

11 December 2017

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

**RE: CAMBRIAN EAST RIVERSIDE
Request for City of Austin Support for
2018 9% Low Income Housing Tax Credit Application**

Dear Mr Morgan:

Enclosed is an application for support from the City of Austin for a proposed 2018 LIHTC Development: Cambrian East Riverside. The development is a collaboration between Cambrian Development, Bercy Chen Studio, Structure Development and a to-be-named partner with significant Tax Credit experience. A more detailed explanation of the proposed partnership is enclosed within our proposal. We will be happy to provide detailed experience information about our unnamed partner prior to any vote by the City Council on a resolution of support.

Our team has already conducted a significant amount of site analysis. We have enclosed two pages of information on the development concept and approach to the site. While this is not required in this application, we want to give you and our potential partners at the City of Austin a more comprehensive understanding of our goals for this development.

We are excited about Cambrian East Riverside. This is an excellent opportunity to bring affordable housing to an amenity-rich location and meet local planning goals for the area. We have conducted a limited amount of outreach to the immediate neighbors and have been received positively. We look forward to partnering with the City of Austin.

Thank you for your consideration and please do not hesitate to reach out with any questions or concerns.

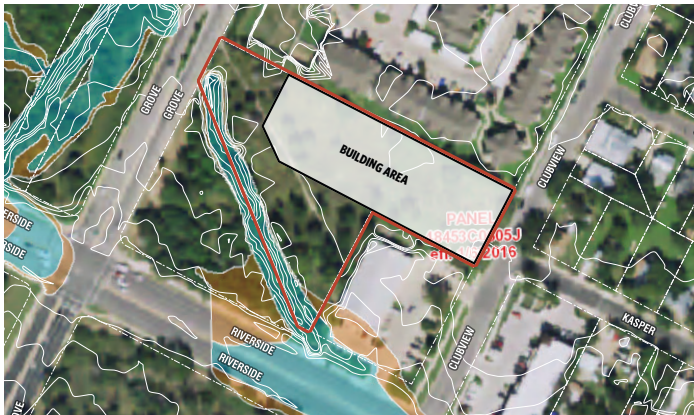
Sincerely,



Thomas Bercy

CAMBRIAN EAST RIVERSIDE

PROJECT APPROACH & VALUES



Bring Affordable Housing Back to Riverside

The current pace of new development along East Riverside threatens to reduce Austin's already insufficient existing affordable housing stock. Bringing the first affordable housing project to the ERC since adoption of the Regulating Plan would combat this dilution and ensure the area retains options for residents who might otherwise be displaced. This project exceeds the density bonus affordability requirements of the ERC zoning by targeting families at 30-60% MFI through Low Income Housing Tax Credit funding.

Family-Friendly Units & Amenities

Austin has a huge deficit of family-friendly units in multi-family developments. We are proposing to meet this need by providing 2 to 4 bedroom units in the majority of the building. In addition, services and amenities would be selected with the needs of families and children in mind.

Neighborhood Compatibility

Building on this site does not displace current residents or disrupt the existing single-family fabric and uses formal setbacks to maintain a pedestrian-friendly street frontage. The site's proximity to East Riverside should keep the majority of traffic out of the existing neighborhoods and on the existing retail portions of Clubview. All parking, trash, and services are located in an embedded parking structure behind the street frontage. We have already reached out to the neighborhood leaders in the interest listening to their priorities and starting an inclusive process.

Connectivity & Transit

The site is ideally located to take advantage of existing transit routes with access to ACC, nearby retail, and workplaces in downtown, East Austin, and the airport. Plans for future transit options have all included a high-capacity stop near Grove at the site's front door.

Environmental Protection & Open Space

This proposal takes advantage of the density afforded by the ERC zoning to provide 90+ units on only half the site. The other half of the site is left as open space to maintain the watershed protection creek buffers, existing trees, and other environmental protections. Part of this area can be dedicated as accessible open space with easy access from the bus stop and branch library.



CAMBRIAN EAST RIVERSIDE

REALIZING THE ERC VISION



Our proposed Cambrian East Riverside development embodies the ERC Master Plan and provides these benefits to low income families. The project's site strategies and design objectives will contribute to realizing the ERC vision addressing these six benefits identified during the planning process.

Increase Walkability & Pedestrian Activity

All parking and trash/loading services will be embedded in the building behind neighborhood-scaled retail designed to Active Edge standards. Formal setbacks and generous sidewalks create a pedestrian-friendly environment and a transition from East Riverside to the residential neighborhoods.

More Accessible Open Space

On-site parkland dedication and the preservation of creek buffer protections will maintain a significant portion of the site as accessible open space. Taking advantage of the ERC's density creates an ideal model for balancing the needs for open space and a larger number of affordable units.

More Housing and Housing Options

Bringing the first affordable project to the ERC since its adoption adds housing options not currently offered by the new construction. A percentage of larger family-friendly units and kid-centric amenities provides a housing type disincentived in purely market-rate projects.

More Neighborhood Services & Retail

A mixed-use development provides space for community-focused retail and services. Adding to the existing retail on Clubview contributes to a small-scale town center feel that is conveniently walkable for the residents and neighbors.

Attractive and Compatible Development

The ERC Master Plan envisioned a landmark at Grove and East Riverside. The architectural design of a landmark building in the park-like setting could become that character-defining feature of the neighborhood. On the Clubview side, compatibility setbacks step down to the pedestrian-priority frontage on the local street.

Improved Transit and Transit Options

With seven existing bus lines running along the site boundaries, the site is extremely well-situated to provide connectivity options. Being directly on the corridor and adjacent to the proposed location for a train stop means that any future transit improvements will immediately benefit residents.



CAMBRIAN EAST RIVERSIDE

FAMILY-FRIENDLY MIXED-USE AFFORDABLE HOUSING

Request of City of Austin Support for 2018 Low Income Housing Tax Credit Application

CAMBRIAN
DEVELOPMENT

bercy chen studio LP
design + construction



REQUEST FOR CITY OF AUSTIN RESOLUTIONS
for
2018 - 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 2018 Cycle. This form and all attachments will be due no later than close of business on **Monday, December 11, 2017**. 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 1, 2018** meeting.

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

- ☒ Resolution of Support from the Local Governing Body (will be provided to all applicants completing this form and providing all attachments)
- ☒ Twice the State Average Per Capita (will be provided to all applicants completing this form and providing all attachments)
- ☐ One-Mile/Three-Year Rule
- ☐ Limitations on Developments in Certain Census Tracts
- ☒ Development contributing more than any other to the City's concerted revitalization efforts (only **one** application will receive this designation)
- ☒ Project in a Community Revitalization Plan (CRP) Area

2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2018 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by January 15, 2018.** For more information on the S.M.A.R.T. Housing Program, email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

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

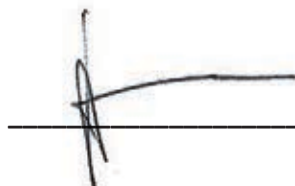
- 1) Please complete the attached Project Summary Form (Excel)
- 2) Provide a map (8 ½" x 11") indicating the property location and the distance a resident would actually have to walk on a paved surface to get to the **nearest transit stop**.
- 3) Provide a **flood plain map** generated by www.ATXFloodPro.com with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any.
- 4) 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, Monday, December 11, 2017.

