

Pathways at Goodrich Place, LP

December 22, 2016

Ellis Morgan
Neighborhood Housing and Community Development
1000 East 11th Street, 2nd Floor
Austin, Texas 78702

Dear Mr. Morgan,

Pathways at Goodrich Place, LP (the "Proposer") plans to apply to the Texas Department of Housing and Community Affairs ("TDHCA") for Housing Tax Credits ("HTC") for a proposed mixed-income affordable housing development, Pathways at Goodrich Place ("Pathways"), to be located on approximately 4.47 acres at 2126 Goodrich Avenue, Austin, Travis County, Texas 78704. The site is owned by the Housing Authority of the City of Austin ("HACA"), the managing member of the Proposer. Pathways is a joint venture between HACA and Atlantic Pacific Communities, LLC and Madhouse Development Services, Inc., national leaders in affordable housing with a long history of providing high quality affordable housing and community enrichment.

The proposed New Construction of Pathways will consist of an apartment community comprised of no more than 140 units targeted to individuals and/or families earning at or below 60% of the Average Median Family Income ("AMFI"). The property will also include market rate units to create a mixed-income community. The Rent Schedule and the Sources and Uses submitted in this application are based on 120 units which is the current estimate for the number of units to be developed.

A public hearing will be held on the proposed development, information regarding the date, time, and location of the hearing will be disseminated at least 30 days prior to the hearing date on TDHCA's website (<http://www.tdhca.state.tx.us/multifamily/communities.htm>) for competitive HTC applications, and Tax-Exempt Bond applications where TDHCA is the issuer.

For more information regarding this response, please do not hesitate to contact Dan Wilson, at (305) 357-4733 or via email at dwilson@apcommunities.com.

Sincerely yours,



Dan Wilson
Authorized Representative of Pathways at Goodrich Place, LP

Attachment

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.

- ☒ Resolution of Support from the Local Governing Body
☐ Twice the State Average Per Capita
☐ 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 12.22.16

