

2025 9% City of Austin / AHFC Needs
Eberhart Place
808 Eberhart Place, Austin 78745
At-Risk Set Aside

Requests:

1. 2025 Resolutions:
 - a. Resolution of Support
 - b. Resolution: One mile 3 years
 - c. Resolution: Twice the State Average Per Capita
2. \$500 di minimus contribution letter (update letter from 2024)
3. Concerted Revitalization Plan letter (update letter from 2024)
4. Updated Zoning Letter (update letter from 2024)

REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS
for
2025 9% Competitive Low Income Housing Tax Credits

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2025 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 13, 2024***. *All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request. It is anticipated that resolutions will be on the Austin City Council Agenda on February 13, 2025.*

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

Resolution of Support or No Objection from the Local Governing Body (to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments if required by TDHCA's Site Demographic and Characteristics Report)

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

CRP Letter

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2025 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 10, 2025. Applicants may apply by submitting a [Housing Development Incentives Application](#) online.** For more information on the [S.M.A.R.T. Housing Program](#), email DeAdra Johnson, Project Coordinator, at DeAdra.Johnson@austintexas.gov and copy Brendan Kennedy, Project Coordinator, at Brendan.Kennedy@austintexas.gov.

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

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general) and specifying whether the application is intended for Region 7 or the At-Risk Set-Aside.

- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on Housing's website.](#) **Please also submit the Excel sheet when submitting your application.**
 - 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area.** Attach this information to the Application behind the appropriate tab.
 - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab. If you are requesting a Resolution of Support through proximity to transit (option #4 under Preference Criteria), please insert a map demonstrating proximity to the relevant transit route or stop.)
 - 5) Provide 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, if any. Attach the map to the Application behind the appropriate tab.
 - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
 - 7) Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2025 Qualified Allocation Plan.
 - 8) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab. If the county resolution is pending, it must be obtained and sent to City staff before Council consideration of the city resolution.
 - 9) If the proposed development involves the rehabilitation of a currently occupied development, provide an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
- 4) **Preference Criteria.** In order to be eligible for a Resolution of Support, a development must meet **two** of the following criteria. Applications that meet only one of the following criteria will not be eligible to receive a staff recommendation for a Resolution of Support. Please indicate which of the following criteria are being met by the proposed development:
- The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
 - The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series.](#)
 - The development is located in a Displacement Risk area, according to the [Project Connect Displacement Risk Maps](#) (located under "Displacement Risk Maps" tab; all tracts but "Historical Exclusion" are eligible).
 - The development is located within 0.5 miles walking distance of the Project Connect first phase project, according to [Exhibit A](#) of Austin City Council [Resolution No. 20230601-072](#) (including Light Rail Phase 1, Priority Extension, and Future Austin Light Rail); or within 0.5 miles walking distance of [Capital Metro Rapid Bus Routes](#)

(Routes 801, 803, Pleasant Valley, and Expo Center); or within 0.5 linear miles of a Capital Metro Red Line stop.


- Applicant must enter into a Memorandum of Understanding (MOU) for Affordable Housing Homeless Set-Asides with the Homeless Strategy Office (HSO) for supportive housing. Prior to January 24, 2025 applicant must hold a preliminary meeting with HSO staff. In this meeting, the applicant must outline the proposed development, identify proposed service providers, and provide a written commitment to enter into an MOU in order to be eligible for a Resolution of Support under this category.
 - The development is a rehabilitation of an existing affordable housing community (must complete Attachment 9 to demonstrate affordable rents; both income-restricted and naturally-occurring affordable housing is eligible).
 - No fewer than 70% of the units in the development include 2 or more bedrooms.
- 5) **CRP Letter Instructions.** If the development is located in what the Requestor believes is a CRP area, and the Requestor intends to submit a local letter to verify the CRP provision, then by **Friday, January 24, 2025** submit to Brendan Kennedy an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7)(A)(v)(I-II). Please contact Brendan Kennedy with any questions about this requirement.
- 6) **Zoning.** Zoning verification letters can be provided by contacting Brendan Kennedy. Zoning verification letters are provided solely for the purpose of the TDHCA application. The applicant may request that the zoning verification letter detail preliminary eligibility for the Affordability Unlocked bonus program. **However, this letter does not grant automatic Affordability Unlocked certification, and the applicant must ultimately execute a full Affordability Unlocked agreement before applying for site plan and building permits.**
- 7) **How to Submit.** Applications should be sent by email to HousingIncentives@austintexas.gov, with a copy to Brendan Kennedy at Brendan.Kennedy@austintexas.gov and Josh Rudow at Josh.Rudow@austintexas.gov. **Please include the PDF with all the incorporated attachments and the Excel version of the Project Summary. Links to a shared access file through a web-based platform will also be accepted.** If Requestors are unable to submit by email, Applications may be submitted to Housing Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at Brendan.Kennedy@austintexas.gov.

