Request for City of Austin Resolutions

2016 4% Non-Competitive Housing Tax Credits

Resolutions Requested

Resolution of No Objection	X	X	X	X	X
TEFRA Approval	X	X	X	X	X

Required Information

1	**Development Name**	**Pathways at North Loop**	**Pathways at Georgian Manor**	**Pathways at Manchaca Village**	**Pathways at Shadowbend Ridge**	**Pathways at Northgate**
	Development Owner Entity	HACA Pathways I, LP	HACA Pathways I, LP	HACA Pathways I, LP	HACA Pathways I, LP	HACA Pathways I, LP
2	**Development Address**	2300 W. North Loop, Austin, TX 78756	110 Bolles Circle, Austin, TX 78753	3628 Manchaca Road, Austin, TX 78704	6328 Shadow Bend, Austin, TX 78745	9120 Northgate Blvd., Austin, TX 78758
3	**City Council District**	District 7, Leslie Pool	District 4, Gregorio "Greg" Casar	District 5, Ann Kitchen	District 2, Delia Garza	District 4, Gregorio "Greg" Casar
4	**Census Tract**	48453000206	48453001806	48453002004	48453002402	48453001820
5	**Development Type**	Rehabilitation	Rehabilitation	Rehabilitation	Rehabilitation	Rehabilitation
6	**SMART Housing Certification Letter**	N/A	N/A	N/A	N/A	N/A
7	**Property Map**	Attached	Attached	Attached	Attached	Attached
8	**Public Transit Map**	Attached	Attached	Attached	Attached	Attached
9	**Floodplain Map**	Attached	Attached	Attached	Attached	Attached
10	**Sources and Uses**	Attached Bond Issuer: Austin Affordable PFC,	Attached Bond Issuer: Austin Affordable PFC,	Attached Bond Issuer: Austin Affordable PFC,	Attached Bond Issuer: Austin Affordable PFC,	Attached Bond Issuer: Austin Affordable PFC,
11	**Total Units**	130	94	33	50	50
	1BR Units	125	38	12	18	20
	2BR Units	5	38	12	20	18
	3BR Units	0	14	6	9	8
	4BR Units	0	4	2	2	3
	5BR Units	0	0	1	1	1
12	**1BR Unit Size**	562	557	612	646	603
	2BR Unit Size	684	886	791	872	790-886
	3BR Unit Size	N/A	926	883	1273	886
	4BR Unit Size	N/A	1194	1199	1377	1199
	5BR Unit Size	N/A	N/A	1224	1467	1294
13	**AMFI Level**	100% at 60% of AMFI	100% at 60% of AMFI	100% at 60% of AMFI	100% at 60% of AMFI	100% at 60% of AMFI
14	**1BR Rents**	637	613	601	620	563
	2BR Rents	803	755	742	761	703
	3BR Rents	N/A	1016	982	1001	924
	4BR Rents	N/A	1234	1177	1196	1132
	5BR Rents	N/A	N/A	1344	1363	1304
15	**Special Housing Needs Units**	0	0	0	0	0
16	**Resident Services**	Attached	Attached	Attached	Attached	Attached
17	**On-site Amenities**	Community laundry room, covered pavilion with bbq grills and picnic tables, furnished community room, library, common area wi-fi	Bbq grills and picnic tables, furnished community room, playscape, sport court, common area wi-fi	Furnished community room, playscape, common area wi-fi	Furnished community room, playscape, common area wi-fi	Furnished community room, playscape, common area wi-fi
18	**Developer Experience**	Attached	Attached	Attached	Attached	Attached

Attachments

Pathways at Manchaca Village

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.

____	Twice the State Average Per Capita	>>>> **Public hearing required?**	____
____	One Mile, Three Year Rule		____
____	Limitations on Developments in Certain Census Tracts		____
X	A Resolution of No Objection from the Local Governing Body		X
X	TEFRA Approval		____

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.