REQUEST FOR CITY OF AUSTIN RESOLUTIONS

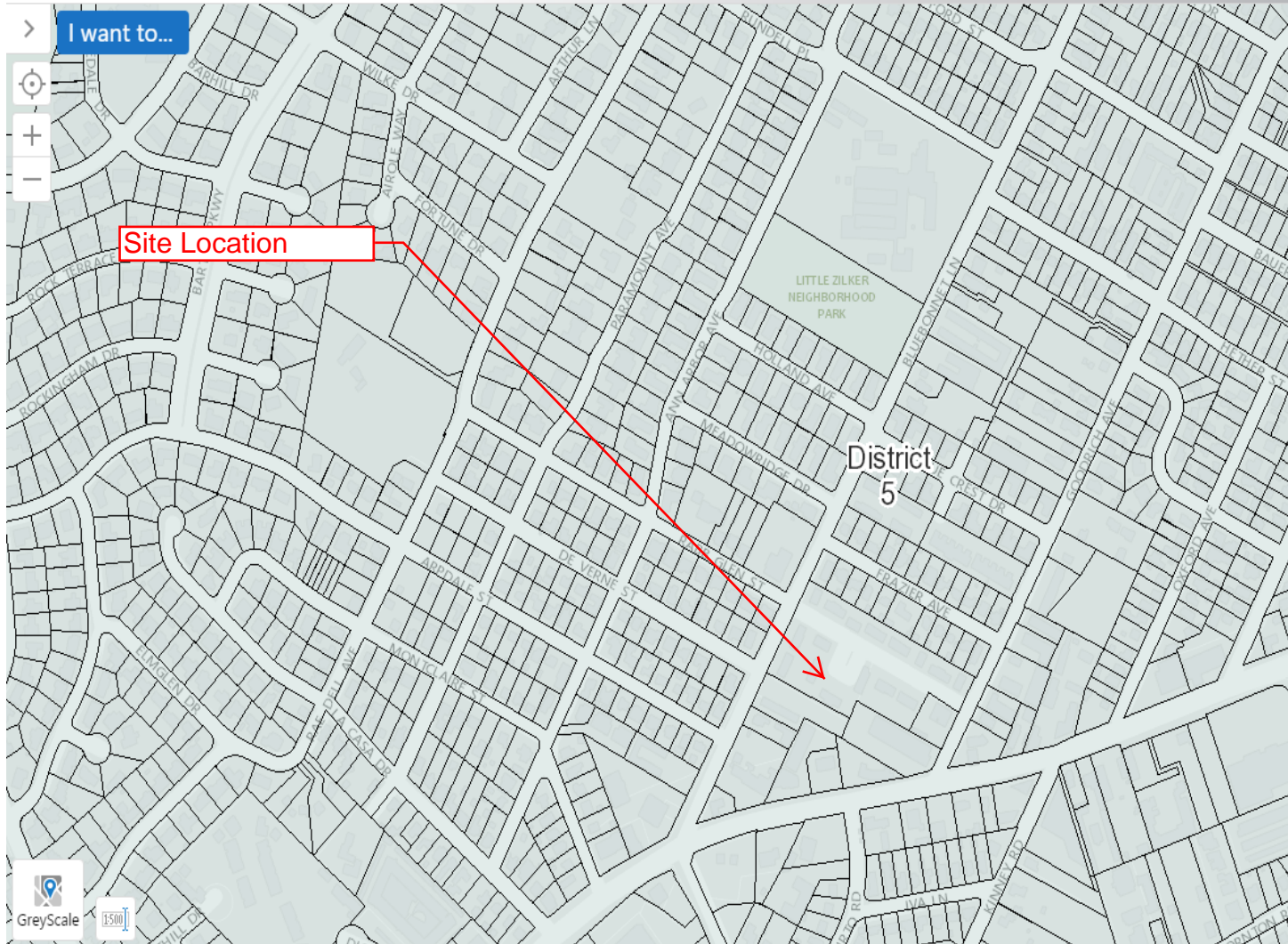
PATHWAYS AT GOODRICH PLACE

- 1) Name and address of the Proposed Development: Pathways at Goodrich Place, 2126 Goodrich Avenue, Austin, Travis County, Texas 78704
- 2) City Council District Number: District 5, see map attached at Tab 1
- 3) Census Tract Number: 48453001304, see map attached at Tab 2
- 4) Indicate the type of Development: New construction
- 5) Number of Units proposed by type: 120 total units comprised of 36 – 1BR/1BT, 55 – 2BR/2BT, 24 – 3BR/2BT and 5 – 4BR/2BT units, see Rent Schedule at Tab 3
- 6) Approximate Size of Units in square feet: 750 to 1,214 square feet, see Rent Schedule for details
- 7) Number and percentage of units by Median Family Income level: Refer to the Rent Schedule at Tab 3
- 8) Estimated Rents by unit size/type: \$535 - \$1,214, see Rent Schedule at Tab 3 for details
- 9) Number and percentage of units dedicated for underserved populations: 5% of the total units will be set aside for Persons with Special Needs, see Tab 4
- 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: .08 mile to nearest public bus stop, see map at Tab 5
- 11) A flood plain map: The site is in Zone X, an area that is outside of the 100 and 500 year floodplains, see flood plain map at Tab 6
- 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: \$1,500,000 in tax credits will be requested from TDHCA, see proposed Sources and Uses at Tab 7
- 13) Describe Resident Services that may be provided to tenants: See attachment at Tab 8
- 14) Provide information about planned on-site amenities: See attachment at Tab 9
- 15) Provide information about the Developer's Experience and Development Background: See attachment at Tab 10

TAB 1
CITY COUNCIL
DISTRICT MAP
IDENTIFYING SITE
LOCATION AND
DISTRICT NUMBER



10-ONE Districting Map



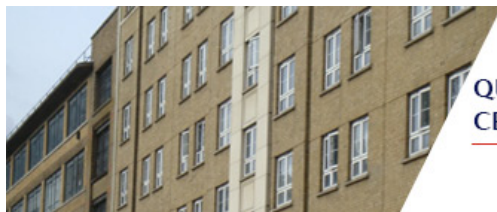
TAB 2

HUD CENSUS TRACT

MAP IDENTIFYING

SITE AND CENSUS

TRACT NUMBER

**HUD.GOV**U.S. Department of Housing and Urban Development
Secretary Julián Castro[Site Map](#) | [Print](#) | [Font](#) A A A[SHARE](#) [f](#) [t](#) [e](#)[HOME](#)[ABOUT PD&R](#)[RESEARCH & PUBLICATIONS](#)[DATA SETS](#)[INITIATIVES](#)[QUICK LINKS](#)[EVENTS](#)

QUALIFIED CENSUS TRACTS

The 2015 Qualified Census Tracts (QCTs) are effective January 1, 2015. The 2015 designation uses data from the 2010 Decennial Census and three releases of 5-year tabulations from the American Community Survey (ACS): 2006–2010; 2007–2011; and 2007–2012. The revised designation methodology using three years of ACS data is explained in the Federal Register notice published October 3, 2014 (http://www.huduser.gov/portal/Datasets/QCT/DDA2015_Notice.pdf).

2126 Goodrich Avenue, Austin, Texas, 78704

Go

Map Options : [Clear](#) | [Reset](#) | [Full Screen](#)QCT
Legend: Tract
OutlineQualified Census
Tracts (2014 Only)

