REQUEST FOR CITY OF AUSTIN RESOLUTIONS
2017 9% 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 9% Low Income Housing Tax Credit applications for the 2017 Tax Credit Cycle. This form and all attachments will be due no later than close of business on *Thursday, December 22, 2016*. *All resolutions being requested are subject to approval by the Austin City Council. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 9, 2017 meeting.*

1. **Resolutions. Please indicate which resolutions are being requested from the City of Austin.**

   _X_ Resolution of Support from the Local Governing Body
   ____ Twice the State Average Per Capita
   _X_ One-Mile/Three-Year Rule
   ____ Limitations on Developments in Certain Census Tracts

2. **Commitment of Development Funding by Local Political Subdivision. Funding commitments to developments from the City of Austin will be provided as waived fees through the SMART Housing Program. Letters that comply with the requirements of the QAP will be provided to applicants.**

For the request to be considered, please attach the following information:

1) Name and address of the Proposed Development
2) City Council District Number
3) Census Tract Number
4) Indicate the type of Development (New Construction, Rehabilitation, Acquisition/Rehabilitation, Replacement)
5) Number of Units proposed by type (i.e. Single Room Occupancy, 1BR, 2BR, 3BR, etc.)
6) Approximate Size of Units in square feet.
7) Number and percentage of units by Median Family Income level.
8) Estimated Rents by unit size/type.
9) Number and percentage of units dedicated for underserved populations, if any. Underserved populations include: chronically homeless; disabled persons; elderly; veterans; and children aging out of foster care.
10) A map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
11) 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.
12) 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.
13) Describe Resident Services that may be provided to tenants.
14) Provide information about planned on-site amenities (e.g. recreation facilities, computer lab, Wi-Fi).
15) Provide information about the Developer's Experience and Development Background.

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. For more information, contact Ellis Morgan at 512-974-3121 or by e-mail at ellis.morgan@austintexas.gov. E-mailed submissions are acceptable in PDF format.

Deadline to Submit: 5:00 pm, Thursday, December 22, 2016.

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

Authorized Representative _____ **Date** December 21, 2016

1) **Proposed Development Name:** Travis County-Airport Boulevard

   Address: 5325 - 5335 Airport Blvd, Austin, TX 78751
2) **City Council District Number**: ~~46; Dawnna Dukes~~ 4, Gregorio Casar
3) **Census Tract:** 48453002105
4) **Type of Development:** New Construction
5) **Number of Units Proposed by Type:** 146 total
   a. Efficiency: 31
   b. 1BR/1BA: 75
   c. 2BR/2BA: 32
   d. 3BR/2BA: 8
6) **Approximate Size of Units:**
   a. Efficiency: 525 sq. ft.
   b. 1BR/1BA: 710 sq. ft.
   c. 2BR/2BA: 1,037 sq. ft.
   d. 3BR/2BA: 1,250 sq. ft.
7) **Number and Percentage of Units by Median Family Income:**
   a. Efficiency: 8 units (5%) at 30% MFI, 14 units (9%) at 50% MFI, 9 units (6%) at 60% MFI
   b. 1BR/1BA: 5 units (3%) at 30% MFI, 25 units (17%) at 50% MFI, 30 units (21%) at 60% MFI, 15 units (10%) at Market Rate
   c. 2BR/2BA: 10 units (7%) at 50% MFI, 17 units (12%) at 60% MFI, 5 units (3%) at Market Rate
   d. 3BR/2BA: 4 units (3%) at 60% MFI, 4 units (3%) at Market Rate
8) **Estimated Rents by Unit Size and Type:** *Attached, Rent Schedule*
9) **Number and percentage of units dedicated for underserved populations:**
   a. 5% of units will be fully accessible and set aside for people with mobility impairments
   b. 2% of units will be set aside for people with sensory impairments
10) **Walking Map to Nearest Transit Stop:** *Attached*

11) Flood Plain Map: *Attached*

12) Sources and Uses: *Attached*

13) Resident Services: On-site services will include:

a. Continuing Education classes
b. Health and Wellness classes
c. Financial classes
d. Computer training
e. On-site Social events

14) On-Site Amenities: Amenities will include:

a. community activity room
b. movie theater
c. fitness center
d. library
e. laundry facilities
f. business center
g. management/leasing offices

15) Developer's Experience and Background: *Attached, DMA Corporate Profile*

Request for City of Austin Resolution of Support
2017 9% Competitive Low Income Housing Tax Credits

Travis County-Airport Boulevard

Austin, TX

Attachments

Request for City of Austin Resolution of Support
2017 9% Competitive Low Income Housing Tax Credits

Travis County-Airport Boulevard

Austin, TX

Attachment 8

Estimated Rents by Unit Size/Type

RENT SCHEDULE

HTC Units	HOME Units (Rent/Inc)	HTF Units	MRB Units	Other/ Subsidy	# of Units (A)	# of Bed-rooms	# of Baths	Unit Size (Net Rentable Sq. Ft.) (B)	Total Net Rentable Sq. Ft. (A) x (B)	Program Rent Limit	Tenant Paid Utility Allow.	Rent Collected /Unit (E)	Total Monthly Rent (A) x (E)
TC 30%					8	0	1.0	525	4,200	408	55	353	2,824
TC 50%					14	0	1.0	525	7,350	545	55	490	6,860
TC 60%					9	0	1.0	525	4,725	681	55	626	5,634
MR					0	0	1.0	525	0	800		800	-
TC 30%					5	1	1.0	710	3,550	438	65	373	1,865
TC 50%					25	1	1.0	710	17,750	584	65	519	12,975
TC 60%					30	1	1.0	710	21,300	730	65	665	19,950
MR					15	1	1.0	710	10,650	1,200	65	1,135	17,025
TC 30%					0	2	2.0	1,037	0	0		0	-
TC 50%					10	2	2.0	1,037	10,370	730	94	636	6,360
TC 60%					17	2	2.0	1,037	17,629	876	94	782	13,294
MR					5	2	2.0	1,037	5,185	1,600		1,600	8,000
TC 60%					4	3	2.0	1,250	5,000	1,051	122	929	3,716
MR					4	3	2.0	1,250	5,000	2,000		2,000	8,000
									0		55	(55)	-
									0		55	(55)	-
									0		55	(55)	-
									0		55	(55)	-
									0		55	(55)	-
									0		55	(55)	-
			TOTAL		146				112,709				106,503
			Non Rental Income			$5.00	per unit/month for:		***Laundry***				730
			Non Rental Income			0.00	per unit/month for:						-
			Non Rental Income			0.00	per unit/month for:						-
			+ TOTAL NONRENTAL INCOME			**$5.00**	per unit/month						730
			= POTENTIAL GROSS MONTHLY INCOME										107,233
			- Provision for Vacancy & Collection Loss						% of Potential Gross Income:	7.50%			8,042
			- Rental Concessions										-
			= EFFECTIVE GROSS MONTHLY INCOME										99,191
			x 12 = EFFECTIVE GROSS ANNUAL INCOME										1,190,286

