

**REQUEST FOR CITY OF AUSTIN SUPPORT
Non-COMPETITIVE LOW INCOME HOUSING TAX CREDITS
and
BOND-FUNDED DEVELOPMENTS**

This sheet provides a guide for developers requesting resolutions of support or no objection, as the case may be, from the City of Austin for applications to be submitted to the Texas Department of Housing and Community Affairs. **PLEASE NOTE: IF YOU ARE REQUESTING A CONDITIONAL FUNDING COMMITMENT FROM THE CITY, DO NOT USE THIS GUIDE.** 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>

- 1. Please specify what is being requested from the City of Austin. Typically, it will be a Council-approved resolution in support of a particular project, or that the Council has no objection to the project.**
- 2. Attach a copy of the section(s) from the 2015 QAP or the 2015 Uniform Multi-family Program Procedures showing the requirement of local government support and the form in which the resolution should be composed.**
- 3. Is a public hearing required to be conducted by the City?** Yes
Yes or No

For the request to be considered, the following information will be required. Please note: providing the information requested does not guarantee that a City-approved resolution will be offered.

- The address/Location of the proposed development.
- City Council District Number
- Census Tract Number
- Type of application (4% Tax Credit; Bonds; etc.)
- Provide detail on the proposed Sources and Uses for the project, including the amount of tax credits to be requested from TDHCA and/or the amount of bonds to be issued.
- Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement)
- Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.)
- Size of Units in square feet.
- Number and percentage of units by Median Family Income level.
- Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served.
- A map showing the nearest transit **stops**, not just transit lines.
- Specify Supportive Services, if any, to be provided to tenants.
- Provide information about on-site amenities, if any (e.g. recreation facilities, computer lab, Wi-Fi). Please be specific.
- Provide Developer's Experience and Development Background for past 10 years. Provide the names of the principal parties or staff to be involved in the proposed project.

Requests should be submitted to Neighborhood Housing and Community Development, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of David Potter. For more information, contact David Potter at 512-974-3192 or by e-mail at david.potter@austintexas.gov.



September 29, 2015

David Potter
Neighborhood Development Program Manager
City of Austin/Austin Housing Finance Corporation
1000 East 11th Street, 2nd Floor
Austin, TX 78702

RE: Urban Oaks: LIHTC Affordable Housing Development
6725 Circle S Road, Austin, TX 78745

Mr. Potter –

Per our communication we are requesting consideration and the Urban Oaks affordable multi-family development by the Austin City Council.

Specifically we are requesting Austin City Council action on the following (templates and QAP sections are attached).

1. QAP Excerpt – One Mile Three Year requirement
2. Multifamily Rules Excerpt – No Objection Resolution requirement
 - a. TDHCA Resolution Templates – There is a template for each of the two required resolutions (One Mile Three Year and Resolution of No Objection). TDHCA will accept one resolution to meet both requirements if all language required for both resolutions is incorporated into a single resolution.
3. Certification of TEFRA hearing

Additionally, see below and attached information you have requested about Urban Oaks.

— The address/Location of the proposed development.
6725 Circle S Road
Austin, Texas 78745

— City Council District Number
City Council District – 2
Honorable Council Member Delia Garza

— Census Tract Number
Census Tract No. – 48453002422



- [illegible]



— Number and percentage of units dedicated for tenants with Special Housing Needs, if any. Specify the type of special needs to be served.

No units dedicated to Special Housing Needs. Accessible units will be provided.

— A map showing the nearest transit stops, not just transit lines.

See attached map including transit stops. There are 5 stops within a quarter mile and 7 stops within a half mile.

The site is served by the High Frequency 801: North Lamar/South Congress and the Local Route 1: Metric/South Congress, 201: Southpark Meadows, and 333: William Cannon.

— Specify Supportive Services, if any, to be provided to tenants.

Support Services will be provided and will be tailored toward the tenant demographics. These may include after-school programs, adult literacy, tax preparation, health screening, and English as a second language.

— Provide information about on-site amenities, if any (e.g. recreation facilities, computer lab, WiFi).

- | | |
|---|------------------------------|
| • Swimming / wade pool | • Library / work center |
| • Fitness / multi-use area | • Business / computer center |
| • Barbeque grills | • WiFi in common areas |
| • Dog washing area/dog park | • Meeting room |
| • Community commercial washer/dryer (for large items) | • Programmed green space |
| | • Vegetable / herb garden |

— Provide Developer's Experience and Development Background for past 10 years.

See attached information regarding Urban Oaks with included development experience of Ryan Companies.

Please contact me with any questions.

Best Regards,

(via email)

David Knoll
Director of Development

CC: Ron Kowal, HACA *(via email)*

Deadline	Documentation Required
June	Release of Eligible Applications for Consideration for Award in July.
July	Final Awards.
Mid-August	Commitments are Issued.
11/02/2015	Carryover Documentation Delivery Date.
07/01/2016	10 Percent Test Documentation Delivery Date.
12/31/2017	Placement in Service.
Five (5) business days after the date on the Deficiency Notice (without incurring point loss)	Administrative Deficiency Response Deadline (unless an extension has been granted).

§11.3.Housing De-Concentration Factors.

(a) Two Mile Same Year Rule (Competitive HTC Only). As required by Texas Government Code, §2306.6711(f), staff will not recommend for award, and the Board will not make an award to an Application that proposes a Development Site located in a county with a population that exceeds one million if the proposed Development Site is also located less than two linear miles from the proposed Development Site of another Application within said county that is awarded in the same calendar year.

(b) Twice the State Average Per Capita. As provided for in Texas Government Code, §2306.6703(a)(4), if a proposed Development is located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Round begins (or for Tax-Exempt Bond Developments at the time the Certificate of Reservation is issued by the Texas Bond Review Board), the Applicant must obtain prior approval of the Development from the Governing Body of the appropriate municipality or county containing the Development. Such approval must include a resolution adopted by the Governing Body of the municipality or county, as applicable, setting forth a written statement of support, specifically citing Texas Government Code, §2306.6703(a)(4) in the text of the actual adopted resolution, and authorizing an allocation of Housing Tax Credits for the Development. An acceptable, but not required, form of resolution may be obtained in the Multifamily Programs Procedures Manual. Required documentation must be submitted by the Full Application Delivery Date as identified in §11.2 of this chapter (relating to Program Calendar for Competitive Housing Tax Credits) or Resolutions Delivery Date in §10.4 of this title (relating to Program Dates), as applicable.

(c) One Mile Three Year Rule. (§2306.6703(a)(3))

(1) An Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less (measured between closest boundaries by a straight line on a map) from another

development that meets all of the criteria in subparagraphs (A) - (C) of this paragraph shall be considered ineligible.

(A) The development serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and

(B) The development has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments the three-year period preceding the date the Certificate of Reservation is issued); and

(C) The development has not been withdrawn or terminated from the Housing Tax Credit Program.

(2) Paragraph (1) of this subsection does not apply to a Development:

(A) that is using federal HOPE VI (or successor program) funds received through HUD;

(B) that is using locally approved funds received from a public improvement district or a tax increment financing district;

(C) that is using funds provided to the state under the Cranston-Gonzalez National Affordable Housing Act (42 U.S.C. §§12701 et seq.);

(D) that is using funds provided to the state and participating jurisdictions under the Housing and Community Development Act of 1974 (42 U.S.C. §§5301 et seq.);

(E) that is located in a county with a population of less than one million;

(F) that is located outside of a metropolitan statistical area; or

(G) that the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described under paragraph (1)(A) of this subsection. An acceptable, but not required, form of resolution may be obtained in the Multifamily Programs Procedures Manual. Required documentation must be submitted by the Full Application Delivery Date as identified in §11.2 of this chapter or Resolutions Delivery Date in §10.4 of this title, as applicable.

(3) Where a specific source of funding is referenced in paragraph (2)(A) - (D) of this subsection, a commitment or resolution documenting a commitment of the funds must be provided in the Application or prior to the Full Application Delivery Date as identified in §11.2 of this chapter or Resolutions Delivery Date in §10.4 of this title, as applicable.

(d) Limitations on Developments in Certain Census Tracts. An Application that proposes the New Construction or Adaptive Reuse of a Development proposed to be located in a census tract that has more than 20 percent Housing Tax Credit Units per total households as established by the 5-year American Community Survey shall be considered ineligible unless:

(1) the Development is in a Place that has a population is less than 100,000; or

(2) the Governing Body of the appropriate municipality or county containing the Development has by vote specifically allowed the construction of the new Development and submits to the Department a resolution

(E) The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

(F) The Applicant will attempt to ensure that at least 30 percent of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Texas Government Code, §2306.6734.

(G) The Development Owner will affirmatively market to veterans through direct marketing or contracts with veteran's organizations. The Development Owner will be required to identify how they will affirmatively market to veterans and report to the Department in the annual housing report on the results of the marketing efforts to veterans. Exceptions to this requirement must be approved by the Department.

(H) The Development Owner will comply with any and all notices required by the Department.

(2) Applicant Eligibility Certification. This form, as provided in the Application, must be executed by any individuals required to be listed on the organizational chart and also identified in subparagraphs (A) – (D) below. The form identifies the various criteria relating to eligibility requirements associated with multifamily funding from the Department, including but not limited to the criteria identified under §10.202 of this chapter (relating to Ineligible Applicants and Applications).

(A) for for-profit corporations, any officer authorized by the board of directors, regardless of title, to act on behalf of the corporation, including but not limited to the president, vice president, secretary, treasurer, and all other executive officers, and each stock holder having a 10 percent or more interest in the corporation, and any individual who has Control with respect to such stock holder;

(B) for non-profit corporations or governmental instrumentalities (such as housing authorities), any officer authorized by the board, regardless of title, to act on behalf of the corporation, including but not limited to the president, vice president, secretary, treasurer, and all other executive officers, the Audit committee chair, the Board chair, and anyone identified as the Executive Director or equivalent;

(C) for trusts, all beneficiaries that have the legal ability to Control the trust who are not just financial beneficiaries; and

(D) for limited liability companies, all managers, managing members, members having a 10 percent or more interest in the limited liability company, any individual Controlling such members, or any officer authorized to act on behalf of the limited liability company.