QCT Options

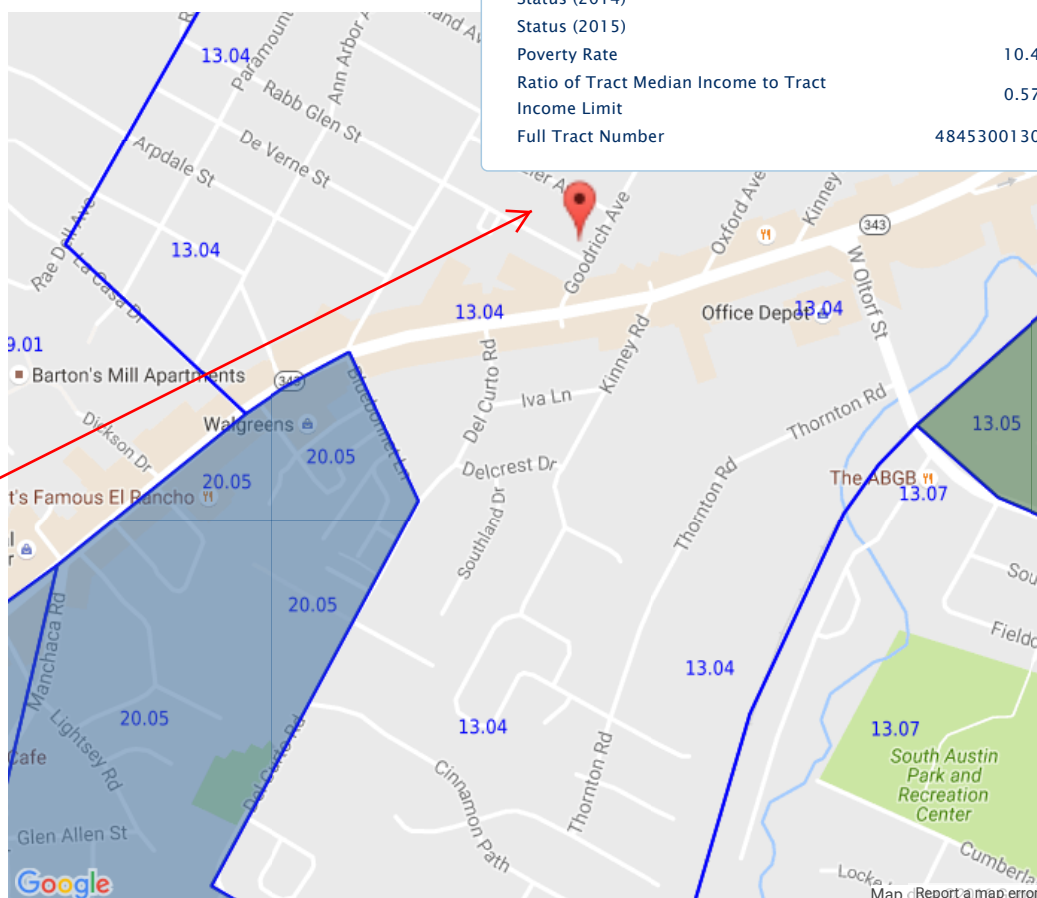
16 Current Zoom Level

- ☒ Show Tracts Outline (Zoom 11+)
- ☒ Show LIHTC Projects (Zoom 11+)
- ☒ Color Qualified Tracts (Zoom 7+)

[Click here for full screen map](#)

The Address "2126 Goodrich Avenue, Austin, Texas, 78704" falls under Tract "48453001304". This tract is for 2013 or 2014

Approximate Site
Location



Qualified Census Tract Information	
Tract	13.04
County	Travis County
State	TX
Status (2014)	
Status (2015)	
Poverty Rate	10.4%
Ratio of Tract Median Income to Tract Income Limit	0.571
Full Tract Number	48453001304

TAB 3
TABLE DISPLAYING
INFORMATION
PERTAINING TO LINE
ITEMS 4-8 OF THE
REQUEST

Assumptions (input document)

Goodrich Place - Austin, TX
Project Setup

Project Name	Goodrich Place
City	Austin
County	Travis County
State	TX
Ownership Entity	
Developer	Greg Griffith
Project Manager	
Project Type	New Construction

Timing	Date (MM/YY)	Elapsed	Cumulative
Predevelopment Start Date	Aug-16	Months	Months
Closing Date	Dec-17		
First Unit Occupied	Feb-19	14	14
Last Unit Occupied	Dec-19	10	24
Permanent Loan Closing Date	May-20	5	29

Lease-up Information
of Occupancies upon initial C/O
of Occupancies per Month

Financing Vehicle	Y/N	Credit %	Int. Rates
LIHTC 9%	Y	9.00%	6.50%
TE Bonds/4% LIHTC	N	3.23%	

% of Affordable Housing Units	90.0%
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Building Type	Low Rise
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Utility Allowance	PHA	Engineered	Sq. Ft.
0 bedroom	55	49	583
1 bedroom	63	59	750
2 bedroom	83	74	1,034
3 bedroom	102	85	1,259
4 bedroom	120	98	1,360

Type	% Units	% SF	% Income
ELI	11.7%	11.9%	9.7%
VLI	36.7%	36.7%	31.4%
LI	41.7%	41.7%	46.9%
MKT	10.0%	9.7%	11.9%

Engineered UA?
Y

Rent Schedule	# of Units	Unit Type ELI/VLI/LI	Rent Limit	Unit Sq. Ft.	2016 Max Rents	Net Rent	Total Rent Monthly	Total Rent Annual	Total Sq. Ft.	Rent P.S.F.	Rent Per Unit
1 Bedroom	4	ELI	RAD	750	535	535	2,140	25,680	3,000	0.71	6,420
1 Bedroom	12	VLI	RAD	750	535	535	6,420	77,040	9,000	0.71	6,420
1 Bedroom	1	VLI	50%	750	730	671	671	8,052	750	0.89	8,052
1 Bedroom	15	LI	60%	750	876	817	12,255	147,060	11,250	1.09	9,804
1 Bedroom	4	MKT	-	750	876	876	3,504	42,048	3,000	1.17	10,512
2 Bedroom	6	ELI	RAD	1,034	673	673	4,038	48,456	6,204	0.65	8,076
2 Bedroom	9	VLI	RAD	1,034	673	673	6,057	72,684	9,306	0.65	8,076
2 Bedroom	11	VLI	50%	1,034	876	802	8,822	105,864	11,374	0.78	9,624
2 Bedroom	23	LI	60%	1,034	1,051	977	22,471	269,652	23,782	0.94	11,724
2 Bedroom	6	MKT	-	1,034	1,051	1,051	6,306	75,672	6,204	1.02	12,612
3 Bedroom	3	ELI	RAD	1,259	912	912	2,736	32,832	3,777	0.72	10,944
3 Bedroom	1	VLI	RAD	1,259	912	912	912	10,944	1,259	0.72	10,944
3 Bedroom	9	VLI	50%	1,259	1,011	926	8,334	100,008	11,331	0.74	11,112
3 Bedroom	9	LI	60%	1,259	1,214	1,129	10,161	121,932	11,331	0.90	13,548
3 Bedroom	2	MKT	-	1,259	1,214	1,214	2,428	29,136	2,518	0.96	14,568
4 Bedroom	1	ELI	RAD	1,360	1,105	1,105	1,105	13,260	1,360	0.81	13,260
4 Bedroom	1	VLI	RAD	1,360	1,105	1,105	1,105	13,260	1,360	0.81	13,260
4 Bedroom	3	LI	RAD	1,360	1,105	1,105	3,315	39,780	4,080	0.81	13,260
Total/Average	120			1,007			102,780	1,233,360	120,886	0.85	10,278