Deadline to Submit: 5:00 pm, Friday, December 13, 2024

Eberhart Place

Development Name: _____

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA	<u>Eberhart Senior Housing Limited Partnership</u>
Authorized Representative Signature	<u></u>
Authorized Representative Name (Print)	<u>Eric Walker</u>
Authorized Representative Title	<u>Vice President</u>
Date	<u>12/5/2024</u>

Attachment 1 - Project Narrative

(A brief narrative overview of the proposed development. Specify the TDHCA Target Population and whether the application is intended for Region 7 or the At-Risk Set-Aside.)

Eberhart Place – 808 Eberhart, Austin 78745
2025 9% LIHTC Application
Project Summary

Overview

National Church Residences built Eberhart Place in 1991 under the HUD 202 program. The project consists of 10 single-story buildings (9 residential and 1 community building) and includes 38 elderly restricted units (37 rental units and 1 managers unit). 100% of the units have rental assistance from HUD. While TDHCA rental restrictions will range from 30%-60% AMI, the HUD rental assistance requires all households to be at 50% AMI or lower.

We are applying for Low Income Housing Tax Credits under TDHCA's 9% program under the At-Risk set aside. This will help facilitate a major renovation to preserve this critically needed senior affordable housing in the City of Austin for seniors age 62 and older.

We have engaged a Physical Needs inspector, and our Scope of Work will be created once that report is received, which is expected by year end 2024. In a typical 9% renovation, we include all critical repairs addressed in the PCNA, update accessibility and energy efficiencies and also provide a cosmetic facelift. A preliminary scope of work will be available with our tax credit application due on 2/28/2025.

Census Tract: 48453002410
2025: 4Q, Poverty: 17.5%

Attachment 2 – Project Summary

(Insert a PDF of the Excel Project Summary Form)

Project Summary Form

1) Development Name Eberhart Place	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? Rehabilitation
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4) Development Owner (as submitted in TDHCA Application) Eberhart Place Senior Housing Limited Partnership	5) Developer Company National Church Residences
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6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP) 808 Eberhart Lane, Austin TX 78745	7) Mobility Bond Corridor William Cannon Dr
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8) Census Tract 24.1	9) Council District District 2	10) Elementary School ODOM EL	11) Affordability Period 45 years
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12) Type of Structure Multi-family	13) Occupied? Yes	14) How will AHFC funds be used? Construction Only
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15) Bond Issuer (if applicable) NA	16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable) National Church Residences
--	--

17) Target Population Elderly

18) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom Unit	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	2	6				8
Up to 40% MFI						0
Up to 50% MFI	4	12				16
Up to 60% MFI	3	10	1			14
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	9	28	1	0	0	38

19) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

20) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	Continuum of Care Units	0
Accessible Units for Sensory Impairments	1	Non-CoC Supportive Housing Units	0

Use the City of Austin GIS Map to Answer the questions below

18) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

19) Is the property within 1/4 mile of a High-Frequency Transit Stop?

20) Is the property within 3/4 mile of Transit Service?

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

Sources		Uses	
Debt	2,083,000	Acquisition	4,100,000
Third Party Equity	5,557,124	Off-Site	
Grant		Site Work	50,000
Deferred Developer Fee	137,475	Site Amenities	50,000
Other	2,741,000	Building Costs	3,371,699
Previous AHFC Funding	-	Contractor Fees	472,000
Expected AHFC Request	500	Soft Costs	1,377,400
		Financing	100,000
		Developer Fees	998,000
Total \$	10,519,099	Total \$	10,519,099

CRP Name

CRP Ordinance 1 **Date**

CRP Ordinance 2 **Date**



Attachment 3 – CRP (if applicable)

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*



City of Austin

Planning Department

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ <https://www.austintexas.gov/department/housing-and-planning>