(3) Architect Certification Form. This form, as provided in the Application, must be executed by the Development engineer, an accredited architect or Department-approved Third Party accessibility specialist. (§2306.6722 and §2306.6730)

(4) Notice, Hearing, and Resolution for Tax-Exempt Bond Developments. In accordance with Texas Government Code, §2306.67071, the following actions must take place with respect to the filing of an Application and any Department awards for a Tax-Exempt Bond Development.

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

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

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

- (i) Within a municipality, the Applicant must submit a resolution from the Governing Body of that municipality;
- (ii) Within the extraterritorial jurisdiction (ETJ) of a municipality, the Applicant must submit both:
 - (I) a resolution from the Governing Body of that municipality; and
 - (II) a resolution from the Governing Body of the county; or
- (iii) Within a county and not within a municipality or the ETJ of a municipality, a resolution from the Governing Body of the county.

(D) For purposes of meeting the requirements of subparagraph (C) of this paragraph, the resolution(s) must be submitted no later than the Resolutions Delivery Date described in §10.4 of this chapter (relating to Program Dates). An acceptable, but not required, form of resolution may be obtained in the Multifamily Programs Procedures Manual. Applicants should ensure that the resolutions all have the appropriate references and certifications or the Application may be terminated. The resolution(s) must certify that:

- (i) Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a) and subparagraph (A) of this paragraph;
- (ii) The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development;
- (iii) The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b) and subparagraph (B) of this paragraph; and
- (iv) After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

(5) Designation as Rural or Urban. Each Application must identify whether the Development Site is located in an Urban Area or Rural Area of a Uniform State Service Region. The Department shall make available a list of Places meeting the requirements of Texas Government Code, §2306.004(28-a)(A) and (B), for designation as a Rural Area and those that are an Urban Area in the Site Demographics Characteristics Report. Some Places are municipalities. For any Development Site located in the ETJ of a municipality and not in a Place, the Application shall have the Rural Area or Urban Area designation of the municipality whose ETJ within which the Development Site is located. For any Development Site not located within the boundaries of a Place or the ETJ of a municipality, the applicable designation is that of the closest Place.

One Mile, Three Year Rule – Sample Resolution

Pursuant to §11.3(c) of the QAP, an Application that proposes the New Construction or Adaptive Reuse of a Development that is located one linear mile or less (measured by a straight line on a map from the closest point on each development) from another Development that:

- (A) serves the same type of household as the proposed Development, regardless of whether the Development serves families, elderly individuals, or another type of household; and
- (B) has received an allocation of Housing Tax Credits or private activity bonds for any New Construction at any time during the three-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments the three-year period preceding the date the Certificate of Reservation is issued);
- (C) has not been withdrawn or terminated from the Housing Tax Credit Program; and
- (D) does not meet one of the other exceptions listed in §11.3(c)(2)(A) – (F)

shall be considered ineligible, unless the Governing Body of the appropriate municipality or county where the Development is to be located has by vote specifically allowed the construction of a new Development located within one linear mile or less from a Development described above.

A sample resolution is provided below:

Whereas, [Applicant] has proposed a development for affordable rental housing at [address of proposed site] named [name of development] in the [city/county of xxxx] and

Whereas, [Applicant] has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2014 Housing Tax Credits or Private Activity Bonds for [name of development]

It is hereby

RESOLVED, that as provided for in 10 TAC §11.3(c) it is hereby acknowledged that the proposed New Construction or Adaptive Reuse Development is located one linear mile or less from a Development that serves the same type of household as the proposed Development and has received an allocation of Housing Tax Credits (or private activity bonds) for New Construction since [1/2/12 or the date that is three years prior to application submission date for Private Activity Bond developments] and

FURTHER RESOLVED, that the [city/county of xxxx] hereby supports the proposed [name of development] and confirms that its governing body has voted specifically to approve the construction of the Development and to authorize an allocation of Housing Tax Credits for the Development, and

FURTHER RESOLVED that for and on behalf of the Governing Body, [name, position of authorized person] are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Notice, Hearing and Resolution for Tax-Exempt Bond Developments

Pursuant to §2306.67071, applicants applying for Housing Tax Credits after September 1, 2013 must submit a resolution of no objection from the applicable Governing Body. Such resolution must specifically identify the Development whether by legal description, address, Development name, Application number or other verifiable method. For an application with a Development Site that is located within a municipality, the resolution must come from the Governing Body of that municipality; if within the ETJ of a municipality a resolution must be submitted from both the Governing Body of that municipality and the Governing Body of the county; if within a county and not within a municipality or the ETJ of a municipality, a resolution must be submitted from the Governing Body of the county. The resolution must confirm that each applicable Governing Body has held a public hearing in accordance with Texas Government Code §2306.67071(b) and §10.204(4)(B) of the Uniform Multifamily Rules. A sample resolution is provided below:

Whereas, [Applicant] has proposed a development for affordable rental housing of [xxx] units that will be located at [address of proposed site] in the [city/county of xxxx] and

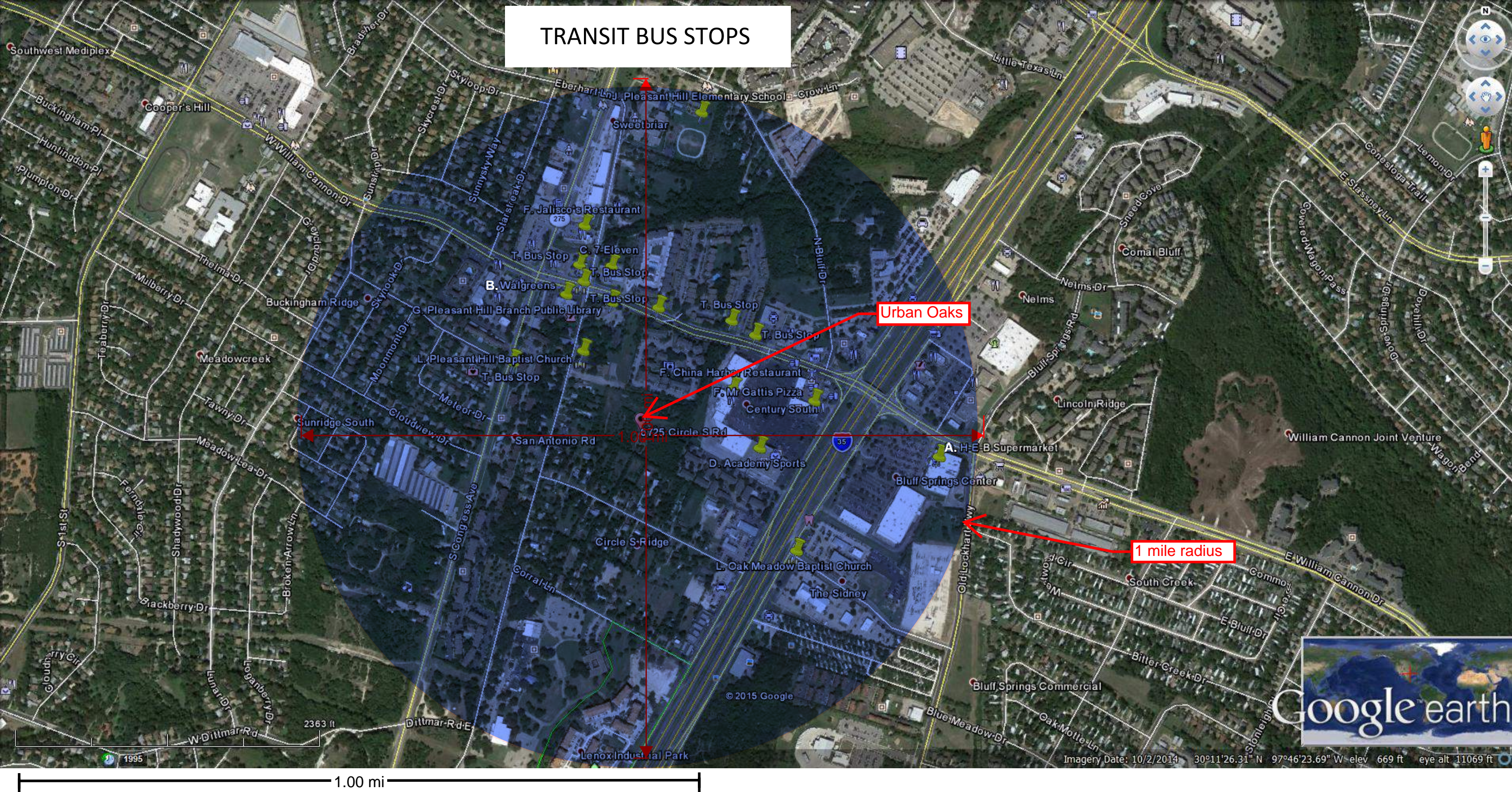
Whereas, [Applicant] has submitted an application to the Texas Department of Housing and Community Affairs for 20xx Housing Tax Credits for [name of development]

It is hereby

RESOLVED, that in accordance with the requirements of Texas Government Code §2306.67071 and Texas Administrative Code §10.204(4), it is hereby found that:

1. Notice has been provided to the Governing Body in accordance with Texas Government Code, §2306.67071(a); and
2. The Governing Body has had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. The Governing Body has held a hearing at which public comment may be made on the proposed Development in accordance with Texas Government Code, §2306.67071(b); and
4. After due consideration of the information provided by the Applicant and public comment, the Governing Body does not object to the proposed Application.

RESOLVED that for and on behalf of the Governing Body, [name, position of authorized person] are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



TRANSIT BUS STOPS

Urban Oaks

1 mile radius

- (A) Full service grocery store
- (B) Pharmacy
- (C) Convenience store/mini-market
- (D) Department of retail merchandise store
- (F) Restaurant
- (G) Indoor public recreation facilities
- (J) Public schools (non-Qualified Elderly Developments only)
- (L) Religious institutions
- (T) Development Site is located with A 1/2 mile of a designated public transportation stop

URBAN OAKS

AUGUST 13, 2015

Urban Oaks

AUSTIN, TX



RYAN

www.RYANCOMPANIES.com

Contacts:

Hunter Barrier
512-493-5901
hunter.barrier@ryancompanies.com

Dave Knoll
512-493-5908
david.knoll@ryancompanies.com

EXECUTIVE SUMMARY

Urban Oaks Austin, Texas

About the Proposed Housing

Urban Oaks is proposed as a newly constructed general population apartment community of approximately 194 units in the City of Austin. The approximately 8 acre development site is located on the east side of Circle S. Road, south of William Cannon at 6725 Circle S Road.