RENT SCHEDULE (Continued)

		% of LI	% of Total	
	TC30%	9%	9%	13
	TC40%			0
HOUSING	TC50%	34%	34%	49
	TC60%	41%	41%	60
TAX	HTC LI Total			122
	TCEO			0
CREDITS	MR		16%	24
	MR Total			24
	TC Total			146
	MRB30%			0
	MRB40%			0
MORTGAGE	MRB50%			0
	MRB60%			0
	MRB LI Total			0
REVENUE	MRBMR			0
	MRBMR Total			0
BOND	MRB Total			0

		% of LI	% of Total	
	HTF30%			0
HOUSING	HTF40%			0
	HTF50%			0
	HTF60%			0
TRUST	HTF80%			0
	HTF LI Total			0
	MR			0
FUND	MR Total			0
	HTF Total			0
	30%			0
	LH/50%			0
	HH/60%			0
HOME	HH/80%			0
	HOME LI Total			0
	EO			0
	MR			0
	MR Total			0
	HOME Total			0
OTHER	Total OT Units			0

Request for City of Austin Resolution of Support
2017 9% Competitive Low Income Housing Tax Credits

Travis County-Airport Boulevard

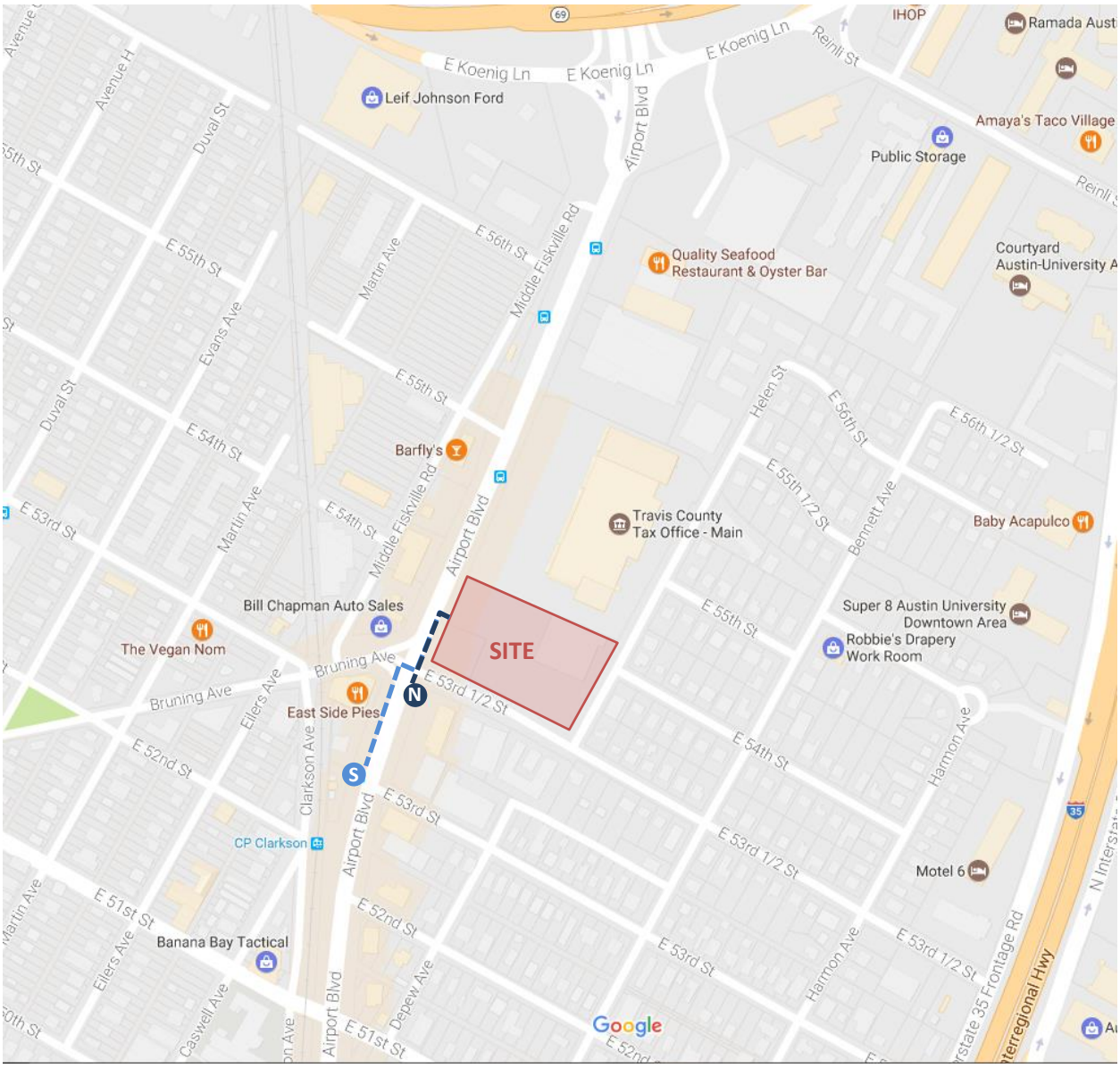
Austin, TX

Attachment 10

Walking Map to Nearest Transit Stop

Walking Directions to Nearest Bus Stops

5325 - 5335 Airport Blvd, Austin, TX 78751



N North Bound Bus Stop (Stop ID – 1795): walk 150 feet

S South Bound Bus Stop (Stop ID – 5415): walk 530 feet

Request for City of Austin Resolution of Support
2017 9% Competitive Low Income Housing Tax Credits