Operating Expenses	Total	Per Unit	P.S.F. (rentable)	Notes
Administrative	51,600	430	0.43	
Management Fee (% of EGI)	58,375	486	0.48	5.00%
Utilities	108,000	900	0.89	
Payroll, Taxes & Benefits	139,560	1,163	1.15	
R & M	80,040	667	0.66	
Insurance	27,600	230	0.23	
Real Estate Taxes	-	-	0.00	
TDHCA Supportive Services	15,600	130	0.13	
Replacement Reserves	30,000	250	0.25	
Total	510,775	4,256		
Senior Debt Service Coverage		1.20x		
Total Debt Service Coverage		1.20x		

Other Income	Per Unit/Month	Per Annum
Laundry Income	10	13,320
Cable Income	-	-
Parking Income	-	-
Other Income	10	13,320
Total Other Income	20	26,640

Operating Assum	Per Year	Total
Vacancy Rate	7.50%	92,502
Rental Income AGR	2.00%	
Other Income AGR	2.00%	
Expense AGR	3.00%	

TAB 4

**STATEMENT ON
PERSONS WITH
SPECIAL NEEDS**

PATHWAYS AT GOODRICH PLACE, LP

December 22, 2016

Ellis Morgan
Neighborhood Housing and Community Development
1000 East 11th Street, 2nd Floor
Austin, Texas 78702

Dear Mr. Morgan,

The Pathways at Goodrich Place will set-aside at least 5% of the total Units for Persons with Special Needs, such as households where an individual has alcohol and/or drug addictions, chronically homeless, Persons with Disabilities, Violence Against Women Act Protections (domestic violence, dating violence, sexual assault, and stalking) and veterans and/or wounded warriors (as defined by the Caring for Wounded Warriors Act of 2008).

For more information on this notice, please contact Pathways at Goodrich Place, LP, c/o Dan Wilson, 2950 SW 27th Avenue, Suite 200, Miami, FL 33133, or by phone at (305) 357-4733. For information on the Housing Programs, see www.tdhca.state.tx.us.