MEMORANDUM

TO: Tracy Fine

FROM: Maureen Meredith, Senior Planner, Comprehensive Planning Division
Planning Department

DATE: November 18, 2024

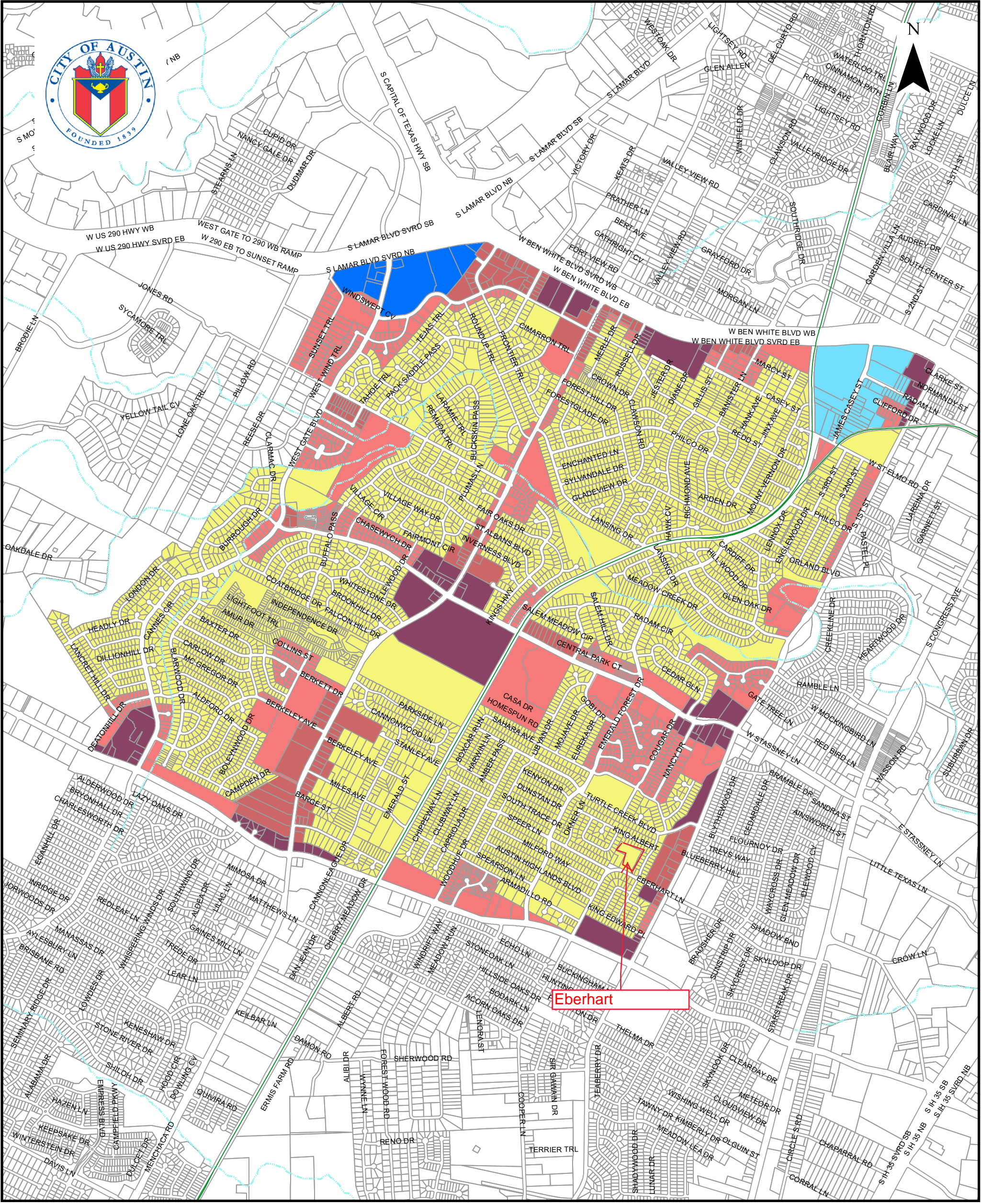
RE: South Austin Combined Neighborhood Plan (Westgate, South Menchaca,
and Garrison Park)

This memo is to verify that the South Austin Combined Neighborhood Plan is an active neighborhood plan and planning area.