The apartment complex will include a mix of garden apartment residential buildings. The three garden apartments will be a maximum of three stories. The proposed design and program of Urban Oaks will create an Austin Energy Green Building community that includes a mix of the following incomes:

# of units	Type	Square Footage	Rent Net of Utilities	Income Eligibility
65	1 Br/1 Ba	731 sq. ft.	\$801	60% of Median
120	2 Br/2 Ba	1,095 sq. ft.	\$955	60% of Median
9	3 Br/2 Ba	1,328 sq. ft.	\$1,096	60% of Median

Currently the income eligibility level for a 60% unit is \$32,280 for a single person, \$36,900 for a couple, and \$46,080 for a family of four. Income limits vary by household size and are adjusted annually.

Each apartment unit will include spacious closets, open floor plans, dishwashers, garbage disposal, washer/dryer connections, laminate floors, and French balconies. The buildings will be designed to maximize energy efficiency, including dual pane insulating windows, insulation that exceeds code for walls and ceilings, and high SEER rated air conditioners. The design will feature hardiplank siding with stone accents and will include several community amenities, such as:

- Swimming / wade pool
- Fitness / multi-use area
- Barbeque grills
- Dog washing area/dog park
- Community commercial washer/dryer (for large items)
- Library / work center
- Business / computer center
- WiFi in common areas
- Meeting room
- Programmed green space
- Vegetable / herb garden

Urban Oaks's location offers many benefits to the residents. The development is in close proximity to the Pleasant Hill Elementary, Bedichek Middle School, Pleasant Hill Branch of the Austin Public Library, Armadillo Park, South Boggy Creek Greenbelt, Garrison Park, HEB, CommunityCare at William Cannon, and various other shopping areas. Urban Oaks also has very convenient access to the new Congress/Lamar Bus Rapid Transit commuter line and various local bus routes accessible at William Cannon/Circle S. stop (southwest corner of intersection).

On-site property management and maintenance staff will ensure quality day-to-day operation and upkeep of Urban Oaks. Lincoln Properties has been selected as the property manager for this apartment community.

Additionally, services will be provided onsite, at no cost to the residents, and will be determined based on the needs of the resident population. Examples of services that may be provided are social and educational activities, financial planning, and information and referral services.

About the Development Team

Development services are provided by two partners: Austin Affordable Housing Corporation, Inc. (affiliate of The Housing Authority of the City of Austin (HACA)) and Ryan Companies US, Inc.

Austin Affordable Housing Corporation, Inc.

Austin Affordable Housing Corporation (AAHC) is a non-profit subsidiary of The Housing Authority of the City of Austin (HACA). AAHC was 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 administers a down payment assistance program for homeownership; owns and manages approximately 1000 residential units, multiple office buildings and a shopping center; operates a transitional program for residents exiting public housing (Six-Star Resident Program); and oversees the Economic Growth Business Incubator Resource Center.

The Housing Authority of the City of Austin (HACA) is one of the nation's leading public housing authorities, serving more than 19,000 people. HACA owns and operates nearly 1,900 units of conventional public housing in 18 developments throughout Austin. Development sites range from high-rise apartments on Lady Bird Lake to small duplexes in residential neighborhoods. HACA also manages the Housing Choice Voucher / Section 8 Program that provides rental vouchers for more than 5,000 units of housing in Austin's private rental market. Through an array of community partnerships – including Boys and Girls Clubs, Communities-in-Schools, Goodwill, Skillpoint Alliance, and others – HACA works to empower residents and move them on the path to self-sufficiency. HACA has been designated a “High Performing” public housing authority by the U.S. Department of Housing and Urban Development (HUD) for the last 14 years.

The role of Austin Affordable Housing Corporation within Urban Oaks is as long term owner, as well as co-developer with Ryan Companies.

Ryan Companies (Ryan)

Ryan is a leading national commercial real estate firm offering integrated design-build, development and real estate management services to customers. Over the past 75 plus years, Ryan has been involved in a variety of projects across the United States. Their experience spans the full range of commercial product types and includes a significant portfolio of market-rate and affordable apartment developments. From its early roots in northern Minnesota, the company has expanded its Minneapolis, Minnesota base of operations to include offices in Austin, Chicago, Phoenix, San Diego, and Tampa, as well as Cedar Rapids, Davenport, and Des Moines, Iowa.

The role of Ryan Companies in this project will be to act as the lead developer within the project partnership and general contractor for construction. Once the project is complete, Ryan will provide an operating deficit guarantee to ensure the long term success of this development.

For additional information, please contact David Knoll with Ryan Companies at (512) 493-5908 or david.knoll@ryancompanies.com.



Texas Department of Housing and Community Affairs Rent and Income Limits¹ (As of 3/19/2015)

Project:

Urban Oaks

Instructions:

- (1) Choose the county in which your project is located.
- (2) If your project is located within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the "Not Listed" option.
- (3) Please select the financing applicable for your project. Units financed with HOME, NSP, or tax exempt bonds and 4% tax credits are not eligible to use the National Non-Metro limits.
- (4) Choose the date the first building in the project (as defined on line 8b of the 8609) was placed in service or for Housing Trust Fund, the date of your LURA. For HOME or NSP, select "N/A."
- (5) Select the date based on the execution date of your property's Carryover Agreement, Determination Notice, Subaward Agreement Date. For Housing Trust Fund, select the date of your LURA. For HOME or NSP select "N/A." See footnote 3 for more details.

PLEASE COMPLETE ALL FIELDS.

(1) County:

Travis

(2) Place:²

Austin

(3) Financing:

4% Housing Tax Credits

(4) Project PIS Date:

On or After 4/21/2015

(5) Carryover / Determination Notice / Subaward

Agreement Date:

On or After 4/21/2015

INCOME LIMITS

2015 Area Median Income:

\$76,800

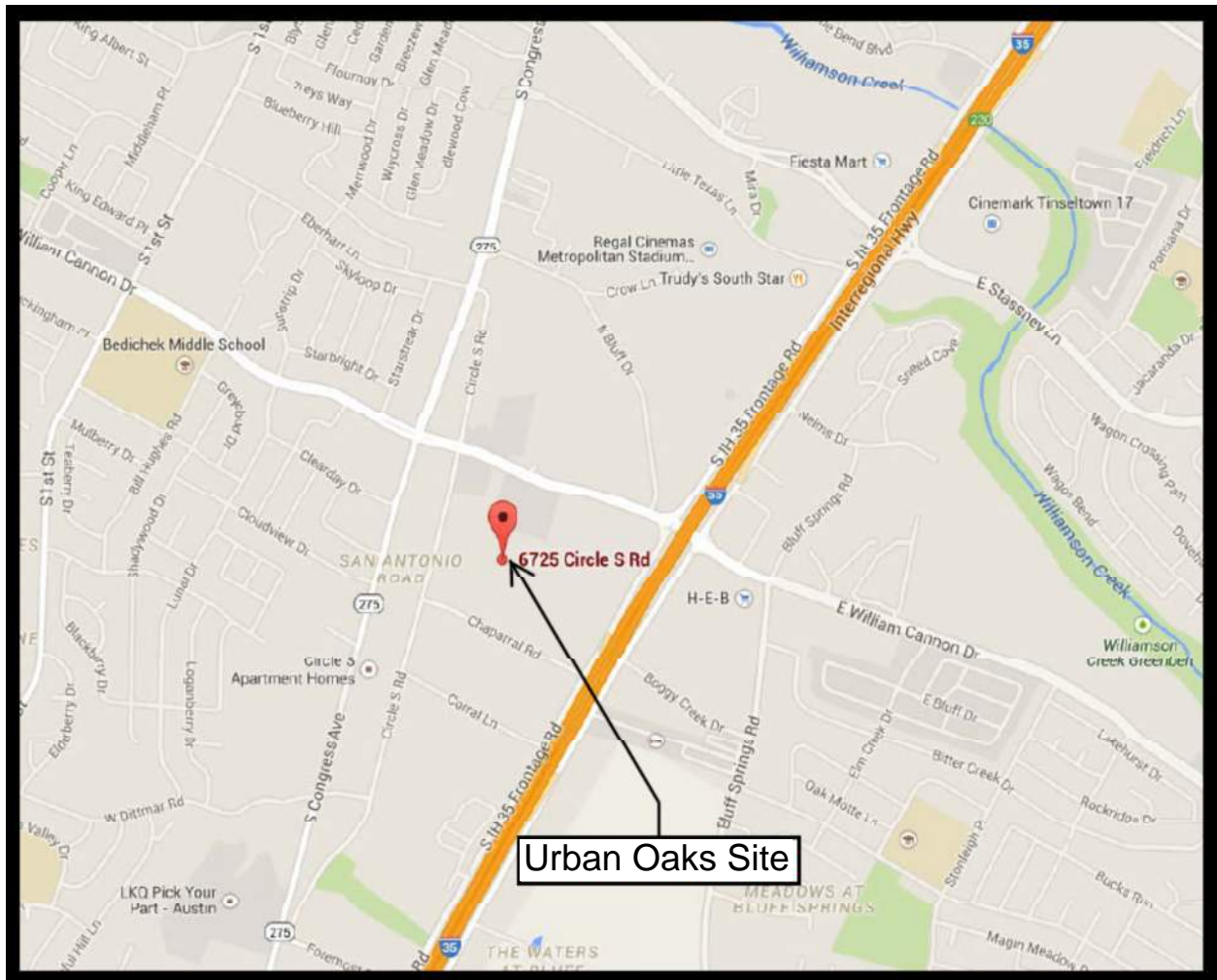
AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
30	\$ 16,140	\$ 18,450	\$ 20,760	\$ 23,040	\$ 24,900	\$ 26,730	\$ 28,590	\$ 30,420
40	\$ 21,520	\$ 24,600	\$ 27,680	\$ 30,720	\$ 33,200	\$ 35,640	\$ 38,120	\$ 40,560
50	\$ 26,900	\$ 30,750	\$ 34,600	\$ 38,400	\$ 41,500	\$ 44,550	\$ 47,650	\$ 50,700
60	\$ 32,280	\$ 36,900	\$ 41,520	\$ 46,080	\$ 49,800	\$ 53,460	\$ 57,180	\$ 60,840
80	\$ 43,040	\$ 49,200	\$ 55,360	\$ 61,440	\$ 66,400	\$ 71,280	\$ 76,240	\$ 81,120
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RENT LIMITS