Sincerely,

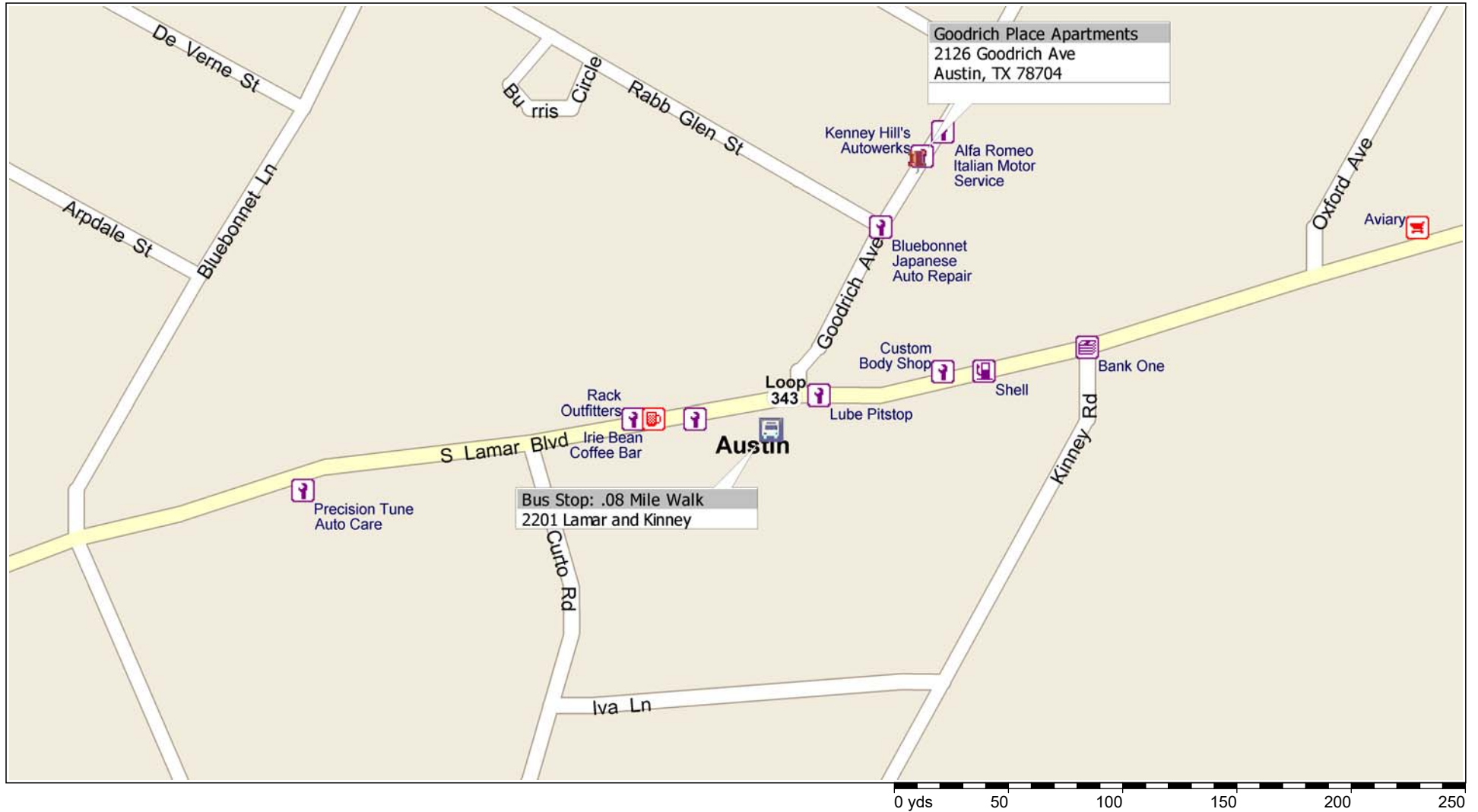


Dan Wilson
Authorized Representative of Pathways at Goodrich Place, LP

TAB 5

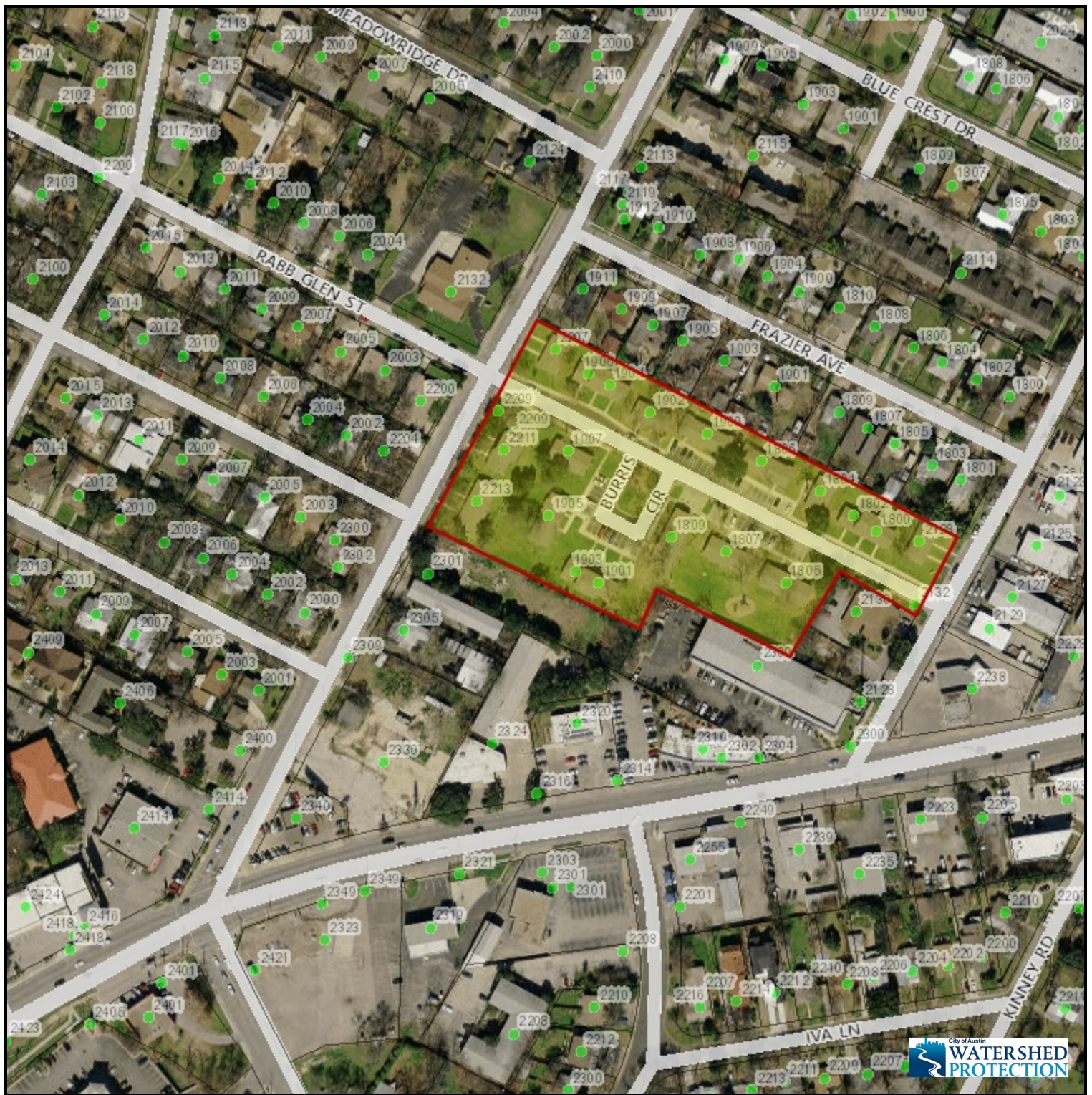
**WALKING DISTANCE
TO NEAREST TRANSIT
STOP**