Attachments: South Austin Combined Planning Area Cases Chart
South Austin Combined Planning Area Character District future land use
Map

**South Austin Combined Neighborhood Plan (NP) and Neighborhood Plan Amendment (NPA)
Case And Ordinance Information
November 18, 2024**

Neighborhood Plan	NP2014-0030	20141106-085	11/6/2014	The NP Ordinance adopts the South Austin Combined Neighborhood Plan and the Future Land Use Map. Three associated zoning ordinances were adopted concurrently to establish the Westgate Neighborhood Plan Combining District (NPCD) , the South Manchaca Neighborhood Plan Combining District (NPCD) and the Garrison Park Combining District (NPCD).	20141106-086	C14-2014-0017	11/6/2014
					20141106-087	C14-2014-0018	11/6/2014
					20141106-088	C14-2014-0019	11/6/2014
Plan Amendment	NPA-2016-0030.01	(case withdrawn by applicant)	n/a	4507 & 4511 Vinson Drive - Request to change character district map from Residential Core to Neighborhood Transition	n/a	C14-2016-0063.SH	n/a
Plan Amendment	NPA-2020-0030.01	(case withdrawn by applicant)	n/a	6200 Menchaca Drive - Request to change character district map from Residential Core to Neighborhood Transition	n/a	no zoning application filed	n/a
Plan Amendment	NPA-2022-0030.01	20230720-184	20-Jul-23	1210 Gobi Drive - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	20230720-185	C14-2022-0158	20-Jul-23
Plan Amendment	NPA-2023-0030.01.SH	20231214-082	Dec. 14, 2023	711 Eberhardt Lane - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	20231214-083	C14-2023-0007.SH	Dec. 14, 2023
Plan Amendment	NPA-2023-0030.02	20231109-041	Nov. 9, 2023	714 Turtle Creek Drive - Request to change character district map from Neighborhood Transition to Mixed Use Activity HUB/Corridor	20231109-042	C14-2023-0007.SH	Nov. 9, 2023
Plan Amendment	NPA-2024-0030.01	20240829-173	Aug. 29, 2024	1500 West Stassney Lane - Request to change character district map from Neighborhood Node to Mixed Use Activity HUB/Corridor	20240829-174	C14-2024-0033	Aug. 29, 2024



South Austin Combined Neighborhood Planning Area: Character District Map

Produced by the City of Austin
 Housing and Planning Department
 Adopted: August 18, 2005
 Updated: April 2, 2024

This map has been produced by the City of Austin Housing and Planning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Legend

- Activity Center
- Mixed-use Activity Hub/Corridor
- Neighborhood Node
- Neighborhood Transition
- Residential Core
- Special District
- Creeks



CRP Area – Attachment 3

Request for CRP Letter!

Name of that CRP:

South Austin Combined Neighborhood Plan, Ordinance: 20141106-085

Brief description of the identified revitalization goals of the CRP:

Full Plan:

https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/26_SouthAustinCombined/SACNP_FINAL.pdf

The purpose of the South Austin Combined Neighborhood Plan is to manage change within the framework of *Imagine Austin* and sustain neighborhood character by ensuring new development or redevelopment is a good neighbor.

Vision: Create a complete community that is mobile and interconnected; compact, accessible, and affordable; natural and sustainable; healthy, safe, creative, and engaged.

- Encourage walking, bicycling, and transit use through design and education.
- Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts.
- Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability.
- Improve access to and amenities in area parks.
- Protect, enhance, and expand the neighborhood's green infrastructure.
- Promote environmentally sustainable practices.
- Increase the overall health of the SACNPA.
- Improve the community's safety and upkeep.
- Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

Brief description of how the investments in that area together constitute a CRP:

See attached letter from CoA confirming this neighborhood plan is still active.

There has been a variety of public investments in the area including benefits from Mobility Bonds, multiple Austin ISD bond investments benefiting all neighborhood schools and park investment in local parks. Implementation plan shows investment in improving sidewalk networks, improved bicycle safety, lighting, crosswalks and improved signage have either happened or are underway.

Private investment includes new 307 unit MF development on the corner of S 1st and Turtle Creek, 4% LIHTC project.