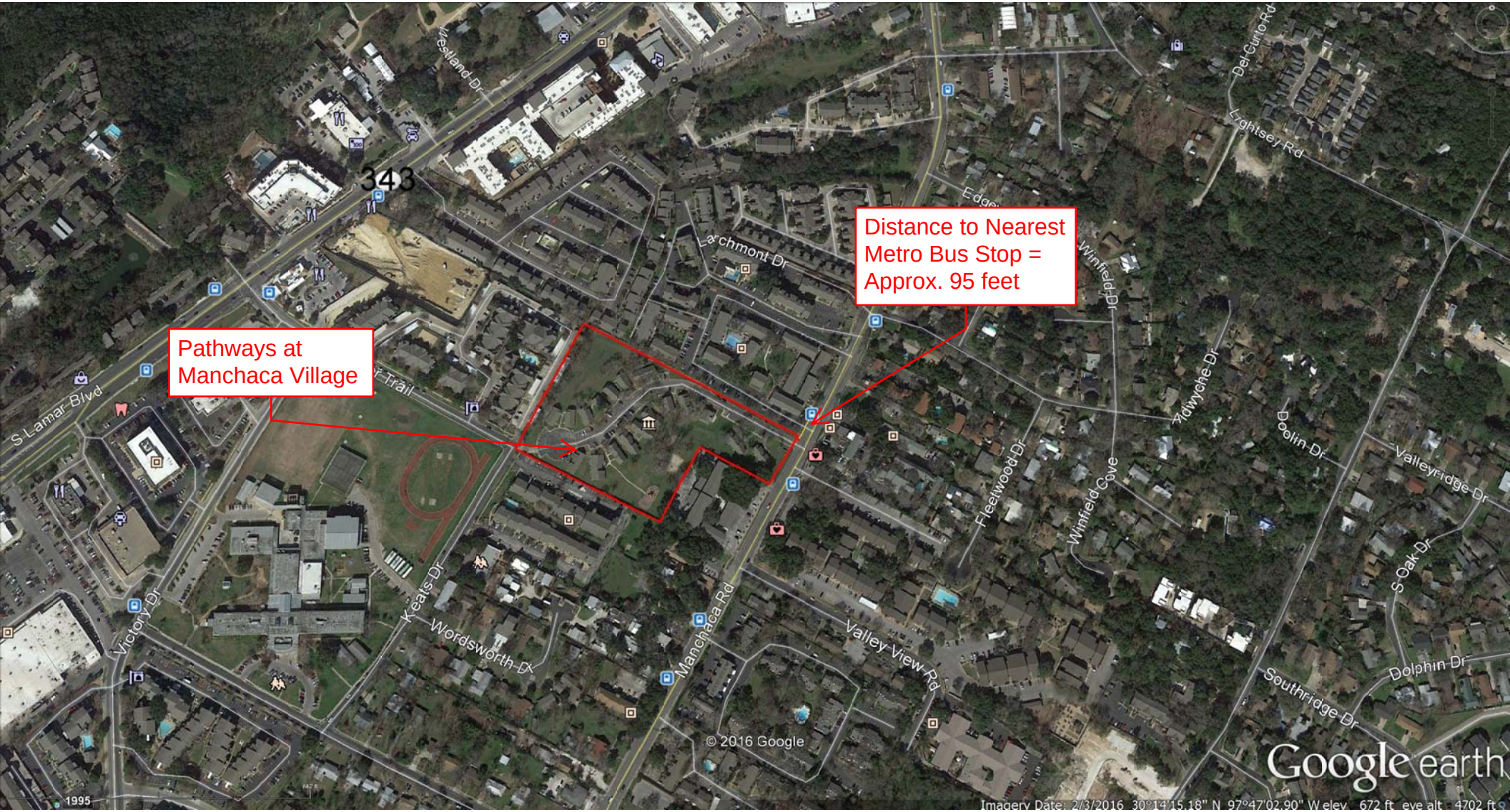
1) Name of the Proposed Development
2) The address/location of the proposed development
3) City Council District Number
4) Census Tract Number
5) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement)
6) SMART Housing Certification letter
7) A map (8 ½" x 11") indicating the property location and the distance to the nearest Capital Metro Transit Stop to which residents will have access.
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
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.
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.
11) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.)
12) Approximate Size of Units in square feet.
13) Number and percentage of units by Median Family Income level.
14) Estimated Rents by unit size/type.
15) Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served.
16) Specify Resident Services, if any, intended to be provided to tenants.
17) Provide information about on-site amenities intended, if any (e.g. recreation facilities, computer lab, Wi-Fi). Please be as specific as possible.
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.)