Walking Distance to Nearest Transit Stop - Pathways at Goodrich Place



TAB 6

FLOODPLAIN MAP



FEMA Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. 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



- Address
- Parcel
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - ⊗ X Protected by Levee
 - 500 Year

TAB 7

**TABLE OF PROPOSED
SOURCES AND USES**

Goodrich Place - Austin, TX
Sources & Uses

Sources	Ref.	Permanent Phase		
		Total	%	Per Unit
Permanent First Mortgage		7,545,159	33.19%	62,876
Construction Loan			0.00%	-
Limited Partner Equity		14,248,575	62.68%	118,738
Deferred Developer Fee		938,903	4.13%	7,824
Total Sources		22,732,638	100.00%	189,439

Construction Phase		
Total	%	Per Unit
0	0.00%	-
13,000,000	56.71%	108,333
9,404,060	41.02%	78,367
	0.00%	-
22,923,823	100.00%	191,032

Uses	Ref.	Permanent Phase		
		Total	%	Per Unit
Hard Construction Costs		13,901,890	61.15%	115,849
Recreational/Owner Items		300,000	1.32%	2,500
Hard Cost Contingency	5.0%	695,095	3.06%	5,792
Construction Interest Expense		1,059,259	4.66%	8,827
Permanent Loan Origination Fee		75,452	0.33%	629
Permanent Loan Closing Costs		22,635	0.10%	189
Construction Loan Origination Fee		130,000	0.57%	1,083
Construction Loan Closing Costs		26,000	0.11%	217
Accounting Fees		40,000	0.18%	333
Application Fees		10,000	0.04%	83
Appraisal		7,500	0.03%	63
Architect Fee - Design		650,000	2.86%	5,417
Architect Fee - Supervision		150,000	0.66%	1,250
Builder's Risk Insurance		139,019	0.61%	1,158
Engineering Fee		5,000	0.02%	42
Credit Underwriting Fee		16,886	0.07%	141
Environmental Report		25,000	0.11%	208
LIHTC Fees and Expenses		64,350	0.28%	536
Impact Fees		275,000	1.21%	2,292
Inspection Fees		150,000	0.66%	1,250
Insurance - Property/Liability		27,600	0.12%	230
Legal Fees - Partnership		300,000	1.32%	2,500
Legal Fees - Other		75,000	0.33%	625
Market Study		15,000	0.07%	125
Marketing & Advertising		50,000	0.22%	417
Stabilization Operating Expenses		65,000	0.29%	542
Soil Test Report		15,000	0.07%	125
Survey (Including As-Built)		55,000	0.24%	458
Title Insurance & Recording		150,000	0.66%	1,250
Relocation Expenses		312,409	1.37%	2,603
Soft Cost Contingency	5.0%	114,268	0.50%	952
Sub-Total		18,967,409		
Miscellaneous Reserves		528,894	2.33%	4,407
Land, To Be Acquired	5,000	600,000	2.64%	5,000
Developer's Profit	13.90%	2,636,335	11.60%	21,969
Total Project Cost		22,732,638	100.00%	189,439

Construction Phase		
Total	%	Per Unit
13,901,890	67.29%	115,849
300,000	1.45%	2,500
695,095	3.36%	5,792
1,059,259	5.13%	8,827
75,452	0.37%	629
22,635	0.11%	189
130,000	0.63%	1,083
26,000	0.13%	217
40,000	0.19%	333
10,000	0.05%	83
7,500	0.04%	63
650,000	3.15%	5,417
150,000	0.73%	1,250
139,019	0.67%	1,158
5,000	0.02%	42
16,886	0.08%	141
25,000	0.12%	208
64,350	0.31%	536
275,000	1.33%	2,292
150,000	0.73%	1,250
27,600	0.13%	230
300,000	1.45%	2,500
75,000	0.36%	625
15,000	0.07%	125
50,000	0.24%	417
65,000	0.31%	542
15,000	0.07%	125
55,000	0.27%	458
150,000	0.73%	1,250
312,409	1.51%	2,603
114,268	0.55%	952
18,925,178		
-	0.00%	0
600,000	2.90%	5,000
1,133,616	5.49%	9,447
20,658,793	100.00%	172,157

TAB 8

**POSSIBLE RESIDENT
SERVICES FOR
TENANTS**

Resident Services

The Housing Authority of the City of Austin ("HACA") will be submitting a 9% Housing Tax Credit application to the Texas Department of Housing and Community Affairs ("TDHCA") for the proposed affordable housing development and will commit to provide social services that will be included in the LURA and maintained throughout the 35-year affordability period.

A subsidiary of HACA will provide on-site management, marketing, administrative, full-charge accounting, financial reporting, resident services, asset management evaluation, compliance monitoring, and administrative oversight of the Resident Services for the Pathways at Goodrich Place.

A minimum of 10 points of Resident Services will be selected from TDHCA's list below.