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

Authorized Representative



Date 11 Dec 2017

9% PROJECT SUMMARY FORM

Project Overview

Development Name	Cambrian East Riverside
Development Address	East Riverside, between Grove Blvd and Clubview Drive Austin, Texas 78741
Council District	District 3 – Renteria
Census Tract	23.18 (48453002318)
Block Group	2
Development Type	New Construction

Summary of Units by MFI Level

up to 30% MFI	10
>30% to 50% MFI	36
>50% to 60% MFI	44
>60% to 80% MFI	0
>80% to 120% MFI	0
>120% MFI	0
Total Units	90

Project Attributes

Units	Unit Type	Bedrooms	Bathrooms	Proposed Unit Size (sq ft)	Estimated Rent
6	1/1 @ 30% MFI	1	1	550	\$458.00
16	1/1 @ 50% MFI	1	1	550	\$763.00
15	1/1 @ 60% MFI	1	1	550	\$916.00
4	2/2 @ 30% MFI	2	2	850	\$549.00
14	2/2 @ 50% MFI	2	2	850	\$916.00
21	2/2 @ 60% MFI	2	2	850	\$1,099.00
4	3/2 @ 50% MFI	3	2	1050	\$1,058.00
6	3/2 @ 60% MFI	3	2	1050	\$1,270.00
2	4/2 @ 50% MFI	4	2	1250	\$1,181.00
2	4/2 @ 60% MFI	4	2	1250	\$1,417.00

Underserved Populations

that are greater than 5% of total unit count

Persons with disabilities	10%
Elderly	-
Veterans	-
Children aging out of foster care	-
Homeless	-

Permanent Supportive Housing (PSH) or Housing First

populations to be served. Please indicate the number of units and population to be served.

none

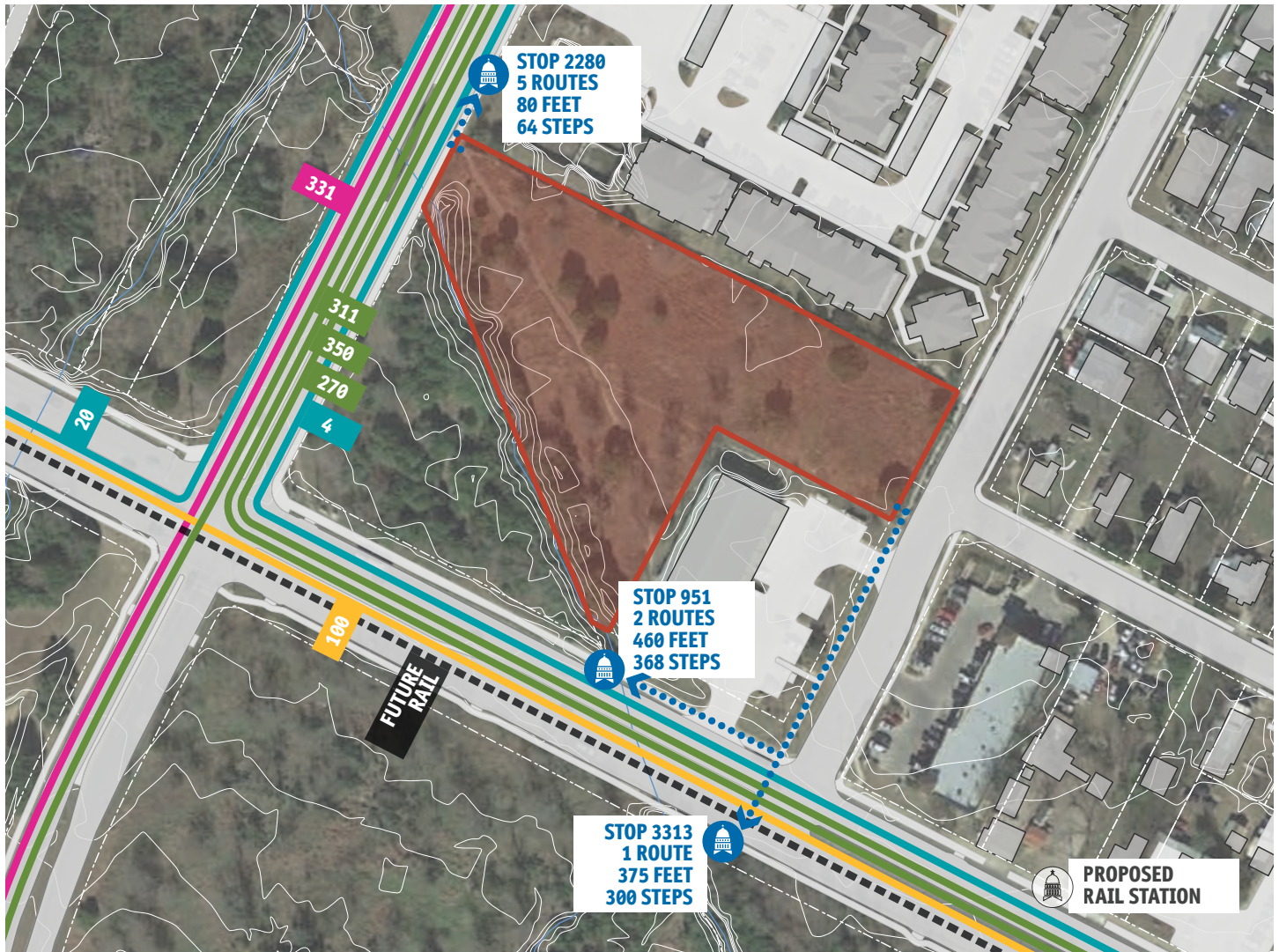
Sources and Uses of Funds

LIHTC Equity	\$13,797,000	Acquisition Costs	\$1,097,000
City of Austin	\$1,250,000	Hard Costs & Construction	\$13,394,000
Construction Loan	\$4,753,000	Soft & Financing Costs	\$3,053,000
		Reserves & Developer Fee	\$2,256,000
TOTAL	\$19,800,000	TOTAL	\$19,800,000