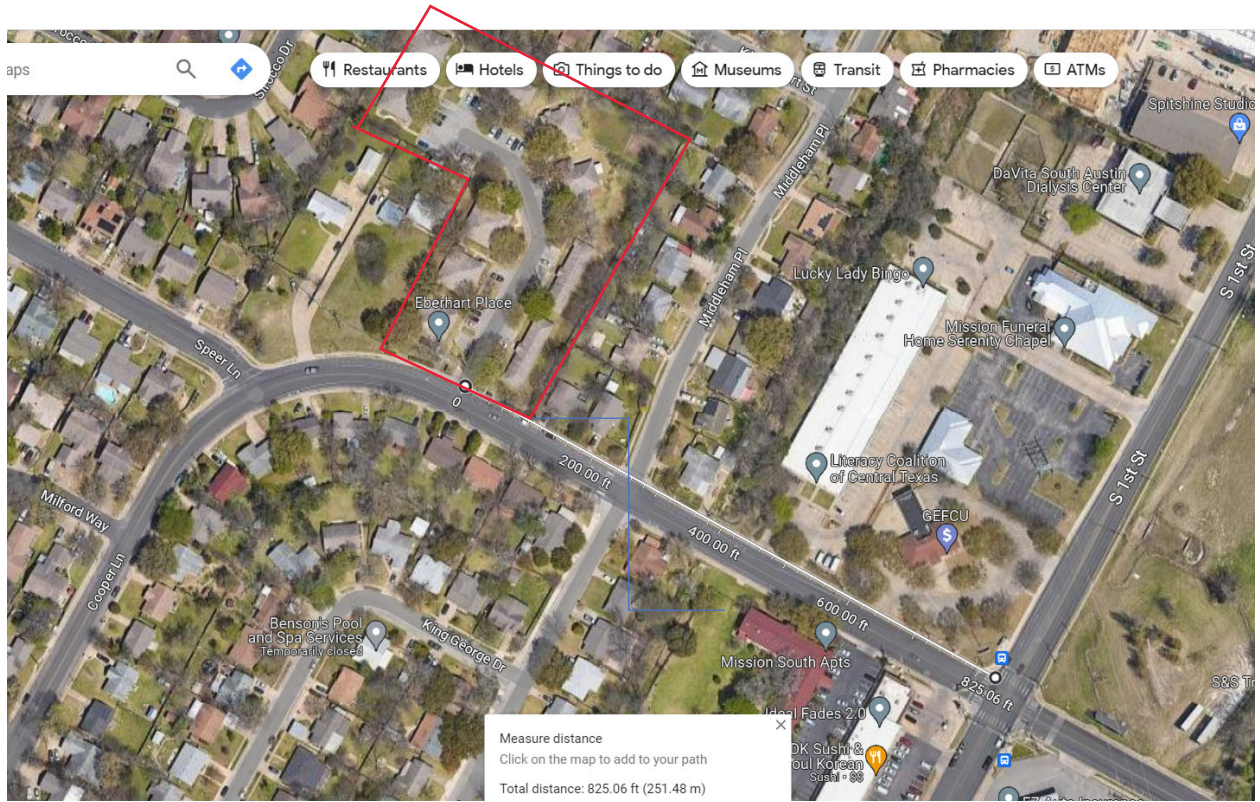
Map of the area and the development's relative location within it.
Included in CRP section.

City of Austin council resolution(s) that created the CRP area
Included in CRP section.

Attachment 4 – Map and Nearest Transit Stop

(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. If you are requesting a Resolution of Support through proximity to transit (option #4 under Preference Criteria), please insert a map demonstrating proximity to the relevant transit route or stop.)