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.

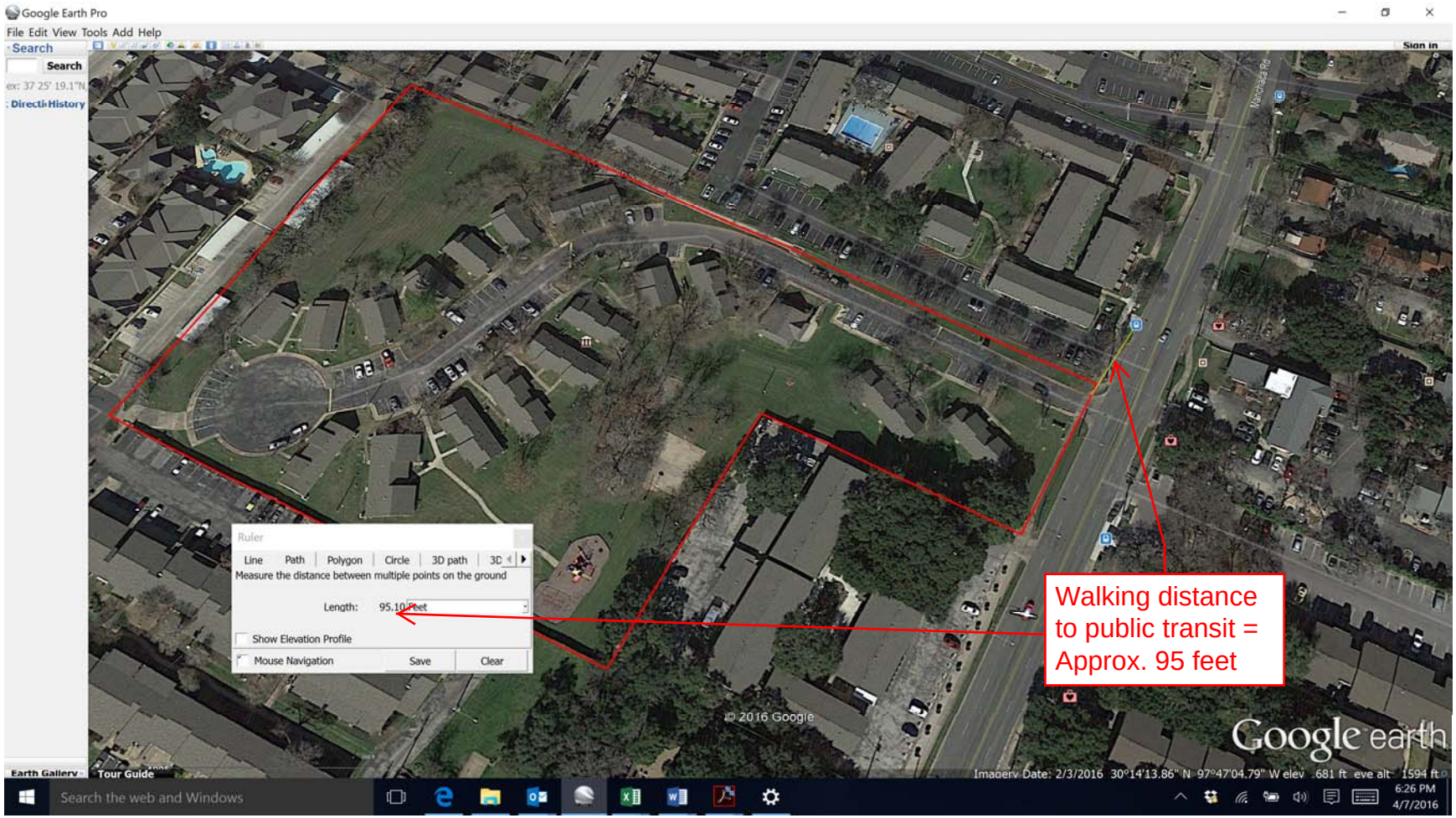
I certify that, to the best of my knowledge the information provided is true and correct.