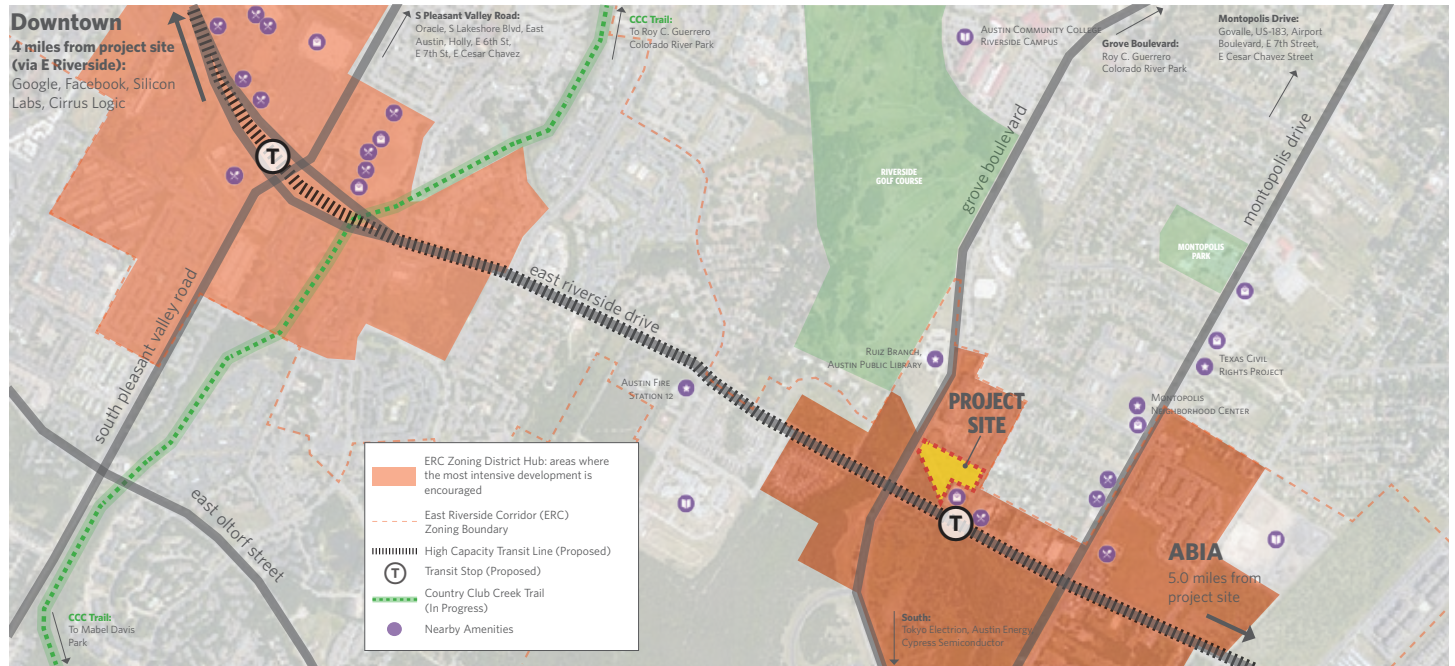
Planning & Transit

Distance to Imagine Austin Corridor	On Corridor and Within Town Center
Distance to High Frequency Transit Stop	80 feet
Distance to Transit Stop	80 feet

TRANSIT & FLOOD MAPS



TRANSIT-ACCESSIBLE NEARBY AMENITIES



Restaurants/Dining

Master Donuts, Cocinita La Doña, Cafe Nena'i, Sonic Drive-In, Starbucks, Waffle House, Los Mangos Ice Cream, El Pollo Rico, Taco More, Rosita's Al Pastor, Pho Please, El Taquito, Churro Co., Variety of Fast Food

Retail

HEB Plus!, Montopolis Grocery, Tomgro Grocery, Dollar General, Family Dollar

Education

Allison Elementary, Martin Middle, ACC Riverside Campus, Escuela Montessori, IDEA Public School

Social Services

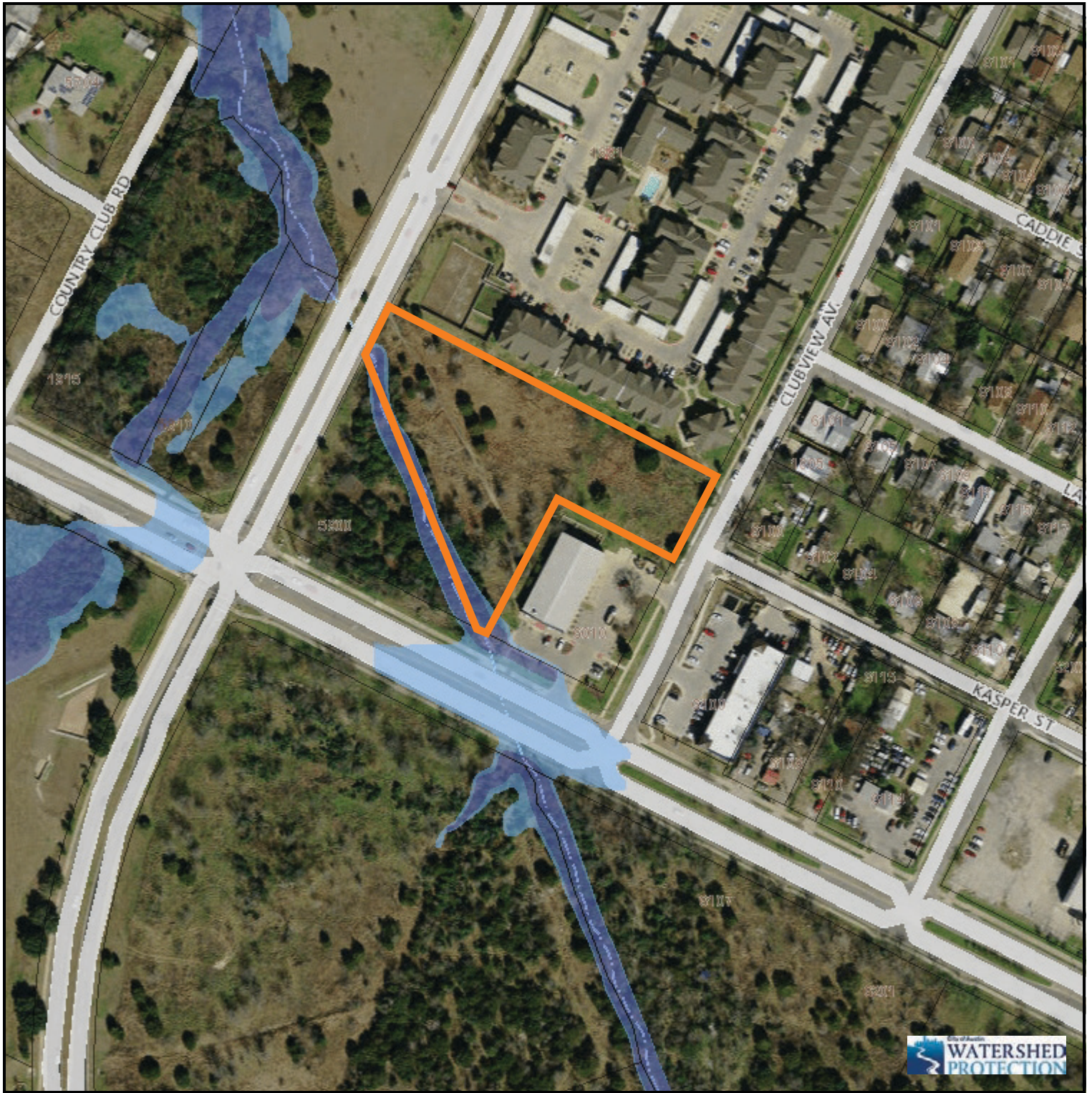
Ruiz Branch Library, Montopolis Neighborhood Center, Texas Civil Rights Project, Fire Station 12, Central Texas VA Clinic, Consulate General of Mexico