Travis County-Airport Boulevard

Austin, TX

Attachment 11

Flood Plain Map



FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informationalpurposes.It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 100 200 Feet

Prepared: 12/7/2016

- Address
- Parcel

FEMA Floodplain

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

Request for City of Austin Resolution of Support
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Travis County-Airport Boulevard

Austin, TX

Attachment 12

Sources and Uses

SUMMARY OF SOURCES AND USES OF FUNDS

Financing Participants	Funding Description	Construction Period			Permanent Period						
		Loan/Equity Amount	Interest Rate (%)	Lien Position	Loan/Equity Amount	Interest Rate (%)	Amort	Term	Syndication Rate ($)	Debt Service	Lien Position
Debt											
Citibank	Conventional Loan	$14,000,000	4.00%		$7,400,000	6.00%	30	18		$532,401	
City of Austin	Local Government Loan	$2,000,000	0.00%		$2,000,000	0.00%	0	0		#NUM!	
0	Conventional Loan	$0	0.00%		$0	4.50%	25	7		$0	
0		$0	0.00%		$0	0.00%	0	0		#NUM!	
										#NUM!	
										#NUM!	
	Other (Please Describe)									#NUM!	
	Other (Please Describe)									#NUM!	
Third Party Equity											
	HTC Allocation $1,500,000	$5,399,460			$13,498,650				0.90		
	Other (Please Describe)										
Grant											
	Other (Please Describe)										
Deferred Developer Fee											
	Deferred Developer Fee				$501,438						
	Other (Please Describe)										
Other											
	TOTAL SOURCES OF FUNDS	$ 21,399,460			$ 23,400,088						
	TOTAL USES OF FUNDS				**$ 23,400,088**						

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Travis County-Airport Boulevard

Austin, TX

Attachment 15

Developer's Experience

DMA Development Company, LLC is the lead developer for this project which is being co-developed with the Travis County Development Authority (or its affiliate).

HOUSING DEVELOPMENT **MANAGEMENT** **CONSULTING**

DMA COMPANIES



The DMA Companies

DMA Development Company, LLC
DMA Properties, LLC
DMA Property Advisors, LLC

4101 PARKSTONE HEIGHTS DRIVE
SUITE 310
AUSTIN, TX 78746

www.dmacompanies.com

PHONE: 512-328-3232
FAX: 512-328-4584

THE DMA COMPANIES

HOUSING DEVELOPMENT: **DMA Development Company, LLC (DMA)** was originally created in recognition of the need for affordable housing in small cities and rural communities. DMA Development enjoys an excellent reputation in the industry as a "for profit" developer with a "nonprofit" heart. Building upon the success of Diana McIver & Associates as development consultants for nonprofits, Diana McIver embarked upon the development of small to mid-size apartment communities in rural areas and smaller cities utilizing the Housing Tax Credit program. Over time DMA Development Company has expanded its reach to include developments in major metropolitan areas as well, allowing DMA Development Company to assist communities of all sizes with their housing needs.

CONSULTING: **DMA** provides a full range of development and financial services to individuals, organizations, and public agencies involved in the development, acquisition, and management of multifamily housing, with special emphasis on affordable and special needs housing. Services typically provided include demographic and feasibility analysis, site selection and negotiation, applications for financing, identification and selection of development team members, development oversight and coordination, financing, construction monitoring, and review of administrative and management functions.

MANAGEMENT: **DMA Properties, LLC (DP)** was formed for the purpose of providing property management services to multifamily rental communities developed by DMA Development Company. DMA Properties oversees more than 1,600 units of affordable and market rate housing and provides services for residents of DMA communities. **DMA Property Advisors, LLC (DPA)** was formed in October 2010 for the purpose of providing third party property management services to multifamily rental communities. DPA currently manages 421 units of affordable and market rate housing.

DMA DEVELOPMENT COMPANY, LLC

DMA DEVELOPMENT COMPANY, LLC (DDC) was formed in 1999 by Diana McIver for the purpose of developing and owning affordable and market-rate properties. It was an outgrowth of Diana McIver & Associates, Inc., which had a successful history of providing development consulting services to nonprofit organizations since 1979. DMA Development Company, LLC is 100% owned by Diana McIver and certified as a Historically Underutilized Business.