Nearest Transit: 808 Eberhart Lane, 825 Feet



Eberhart Place—Street Map
808 Eberhart Lane Austin TX 78745



Eberhart Place

Eberhart

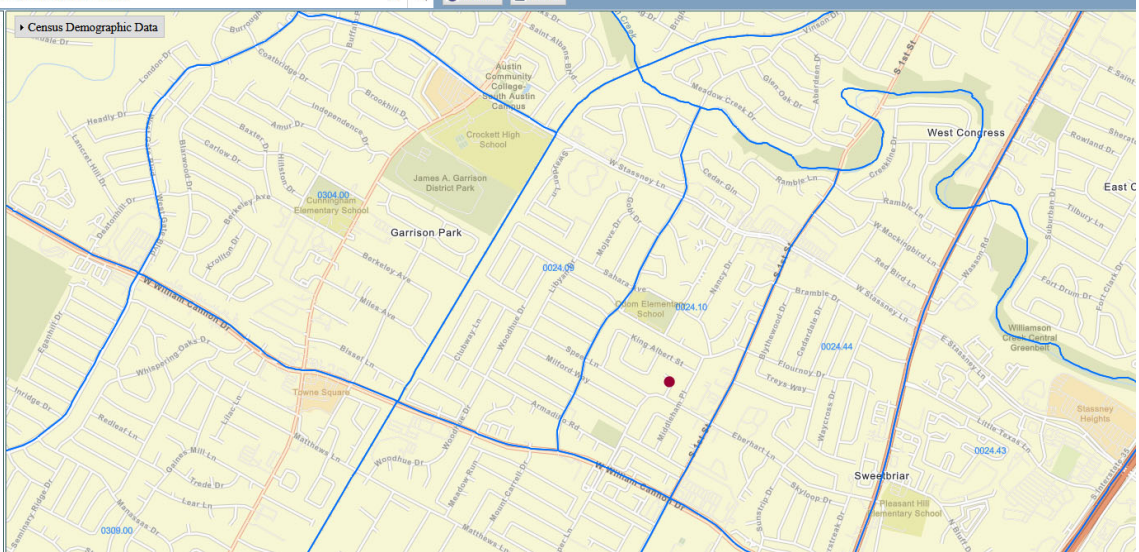
808 Eberhart, Austin 78745

FFIEC Year: 2024 Address: 808 Eberhart, Austin 78745

Matched Address	
Address	808 Eberhart Ln, Austin, Texas, 78745
MSA/MD Code	12420
State Code	48
County Code	453
Tract Code	0024.10
MSA/MD Name	AUSTIN-ROUND ROCK-SAN MARCOS, TX
State Name	TEXAS
County Name	TRAVIS COUNTY