Recreation/Entertainment

Montopolis Recreation Center, Guerrero Colorado River Park, Montopolis Practice Fields, Riverside Golf Course, Krieg and Havins Softball Complex, Butler Hike and Bike Trail, Emo's

TRANSPORTATION OPTIONS to NEARBY AMENITIES

				Driving		Walking		Transit		
				Distance	Duration	Distance	Duration	Route(s)	Duration	Transfers
HEALTHCARE	Clinic	CommUnityCare Southeast	2901 Montopolis	1.1 miles	4 min	1.0 mile	22 min	331	12 min	0
	Urgent Care	FastMed Urgent Care	1920 E Riverside	1.9 miles	5 min	1.9 miles	38 min	100	13 min	0
	Hospital	University Medical Center	601 E 15th	4.4 miles	11 min	-	-	100	40 min	0
	Pharmacy	CVS	4405 E Riverside	1.2 miles	4 min	1.1 miles	22 min	20	13 min	0
EDUCATION	Day Care	Esquela Montessori	2013 Montopolis	0.3 mile	2 min	0.3 mile	6 min	-	-	-
	Elementary School	Baty Elementary School	2101 Faro Dr	0.7 mile	3 min	0.7 mile	14 min	-	-	-
	Middle School	Ojeda Middle School	4900 McKinney Falls	3.7 miles	11 min	n/a	n/a	311	49 min	0
	High School	Del Valle High School	5201 Ross	7.3 miles	11 min	n/a	n/a	350 + 271	38 min	1
	Alternative School	IDEA Allan	1701 Vargas	0.6 mile	2 min	0.6 mile	11 min	350	7 min	0
	Community College	ACC	1020 Grove	1.4 miles	5 min	0.7 mile	13 min	(5 options)	4 min	0
	Public Library	Ruiz Branch	1600 Grove	-	-	0.2 mile	4 min	-	-	-
TRANSPORTATION	Nearest Bus Stop	#2280	Grove & Riverside	-	-	80'	1 min	-	-	-
	Nearest High Frequency Stop	#2280	Grove & Riverside	-	-	80'	1 min	-	-	-
	Nearest Train Station	Plaza Saltillo		4.0 miles	12 min	3.8 miles	77 min	4	32 min	0
FOOD	Large Grocery Store	HEB plus!	2508 Riverside	1.3 miles	4 min	1.5 miles	28 min	20	18 min	0
	Neighborhood Grocery	Tomgro Grocery	1313 Montopolis	0.6 mile	2 min	0.6 mile	12 min	-	-	-
	C Store	Conoco or Valero	6306 E Riverside	0.2 mile	2 min	0.2 mile	5 min	-	-	-
	Health Food	Crazy Fruits	6100 E Riverside	-	-	350'	2 min	-	-	-
OTHER	Fire / EMS Station	Austin Fire Station 22	5309 E Riverside	0.5 mile	2 min	0.5 mile	11 min	20	8 min	0
	Neighborhood Park	Montopolis Neighborhood Park	1200 Montopolis	0.7 mile	2 min	0.7 mile	13 min	350	6 min	0
	Metropolitan Park	Roy G Guerrero	400 Grove	1.1 miles	3 min	1.2 mile	23 min	(5 options)	14 min	0
	Recreation Center	Montopolis Recreation Center	1200 Montopolis	0.7 mile	2 min	0.7 mile	13 min	350	6 min	0
	Community Center	Montopolis Neighborhood Center	1416 Montopolis	0.4 mile	2 min	0.4 mile	9 min	4 or 350	3 min	0
	Bank	Capital One Bank	2301 E Riverside	1.6 miles	4 min	1.4 miles	29 min	100 or 20	18 min	0
	General Retail	Dollar General	6010 E Riverside	-	-	350'	2 min	-	-	-
	Laundromat	Riverside Washeteria	6100 E Riverside	-	-	350'	2 min	-	-	-



City of Austin Regulatory 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.

0 200 400 Feet



Prepared: 11/27/2017

Address

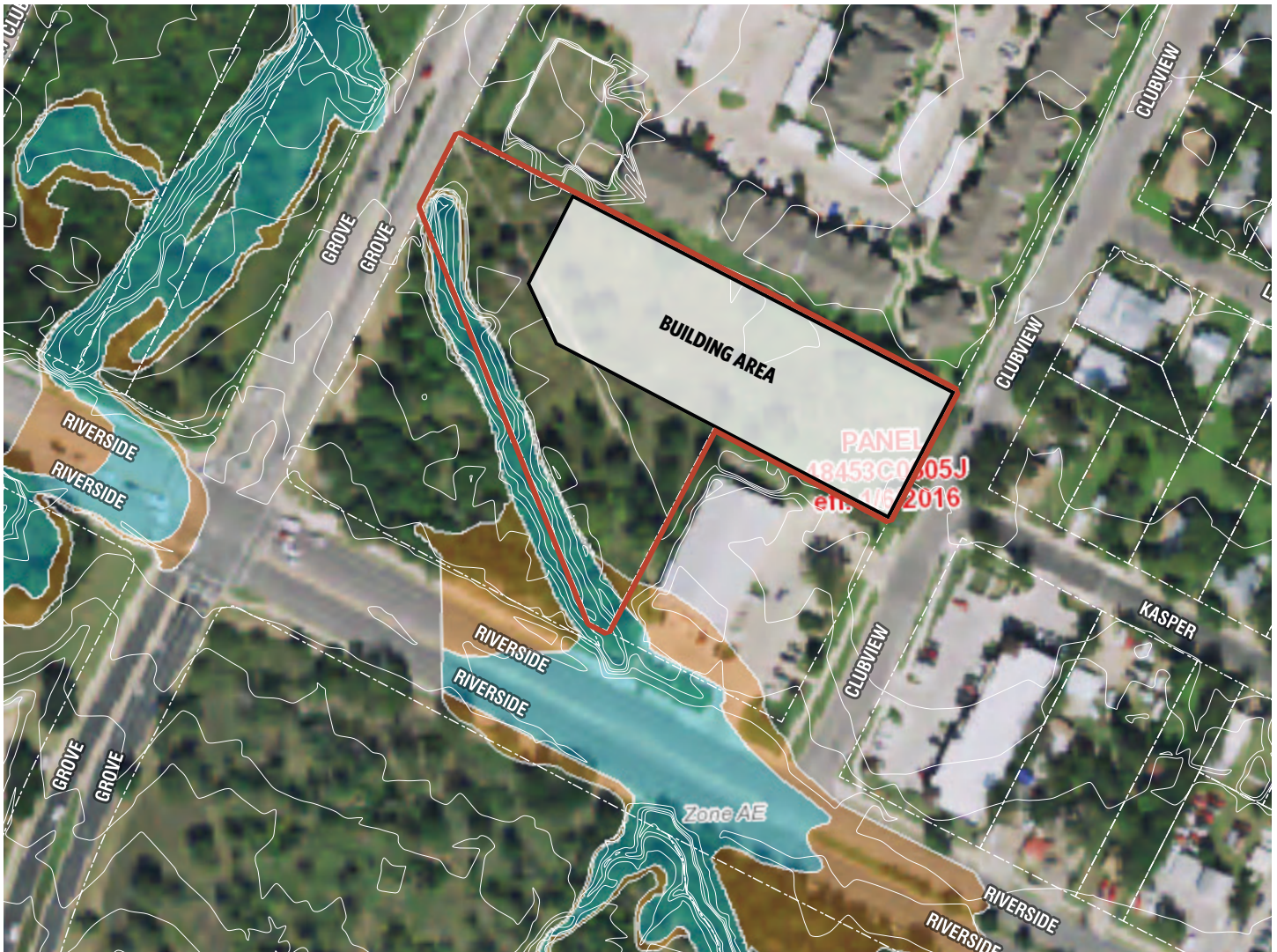


Parcel

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)