DMA DEVELOPMENT COMPANY, LLC—DEVELOPMENT EXPERIENCE SUMMARY

Property Name	City	# Of Units	Population	PIS Year	Financing Structure
Completed Developments					
Sandia Crossing	Luling, TX	40	WF	2000	Housing Tax Credits
The Oaks at Winding Way	Gonzales, TX	40	WF	2000	Housing Tax Credits
Mariposa Gardens	Mathis, TX	66	WF	2001	Housing Tax Credits
Legend Oaks	Llano, TX	48	SR	2002	Housing Tax Credits/Housing Trust Funds
Eden Place	Seguin, TX	60	SR	2002	Housing Tax Credits/Housing Trust Funds
Mission Oaks	Refugio, TX	32	WF	2003	Housing Tax Credits/Housing Trust Funds
The Pines at Willowbrook	Hinesville, GA	80	WF	2003	Housing Tax Credits
Prairie Commons	Dallas, TX	72	WF	2004	Housing Tax Credits
Grove Park Terrace	Waxahachie, TX	60	WF	2004	Housing Tax Credits
Westview Ranch	Pearsall, TX	72	WF	2005	Housing Tax Credits
The Village at Morningstar	Texas City, TX	100	SR	2006	Housing Tax Credits/Housing Trust Funds/Federal Home Loan Bank
Seton Home Center for Teen Moms	San Antonio, TX	24	SH	2006	Housing Tax Credits/City of San Antonio HOME Funds
The Arbors at Rose Park	Abilene, TX	80	SR	2007	Housing Tax Credits/Housing Trust Funds/City of Abilene HOME Funds
Prospect Point	Jasper, TX	72	WF	2009	Housing Tax Credits
Morningstar Villas	Texas City, TX	36	SR	2009	Housing Tax Credits
The Bluestone	Mabank, TX	76	WF	2009	Housing Tax Credits
The Grove at Brushy Creek	Bowie, TX	48	WF	2009	Housing Tax Credits/TCAP
Shady Oaks	Georgetown, TX	60	WF	2009	Housing Tax Credits
Sunchase Square	Lockhart, TX	96	WF	2009	HUD 221(d)(4) Mortgage Insurance Program
Cambridge Crossing	Corsicana, TX	60	SR	2010	TDHCA Exchange/TDHCA HOME Funds
Heritage Crossing	Santa Fe, TX	72	SR	2011	TDHCA Exchange/TDHCA HOME Funds
Wildflower Terrace	Austin, TX	201	SR	2012	Housing Tax Credits/City of Austin GO Bonds
Samuel J. Simmons NCBA Estates	Washington, DC	174	SR	2012	Multifamily Housing Revenue Bonds/4% Tax Credits
The Terrace at MidTowne	Midlothian, TX	92	SR	2013	Housing Tax Credits/TDHCA HOME Funds
The Overlook at Plum Creek	Kyle, TX	94	SR	2013	Housing Tax Credits/TDHCA HOME Funds
Bailey Square	Cuero, TX	56	WF	2015	Housing Tax Credits/TDHCA HOME Funds
The Trails at Carmel Creek	Hutto, TX	61	SR	2015	Housing Tax Credits/TDHCA HOME Funds
Prairie Gardens	Abilene, TX	48	SR	2016	Housing Tax Credits
Developments Completed: 28	*Units Completed:*	*2020*			
Developments Under Construction					
Aldrich 51	Austin, TX	240	WF	2017	Multifamily Housing Revenue Bonds/4% Tax Credits
Altura Heights	Houston, TX	124	WF	2018	Housing Tax Credits/TDHCA Loan Funds
Developments Under Construction: 2	*Units:*	*364*			

Workforce Properties (WF): 16 ***Senior Properties (SR): 13*** ***Supportive Housing Properties (SH): 1***

DMA DEVELOPMENT COMPANY PORTFOLIO — MIXED USE/HIGH RISE DEVELOPMENTS

DMA Development Company recently completed two high density, mid- to high-rise developments. Wildflower Terrace in Austin is a LEED certified building consisting of 201 units, ground floor commercial space, and a four story parking garage on 2.4 acres. Samuel J. Simmons NCBA Estates is a 174-unit senior development in Washington, DC originally constructed in 1981 under the HUD Section 202 Supportive Housing for the Elderly Program. DMA Development Company partnered with the National Caucus and Center on Black Aged to refinance and renovate the development.





Wildflower Terrace, 3801 Berkman Drive, Austin, TX





Samuel J. Simmons NCBA Estates, 2801 14th Street, Washington, DC

DMA DEVELOPMENT COMPANY PORTFOLIO — SENIOR COMMUNITIES

DMA Development Company has perfected its senior independent living design in recent years. The typical DMA senior community consists of one two- or three-story elevator structure surrounded by single story cottages. The elevator structure is attractive to seniors who want the security of proximity to the onsite staff and amenities, while the single story cottages, which often have integrated carports, are attractive to independent residents who are perhaps downsizing from single family homes.





The Terrace at MidTowne, 991 Abigail Way, Midlothian, TX





The Overlook at Plum Creek, 4850 Cromwell Drive, Kyle, T

DMA DEVELOPMENT COMPANY PORTFOLIO — SENIOR COMMUNITIES



Arbors at Rose Park, 2702 S. 7th Street, Abilene, TX



Cambridge Crossing, 1900 Cambridge Street, Corsicana, TX



Heritage Crossing, 12402 11th Street, Santa Fe, TX



Eden Place, 1220 Jefferson Avenue, Seguin, TX

DMA DEVELOPMENT COMPANY PORTFOLIO — WORKFORCE HOUSING

DMA Development Company has developed and now manages 14 communities for families in Texas. These communities are designed with the resident population in mind, so all include recreational amenities for the residents, such as children's activity rooms, computer centers, playscapes and in some cases swimming pools. Our management company also provides a full slate of supportive services at all of our properties, including youth mentoring, budget counseling and financial fitness, and resume and job interview skills training.







Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX







The Grove at Brushy Creek, 1101 El Dorado Street, Bowie, TX

DMA DEVELOPMENT COMPANY PORTFOLIO — WORKFORCE HOUSING CLUBHOUSES



Sunchase Square, 1001 S. Guadalupe Street, Lockhart, TX



Ranch, 225 Westview Avenue, Pearsall, TX



Prospect Point, 215 Premier Drive, Jasper, TX



Prairie Commons, 9850 Military Parkway, Dallas, TX

DMA PROPERTIES — CREATING COMMUNITIES

DMA's apartment communities are all managed by DMA Properties, LLC, which is 100% owned by Diana McIver. DMA Properties provides a different menu of services at every property, depending on the resident needs in that particular community, but intended to foster a sense of community and resident responsibility. At our workforce housing communities, for example, DMA may offer services such as an aftercare program for school age children to include tutoring, computer classes, art and music classes, recreational activities, and character building curriculum. Adult classes are also offered in the areas of financial counseling/literacy, first time homebuyer education, English as a second language, and computer classes. At our senior communities, services are offered that encourage health and wellness, such as exercise classes and health screenings; facilitate social interaction such as potluck suppers, coffee gatherings, and movie nights; foster creativity, such as art and writing classes; and stimulate the mind, such as book clubs, literary salons, and computer classes. DMA encourages and supports volunteerism at all properties, both from the standpoint of encouraging our residents to volunteer in the community, as well as encouraging community volunteers to be active with our resident programs.