AMFI %	Number of Bedrooms					
	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
65						
80	\$1,076	\$1,153	\$1,384	\$1,598	\$1,782	\$1,967

1. This information is being provided to assist in the determining the rents and incomes applicable given a set of assumptions you select. You are encouraged to independently verify the results or contact the Department if you have concerns.
2. The "Place" field is used to determine whether the property is eligible to use the National Non-Metropolitan Median Income limits. Not all Places or Cities in Texas are shown. If you are located outside of the boundaries of a designated Place then select "Not Listed" even if your mailing address reflects the place name.
3. The 'Carryover / Determination Notice / Subaward Agreement Date' field is used to determine whether the property's gross rent floor is based upon a different set of income limits than those used to qualify tenants.
4. The 2015 Housing Tax Credit income limits are effective 3/6/2015. The 2014 NSP income limits are effective 12/2013. The Community Planning Division (CPD) of HUD released the 2014 HOME Program income limits effective 5/1/2014 and rent limits that are effective for all new leases and lease renewals after 5/1/2014. *An error was noted in the original posting of the Tool 4/30/2014 in the HOME Program income limits; this version of the tool contains corrected data *
5. For Housing Tax Credit project(s) that place in service or execute a Carryover Agreement within 45 days after HUD releases the MTSP income limits where the newly released limits reflect a decrease, IRS Revenue Ruling 94-57 allows the owner to rely on either limit.

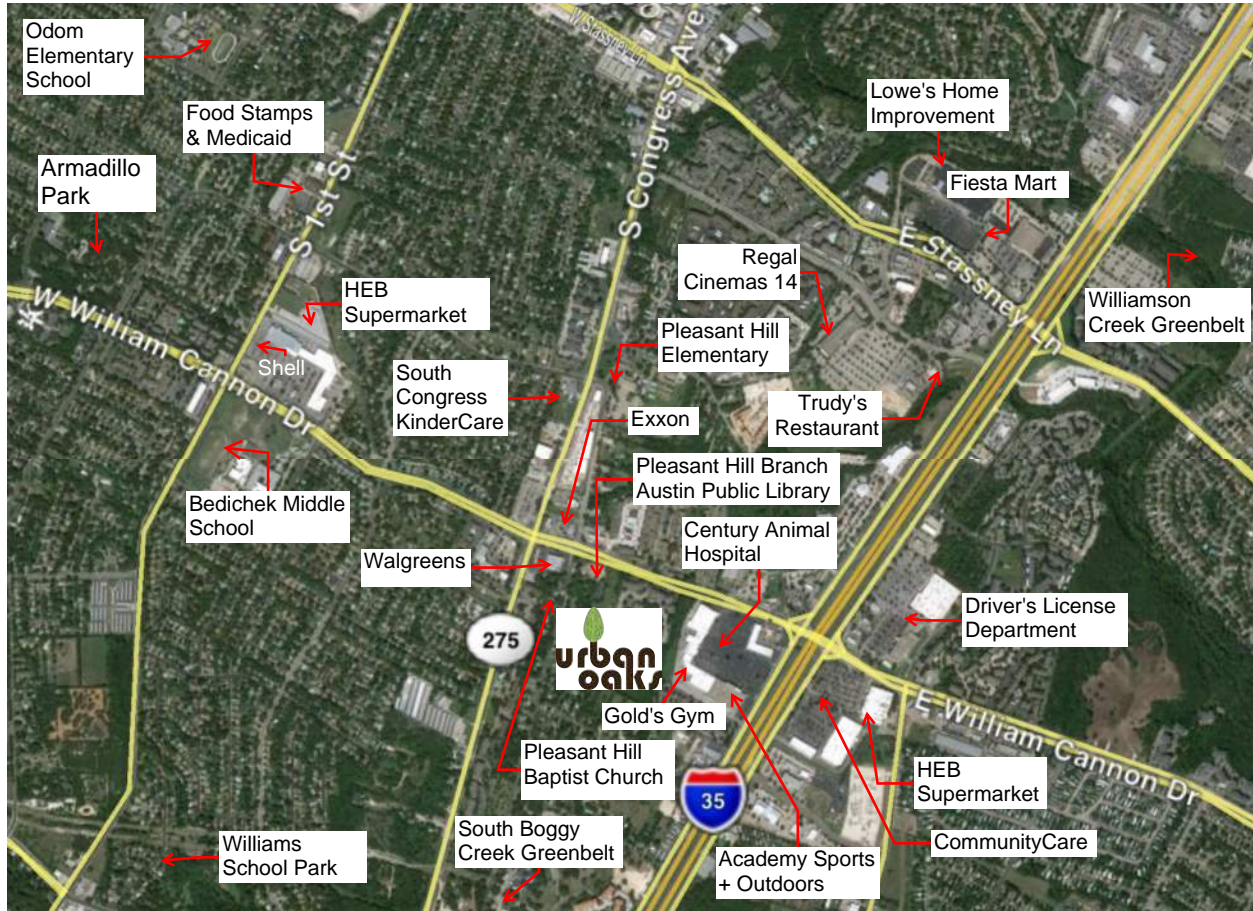
Urban Oaks: Neighborhood Map



6725 Circle S. Road

Approximately 8 acres on the east side of Circle S Road, south of William Cannon.

Urban Oaks: Amenity Map





URBAN OAKS

AUSTIN, TX - RYAN COMPANIES

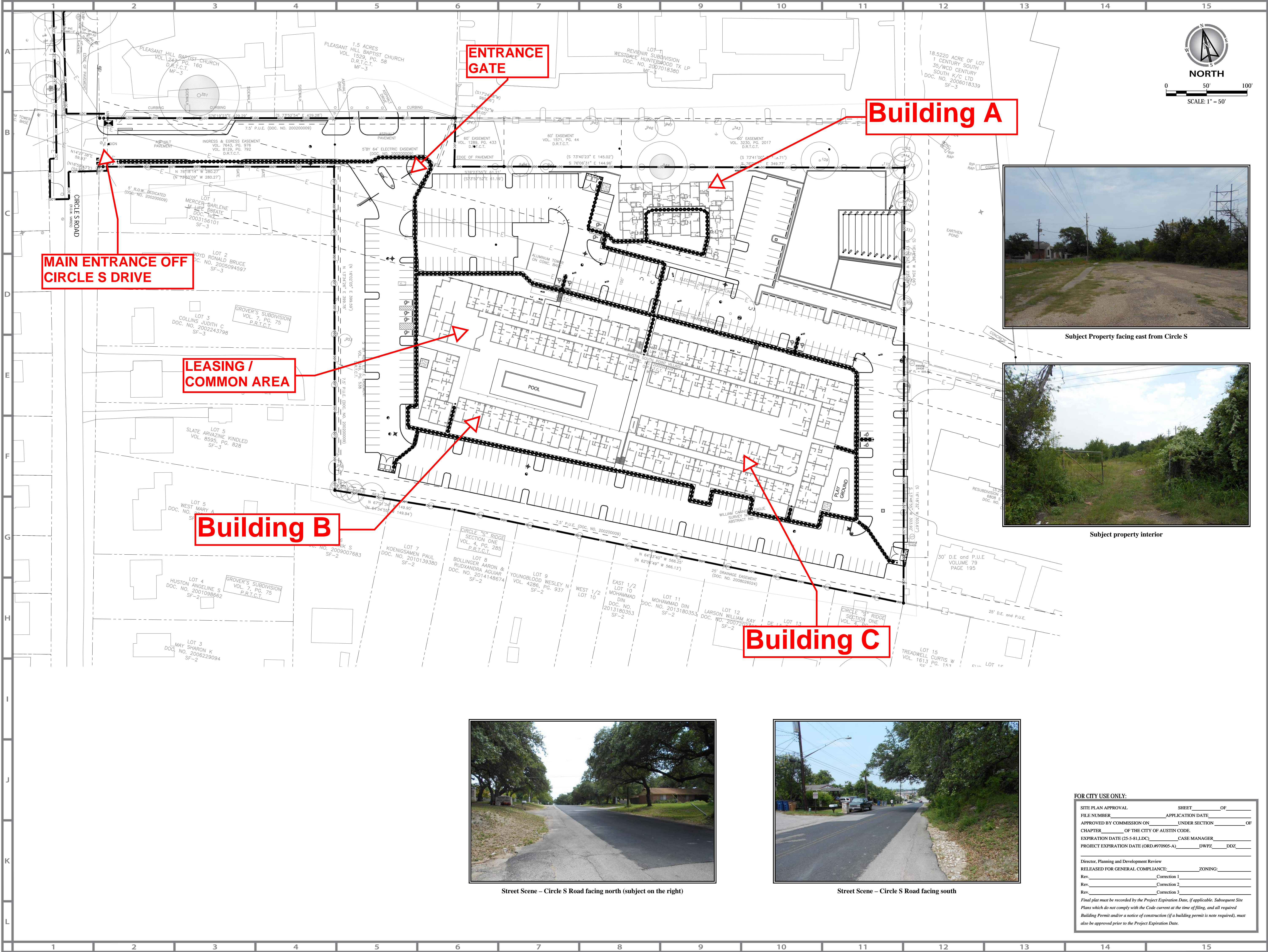
ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION
KELLY GROSSMAN
ARCHITECTS, LLC
280 ADAMS ROAD, SUITE 210 AUSTIN, TEXAS 78746 ph: 512.327.3387



SITE PLAN

1" = 40'-0"

FILE: K:\PROJECTS\303 - RYAN COMPANIES\001 - CIRCLE S APARTMENTS\CD\10 OVERALL SITE PLANDWG PLOTTED BY: RUSH VANN PLOTTED ON: 08/25/15 11:54:15 AM



Subject Property facing east from Circle S



Subject property interior



Street Scene - Circle S Road facing north (subject on the right)



Street Scene - Circle S Road facing south

FOR CITY USE ONLY:

SITE PLAN APPROVAL	SHEET _____ OF _____
FILE NUMBER	APPLICATION DATE
APPROVED BY COMMISSION ON	UNDER SECTION _____ OF _____
CHAPTER _____	OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (25-5-81.LDC)	CASE MANAGER
PROJECT EXPIRATION DATE (ORD.#970905-A)	DWFPZ _____ DDZ _____

Director, Planning and Development Review

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. _____ Correction 1 _____

Rev. _____ Correction 2 _____

Rev. _____ Correction 3 _____

Final plat must be recorded by the Project Expiration Date. If applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DATE	
REVISION / DESCRIPTION	
REV	
CLIENT INFORMATION	
RYAN COMPANIES US, INC.	
111 CONGRESS AVENUE, SUITE 1850 AUSTIN, TEXAS 78701	
CONTACT: MICHAEL PUTENAT PHONE: (512) 493-5900 FAX: (512) 493-5215	
Kbge	
KIMBELL BRUEHL GARCIA ESTES	
105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TBPE No F-12802	
URBAN OAKS 6725 CIRCLE S ROAD SITE DEVELOPMENT PLANS CITY OF AUSTIN, TRAVIS COUNTY, TX	
OVERALL SITE PLAN	
August 25, 2015	
CHECKED BY: JENNIFER GARCIA, PE	
JOB NUMBER: 303-001	ISSUE DATE: 08/25/15
SHEET:	
SP-2015-0020C.SH	

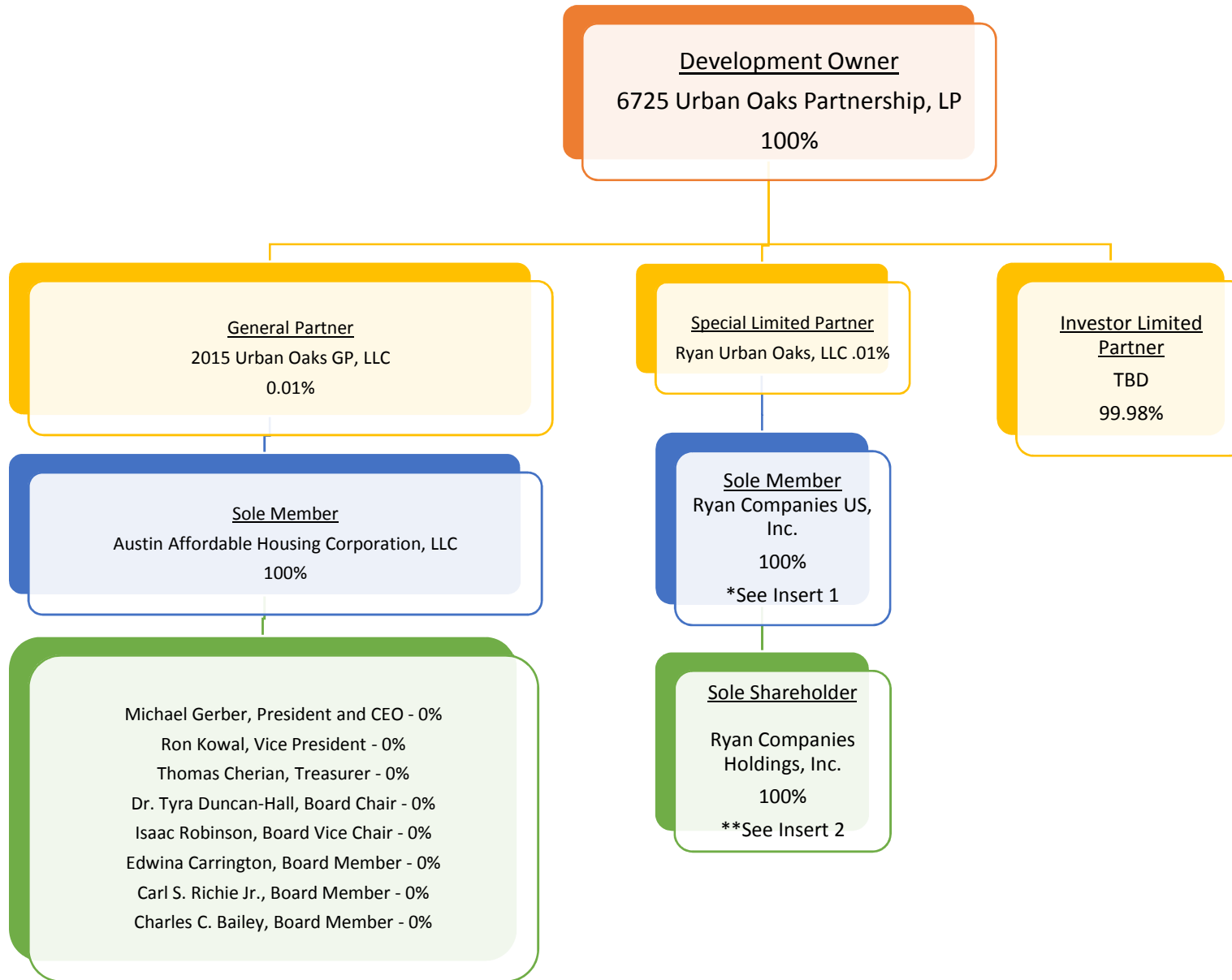


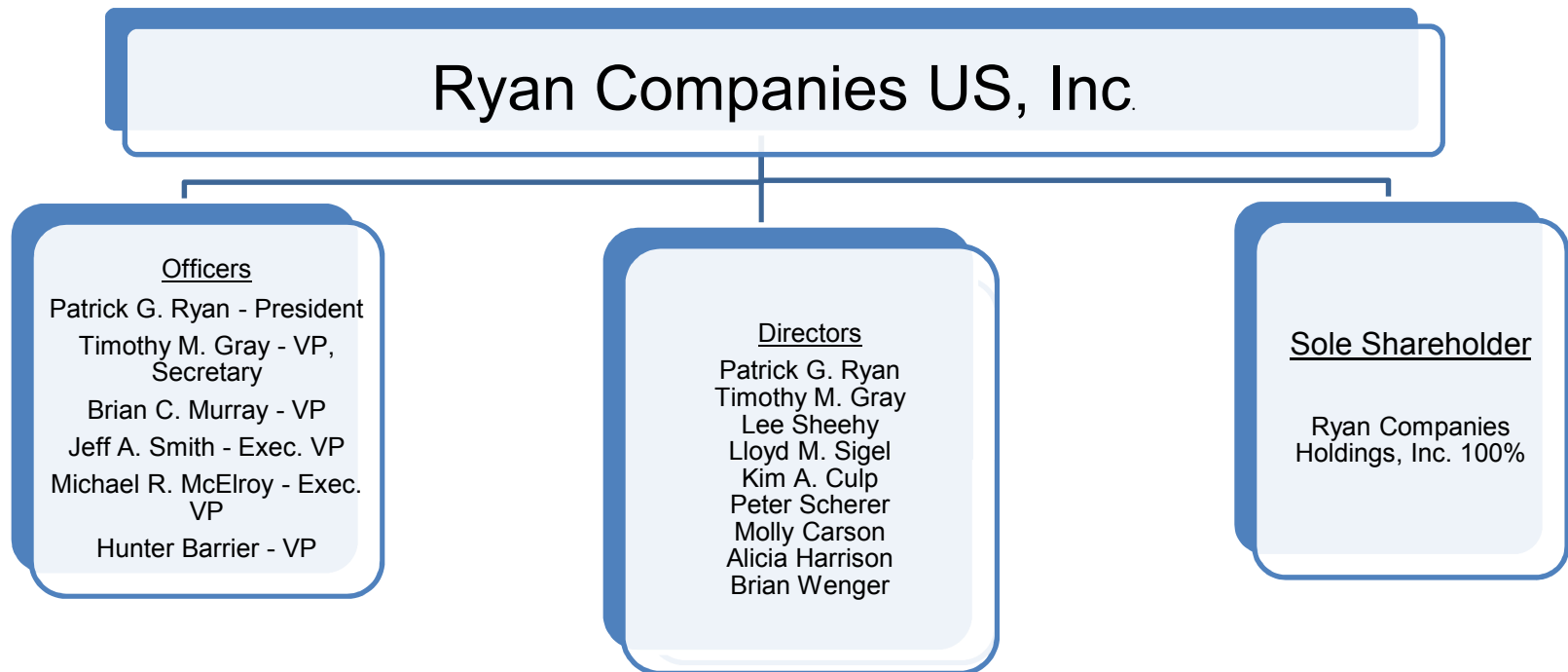






Organizational Chart of Ownership Entity



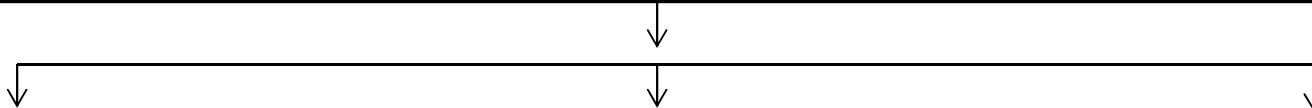




Housing Authority of the City of Austin

The Board of Commissioners for the Housing Authority of the City of Austin (HACA) also serves as the full Board for each of its subsidiaries

HACA is one of the nation's leading public housing authorities, serving more than 19,000 people. Through an array of community partnerships – including Boys and Girls Clubs, Communities-in-Schools, Goodwill, Skillpoint Alliance, and others – HACA works to empower residents and move them on the path to self-sufficiency. HACA has been designated a “High Performing” public housing authority by the U.S. Department of Housing and Urban Development (HUD) for the last 14 years.



Southwest Housing Compliance Corporation

Southwest Housing Compliance Corporation (SHCC) is a non-profit created in 2000 to serve as a contractor for the U.S. Department of Housing and Urban Development to process payments for Project-based Section 8 properties in Texas and Arkansas. SHCC has created more than 40 jobs in Austin. Revenue from SHCC is used by HACA to support job training, education, health and other self-sufficiency programs

Blueprint Solutions

Blueprint was created as a subsidiary of Southwest Housing Compliance Corporation in 2014 to provide consulting and support services to other housing providers who are struggling with compliance or performance matters. Blueprint supports 4 jobs in Austin. Revenue from Blueprint is used by HACA for job training, education, health and other self-sufficiency programs.

