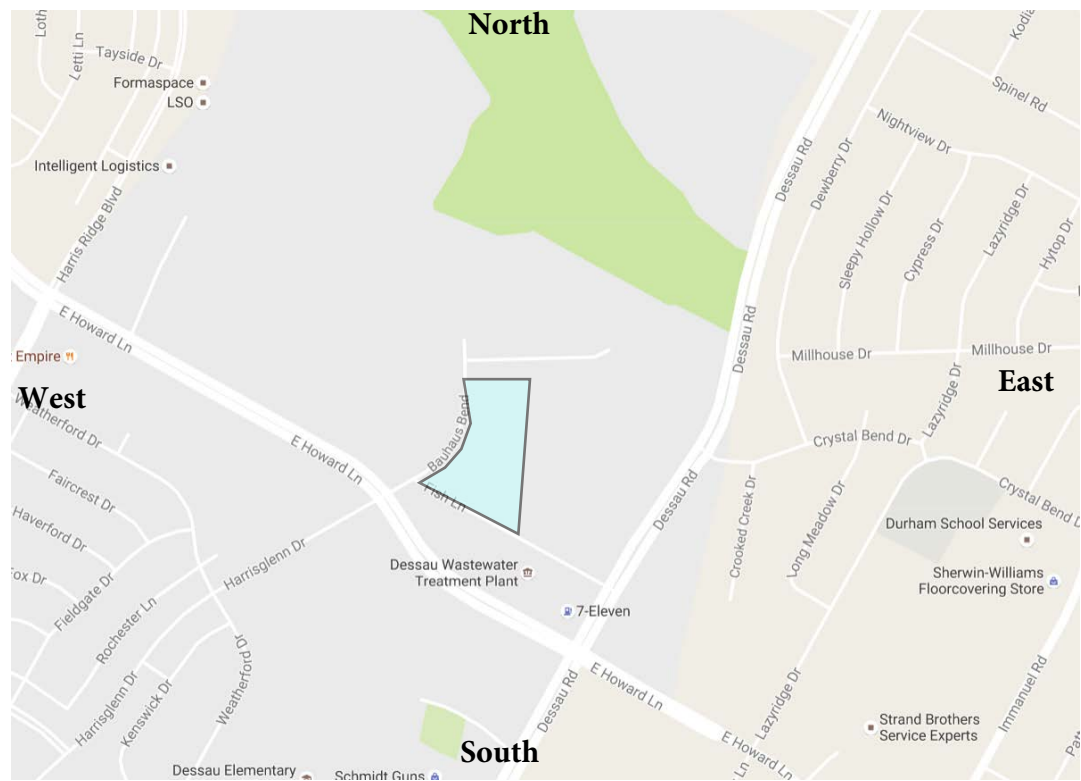
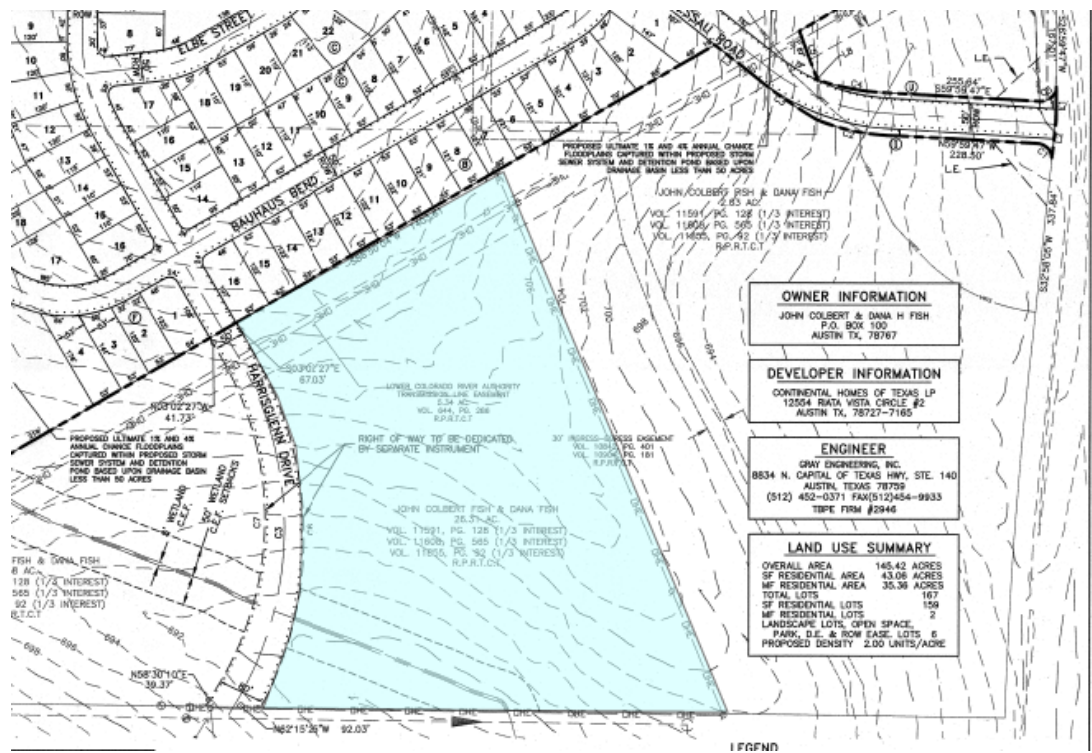
Exhibit 3: Transportation
A – Map
B – Senior services options