DMA DEVELOPMENT COMPANY, LLC.

Company History

DMA Development Company, LLC., is the outgrowth of Diana McIver & Associates, Inc. incorporated in January 1987, as the successor company to Conroy & McIver, a Texas general partnership founded by Pat Conroy and Diana McIver in 1979. DMA is wholly owned by Diana McIver and is certified by the State of Texas as a Historically Underutilized Business (HUB). Since inception, the company has expanded its focus from one of assisting nonprofit housing organizations with the development of housing for the elderly under a specialized federal program to one of providing a comprehensive package of services to address the needs of housing providers who must compete in an increasingly more complex environment. Today, DMA provides both development and financial services to a wide-ranging clientele including for profit companies, nonprofit organizations, and governmental agencies.

Major Accomplishments

Major accomplishments of **DMA** include:

- **Affordable Special Needs Housing.** Since 1980, the firm has provided development services to nonprofit organizations resulting in the successful development of nearly 300 projects of affordable special needs housing in 41 states. Many of these are financed under HUD's 202 Housing for the Elderly, HUD's 811 Housing for Persons with Disabilities, or the Housing Tax Credit Program (Section 42 of the Internal Revenue Code).

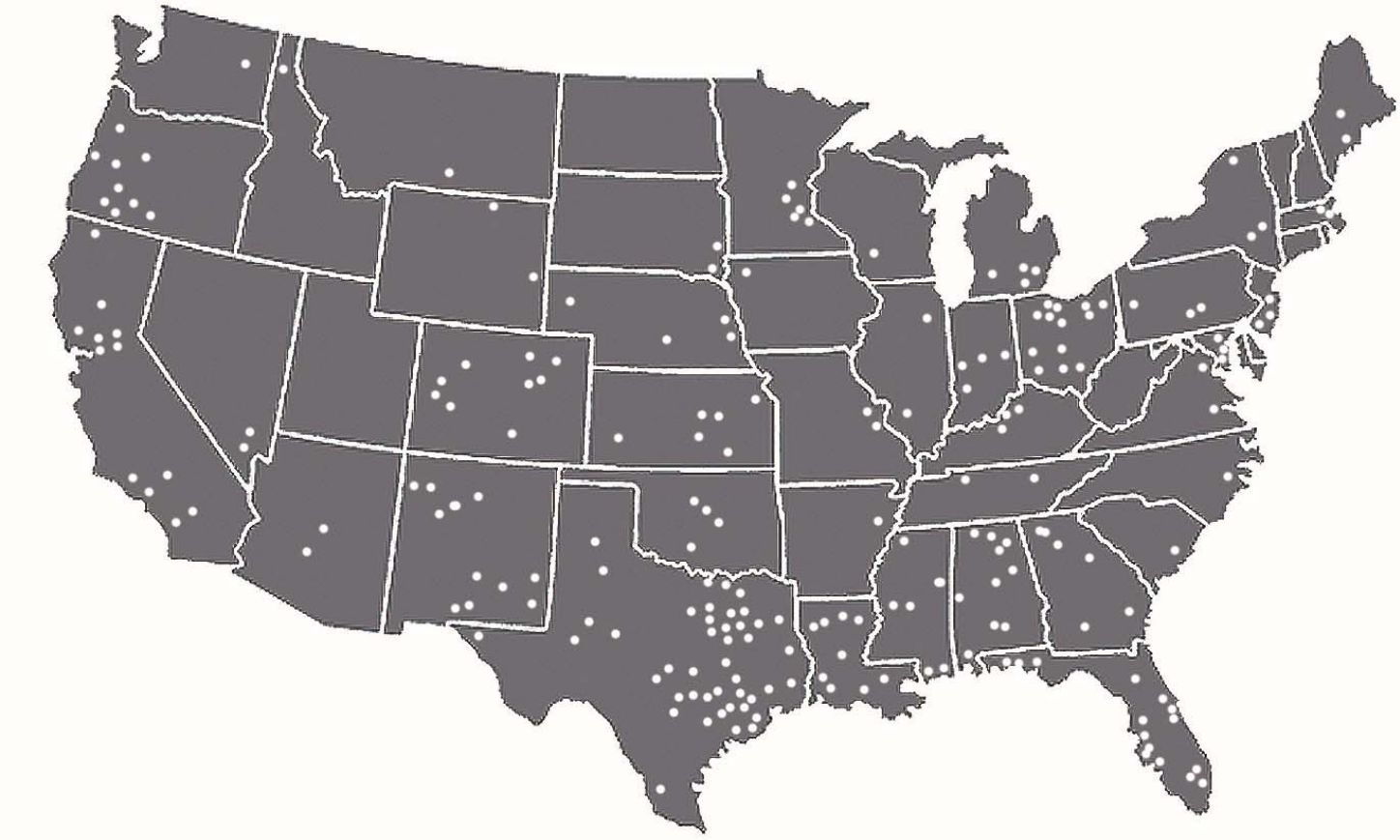
- **Affordable Multifamily Housing Development.** Since 1998, Diana McIver & Associates and its development affiliate, DMA Development Company, LLC, have been actively involved in the development of affordable multifamily housing through the utilization of the Housing Tax Credit Program. To date, DMA and DMA Development Company have successfully obtained funding for more than 48 tax credit developments in Texas, Colorado, Utah, Louisiana, Georgia, Kansas, and Washington, DC. Diana McIver is General Partner in a majority of these.

- **Affordable Housing Acquisition and Preservation.** DMA provided consulting services to nonprofit purchasers of existing federally assisted housing under the Low Income Housing Preservation & Resident Homeownership Act of 1990 (LIHPRHA) from 1994 until the program was terminated by the Congress in 1997. DMA served as consultants for the first sale to a community-based nonprofit in the country under the LIHPRHA program and successfully assisted nonprofit purchasers in obtaining more than $76 million in financing to acquire and rehabilitate 17 LIHPRHA projects, totaling 1,660 units in 9 states.