FLOODPLAIN AND ENVIRONMENTAL MAP



Floodplain and Environmental Considerations

A limited area of floodplain exists on the site. Development would be limited to an area well above the creek in order to maintain the Watershed Protection Ordinance Critical Water Quality Zone and creek buffers (with buffer averaging). More than half of the site will remain as open space providing accessible open space to the neighborhood while preserving existing trees.

PROJECT TEAM

Cambrian East Riverside is a partnership of several entities: Cambrian Development, Bercy Chen Studios, Structure Development and a to-be-named Development Partner with significant tax credit experience. Each of these partners brings unique qualifications to the team that we feel will result in a high-quality affordable housing development that is delivered on-time, on-budget and in compliance.

Cambrian is the development arm of Bercy Chen Studio. Partners Thomas Bercy and Calvin Chen founded Cambrian to undertake development activities on a select group of projects designed by Bercy Chen Studio. In this project, Cambrian has purchased the land and conducted all of the due-diligence required to determine the feasibility of the project. While the Cambrian partners are not new to development, Cambrian is a new company and will partner with an experienced tax-credit developer for Cambrian East Riverside. Currently Cambrian is in discussions with three such potential partners and is not ready to disclose a specific firm. All are clients or associates of Structure Development and have significant tax credit experience and extensive multi-family portfolios.

Structure Development will act as the tax-credit consultant for the project. Structure's Principal, Sarah Andre, has more than a decade of experience in the tax credit arena and more than two decades experience in affordable housing. Bercy Chen Studio will be the architect of record for the project. Bercy Chen Studio has designed numerous multi-family, mixed-use, and commercial projects and is well-versed in Austin's unique development requirements.

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PROJECT TEAM RESUMES





INTRODUCTION

Develop Design Build

Bercy Chen Studio is a vertically-integrated firm comprising expertise in development, architecture, and construction services. Building on experience in the design of a wide range of building types, Bercy Chen Studio integrates the construction of single-family homes to large commercial and multi-family mixed-use projects. Cambrian Development is the real estate development arm of Bercy Chen Studio. Partners Thomas Bercy and Calvin Chen founded Cambrian to undertake development activities on a select group of projects designed by Bercy Chen Studio.

Development Philosophy

In an age of increasing environmental and climate challenges, we focus on cohabitation & diversification of organisms rather than mass extinction. Cambrian Development is named for the Cambrian Explosion, a relatively brief period of rapid diversification of complex organisms and during which most animal phyla first appeared. We use development as a tool to achieve technological, social, and systematic sustainability of diverse, interdependent communities.

Design Philosophy

Thomas is from Belgium and Calvin is from Taiwan by way of Australia; the partners' European and Asian backgrounds form a design philosophy of unique perspectives. The work is influenced by vernacular precedents from various cultures—whether Islamic, Indian, African or pre-columbian—while maintaining respect for the particular contemporary contextual conditions. Bercy believes that “there is a real intelligence in vernacular solutions, so we study indigenous cultures in order to learn from their experiences. There is also an appreciation for the layering of history, both physically and psychologically.” With an emphasis on originality, materiality, and craft, Bercy Chen Studio engages the local cultural, environmental, and climatic conditions of the built environment and recasts them in response to contemporary ways of living and building. Sustainability and site sensitivity are implemented through a highly cultivated aesthetic; the projects are an inspiration for those looking for “a poetic shade of green.”



Range of Work

Bercy Chen Studio's built work includes single-family residential, multi-family residential, mixed-use, commercial, and cultural projects, ranging in size from the 1,500 SF Edgeland House to the 250,000 SF Lucero multi-family housing project. Currently in progress is The Backyard, a 1.6 million SF office, hospitality, residential, and entertainment complex.

Team

Bercy Chen Studio LP is an architecture and urban planning firm with design/build capabilities based in Austin, Texas founded in 2001 by partners Thomas Bercy and Calvin Chen. The firm comprises 25 additional professionals and support staff with diverse backgrounds and work experience.

bercy chen studio LP
design + construction

CAMBRIAN
DEVELOPMENT

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Mexico | Independencia 220 Col. Centro San Pedro GG : Mexico 66230

info@bcarc.com

bercy chen studio LP

Recognition

Texas Society of Architects honor award for Edgeland House. May 2016

BBC feature proposal Cascading Creek House. Mar 2016

CNBC Follow the leader interview feature Ethan's View, Jan 2016

Architecture Now ! Vol. 10. Philip Jodidio. Taschen Oct 2015

Austin Chronicle Best of 2015. Shore Vista Boat House. Sep 2015

HGTV Fresh Faces of Design Awards. Honorable Mention. Sep 2015

Architizer A+ Award Jury & Popular Winner, Sustainability category. Edgeland House. April 2014

Sustainable Entrepreneurship Award. Stage 2. (Vienna, Austria), 2014

Entrepreneur Magazine. DEN Office recognized as Office of the Future. August 2013

World Architecture News 21 for 21 Award, Finalist. (London, UK), March 2013

Fast Company. House of the year for Edgeland House. 2013

Piamonte Development. Invited Participant. (Querétaro, Mexico), June 2012

Residential Architects Magazine. 15 to Watch. (Washington, DC), May 2012

2nd place, Xing-Tai Master Plan Invited Competition. (Hebei, China), October 2010

Designer of the Year, 7th International Media Prize. (Shenzen, China), January 2010

Five to Watch, Form Magazine, AIA. (Los Angeles, CA), September 2009

Short listed (Riverview), Barbara Cappochin Prize. (Padua, Italy), September 2009

European Union 40 Under 40 Prize. August 2009

Short listed, Mexicarte Museum. March 2009

Finalist, LifeWorks Headquarters. January 2009

Honorable Mention, Seoul Design Olympiad. (S. Korea), September 2008

Invited Participant, Design Zone Qatar. (Doha, Qatar), August 2008

Winner (Riverview), UTSOA Students' Choice Award. (Austin, TX), November 2008

Short listed, Giorgio Armani Resort, Invitation by Emaar Properties. (Indonesia), June 2008

Finalist, UTSOA Students' Choice Award, Annie Residence. (Austin, TX), October 2007