(A) Partnership with local law enforcement to provide quarterly on-site social and interactive activities intended to foster relationships with residents (3 points);

(B) Weekday character building program (will include at least on a monthly basis a curriculum based character building presentation on relevant topics, for example teen dating violence, drug prevention, bullying, teambuilding, internet/social media dangers, etc.) (2 points);

(C) Daily transportation such as bus passes, cab vouchers, specialized van on-site (4 points);

(D) Food pantry consisting of an assortment of non-perishable food items and common household items (i.e. laundry detergent, toiletries, etc.) accessible to residents at least on a monthly basis or upon request by a tenant. (1 point);

(E) GED preparation classes (2 points);

(F) English as a second language classes (1 point);

(G) Quarterly financial planning courses (i.e. homebuyer education, credit counseling, investing advice, retirement plans, etc.). Courses must be offered through an on-site instructor; a CD or online course is not acceptable (1 point);

(H) Annual health fair provided by a health care professional (1 point);

(I) Quarterly health and nutritional courses (1 point);

(J) Organized youth programs or other recreational activities such as games, movies or crafts offered by the Development (1 point);

(K) Scholastic tutoring (will include daily (Monday – Thursday) homework help or other focus on academics) (3 points);

(L) Notary Services during regular business hours (1 point);

(M) Weekly exercise classes (offered at times when most residents would be likely to attend) (2 points);

(N) Twice monthly arts, crafts, and other recreational activities (i.e. Book Clubs and creative writing classes) (2 points);

(O) Annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program (offered by a qualified individual) (1 point);

(P) Monthly transportation to community/social events such as mall trips, community theatre, bowling, organized tours, etc. (1 point);

(Q) Twice monthly on-site social events (i.e. potluck dinners, game night, sing-a-longs, movie nights, birthday parties, etc.) (1 point);

(R) Any of the programs described under Title IV-A of the Social Security Act (42 U.S.C. §§601, et seq.) which enables children to be cared for in their homes or the homes of relatives; ends the dependence of needy families on government benefits by promoting job preparation, work and marriage; prevents and reduces the incidence of unplanned pregnancies; and encourages the formation and maintenance of two-parent families (1 point);

(S) Contracted career training and placement partnerships with local worksource offices, culinary programs, or vocational counseling services; also resident training programs that train and hire residents for job opportunities inside the development in areas like leasing, tenant services, maintenance, landscaping, or food and beverage operation (2 points);

(T) External partnerships for provision of weekly substance abuse meetings at the Development Site (2 points);

(U) A full-time resident services coordinator with a dedicated office space at the Development (2 points);

(V) A resident-run community garden with annual soil preparation and mulch provided by the Owner and access to water (1 point); and

(W) Development Sites located within a one mile radius of one of the following can also qualify for one (1) point provided they also have a referral process in place and provide transportation to and from the facility:

(i) Facility for treatment of alcohol and/or drug dependency;

(ii) Facility for treatment of PTSD and other significant psychiatric or psychological conditions;

(iii) Facility providing therapeutic and/or rehabilitative services relating to mobility, sight, speech, cognitive, or hearing impairments; or

(iv) Facility providing medical and/or psychological and/or psychiatric assistance for persons of limited financial means.

TAB 9
POSSIBLE ON-SITE
AMENITIES

On Site Amenities

The Pathways at Goodrich Place will obtain a minimum of 14 points of amenities from the list below from TDHCA's 9% Housing Tax Credit application.

- (i) Full perimeter fencing that includes parking areas and all amenities (excludes guest or general public parking areas); (2 points);
- (ii) Controlled gate access (2 points);
- (iii) Gazebo or covered pavilion w/sitting area (1 point);
- (iv) Accessible walking/jogging path separate from a sidewalk and in addition to required accessible routes to Units or other amenities (1 point);
- (v) Community laundry room with at least one washer and dryer for every 40 Units (3 points);
- (vi) Barbecue grill and picnic table with at least one of each for every 50 Units (1 point);
- (vii) Swimming pool (3 points);
- (viii) Splash pad/water feature play area (1 point);
- (ix) Furnished fitness center (2 points);
- (x) Equipped and functioning business center or equipped computer learning center (2 points);
- (xi) Furnished community room (2 points);
- (xii) Library with an accessible sitting area (separate from the community room) (1 point);
- (xiii) Enclosed community sun porch or covered community porch/patio (1 point);
- (xiv) Service provider office in addition to leasing offices (1 point);
- (xv) Regularly staffed service provider office in addition to leasing offices (3 points);
- (xvi) Activity room stocked with supplies (Arts and Crafts, etc.) (2 points);
- (xvii) Health screening room (1 point);
- (xviii) Secured entry (applicable only if all unit entries are within the building's interior) (1 point);
- (xix) Horseshoe pit; putting green; shuffleboard court; pool table; or video game console(s) with a variety of games and a dedicated location accessible to all tenants to play such games (1 point);
- (xx) Community dining room with full or warming kitchen furnished with adequate tables and seating (3 points);
- (xxi) One children's playscape equipped for 5 to 12 year olds, or one tot lot (2 points); or
- (xxii) Two children's playscapes equipped for 5 to 12 year olds, two tot lots, or one of each (4 points). Can only select this item if clause (xxi) of this subparagraph is not selected;
- (xxiii) Sport court (Tennis, Basketball or Volleyball) (2 points);
- (xxiv) Furnished and staffed children's activity center that must have age appropriate furnishings and equipment. (3 points);
- (xxv) Community theater room equipped with a 52 inch or larger screen or projection with surround sound equipment; DVD player; and theater seating (3 points);