Exhibit 4: Floodplain maps
A – City of Austin
B – FEMA

Exhibit 5: Sources and Uses

Exhibit 6: Rent Schedule

Ft. Dessau – Senior Development



Census Tract #: 48453001840

Exhibit 2
S.M.A.R.T. Housing Certification Letter

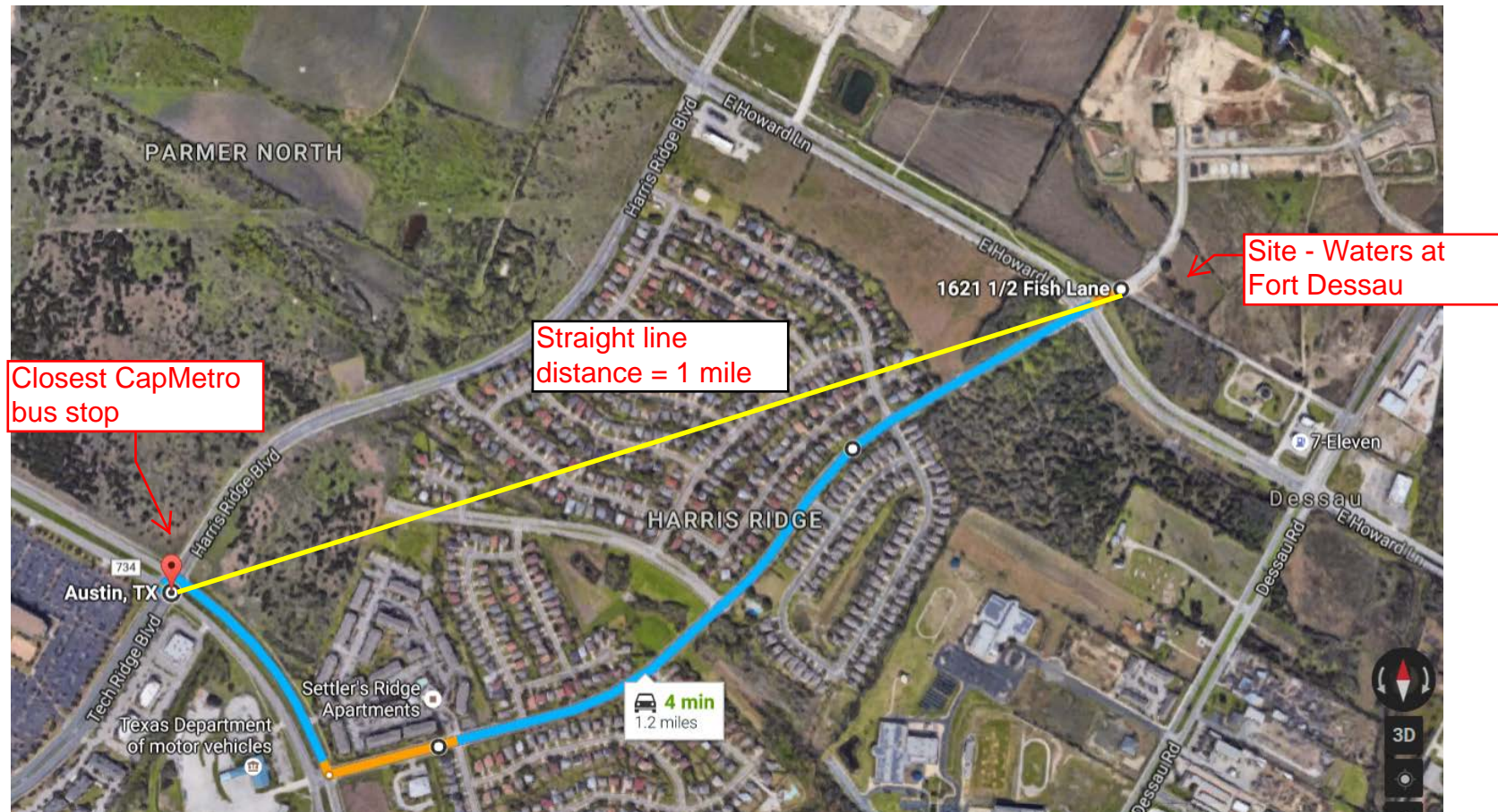
Pending.