Austin Pathways

Austin Pathways is HACA's non-profit foundation which supports scholarships and other services for HACA residents. Since 2001, HACA has awarded nearly \$1 million in scholarships to residents for higher education or vocational training. In 2014, Pathways launched “Unlocking the Connection,” HACA's digital inclusion program for public housing residents, which has received major support from Google Fiber, the Ford Foundation, the Open Societies Foundation, IBM, Freescale, Rackspace, and Austin Community College.

Austin Affordable Housing Corporation

AAHC is a non-profit 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 owns and operates nearly 1000 apartments units for low-income residents in Austin.

Austin Affordable Public Facility Corporation

As a unit of local government under the Texas Government Code, HACA is eligible to issue bonds to build affordable housing units. AAPFC was created in 2012 to enable HACA to issue bonds to construct the Pointe at Ben White and the Villages of Ben White, which will provide affordable housing opportunities to low-income veterans, seniors and families.

Equity CLT

Created in 2009, Equity CLT serves as a land trust for homeownership for public housing residents. HACA has two homes currently in the land trust, but hopes to expand the CLT to provide additional permanent and sustainable homeownership opportunities for very low income persons.

RYAN COMPANIES

RYAN IS COMMITTED TO BUILDING LASTING RELATIONSHIPS

For three generations, Ryans have led the family business guided by this commitment, based on the highest standards of quality and service in the industry. Ryan's foundational mission is to build lasting relationships with employees, customers, communities and partners. While remaining true to the values the company was founded on — integrity, respect, stewardship, family, excellence, safety, fun and a sincere regard for people — we are meeting today's challenges, delivering value and exceeding customers' expectations time and time again.

INTEGRATED SOLUTIONS Ryan is a leading national commercial real estate firm offering development, architecture & engineering, construction, real estate management and capital markets to customers. We specialize in healthcare, senior living, industrial, retailers and corporate build-to-suit and have expertise in product types such as office, education, hospitality, alternative energy, mixed-use, and multi-family housing projects across the United States. Our teams know how to collaborate and deliver the accountability our customers deserve. From site selection and development to design and construction to capital markets and asset management, our teams understand each other's worlds – and merge them for a streamlined approach. From its early roots in northern Minnesota, the company has expanded its Minneapolis base of operations to include offices in Chicago, Milwaukee, Phoenix, Austin, San Diego, Atlanta and Tampa as well as Cedar Rapids, Davenport and Des Moines, Iowa.

WE GO BEYOND BUILDING For over 75 years, Ryan's talented and hardworking professionals have collaborated with customers and communities. We go beyond building by sitting on the customer's side of the table and really understanding their business so we can offer creative solutions for the entirety of their real estate needs – not just bricks and mortar. Using our lifecycle approach, we offer flexibility in defining the scope of a project, and strength in providing effective, timely solutions resulting in a higher certainty of success. We are not satisfied unless our customers are satisfied — 100%. We're more than a construction company. No matter the size or scope, we go above and beyond; thinking about the customers' short- and long-term goals and delivering holistic solutions that save money, accomplish business goals and deliver incredible value.

IN ALL WE DO, RYAN DELIVERS VALUE There is a reason why so many of our customers come back to work with us. It is our dedication to solving their problems, to serving them better, no matter how big or small their project. That is why our quality of construction is unmatched and our professionalism sets the standard for the industry. Whether a customer chooses one of our services or the full suite; from development, architecture & engineering, construction, real estate management, and capital markets, we measure our success in terms of our customer's satisfaction and our ability to build lasting relationships.

"A satisfied customer is not our goal. Our goal is to create a 'raving fan,' someone who boldly and loudly talks about their relationship with us to others."

— Pat Ryan, CEO and President, Ryan Companies US, Inc.



THE RESERVE AT SPRINGDALE, AUSTIN, TX



THOMAS PLACE ORLAND PARK, ORLAND PARK, IL



222 HENNEPIN, MINNEAPOLIS, MN

THOMAS PLACE ORLAND PARK

1ST ENERGY STAR®-QUALIFIED MULTI-FAMILY HIGH-RISE IN ILLINOIS

"We're excited to be a sponsor of the project because it's a new way to offer quality living to seniors with a variety of income levels. We're proud to be part of this new community. It's amazing what a difference Thomas Place will make for Orland Park."

—Rich Schutt, CEO, Providence Life Services

THOMAS PLACE ORLAND PARK
15415 SOUTH HARLEM AVENUE
ORLAND PARK, IL 60462

TYPE OF PROJECT

Senior Living, Multi-family Residential
Affordable and Market-Rate

ENERGY STAR®-qualified

REFERENCE

Jim Bergman
TPA Orland, L.P.
111 Shuman Blvd, Suite 400
Naperville, IL 60563
563-441-6123

ARCHITECT

Ryan A+E, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY

Development
Architecture & Engineering
Design-Build Construction

SIZE

137,925 SF
80 Units

CONSTRUCTION PERIOD

14 Months

DATE TO BE COMPLETED

May 2013

SUSTAINABLE/GREEN ASPECTS

1st ENERGY STAR®-qualified
Multi-family High-rise in Illinois
— Features high insulation levels
and quality equipment to reduce
tenants' utility costs

"Green Community,"
as anticipated to be certified by
Enterprise, a program that defines
health and efficient measures for
housing; only 6th in Illinois in
Enterprise database

Conserves water through efficient
fixtures and irrigation

Utilizes low-VOC paints and finishes
for improved interior air quality

Offers easy access to public transit
and connections to Metra and CTA

Revitalizes former auto dealership to
reuse land and limit suburban sprawl

Features garaged parking to increase
density and limit land impacts

Recycling majority of construction
waste (75% project goal)



A SUCCESSFUL HOUSING MODEL EXPANDS With its joint venture development partners, Jim Bergman and Providence Life Services, Ryan expands its senior housing experience with another community for independent seniors. The development of Thomas Place Orland Park marks Orland Park's first property to offer affordable housing units for seniors, and it is the fourth suburban Chicago project in the Thomas Place portfolio that Ryan has delivered.

Thomas Place Orland Park is an age-restricted community on a four-acre site and provides convenient access to shopping, medical services, dining, recreation, public transportation and other senior services. The four-story building offers 72 high-quality, affordable apartments and eight market-rate rent apartments comprised of 25 one-bedroom and 55 two-bedroom units. All apartments include a Juliet or standard balcony and a full-sized kitchen. A phased move-in for residents began in March 2013.

AMENITIES PROMOTE SOCIALIZATION & SECURITY The building's common space is centrally located between two residential wings and includes a dining room and kitchen, a TV and entertainment lounge, a library, a game room, a media entertainment center and a fitness center. State-of-the-art building security technology enables controlled access and monitoring of resident and common area spaces. A distinctive amenity is the 80 indoor parking spaces in addition to 25 outdoor spaces. Exterior features include a façade of board and batten siding and brick veneer, a private courtyard and a covered drop-off area. On-site property management will provide leasing and maintenance services.

Ryan has served as co-owner, co-developer and design-builder for Thomas Place communities in Fox Lake and Gurnee, Ill., and constructed the Glenview, Ill., property. In addition to the Illinois projects, Ryan co-developed and designed two similar communities in Iowa – Thomas Place Waukee and Thomas Place Bettendorf.

"We're extremely excited to expand our offering of natural and organic products to an even greater customer base."

— Michael Bashaw, President, Midwest Region, Whole Foods Market

222 HENNEPIN
222 HENNEPIN AVENUE
MINNEAPOLIS, MN 55401

TYPE OF PROJECT

Mixed-Use, Retail,
Multi-family Residential
Anticipate LEED Silver Certification
for Mid-rise Residential

REFERENCE

Chris Culp
The Excelsior Group
11455 Viking Drive, Suite 350
Eden Prairie, MN 55344
612-353-3304

Mark Schoening
Tony Barranco
Ryan Companies US, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403
612-492-4000

ARCHITECT

Ryan Companies US, Inc.
— Architect-of-Record

Humphreys & Partners Architects, L.P.
— Design Architect

RYAN'S RESPONSIBILITY

Development
Architecture & Engineering
Design-Build Construction
Capital Markets

SIZE

580,000 SF; 286 units

CONSTRUCTION PERIOD

18 Months

DATE TO BE COMPLETED

Summer 2013

AWARDS

2013 Best in Real Estate,
Best Overall, Mixed-Use Urban
Presented by Minneapolis/St. Paul
Business Journal

2013 Best In American Living Awards
(BALA), Silver Award for On the
Boards, Multifamily
Presented by National Association
of Home Builders (NAHB)

Pacific Coast Builders Conference
(PCBC) 2013 Golden Nugget Award,
Best On-the Boards Mixed Use Project

SCAN TO VIEW
A VIRTUAL TOUR
OF THE PROJECT



WWW.222HENNEPIN.COM

A SIGNATURE DEVELOPMENT FOR DOWNTOWN MINNEAPOLIS The 222 Hennepin project is a great example of urban infill development and is evidence of Ryan's ability to get deals done where others have failed. The 580,000 square foot mixed-use project features 286 luxury apartments with spectacular river and downtown views and a Whole Foods Market – the first in downtown Minneapolis and a welcome addition to this long vacant space.

Ryan Companies co-developed the project with The Excelsior Group, specialists in multi-family development and property management. Ryan is also the architect-of-record and design-builder for the project, which will occupy a full city block at the corner of Hennepin and Washington Avenues. The corner is one of the most prominent downtown, and development challenges had kept it vacant for more than five years.

Project amenities include a fourth-floor terrace with an outdoor pool, bocce ball area, fire pit, dog walk, enclosed party room, and state-of-the-art fitness center. The terrace affords spectacular views of the downtown Minneapolis skyline. The construction of the project prioritizes sustainable building practices by cleaning up a contaminated site while incorporating an existing 300-stall parking structure, effectively wrapping the new project around the parking core and re-using it.

This project is targeting Leadership in Energy and Environmental Design (LEED) Silver Certification for Mid-rise Residential.

THOMAS PLACE GURNEE

Ryan, Jim Bergman and the Burton Foundation partner again to deliver high quality, affordable, independent-living apartments for seniors.