(xxvi) Dog park area that is fully enclosed and intended for tenant owned dogs to run off leash or a dog wash station with plumbing for hot and cold water connections and tub drainage (requires that the Development allow dogs) (1 point);

(xxvii) Common area Wi-Fi (1 point);

(xxviii) Twenty-four hour, seven days a week monitored camera/security system in each building (3 points);

(xxix) Bicycle parking within reasonable proximity to each residential building that allows for bicycles to be secured with lock (1 point);

(xxx) Shaded rooftop or structural viewing deck of at least 500 square feet (2 points);

TAB 10
DEVELOPER'S
EXPERIENCE AND
DEVELOPMENT
BACKGROUND

Development Team Experience & Background

The Development Team is comprised of **Atlantic | Pacific Communities, LLC** ("A | P Communities") and **Madhouse Development Services, Inc.** ("Madhouse"). A | P and Madhouse have determined to collaborate in this venture based upon a shared vision of community and a common mission of developing high quality housing for the City of Austin. Collectively the Development Team has a wide range of development experience including public, tax credit, workforce, market-rate, and mixed-income housing. Our team has the capacity and required skills to undertake all aspects of an affordable housing development, this includes planning, community outreach, design, financing (public, private, and mixed-finance), adherence to HUD rules and regulations, local employment and contracting, construction, construction management, marketing/lease-up, compliance and asset management.

Both Madhouse and A | P were ranked in the Top 50 Affordable Housing Developers in the country by *Affordable Housing Finance* magazine. Our institutional knowledge, particularly in the areas of public housing and complex neighborhood revitalizations, and experience in preparing and submitting successful Low Income Housing Tax Credit ("LIHTC") applications to the Texas Department of Housing & Community Affairs ("TDHCA"), has grown through years of fruitful partnerships. Both teams have Principals that are qualified, have TDHCA experience certificates, and are eligible based on TDHCA's Previous Participation review.

Our ability to successfully tailor our efforts to the unique requirements of each stakeholder has been pivotal to our continued success. Our Development Team strengths include:

- **Innovative** urban planning, master planning, economic development and other community revitalization initiatives, including mixed-income and mixed-use developments, and significant experience working with non-profits, municipalities and housing authorities to **revitalize neighborhoods around the country.**
- Expertise in **providing financially sound development plans** by leveraging a variety of local, state and national financing sources, including assembling financing for LIHTC, mixed-financed and mixed-income housing with over **\$2.2 billion** in capital raised to date.
- The **financial capacity to guarantee the successful completion** of the proposed development.
- In depth knowledge of and **experience with HUD's programs** as well as the complex rules and regulations that accompany mixed-income and mixed-finance developments.
- **Industry leading experience** in developing environmentally sustainable communities, and numerous **LEED** certified developments across the country, including the **first LEED ND (Neighborhood Development) in the southeast.**
- Demonstrated development, rehabilitation, and construction management expertise, culminating with the combined (A | P and Madhouse) development of more than **19,000 units of affordable housing; including over 1,300 rehabilitated units.**
- Track Record of partnering with public housing residents and neighborhood groups to employ **Section 3 and MBE/WBE firms.**
- Property management portfolio consisting of over 28,600 multifamily units.

The A | P and Madhouse team have been partners for over five years and have several joint venture developments in the pipeline including three 9% LIHTC developments in Texas: The 80-unit Arbor at Centerbrook in Live Oak, the 108-unit Vista Pointe at Wild Pine in San Antonio, and the 81-unit Laurel Glen in San Antonio. This is the third year in a row the team has won a 9% LIHTC allocation.

In addition, the partnership between Madhouse and A | P is proudly developing its first transaction with the Housing Authority of the City of Austin ("HACA"). This proposed affordable housing community is to be located in the thinkEAST Planned Unit Development ("PUD") designated by the Austin City Council as a "creative art's district". The property will be comprised of 182 units all of which are dedicated to serving low income families earning less than 60% of the Area Median Income ("AMI"). The project is currently working through the site development permit, building permit, platting, and Austin Green Building certification process with the City of Austin, and is a SMART Housing pre-certified development. The development will be financed with tax-exempt bonds and 4% LIHTC and is expected to break ground in the first quarter of 2017. This housing initiative will greatly stabilize the surrounding Govalle Neighborhood and act as a catalyst for further development in the thinkEAST PUD.

Madhouse and A | P are also working with the Fort Worth Housing Authority ("FWHA") to develop over 1,000 units of affordable housing in four-phases in Fort Worth's historic Stop Six neighborhood. The revitalization is the cornerstone of the Cavile Place Neighborhood Transformation Plan that proposes the replacement of the existing 300-unit Cavile Place apartments that were built in 1954. The FWHA received a Portfolio Award under the Rental Assistance Demonstration ("RAD") Program for 1,002 conversion units. The first phase will consist of 239-units for family households, and will have subsidized units offered under the RAD Program with a Housing Assistance Payment ("HAP") contract and Project Based Housing Assistance ("PBV") vouchers. Phase I financed with tax-exempt bonds and 4% LIHTC is expected to be completed in 2018.

Together A | P and Madhouse will be responsible for directing and coordinating the development team and for ensuring the timely and cost-effective completion of all development services.