Green Good Design Award, European Center for Architecture. June 2009

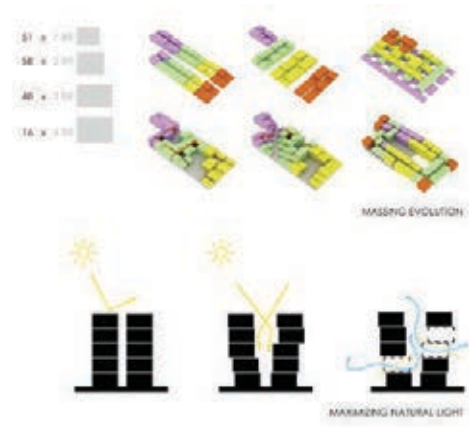
Design Vanguard Award, Global Top 10 Cutting Edge Firms. December 2006

Finalist, Best Plot in the World. (Vienna, Austria), September 2006

Lucero / Oak Creek Village

Developer Eureka Holdings
Program Tax Credit-funded Multi-family Affordable Housing
Units 173
Area 263,544 sq ft (24,484 sq m)
Cost 31,000,000 USD

1. Sky canyons bring light deep into the complex.
2. Aerial view
3. View of downtown Austin from main courtyard



1



2



3

Shady Lane Creative Studios

Developer Bercy Chen Studio LP

Program Mixed-use retail, offices, SMART housing

Area 55,970 sq ft (5,200 sq m)

Cost 9,800,000 USD

1. Conference room
2. Open workspace
3. Street view of courtyard and existing house



1



2



3

East Village

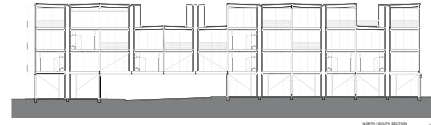
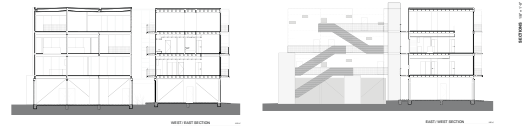
Developer Bercy Chen Studio LP

Program Mixed-use retail and multi-family residential

Units 32

Area 34,445 sq ft (3,200 sq m)

Cost 5,200,000 USD



1. Sun-shading panels inspired by the art of Hélio Oiticica
2. Back view
3. View from street intersection



1



2



3

Sky Bridge Lofts

Developer Impact Developers
Program Multi-family residential
Units 120
Area 129,170 sq ft (12,000 sq m)
Cost 13,000,000 USD



1. Courtyard view
2. Exterior view
3. Courtyard view



1



2



3

1111 East 11th Street

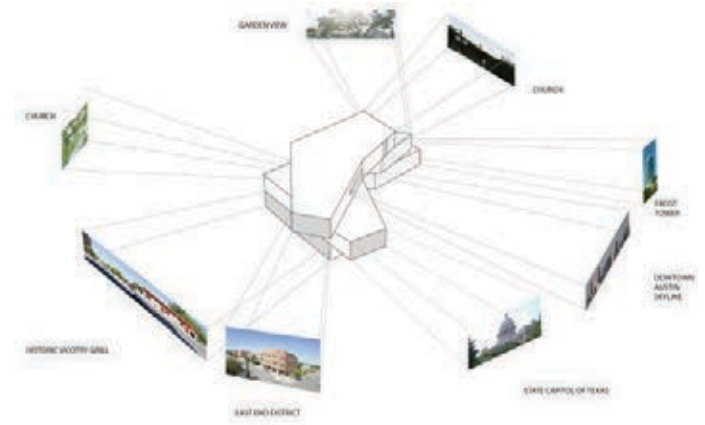
Developer Bercy Chen Studio LP

Program Mixed-use retail, office, and residential

Units 6

Area 20,020 sq ft (1,860 sq m)

Cost 2,250,000 USD



1. 2nd-floor office
- 2, 3. View from street



1



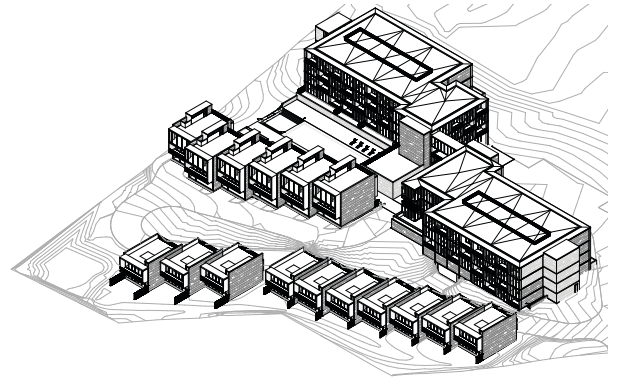
2



3

Ethan's View

Developer International Development Management
Program Multi-family residential
Units 54
Area 164,688 sq ft (15,300 sq m)
Cost 47,000,000 USD



1. Townhome main living room
2. Townhome roof deck
3. Swimming pool area between condominium buildings and townhomes



1



2



3

Thomas Bercy
BArch, BA
Founding Partner, Design Principal



Born in Belgium, Thomas Bercy attended the Beaux-arts school in Brussels, where he studied four years in the fine arts program and two years in the architecture program. He was greatly influenced by the art nouveau buildings of Hankar, Victor Horta and Van de Velde and the early modernist work of Louis De Koninck. He then moved to the US and studied at the University of Texas at Austin where he graduated with a Bachelors degree in architecture and civil engineering. Following his time at UT, Thomas studied Urbanism at La Pontificia Universidad Catolica de Chile in Santiago.

He then returned to Belgium to join Samyn and Partners, where he worked on some of the larger contemporary projects in Belgium including Centre Hopitalier Universitaire Brugmann and a university auditorium in Louvain-la-Neuve. In 2000 he returned to Austin and started work at the design-build firm of MJ Neal Architects.

After collaborating with MJ Neal on several award winning projects which were exhibited at the GA Gallery in Tokyo, Thomas formed Bercy Chen Studio LP with Calvin Chen in 2001, focusing on design build projects with attention to global vernacular, culture, and materiality.

Thomas is currently serving on the board of Austin Museum of Art. He has been an invited speaker at the National Building Museum in Washington DC, the Urban Center in NYC, and the Technological University of Monterrey, Mexico.

Select Projects

Shady Lane Creative Studios
Mixed-Use Office with SMART Housing
64,000 sf - in progress

Louvain-la-Neuve University
University Auditorium
Brussels, Belgium

East Village Lofts
Mixed Use development - 30,000 sf
Austin, TX - 2009

Peninsula Residence
Single family residence - 5,000 sf
Austin, TX - 2009

East 11th Mixed Use Development
Mixed Use Development - 10,000 sf
Austin, TX - 2008

Mango Financial
Retail Banking - 3,000 sf
Austin, TX - 2008

Asian American Resource Center
Institutional master planning - 10,000 sf
Austin, TX - 2006

Calvin Chen
BArch
Founding Partner, Design Principal



Calvin Chen was born in Taipei, Taiwan. He moved with his family to Brisbane, Australia in 1989 and attended St. Peter's Lutheran College. He became interested in how the unique landscape, climate, and culture of Australia shapes its architecture.