THOMAS PLACE GURNEE
401 NORTH HUNT CLUB ROAD
GURNEE, ILLINOIS 60031

TYPE OF PROJECT

Senior Living
Multi-family Residential

REFERENCE

Jim Bergman
TPA Gurnee, L.P.
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT

Design Build Architectural
Services, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY

Development
Architecture & Engineering
Design-Build Construction

SIZE

173,000 SF
100 units

CONSTRUCTION PERIOD

12 Months

DATE COMPLETED

May 2012



RYAN DEVELOPS ANOTHER SENIOR HOUSING COMMUNITY Finding affordable, independent senior housing equipped to meet the accessibility issues of low-income senior citizens is one of the most challenging dilemmas facing today's aging adults. In recent years, Ryan has partnered with Jim Bergman and the Burton Foundation to bring high-quality affordable housing to seniors with limited income.

The second project for this partnership, Thomas Place Gurnee is an expansion of the development team's goals of creating attractive, affordable developments that allow seniors to live in their own communities. Thomas Place Gurnee showcases Ryan's expertise in development, design and construction. The building features a façade of classic board and batten siding and brick veneer, a centrally located common area, a layout designed to encourage socializing and create a sense of community, and 100 one- and two-bedroom units which each include a balcony or patio.

Ryan's design team incorporated the Illinois Housing Development Authority's (IHDA) Enterprise Green Communities Criteria 2008 — a condition of the agency's affordable housing tax credits. Some of those features include sustainable landscaping, water-conserving fixtures, efficient ENERGY STAR appliances, high-performance interior and exterior lighting and strategies for environmentally friendly facility maintenance.

Ryan's introduction to the Thomas Place senior housing model came when it was selected to construct Thomas Place Glenview in Glenview, Illinois. Building on that success, Ryan has served as co-owner, co-developer and design-builder for three more communities in Illinois — Thomas Place Fox Lake, Thomas Place Gurnee and Thomas Place Orland Park. In addition, Ryan co-developed and designed Thomas Place Waukeet and Thomas Place Bettendorf in Iowa.

THOMAS PLACE GLENVIEW

"The experience with Ryan has been excellent. Everything was on budget, ahead of schedule and I'm extremely happy with the results."

— Jim Bergman, Thomas Place LLP

THOMAS PLACE GLENVIEW
2200 PATRIOT BOULEVARD
GLENVIEW, ILLINOIS 60025

TYPE OF PROJECT

Senior Living, Multi-family Residential
Affordable and Market-Rate

REFERENCE

Jim Bergman
Thomas Place LLP
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT

Basil Associates

RYAN'S RESPONSIBILITY

General Contractor

SIZE

228,000 SF
144 units

CONSTRUCTION PERIOD

13 Months

DATE COMPLETED

July 2006



RYAN DELIVERS ON BUDGET AND SCHEDULE WHERE OTHER CONTRACTOR FAILED Thomas Place Glenview is a part of The Glen, a redevelopment of a Naval Air Station in Glenview, Illinois. Thomas Place provides 144 low-income and market-rate senior apartments for area senior citizens, and offers a number of amenities for the residents to enjoy, including a hair salon, a full-service dining room and a TV/game room.

The Village of Glenview donated the land to Thomas Place LLP, a non-profit entity. Ryan was introduced to the project when Thomas Place principals realized that the original general contractor could not build the project according to their budget and schedule.

SUCCESS LEADS TO A LASTING RELATIONSHIP Ryan delivered the project — a three-story, 180,000-square-foot building with 48,000 square feet of parking — at a \$2-million savings and two months ahead of schedule.

Drawing on the success of Thomas Place Glenview, Ryan was engaged in an expanded role as co-owner, co-developer and design-builder for subsequent Thomas Place senior housing communities in Fox Lake, Gurnee, and Orland Park, Illinois. In addition to the Illinois properties, Ryan co-developed and designed Thomas Place Waukeee and Thomas Place Bettendorf in Iowa.

THOMAS PLACE FOX LAKE

Based on the success of a prior senior housing project in Glenview, Illinois, the developer returned to Ryan for new ideas in design and cost-efficiency for a similar project in Fox Lake, Illinois.

THOMAS PLACE FOX LAKE
229 THOMAS LANE
FOX LAKE, ILLINOIS 60020

TYPE OF PROJECT

Senior Living
Multi-family Residential

REFERENCE

Jim Bergman
TPA Fox Lake, L.P.
20 Sandstone Court
LeClaire, IA 52723
563-441-6123

ARCHITECT

Design Build Architectural
Services, Inc.
(A Ryan Companies US, Inc.
Wholly-owned Subsidiary)

RYAN'S RESPONSIBILITY

Architecture & Engineering
Development
Design-Build Construction

SIZE

173,000 SF
100 Units

CONSTRUCTION PERIOD

9 Months

DATE COMPLETED

August 2010



THOMAS PLACE FOX LAKE IS THE SECOND SENIOR HOUSING PROJECT BETWEEN JIM BERGMAN AND RYAN

Following the 2006 success of Thomas Place Glenview, a

228,000-square-foot senior housing community in Glenview, Illinois, the team collaborated on Thomas Place Fox Lake, a 100-unit, age-restricted, affordable apartment community.

Because Thomas Place Fox Lake is part of a larger mixed-use development, the permit/approval/closing process was more complex, requiring seamless coordination between development, construction, architecture and civil engineering. Design Build's architects and engineers provided a look and layout similar to the original Thomas Place in Glenview at a lower cost per unit.

A grand foyer with vaulted ceilings and fireplace accentuates the main entrance. Other common area elements include a dining room, great room, game room, library, hair salon, fitness center, covered drop-off area, indoor parking spaces, landscaped private courtyard and on-site property management. The building offers 33 one-bedroom and 67 two-bedroom units, each with a balcony, full kitchen, washer and dryer, and nine-foot ceilings.

Thomas Place Fox Lake is a Low Income Housing Tax Credit (LIHTC) project that provides the senior population of Fox Lake quality affordable housing. Also, the project qualified for a grant from the Illinois Department of Commerce and Economic Opportunity's (DCEO) Energy Efficient Affordable Housing Construction Program.

RYAN BUILDS A LASTING RELATIONSHIP Ryan served as general contractor for Thomas Place Glenview, and as co-owner, co-developer and design-builder for Thomas Place Fox Lake, Thomas Place Gurnee and Thomas Place Orland Park in Illinois. In addition to the four Illinois properties, Ryan also worked with Jim Bergman to co-develop and design two similar communities in Iowa – Thomas Place Waukee and Thomas Place Bettendorf.



"Upper Landing is the next phase of Saint Paul's riverfront development. I applaud the Centex and Ryan commitment to a project that creates new homes that supports the community's overall vision."

— Patrick Seeb, Executive Director, Saint Paul Riverfront Corporation

UPPER LANDING ST. PAUL, MINNESOTA

TYPE OF PROJECT
Luxury Villa Apartments,
High-end Condominiums, Mixed-use
Retail, Office Areas, Parking Ramps

REFERENCE
Collin Barr
President, Midwest Region
Ryan Companies US, Inc.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403
612-492-4000

ARCHITECT
KKE Architects, ESG Architects
Pope Architects

RYAN'S RESPONSIBILITY
Development Management
Design-Build

SIZE
640 Units
(344 Luxury Villa Apartments
296 High-end Condominiums)
6 Blocks, 16 Acres

CONSTRUCTION PERIOD
4 Years

DATE COMPLETED
Multiple Phases from 2005 - 2008



A NEW URBAN VILLAGE ON THE MISSISSIPPI RIVER Upper Landing is a 640-home residential development that follows along 21 acres of St. Paul, Minnesota's prime Mississippi riverfront. Just a few short steps away from the Science Museum of Minnesota and across the river from a newly renovated Harriet Island Regional Park, Upper Landing is a prime location for urban living and river views.

The overall development is predominately condominiums and apartments. Eight city blocks (Ryan built six of these blocks) create an exciting urban village with connections between the community, the river and a newly energized downtown. This new neighborhood on the riverfront boasts market rate apartments, affordable housing, high-end townhomes, condominiums and some commercial space. The grounds are extensively landscaped, including two parks and a regional trail that runs along the Mississippi River with an expansive open green space for public use.



NEW PERSPECTIVE SENIOR LIVING LIGHTHOUSE OF WEST BEND

"Our Lighthouse of West Bend building has been a construction dream come true. The follow up from the Ryan Company Team has been unparalleled. We have been open for 15 months, and have had virtually no construction concerns."
— Kimberly Otte-May, Regional Executive Director, Lighthouse of West Bend

LIGHTHOUSE OF WEST BEND
2130 CONTINENTAL DRIVE
WEST BEND, WISCONSIN 53095

TYPE OF PROJECT
Senior Living

REFERENCE
Todd Novaczyk
Chief Executive Officer
New Perspective Senior Living
7625 Golden Triangle Drive, Suite T
Eden Prairie, MN 55344
952-746-3630

ARCHITECT
Elness Swenson Graham Architects,
Inc.

RYAN'S RESPONSIBILITY
Development
Design-build Construction

SIZE
165,000 SF, 149 Units

CONSTRUCTION PERIOD
13 months

DATE COMPLETED
October 2011



LIGHTHOUSE OF WEST BEND was the second of two projects Ryan built for New Perspective Senior Living. New Perspective's mission is to help people preserve independence and dignity in their later years with a secure, social, home-like environment. This project was designed and constructed to meet that vision.

Lighthouse of West Bend is an integrated senior housing project that includes independent living, assisted living and memory care units consisting of a total of 149 residential units for the project. The project was constructed in 12 months and completed in October of 2011. Ryan provided development and design-build construction services.

The completed campus features a 165,000-square-foot building with 54 independent living units, 47 assisted living units and 48 memory care units in a variety of floor plan types and sizes. State of the art common spaces abound throughout the building including: a bistro, pub, country store, library, warm-water therapy pool, rehabilitation center, theater and many other spaces. The building also features a full commercial kitchen and beautiful dining area that provides three meals per day.