- **Public Policy.** Ms. McIver's previous work for the U.S. Senate Committee on Aging has kept her involved in public policy issues affecting the elderly and persons with disabilities. In Texas, she is past president of the Texas Affiliation of Affordable Housing Providers, and has served on its Board of Directors since 2002. Since 2010, she has served on the Board of Directors of the Texas Association of Local Housing Finance Agencies (TALHFA). In January 2001, Diana received a congressional appointment to the fourteen-member Commission on Affordable Housing and Health Care Facility Needs of Seniors in the 21st Century. It was created as a bipartisan Commission, which released its report to the Congress in June 2002. In March 1995, Ms. McIver led the Special Housing Needs component of the White House Conference on Aging Mini-Conference on Elderly Housing. Executive Vice President, JoEllen Smith, has served on the Housing Committee of the Texas Association of Homes and Services for the Aging (TAHSA).

- **Affordable Housing Research.** In 2006, the City of Austin contracted with DMA to develop an Affordable Housing Element in conjunction with each of the City's planned Transit Oriented Districts (TODs), which accompany a planned commuter rail system for the Austin area. This study was completed in January 2009. Additionally, DMA provided consulting services for the City of Austin Affordable Housing Incentives Task Force, which recommended affordable housing incentives to the City Council in February 2007. DMA was also a consultant to ROMA Design Group in the development of Austin's Downtown Plan.

DIANA MCIVER & ASSOCIATES, INC. — HUD SECTION 202 AND 811 DEVELOPMENT MAP



DMA has been involved in the award and development of more than 11,840 units of affordable housing under the HUD Section 202 and 811 programs.

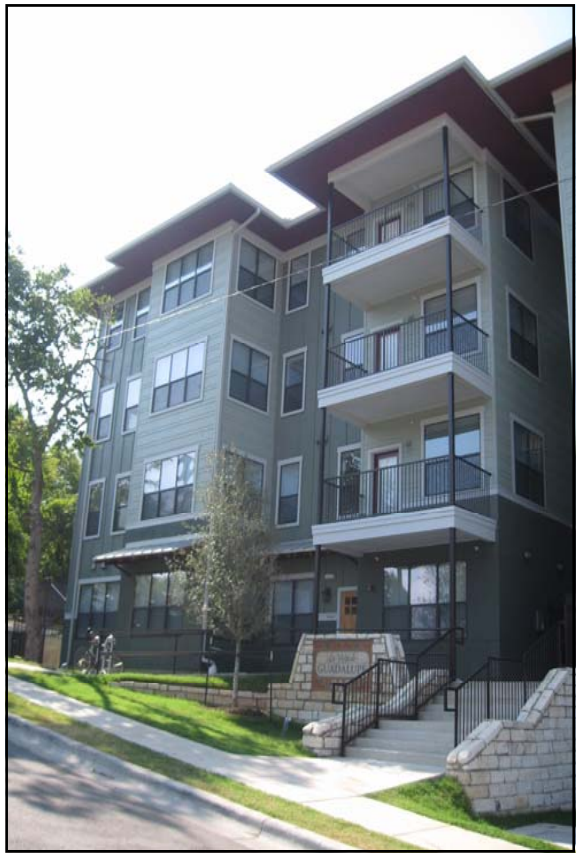
DMA DEVELPOMENT COMPANY, LLC — HOUSING TAX CREDIT PROJECTS FUNDED AS CONSULTANT

Project	Developer	Location	Awarded	Units
Pavilion Gardens	Volunteers of America National Services	Montrose, CO	1998	30
San Antonio Seniors Apartments	National Church Residences	San Antonio, TX	1998	50
Holiday Village Apartments	Mountainlands Community Housing Trust	Park City, UT	1999	80
Babcock North Expansion	Alamo Area Mutual Housing Association	San Antonio, TX	2001	72
Woodland Ridge	Alamo Area Mutual Housing Association	San Antonio, TX	2001	150
Bentley Place	Alamo Area Mutual Housing Association	San Antonio, TX	2003	208
Spring Garden V	Affordable Housing of Parker County, Inc.	Springtown, TX	2005	40
La Vista de Guadalupe	Guadalupe Neighborhood Development Corp	Austin, TX	2006	22
Oak Creek Apartments	Apartment Advisors	Conroe, TX	2006	176
Skyline Terrace	Foundation Communities	Austin, TX	2006	100
Good Samaritan Towers	Evangelical Lutheran Good Samaritan Society	Olathe, KS	2006	172
San Gabriel Crossing	Texas Housing Foundation	Liberty Hill, TX	2009	76
Skytop Apartments	Apartment Advisors	Conroe, TX	2009	192
The Canyons Retirement Community	Sears Methodist Retirement Systems, Inc.	Amarillo, TX	2009	111
Magnolia Acres	National Church Residences	Angleton, TX	2011	67
Bluebonnet Villa/Primrose Park	National Church Residences	Bedford, TX	2011	104
Parkview Place	National Church Residences	Huntsville, TX	2012	41
Prairie Village	National Church Residences	El Campo, TX	2013	38
Gateway Northwest	Texas Housing Foundation	Georgetown, TX	2013	180
Reserve at Springdale	Ryan Companies/Austin Affordable Housing Corp.	Austin, TX	2015	292
Balcones Haus	National Church Residences	New Braunfels, TX	2016	39
			TOTAL UNITS	2240

FEATURED CLIENT PROJECTS: LA VISTA DE GUADALUPE — AUSTIN, TEXAS







Completed in October of 2008, La Vista de Guadalupe is a 22 unit affordable rental community with breathtaking views of downtown Austin developed by the Guadalupe Neighborhood Development Corporation (GNDC.) DMA provided consultant services to GNDC for La Vista de Guadalupe's funding through the Housing Tax Credit Program. In addition to $3,127,000 in tax credit equity, La Vista received $2,138,000 from the City of Austin, $93,000 from the Meadows Foundation, $350,000 in land contribution from GNDC, and permanent financing of $280,000 from Wells Fargo, ensuring the ability to serve residents at 30%, 40% and 50% Area Median Incomes.