User Select Tract

Census Demographic Data

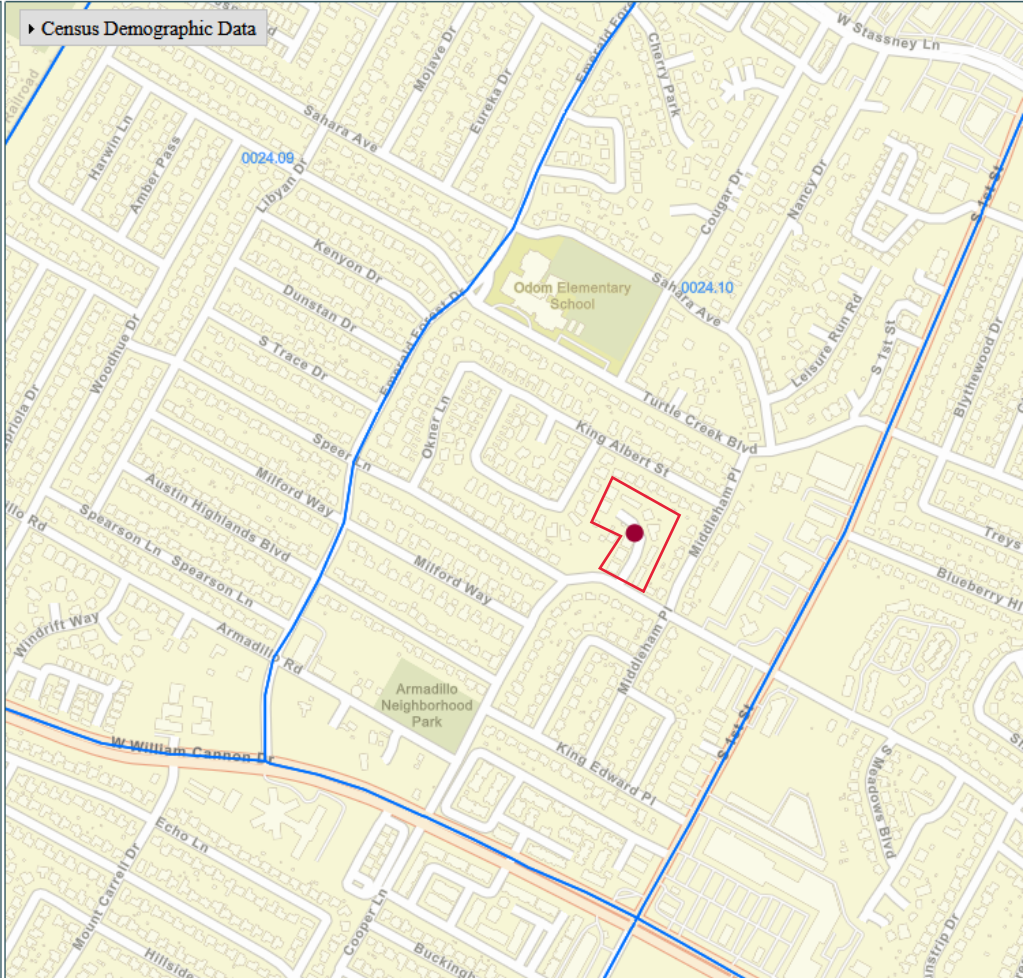


FFIEC Year: 2024 Address: 808 Eberhart, Austin 78745

Matched Address	
Address	808 Eberhart Ln, Austin, Texas, 78745
MSA/MD Code	12420
State Code	48
County Code	453
Tract Code	0024.10
MSA/MD Name	AUSTIN-ROUND ROCK-SAN MARCOS, TX
State Name	TEXAS
County Name	TRAVIS COUNTY

User Select Tract

Census Demographic Data



Attachment 5 - Flood Plain Map

(Insert a map generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)



City of Austin

WATERSHED PROTECTION

FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0418120919		Date Processed: 11/15/2023	
Property Address: 808 EBERHART LN			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: NaN	
Community Number: 480624		100-Year Flood Elevation**: NaN	
Panel Number: null		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 12/31/1969			
FEMA 100-Year Elevation*: NaN			
FEMA 500-Year Elevation*: NaN			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843 **Fax:** 512-974-3584 **E-mail:** floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor,
PO BOX 1088 Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- ** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

Attachment 6 - Developer's Experience and Development Background

(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)



National Church Residences
EXCELLENCE THAT TRANSFORMS LIVES

National Church Residences Recent Texas, LIHTC Experience

While National Church Residences has over 110 LIHTC properties throughout the country and 40 in Texas. Below are several properties that are similar to Eberhart Place and St. George’s Court in that they are located in Texas and were renovated (or under construction or in closing) with 9% or 4% LIHTCs from TDHCA. All of the properties are senior and the majority have a HUD 202 overlay like Eberhart and St. George.

FacilityName	Address	City	StateAbbr	County	ZipCode	# units	LIHTC Award
Balcones Haus	246 Loma Vista	New Braunfels	TX	Comal	78130-7034	39	2016
Mid Tule Village Apartments	321 SE 7th Street	Tulia	TX	Swisher	79088	50	2019
Morning Star Apartments	1520 Barfield Rd	Wharton	TX	Wharton	77488-5940	40	2019
Parkview Place	1110 Avenue N Street	Huntsville	TX	Walker	77340	41	2012
Plateau Ridge	701 McAnear St	Cleburne	TX	Johnson	76033-5261	49	2017
Sandstone Foothills Apartments	402 Brazos Dr	Mineral Wells	TX	Palo Pinto	76067-4775	40	2017
Trinity Place Apartments	1203 Cushing Drive	Round Rock	TX	Williamson	78664	68	2019
Arbors at Creekside Apartments	1026 Clayton Lane	Austin	TX	Travis	78723	176	2022, 4%, AHFC Partnership
Bell Crest	808 Frawley Street	Houston	TX	Harris	77009	64	2021
Brandywine Apartments	500 Rockingham Drive	Richardson	TX	Dallas	75080	50	2020
Cobblestone Court	2101 Davis Lane	Austin	TX	Travis	78745-7603	69	2022
Eden Place	1220 Jefferson Ave	Seguin	TX	Guadalupe	78155-5934	60	2002
Evening Star Villa	11800 South Glen Dr	Houston	TX	Harris	77099-2502	62	2022



Lennox House	110 NW 2nd St	Grand Prairie	TX	Dallas	75050-5658	40	2020
Oak Bluff Village	1513 Montezuma St	Columbus	TX	Colorado	78934-2137	39	2022
Tejas Cove	1900 Palm Village Blvd	Bay City	TX	Matagorda	77414-8170	61	2022
Eden Cross Apartments	1240 Jefferson Ave	Seguin	TX	Guadalupe	78155-7104	50	2023, 4%
Eden Heights	627 Lakeview Blvd	New Braunfels	TX	Comal	78130	94	2023
Prairie Village	1915 N Wharton Rd	El Campo	TX	Wharton	77437-2312	38	2013
Blessing Court	3100 Blessing Court	Bedford	TX	Tarrant	76021-5009	104	2011
Magnolia Acres	108 Deborah Dr	Angleton	TX	Brazoria	77515-4165	67	2011



Attachment 7 – Tie Breaker Factors

(Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2025 Qualified Allocation Plan.)