EDUCATION

Bachelor of Arts, Economics
Vanderbilt University

Master's Program,
Construction Management
University of Texas at Austin

PROFESSIONAL EXPERIENCE

President & CEO
Opus South Corporation

President
McShane Corporation

Vice President, Development
CarrAmerica Realty Corporation

AFFILIATIONS & MEMBERSHIPS

Industrial and Office Council,
Urban Land Institute (ULI)

National Association of Industrial and
Office Parks (NAIOP)

World President's Organization (WPO)

Habitat for Humanity

**PROJECTS COMPLETED
PRIOR TO JOINING RYAN**

Nokia – North America Headquarters
650,000 SF, Office Complex
Dallas, TX

Social Security Administration
Regional Headquarters
588,000 SF, Office, Birmingham, AL

Riata Corporate Park
1,100,000 SF, Office Park
Austin, TX

Braker Pointe
375,000 SF, Office
Austin, TX

Tuscany Corporate Center
510,000 SF, Industrial Park
Austin, TX

Houston Community College
Administrative & Communications
Headquarters, 531,000 SF, High-rise
Redevelopment, Houston, TX

PetSmart Regional Distribution Center
1,050,000 SF, Industrial, Chicago, IL

Bolingbrook Point (NFI Industries)
800,000 SF, Industrial, Chicago, IL

The Marina
55-Units, Luxury Downtown
Condominiums, Madison, WI

Applied Materials Campus
426,000 SF, Office, Sunnyvale, CA

Old Post Office Pavilion
160,000 SF, Mixed-use Redevelopment
Washington, DC

East Gateway (Clear Channel
Communication), 230,000 SF, Office
Phoenix, AZ

Tollway Plaza
370,000 SF, Office, Dallas, TX

Various Medical Office Buildings
250,000 SF, Medical Office
Houston, Chicago, Phoenix

Estancia Apartments
276-Units, Garden Apartments
Austin, TX

"Delivering maximum value and providing certainty of execution are the two most important elements of a successful development or construction project."



Hunter has 25 years of experience, primarily in the development and construction of institutional-grade commercial, mixed-use, and multi-family properties. As President of the SouthCentral Region, Hunter is responsible for expanding the Ryan Companies' development and design-build activities in Texas and the surrounding markets.

"Throughout my career, I have enjoyed the opportunity to grow successful businesses. In the SouthCentral Region, we have the ability to expand upon Ryan's previous success in the market and build a strong presence in a fast-growing part of the country. We are aggressively pursuing new office, industrial, retail, multi-family, mixed-use and institutional projects in Austin, Dallas, Houston, San Antonio and other key locations."

Prior to joining Ryan, Hunter held the top leadership positions at two large national/regional development, construction, and investment companies: Opus South Corporation and McShane Corporation. He has been responsible for the development of numerous corporate headquarters, large-scale distribution facilities, major office and industrial parks, government facilities, and a variety of multi-family and mixed-use projects. "I get excited about working with a customer to understand their vision, plan the highest value solution, and work to see the project become a reality. In this process, I am passionate about quality, sustainability, and improving the built-environment."

"I'm proud to be part of a development team that is so deeply committed to integrity, reliability, and perseverance in everything we do."

EDUCATION

Masters, Community and
Regional Planning
University of Texas at Austin

Bachelor of Arts, Civil Engineering
Dartmouth College

PROFESSIONAL EXPERIENCE

Director, Urban Land Institute (ULI)

Director of Development
Waterstreet Engineering

Principal, Resolve Development

AFFILIATIONS AND MEMBERSHIPS

Urban Land Institute (ULI)

American Planning Association (APA)

SELECTED EXPERIENCE

The Reserve at Springdale
329,000 SF, Multi-Family
Austin, TX

Urban Oaks
200,000 SF, Multi-Family
Austin, TX

Labatt Food Services*
14,000 SF, Distribution
Austin, TX

AAA Storage/Hwy 71*
53,000 SF, Industrial
Austin, TX

Wheatsville Food Co-op*
13,000 SF, Retail
Austin, TX

Waterstreet Lofts*
37,000 SF, Mixed-use
Austin, TX

AAA Storage/Hwy 183*
115,000 SF, Industrial
Austin, TX

Caswell Lofts*
42,000 SF, Multi-family Housing
Austin, TX

320 University/Feasibility*
370,000 SF, Mixed-use
Lubbock, TX

Swede Hills Lofts*
24,000 SF, Multi-family Housing
Austin, TX



Over his years in the private sector, David Knoll built a reputation as a strong champion to customers and a valuable development partner to owners. He combines this record of private sector success with a high level of credibility in the public sector. His most recent role as Director of the Austin District Council of the nonprofit Urban Land Institute (ULI) gives him a valuable knowledge of the political and administrative aspects of the entitlement process along with extensive private and public sector relationships.

David's uniquely broad background makes him a crucial ally to Ryan customers—especially those who have complex and complicated projects. He is well known for the creativity he brings to project management and for his ability to pull together disparate groups of people, deftly handling details without losing sight of the broader context. In his role as Director of Development, David is responsible for site selection, deal structuring, and entitlement coordination. As a project progresses through construction, he focuses on the customer's interests, critical milestones, and on-time/on-budget completion.



* Projects completed while at previous company

EDUCATION

Bachelor of Science, Construction Management; Minor, Business Administration, Boise State University

PROFESSIONAL EXPERIENCE

Project Manager
Bateman-Hall, Inc.

AFFILIATIONS & MEMBERSHIPS

Urban Land Institute (ULI)
Real Estate Council of Austin (RECA)
Associated General Contractors of America (AGC) - Austin Chapter

SELECTED EXPERIENCE

City of Cedar Rapids, City Hall
67,000 SF, Historic Remodel
Cedar Rapids, IA

City of Cedar Rapids, Public Works
322,000 SF, Office, Warehouse
8,000 SF, IT Operations and Data Center
Cedar Rapids, IA

United Parcel Service
New Builds : Renovations
Eight TX Locations

Target Distribution Center
1,500,000 SF, Distribution Center
Dallas, TX

Target Distribution Center
750,000 SF, Distribution Center Remodel
Maumelle, AR

Target Distribution Center
1,670,000 SF, Distribution Center
Midway, GA

Pegasus Solutions, Inc.
145,000 SF, Class "A" Office and Data Center
547-stall Parking Structure
Scottsdale, AZ

Cardinal Health, Inc.
102,000 SF, Office, Warehouse
Distribution Center
Tolleson, AZ

Charter Schools USA
Two-story New Builds
Six LA Locations

Snake River Landing*
400 Acre, Mixed-use Development
Site and Riverfront Improvements
Idaho Falls, ID

Kohl's Department Store*
Retail, New Store
Two-story Remodel
Idaho Falls, ID, Spokane, WA

Albertson's Store*
Retail
Live Store Remodels
Ammon, ID, Jackson, WY

"The objective of every Ryan project is very simple: identify our customers' needs and deliver the best possible solution every time. That's a fun way to do business and it makes me proud to be part of the Ryan team."



Rich started his construction career 15 years ago and brings considerable experience leading integrated project teams to provide the best value for his customers on every project. As Regional Vice President of Construction for the SouthCentral Region, Rich is responsible for business development, site selection and preconstruction activities, project pricing from conceptual design through construction documents, and leading the design and construction teams through the project life-cycle. He is well respected for his ability to manage a project team efficiently, excels at building a great team rapport, and executes each project in a manner that exceeds his customers' goals and expectations.



CARDINAL HEALTH



TARGET DISTRIBUTION



PEGASUS SOLUTIONS, INC.

* Projects completed while at previous company

EDUCATION

Bachelor of Science, Construction
Management and Civil Engineering
University of Houston

OSHA Certified Hazardous Waste
Supervisor

PROFESSIONAL EXPERIENCE

Medical Field Coordinator
TOTALAB

Owner
New Frontier Builders

Chemical Plant Supervisor
Shell Oil

AFFILIATIONS & MEMBERSHIPS

Chairman, Board of Directors,
Builders Association of Chicago, 2010

Vice Chair
Mid-America Regional
Bargaining Association (MARBA)

Trustee
Laborers' Apprentice
and Training Fund

SELECTED AWARDS

Contractor of the Year
by the The Coalition for United
Community Action-ORTC, Inc. (CUCA)
— 39th Annual Unity Testimonial
Awards, June 10, 2011, Chicago, IL

SELECTED EXPERIENCE

Charter Schools USA Plaquemine
42,000 SF, Charter School
Plaquemine, LA

United Parcel Service (UPS)
31,000 SF, Distribution Facility
Laredo, TX

Brown Research Building Remodel
8-story, Hospital and Research
Facility, Texas Medical Center
Houston, TX

Southern Distribution Center for
Deere & Company
489,216 SF, Distribution Center
Jefferson City, TN

Cadbury Adams
475,104 SF, Lease/Warehouse
Distribution Center
Joliet, IL

USC Solutions
471,500 SF, Warehouse
Distribution Center
Romeoville, IL

Arnold Logistics
374,460 SF, Lease/Warehouse
Distribution Center
Joliet, IL

Iron Mountain Facility
100,000 SF, Warehouse/Distribution
Elgin, IL

Northern Illinois Food Bank
146,000 SF, Food Distribution and
Nutrition Center
LEED-NC Gold
Geneva, IL

First Beverage/Euclid Beverage
Distribution Center
80,000 SF, Distribution Center
Peru, IL

"The Ryan culture allows me to deliver projects that reflect my own high personal standards for quality. When a job is complete, I want the customer to choose Ryan for their next project without any reservations."



Coming from a construction family, Lynn has been around construction most of his life. This lifelong exposure and interest in the construction industry provides him the expertise to deliver the best value. With nearly 40 years of hands-on experience, Lynn has led field operations of a multitude of projects across the nation, including complex "live" renovations, highly technical automated distribution centers and specialized laboratories up to biosafety level 3 (BSL-3), to name a few. As Director of Field Operations for Ryan, he oversees cost estimating, technical design and development, construction activities and subcontractor negotiation. Lynn is lauded by his peers for his knowledgeable perspective and ability to offer cost-effective solutions to construction challenges. He has been recognized with several awards for his contributions to the construction industry.



**DEERE & COMPANY CENTRAL
CONSOLIDATED DISTRIBUTION CTR.**



**FIRST BEVERAGE/EUCLID
DISTRIBUTION CENTER**



NORTHERN ILLINOIS FOOD BANK