Authorized Representative _____ **Date** 04-04-2016

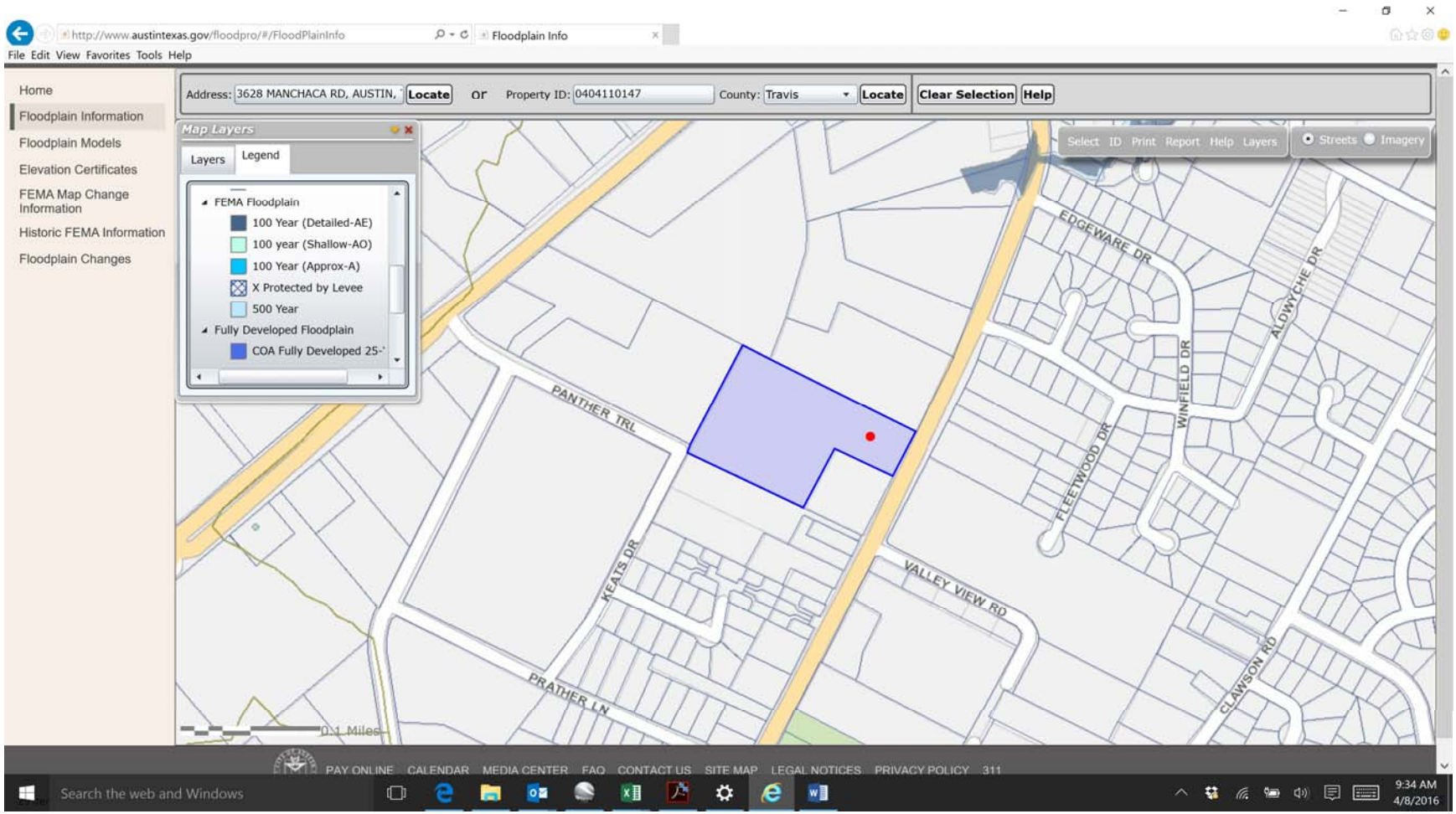
Property Map - Pathways at Manchaca Village