FEATURED CLIENT PROJECTS: LYONS GARDENS — AUSTIN, TEXAS





Lyons Gardens is a premiere example of affordable senior housing developed through the HUD Section 202 program. This 54 unit, senior housing community is sponsored by Family Eldercare, a local nonprofit dedicated to meeting the daily needs of Austin's seniors, and combines a $3.3 million HUD Section 202 fund reservation with seven other city, federal, and private foundation funding sources. Lyons Gardens features a computer lab, community room, ice cream shop, beauty parlor, and an extensively landscaped outdoor area equipped with a gazebo, fountain and walking paths. Seniors residing at Lyons Gardens also benefit from nearby public transportation stops and proximity to a senior center. Diana McIver and Associates served as Family Eldercare's consultant throughout the development/construction process and assisted in securing the additional funding sources needed to meet the $5.8 million in total development costs. Lyons Gardens received the Terrance Duverney Excellence award.

PROFILE OF OFFICERS

DIANA L. MCIVER, PRESIDENT

Diana is the President and sole owner of Diana McIver & Associates, Inc., DMA Development Company, LLC, and DMA Properties, LLC. Diana also co-founded Conroy & McIver, the predecessor firm to DMA, in late 1979.

Diana has more than thirty years experience in the development of nonprofit-sponsored affordable housing. Since 1979, Diana has assisted nonprofit housing developers in obtaining more than $600,000,000 in funding commitments for affordable housing for low income families, the elderly and persons with disabilities, primarily through federal grants, loans, and mortgage insurance programs. Formerly with the U.S. Senate Special Committee on Aging, Diana was instrumental in getting appropriations for the Section 202 Program upon its reinstatement in 1974 as well as staffing the first congressional hearings on congregate housing for the elderly. As Director of Elderly Programs for the National Center for Housing Management, Diana developed a Model Management System for Nonprofit Sponsors of Housing for the Elderly under a grant from the Administration on Aging. She also designed, developed, and delivered training programs across the country on such topics as Congregate Housing for the Elderly, Developing Section 202 Housing, Developing FmHA 515 housing, HUD's Section 8 Program, and Management of Housing for the Elderly.

In January 2001, Diana received a Congressional appointment to the fourteen-member Commission on Affordable Housing and Health Care Facility Needs for Seniors in the 21st Century, a bipartisan Commission charged with developing comprehensive aging-in-place strategies, which released its findings to the Congress in June 2002. In July 2002, she was elected to the Board of Directors for the Texas Affiliation of Affordable Housing Providers and served as its President during 2005/2006. She was elected to the Board of the Texas Association of Local Housing Finance Agencies in October 2010. In 2012, Diana received the Community Vision Award from the Austin Chapter of the AIA. She is a frequent speaker and lecturer and has authored several publications and articles on senior housing. Diana has a Bachelor of Arts in Sociology, College of Idaho, Caldwell, Idaho, and has completed graduate courses at George Washington University, Washington, DC.

JOELLEN SMITH, EXECUTIVE VICE PRESIDENT

JoEllen has more than sixteen years of experience in senior and special needs housing. Since joining DMA in March 1998 to assist in DMA's activities under the Section 202 and Section 811 Programs, JoEllen has worked with nonprofit organizations on the development of more than 85 communities for seniors and persons with disabilities located throughout the U.S. Following a successful career path of serving as DMA's 202/811 Program Manager and then Program Director, JoEllen was promoted to Vice President in July 2002 and to Executive Vice President in 2008. In this role she is responsible for client relations, business development activities, oversight of DMA's consulting services and providing leadership for DMA's development staff. Additionally, she manages several tax credit projects for DMA and its clients, specializing in those that involve HUD financing in addition to tax credits.

JoEllen received a Bachelor of Arts in Political Science from California State University, Long Beach, California, in May 1997 and a Certificate of Gerontology in 1996.

PROFILE OF OFFICERS

JANINE SISAK, SENIOR VICE PRESIDENT/GENERAL COUNSEL

Janine has fourteen years of experience in the development of affordable housing. She joined DMA in December 2001 as a Development Associate, was promoted to Vice President in October 2005, named General Counsel in 2006, and promoted to Senior Vice President in September 2009. Janine manages projects funded through the Section 202 and Section 811 programs, along with the Housing Tax Credit Program. As General Counsel, she handles all legal matters for the firm and is involved in closings and land acquisitions. Additionally, she handles all asset management responsibilities for DMA Development, working very closely with DMA Properties. Janine currently serves on the board of directors for two Austin-based non-profits: Generous Art, Inc. and Rosewood Senior Housing I, Inc. In July 2014, she was elected to the Board of Directors for the Texas Affiliation of Affordable Housing Providers.

Prior to joining DMA, Janine was an Employment Law Associate for Paul, Hastings, Janofsky & Walker LLP, New York, September 1998 through October 2000. She received her Bachelor of Arts in Economics from Tufts University, Medford, Massachusetts, where she graduated *cum laude* in May 1993. In May 1998, she received her Juris Doctorate from Fordham University School of Law, New York, New York, where she was Notes and Articles Editor for the Fordham Law Review. Janine is a member of the State Bar of Texas and a Member of the New York Bar Association. She was a visiting lecturer at the Law School, College of Management, Rishon Lezion, Israel.

SERGIO AMAYA, EXECUTIVE VICE PRESIDENT, DMA PROPERTIES, LLC

Sergio has over thirty years of experience in property and asset management and joined DMA Properties, LLC as Vice President in February 2005. In September 2009, Sergio was named Executive Vice President. In this role, Sergio oversees tax properties managed by DMA Properties, LLC, and develops policies and procedures for the firm's management activities. This includes activities related to budgeting, operations, personnel, maintenance, compliance, investor relations, and the supervision of more than 50 employees.

Sergio began his property management career as a part-time employee while a student at the University of Texas and evolved from onsite management responsibilities to the oversight of a national portfolio of multifamily and commercial properties. Prior to joining DMA Properties, Sergio served in key positions in several property management firms and most recently was the Managing Director for Kennedy Wilson where he supervised 2,600 units of residential properties in Austin, Dallas, College Station, San Marcos, and San Antonio.