Calvin graduated in 1998 from the University of Texas at Austin with a professional degree in architecture. He studied poetics of new technologies with Marcos Novak, and interned with Dallas modernist Max Levy in 1997. His study with Sci-Arc Founder/Director & former Morphosis partner Michael Rotondi also had a profound influence on his education, specifically an interest in Native American architecture.

In 2013, Calvin worked on one of the largest urban redevelopment projects near downtown Austin. A two-phased, 486-unit multi-family project with a social component located on 9 acres. In 2007 Calvin was lead designer for the master planning of the 32-million USD, 120,000 -sf Asian American Resource Center in Austin.

Calvin sat on the City of Austin's Design Commission, chaired the Civic Arts Committee, and served as an advisor for Art In Public Places. He participated in the "Create Austin" cultural master-planning project.

Calvin has been an invited speaker at the National Building Museum in Washington DC, the Urban Center in NYC, and the Technological University of Monterrey, Mexico.

Select Projects

Backyard Offices

Office - 2,100,000+ sf
Bee Cave, TX - in progress

Lucero Apartments

Tax Credit-funded Affordable Housing
200,000 sf
Austin, TX - 2015

East Village Lofts

Mixed-use development - 30,000 sf
Austin, TX - 2009

1111 East 11th Street

Mixed-use development - 10,000 sf
Austin, TX - 2008

Mango Financial

Retail Banking - 3,000 sf
Austin, TX - 2008

Asian American Resource Center

Institutional master planning - 10,000 sf.
Austin, TX - 2006

Factory People

Retail - 3,000 sf
Austin, TX 2004

MotoTek

Retail - 3,000 sf
Austin, TX 2004

Jason Haskins, AIA, LEED AP
MArch, BSAS
Project Architect, Development Analyst



A native of Austin, Jason Haskins joined Bercy Chen in 2016 to work on development projects and complex mixed-use projects. His previous architectural experience incorporated data analytics and participatory organizational planning and design for large institutions like the Bill & Melinda Gates Foundation, corporations such as Boeing, and small local religious groups. In addition to architecture, he has worked in digital asset management, data analytics, and software engineering. In all endeavors, Jason seeks straightforward, accountable solutions to complex problems, whether for religious architecture, mixed-use developments, or affordable housing.

Jason is a LEED Accredited Professional and a licensed architect in Texas. He earned a BS in Architectural Studies and a Master of Architecture from the University of Texas at Austin with additional coursework at Columbia University and the University of St Mary of the Lake, Mundelein. As an academic, Jason researches and publishes work on the history and theory of liturgical architecture.

Select Projects

Shady Lane Creative Studios

Development, Entitlement, Design
Mixed-Use Office with SMART Housing
64,000 sf - in progress

GovalleGO

Project Architect
5,000 sf Office
Austin, TX - in progress

Backyard Offices, DEC, Bridges

Office - 2,100,000+ sf
Bee Cave, TX - in progress

Our Lady of Wisdom

Strategic Planning, Development Master Plan
San Marcos, Texas - 2017

Boeing Future Factory

Client Engagement, Architectural Design
4,900,000 sf Office and Factory Renovation
Everett, WA - 2004-2006
Employed by NBBJ

The Bill & Melinda Gates Foundation

Seattle, WA - 2006
Employed by NBBJ

Colin Simmer
BArch
Project Architect



Colin Simmer joined Bercy Chen in 2015 after relocating from Los Angeles. While on the west coast, Colin worked at several notable design firms, including Gehry Partners, Kevin Daly Architects, Clive Wilkinson Architects, and Richard Meier & Partners. His previous project experience includes single and multi-family residential, hotel, office, higher education, K-12, sports arenas, and museums. Colin is a LEED accredited professional and a licensed architect in California. He obtained his BARCH from Syracuse University.

Select Projects

Terrace Offices at the Backyard
5 Class A Offices - 240,000 sf
Bee Cave, TX - 2016

Ward Village Gateway Towers
(2) 34-story luxury condominium towers
and ground floor retail - 740,000 sf
Honolulu HI - 2014
Employed by Richard Meier & Partners

Broadway Housing
Low-income Housing
Santa Monica, CA - 2012
Employed by Kevin Daly Architects

Santa Monica College AET Campus
Campus Building - 35,000 sf
Santa Monica, CA - 2011
Employed by Clive Wilkinson Architects

Macquarie Bank London Office
Bank Offices - 218,000 sf
London, UK - 2010
Employed by Clive Wilkinson Architects

Harvard College Library Media Center
Media Library - 5,000 sf
Cambridge, MA - 2008
Employed by Daly Genik Architects

Office for Gehry Partners
Architecture Office - 60,000 sf
El Segundo, CA - 2008
Employed by Gehry Partners



SARAH H. ANDRÉ, MA, MSCRP

702 San Antonio; Austin, TX 78701 / (512) 698-3369

PROFESSIONAL EXPERIENCE

EAST 43RD ST, LLC DBA STRUCTURE DEVELOPMENT, AUSTIN, TX

Owner, 2011-Present

Owner of Real Estate Consulting and Development Company. Projects include:

- Parmer Place Apartments, 252 units of affordable housing in Austin, TX
- Mason Senior Apartments, 120 units of affordable housing for Seniors in Katy, TX
- The Chicon, 43 condominium units and 9,000 square feet of commercial space in Austin, TX
- Oak Creek Village, full redevelopment of 173 unit HAP property in Austin, TX
- Wheatley Courts, full development of PHA housing in San Antonio, TX

S2A DEVELOPMENT CONSULTING, AUSTIN, TX

Principal, 2005-2013

Co-Owner of Real Estate Consulting Company. Specialized in financial analysis, deal structuring and project management for Low Income Housing Tax Credit funded developments. Experienced in use of public subsidies for affordable housing, including Section 202, Low Income Housing Tax Credits, Historic Tax Credits, HOME and CDBG funds. In seven years, S2A prepared and submitted successful applications for Federal Tax Credits valued at more than \$41 Million, resulting in the creation of more than 4,800 units of affordable housing. Specific tasks included:

- Developing pro formas, completing financing applications, completing due diligence and negotiating with lenders and investors;
- Completing all aspects of pre development work including variances, zoning, permitting, and re-platting;
- Coordination of the development team, including architect, engineers, consultants and contractors;
- Completing draw requests, monitoring loan funds, completing grant reports and compliance; and
- Under contract with Diana McIver and Associates, researched and co-wrote the City of Austin's TOD Affordable Housing Study. Provided site analysis for TOD areas, developed site selection criteria and provided recommendations for redevelopment opportunities.

ADVOCATES FOR HUMAN POTENTIAL, INC., SUDBURY, MA

Program Associate, 2005-2008

Responsibilities included research, data collection and analysis, technical assistance and training, and writing reports. Specific projects included:

- Author and trainer for Independent Living Research Utilization - *Get, Choose, Keep* - A guide for transition coordinators helping people with disabilities move into the community;
- Program Evaluator for CMHS Projects for Assistance in Transition from Homelessness (PATH); Program Site Visits; and
- Technical assistance and training on housing issues for "Money Follows the Person" grantees under contract with Ascillon Corporation.