(Submitting application packet per Ellis Morgan.)

Exhibit 3

Waters at Fort Dessau

Transportation Map



The blue line (1.2 miles) is the paved walking route along Harrisglenn Drive and Parmer Lane to get to the CapMetro stop at the corner of Parmer Lane and Tech Ridge Boulevard.



Senior Transportation Program

Senior Transportation is part of the City of Austin Parks and Recreation Department, Senior Programs Division. Our goal is “to provide a special system of transportation to enhance the quality of life and promote independence for persons 60 years or older”.

How does it work?

- Services provided Monday through Friday, 8:00am - 5:00pm.
- Clients may make reservations 30 days in advance. Minimum 24 hour notice.
- Intake forms required.
- Drivers provide curb to curb service. Assistance provided when needed.

Who is eligible?

- Older Adults 60+
 - *Riders with cognitive impairments are advised to have a caregiver accompany them.
 - *Riders in a wheelchair must let the dispatcher/senior transportation staff know that they need a handicap accessible van/bus when scheduling a ride.

Types of Services

Regular Routes / Lunch Program: Provides reliable service from your door to congregate meal lunch locations and back home again. FREE / \$1.00 donation optional

Reserve-a-Ride: Choose when and where you want to go within Austin City limits.

Errands (non-medical): Destinations include grocery store, shopping centers, bank, hair salon, etc.) \$3.00 each way / \$6.00 round trip

Medical Appointments: Destinations include: doctor, dentist, etc. (non-emergency appointments). \$3.00 each way / \$6.00 round trip

Group Travel: Do you want to travel with friends? Whether touring the Texas Hill Country or cruising to San Antonio for the afternoon, Senior Transportation can be your chauffeur. We serve groups of 7 or more in Austin area and 10 or more for out of town trips. Depending on your destination, fees range at a rate of \$2.00 per passenger for every 10 miles.

CALL 974-1464 to make reservations or if you have any questions

*The City of Austin is committed to compliance with the Americans with Disabilities Act.
Reasonable modifications and equal access to communications will be provided upon request.*



Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)

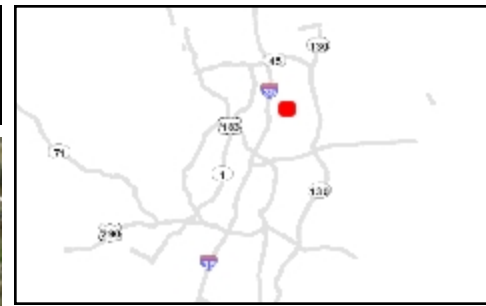
This custom map was created with FloodPro and is for informational purposes only. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding the specific accuracy or completeness of the map. Final determination of floodplain status for a property must be based on topographic survey by a Texas registered professional. For regulatory purposes, floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.



0 614 1,228 Feet

Prepared: 10/13/2016





FEMA Floodplain

- 100 Year (Detailed-AE)
- 100 year (Shallow-AO)
- 100 Year (Approx-A)
- ⊞ X Protected by Levee
- 500 Year

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0 307 614 Feet

Prepared: 10/13/2016



Exhibit 5

Sources and Uses

	Uses	Sources
Construction/Development Costs	28,753,496	
Land	2,090,880	
Total Uses	30,844,376	
Debt Financing		22,191,393
Deferred Development Fees		1,594,479
Soft Loan		0
Tax Credit Equity		7,058,504
Total Sources		30,844,376

Bond Issuer: TBD

Exhibit 6 Rent Schedule

UNIT TYPE	UNIT DESCRIPTION	UNIT COUNT	%	N.R. AREA	TOTAL AREA	RENT/UNIT/ MONTH
A1 - 30% AMI	1BR/1BA	-		-		-
A1 - 40% AMI	1BR/1BA	4	2%	775	3,100	\$525
A1 - 60% AMI	1BR/1BA	112	47%	775	86,800	\$817
A1 - MARKET	1BR/1BA	28	12%	775	21,700	\$1,150
B1 - 30% AMI	2BR/2BA	-		-		-
B1 - 40% AMI	2BR/2BA	4	2%	1,000	4,000	\$633
B1 - 60% AMI	2BR/2BA	72	30%	1,000	72,000	\$983
B1 - MARKET	2BR/2BA	20	8%	1,000	20,000	\$1,300