KAREN SPARKS, VICE PRESIDENT/CONTROLLER

Karen has more than 25 years accounting experience and joined DMA in July 2007 as Controller for the DMA Companies. In May 2012, she was promoted to Vice President, where she oversees all of the financial operations and directs accounting and office staff. Prior to joining DMA, she was Vice President of Accounting for Wyndham Worldwide in Dallas and prior to that was Vice President of Accounting for Wyndham International and Senior Manager/Controller for the Trammel Crow Company. She has a BS in Business and Public Administration with a concentration in Accounting, University of Texas at Dallas, and is licensed as a Certified Public Accountant in the State of Texas.

PROFILE OF ASSOCIATES

Development/Consulting Staff

Valentin DeLeon, Project Manager. Valentin joined DMA in September 2013 as a Development Coordinator for affordable housing. In September 2015 Val was promoted to Associate Project Manager and then to Project Manager in September 2016. As Project Manager, Valentin provides daily project leadership and manages all phases of the development process. Valentin received a Masters of Public Administration from Texas State University in 2011, and a BA in Political Science from Texas State University in 2007. Valentin has five years of experience with the Texas Department of Housing and Community Affairs (TDHCA), where he was a Multifamily Housing Specialist in the Multifamily Finance Division.

Nicole Mwei, Development Coordinator. Nicole joined DMA Development in September of 2015 as a Development Coordinator. In this role, Nicole assists project managers in all aspects of affordable multifamily development for DMA owned and client projects. Nicole comes to DMA with 2 years of experience working for a non-profit, affordable housing developer in Albuquerque, NM. Nicole graduated from the University of New Mexico in 2013 with a BA in Architecture.

Property Management Staff

Lisa Zaiontz, Director of Marketing and Communications. Lisa joined DMA in May 2011. Lisa Zaiontz joined DMA in May 2011. In her role, she oversees marketing, communication and leasing strategies for DMA Companies. This includes onsite training, branding, digital and print design, advertising campaigns, lease-up and retention solutions, corporate culture development, market analysis, financial reporting, social media awareness and public engagement. She has over 10 years of experience in the multifamily industry.

Elizabeth Good, Operations and Compliance Support Specialist. Elizabeth joined DMA in 2012 as a Leasing Professional with more than 12 years of customer service and sales experience. In 2014 she began work at the corporate office as Operations Support Specialist. In this role, Elizabeth assists in developing policies and procedures for the firm's management activities along with supporting all property management staff while helping to monitor compliance efforts. Prior to joining DMA, Elizabeth spent seven years at Avis Budget Group coordinating special services for business members.

Accounting Staff

Crystal Switzer, Accounting Manager. Crystal joined DMA in March 2015 after relocating from Dallas. In her role as Accounting Manager, and under the supervision of the Controller, she oversees and directs the efforts of the accounting staff. Prior to joining DMA, Crystal was the Accounting Manager for a privately held residential construction and land development company in Dallas. She holds her Master of Science in Accounting and Information Management from the University of Texas at Dallas and her Bachelor of Arts in Economics from the University of Texas at Austin. She is a CPA candidate and working towards her license.

Nasrin Jozani, Accounting Manager. Nasrin has 25 years of accounting and bookkeeping experience and joined DMA in August 2007 where she provides accounting support for DMA's Vice-President/Controller and for DMA Properties, LLC. Nasrin has a BS in Business Management from Woodbury University, Los Angeles, California.

Accounting Staff (continued)

Christine McAdams, Staff Accountant. Christine joined DMA in July 2013 as an Accounting Support staff and was promoted to Staff Accountant in 2016. As a staff accountant, she prepares and reviews financial statements for eight different properties. Christine graduated from the University of Texas in 2005 with a BS in Applied Learning & Development. She worked previously as a research assistant.

Mike McManus, Accounting Specialist. Mike joined DMA in June 2016 as an Accounting Specialist. In his role, he supports the cash activities of the accounting team. He also provides general ledger accounting support to the Staff Accountants. He received his B.B.A. from the University of Texas at San Antonio in 2003, where he graduated *cum laude*. Mike brings over 10 years of accounting experience to the group working in various industries over the years.

Debi Ames, CPA, Senior Staff Accountant. Debi joined DMA in April 2016 as a Senior Staff Accountant. As a CPA with over 20 years of accounting experience, she brings an extensive amount of knowledge to the Accounting Team. In her role with DMA, she prepares and reviews property financial statements and serves as an information resource for other team members. Prior to joining DMA, Debi worked as a virtual Controller for various entrepreneurial companies around the Austin area. Debi graduated from the University of Texas at Austin with a B.B.A. in Accounting and Finance and is a Certified Public Accountant.

Dawn Pennington, Accounts Payable Specialist. Dawn joined the DMA team in February 2016 as an Accounts Payable Specialist. In her role, she supports the accounts payable activities of the department. Prior to joining DMA, Dawn worked as a long term contractor for several staffing agencies around the Austin area. Dawn has a degree in Business from Galveston College.

Human Resources/Office Support

Kaye Agee, Human Resources/Office Manager. Kaye joined DMA in April 2015 to serve as the Human Resources/Office Manager. In her role, Kaye interacts with the DMA and DMA Properties employees in various aspects, as well as oversees the daily office operational needs for the various DMA companies. Kaye has over twenty years of staffing and human resources experience working for three of the largest staffing corporations nationwide and served as HR manager most recently at KGI Wireless, Inc., Austin, TX. Kaye attended Henderson State University, Arkadelphia, Arkansas.

Nancy Hardin, Administrative Support. Nancy joined DMA in January 2014 and provides part-time support to DMA and the development/consulting/property staff. She is retired from 32 years in State Government with the Texas Water Development Board legal staff and spent three years with the Texas Affiliation of Affordable Housing Providers. She is a graduate of Texas State University.

Request for City of Austin Resolution of Support
2017 9% Competitive Low Income Housing Tax Credits

Travis County-Airport Boulevard

Austin, TX

Submitted by:

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