Public Transit Map – Pathways at Manchaca Village



Floodplain Map – Pathways at Manchaca Village



Summary of Sources and Uses		Pathways at Manchaca Village
Debt Financing	$	1,035,000
Housing Tax Credit Equity	$	1,841,437
Austin Affordable Housing Corporation Sources	$	4,741,757
Total Sources	$	7,618,194
Total Uses	$	7,618,194
Housing Tax Credit Allocation from TDHCA:	$	175,392
Bond Issuer:		Austin Affordable PFC, Inc.

Tenant Services

Property Name	Youth Services	Workforce Service	Health and Wellness Service	Faith-based	Other
Pathways at Manchaca Village	Girl Scouts; Play to Learn Digital Education for Families; YES Academic Incentives; Scholarship Program Summer Lunch Program; Onsite summer camps	Tech Starters Computer Training I & II Family Self Sufficiency Program Goodwill Scholarship Program	Elderly Home Visits		Resident Council Summer Lunch Monitor

Austin Affordable Housing Corporation Development Experience

Austin Affordable Housing Corporation (AAHC) is a non-profit subsidiary of the Housing Authority of the City of Austin (HACA) created in 2003 to preserve and increase the stock of affordable housing for low- to moderate-income families in Austin as well as provide financial literacy and homeownership opportunities. AAHC is the sole member of the general partner for Pathways at Gaston Place, Pathways at North Loop, Pathways at Georgian Manor, Pathways at Manchaca Village, Pathways at Shadowbend Ridge, and Pathways at Northgate.

From the year 2003- 2013, AAHC purchased its real estate portfolio which consists of office buildings, a shopping center, single-family houses and multi-family complexes. With the purchase of older existing stock, AAHC gained experience in apartment, office building and retail rehabilitation. The majority of the apartment complexes have had major rehabilitation completed over this 10 year period both internally and externally. Included in this list of apartments are:

- Sterling Village Apartments – 207 units – 10401 North Lamar Blvd, Austin, Texas 78753
- Bent Tree Village Apartments – 126 units – 8405 Bent Tree Rd, Austin, Texas 78759
- Sweetwater Apartments – 152 units – 2323 Wells Branch Pkwy, Austin, Texas 78723
- Park At Summers Grove – 240 tax-credit units – 2900 Century Park Blvd, Austin, Texas 78728
- Leisure Time Village – 22 senior units – 1920 Gaston Place Dr, Austin, Texas 78723
- Lexington Hills Apartments – 238 units – 2430 Cromwell Cir, Austin, Texas 78741

In August of 2014, AAHC partnered with LDG Development LLC to build two 4% tax credit/bond projects. AAHC acted as the General Partner and General Contractor. AAHC has continued to forge new partnerships in the same structure and financing platform. New Construction projects include:

Partnerships with LDG Development LLC:

- Pointe at Ben White – 250 family units – 6934 E. Ben White Blvd, Austin, Texas 78741
- Villages at Ben White – 183 senior units – 7000 E. Ben White Blvd, Austin, Texas 78741
- Harris Branch Senior – 216 senior units – 12433 Dessau Rd, Austin, Texas 78754

Partnerships with Ryan Companies US, Inc:

- Reserve at Springdale – 292 family units – 5605 Springdale Rd, Austin, Texas 78723
- Urban Oaks Apartments – 194 family units – 6725 Circle S Rd, Austin, Texas 78745

AAHC will partner with Atlantic Pacific on a new construction project in 2016. They will also partner with LDG Development LLC on three additional projects in 2016. AAHC will be General Partner and General Contractor on these as well as the ones listed above.