**Eberhart Place
Pre-Application
Verification of Coordinates for Amenities**

Eberhart Site – 808 Eberhart Lane, Austin TX 78745



Tie Breaker Supplement

Tie-Breaker #1 (§11.7(1) of the QAP)

For Applications funded through the USDA Set-Aside; Applications proposed to rehabilitate the property with the earliest year of initial construction as a residential development. Year submitted must be evidenced by the initial USDA loan documentation. A tie will persist if two Applications have the same year.

Year of Initial Construction:

Matching loan documentation included?

Tie-Breaker #2 (§11.7(2) of the QAP)

For all other competitive Applications; Applications proposed to be located in closest proximity to the following features as of the Full Application Delivery Date:

- (1) A Park,
- (2) The elementary school of attendance,
- (3) A full service grocery store, and
- (4) A Public Library

The linear measurement will be performed from the closest parcel boundary of the Development Site to closest parcel boundary of each feature. In calculating the proximity, each feature's distance will be required for submittal, with the sum of the three closest features being used to produce the result. The Application with the lowest sum of proximity will receive preference. In the event that one of the top three features is disqualified (due to not conforming to definition or a substantial misrepresentation of distance), the fourth will be used as an opportunity to replace the disqualified feature. The tie will persist if the two tied Applications differ by 100 feet or fewer.

Amenity	Name	Address
Park	Armadillo Neighborhood Par	910 Armadillo Rd, Austin 78745
Elementary School	Odom EL School	1010 Turtle Creek Blvd, Austin TX 78745-2973
Grocery Store	Sprouts Farmers Market	6920 Menchaca Road, Austin TX 78745
Library	Pleasant Hill Branch Library	211 E. William Cannon Dr Austin TX 78745

Site Boundary		Park	
Latitude	Longitude	Latitude	Longitude
30.201863	-97.788321	30.19996	-97.790309
Elementary School		Elementary School	
Latitude	Longitude	Latitude	Longitude
30.203157	-97.788221	30.204567	-97.788154
Grocery Store		Grocery Store	
Latitude	Longitude	Latitude	Longitude
30.201858	-97.788335	30.202593	-97.807109
Library		Library	
Latitude	Longitude	Latitude	Longitude
30.201649	-97.787747	30.192558	-97.777465

Distance (feet)	
Park	935
Elementary School	515
Grocery Store	5926
Library	4638
Tie-Breaker:	6,088.40

Tie-Breaker #3 (§11.7(3) of the QAP)

Applications proposed to be located the greatest linear distance from the nearest Housing Tax Credit assisted Development that serves the same Target Population and that was awarded less than 15 years ago according to the Department's property inventory tab of the Site Demographic Characteristics Report.

Development Longitude:	<u>-97.787312</u>
Development Latitude:	<u>30.202727</u>
Target Population:	<u>Elderly</u>
Closest Development serving same Population:	<u>Cobblestone Court</u>
	<i>Click on link to go to property inventory tab of site demographics</i>
Application Number:	<u>22078</u>
Address:	<u>2101 Davis Lane, Austin</u>
Year of Award:	<u>2022</u>
Target Population for Closest Development	<u>Elderly</u>

Attachment 8 – Resolution from County

(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA. If the county resolution is pending, it must be obtained and sent to City staff before Council consideration of the city resolution.)

NA

**Attachment 9 – Rents by Unit Type: Before and After Rehabilitation
(if applicable)**

(If the proposed development involves the rehabilitation of a currently occupied development, attach an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)

Attachment 9 – rents for Rehab

Eberhart Place is a HUD 202 property and all 37 residential units are covered by a HUD Rental Assistance Contract. As such, tenants pay 30% of their adjusted income towards rent. This calculation will remain after completion.