AUSTIN REVITALIZATION AUTHORITY, AUSTIN, TX

Senior Project Manager, 2003-2005

Oversight and coordination of an 18-unit single-family affordable redevelopment project that included re-subdivision, historic rehabilitation, variances, Green building, and multiple federal and local funding sources. Specific tasks included:

- Worked with architects, lender, builders and other members of the development team to ensure project complied with all guidelines.
- Created pro formas, monitored budget and completed draws;
- Wrote grants for a variety of projects including streetscape beautification and historic rehabilitation; and
- Worked with Board of Directors to develop housing policy.

THE ENTERPRISE FOUNDATION, AUSTIN, TX

Assistant Director/Program Director, Housing, 1997-2002

Planned, developed and implemented programs for the Austin office. Tracked and responded to public policy changes related to office priorities. Developed budgets, tracked expenditures and coordinated with Director to complete quarterly reporting and monthly reimbursement submissions to funding sources. Managed contracts with consultants and grantees. Principal investigator and author for a wide variety of publications. Specific projects included:

- Operated two grant programs benefiting community development corporations (CDCs). Worked with CDCs to conceptualize, develop and fund affordable housing projects for persons with disabilities and other low-income target populations;
- Developed and delivered training statewide on affordable housing and community development with an emphasis on housing for persons with disabilities; and
- Developed and managed consumer-based housing coalitions in seven Texas communities.

DIANA MCIVER AND ASSOCIATES, INC., AUSTIN, TX

Manager, Special Projects, 1994-1996

Responsible for a variety of special projects, including the development of purchaser qualification packages under the Title VI Preservation program and an Analysis of Impediments to Fair Housing Choice for the City of Austin, Texas.

- Responsible for outreach and technical assistance to nonprofit organizations across Texas.
- Researched federal, state and private funding sources for affordable housing development.
- Marketed resources to eligible organizations and assisted throughout the application process.
- Wrote and published *Housing Choices in Texas: Creating Opportunities for People with Disabilities*.

EDUCATION

MS Community and Regional Planning. The University of Texas at Austin. 1995

MA Latin American Studies. The University of Texas at Austin. 1995

BA Anthropology and Sociology. Rhodes College. 1990

AFFILIATIONS

Director, Austin Geriatric Center (RBJ Residential Tower)

Member, Austin CHDO Roundtable

Director, Congress for New Urbanism Central Texas

Member, Urban Land Institute

Member, Austin Women in Housing



PAST PROJECTS*

2016

Standard at Boswell Marketplace, Fort Worth, 120 units
Housing Tax Credit award: \$1,500,000

Standard on the Creek, Houston, 120 units
Housing Tax Credit award: \$1,500,000

Rachael Commons, McGregor, 48 units
Housing Tax Credit award: \$501,703

Laguna Hotel Lofts, Cisco, 40 units
Housing Tax Credit award: \$545,000

Baxter Lofts, Plainview, 29 units
Housing Tax Credit award: \$462,000

Easterling Culebra, San Antonio, 90 units
Housing Tax Credit award: \$1,500,000

Tuscany Park at Arcola, Arcola, 96 units
Housing Tax Credit award: \$1,500,000

Cross Creek Apartments, Austin, 200 units
Housing Tax Credit award: \$991,084

Broadmoor Apartments, Fort Worth, 324 units
Housing Tax Credit award: \$1,522,365

Acme Apartments, San Antonio, 324 units
Housing Tax Credit award: \$1,553,716

Terrace at Walnut Creek, Austin, 320 units
Housing Tax Credit award: \$1,943,001

Mercantile Apartments, Fort Worth, 324 units
Housing Tax Credit award: \$1,522,255

2015

Columbia at Renaissance, Fort Worth, 150 units
Housing Tax Credit award: \$1,500,000

Estates of Lampasas, Lampasas, 80 senior units
Housing Tax Credit award: \$839,000

Wheatley Courts, San Antonio, 80 senior units
Housing Tax Credit award: \$736,792

2014

Citrus Cove, Bridge City, 80 senior units
Housing Tax Credit award: \$823,000

Parmer Place, Austin, 252 units
Housing Tax Credit award: \$1,025,359

Villas at West Mountain, El Paso, ; 76 units
Housing Tax Credit award: \$745,065

William Cannon, Austin, 252 units
Housing Tax Credit award: \$1,354,382

Wheatley Courts, San Antonio, 215 units
Housing Tax Credit award: \$1,975,031

2013

Oak Creek Village, Austin, 173 units
Housing Tax Credit award: \$2,000,000

2012

Acadiana Village, Bridge City, 80 units
Housing Tax Credit award: \$665,000

Amberwood. Place, Longview, 78 units
Housing Tax Credit award: \$857,000

Apple Grove Villas, Mesquite, 213 units
Housing Tax Credit award: \$1,906,038

Eastside Crossings, El Paso, 188 units
Housing Tax Credit award: \$1,246,056

La Ventana, Abilene, 84 units
Housing Tax Credit award: \$710,000

Reserves at High Plains, Dumas, 64 units
Housing Tax Credit award: \$591,366

Saddlebrook, Burkburnett, 64 units
Housing Tax Credit award: \$602,610

Solms Village, New Braunfels, 80 units
Housing Tax Credit award: \$750,000

* Projects Prior to 2013 were developed as a partner in S2A Development Consulting, LLC

2011

Tylor Grand, Abilene, 120 units
Housing Tax Credit award: \$1,395,109

Singing Oaks, Denton, 126 units
Housing Tax Credit award: \$1,368,129

The Sunningdale, Shenandoah, 130 senior units
Housing Tax Credit award: \$1,766,562

Main Street Commons, Taylor, 75 senior units
Housing Tax Credit award: \$1,061,857

Hunter's Chase, Rockdale, 80 senior units
Housing Tax Credit award: \$871,034

Woodside Village, McKinney, 100 units
Housing Tax Credit award: \$968,227

2010

Britain Way, Irving, 168 units
Housing Tax Credit award: \$1,627,680

Pinnacle at North Chase, Tyler, 120 units
Housing Tax Credit award: \$1,473,851

Mason Senior Apartments, Houston, 120 units
Housing Tax Credit award: \$1,451,258

Travis Street Plaza, Houston, 192 SRO units
Housing Tax Credit award: \$1,374,101

Canyon Square Village, El Paso, 104 units
Housing Tax Credit award: \$1,293,104

Las Brisas Manor, Del Rio, 48 senior units
Housing Tax Credit award: \$698,724 (pending)

2009

Northline Apt. Homes, Houston, 172 units
Housing Tax Credit award: \$1,976,427

Gholson Hotel, Ranger, 50 senior units
Housing Tax Credit award: \$369,189

The Palms, Austin, 428 units
Housing Tax Credit award: \$2,000,000

Arrowsmith, Corpus Christi, 70 senior units
Housing Tax Credit award: \$444,645

Cherrywood Apts., West, 44 senior units
Housing Tax Credit award: \$290,139

Courtwood Apts., Eagle Lake, 50 senior units
Housing Tax Credit award: \$294,508

Hillwood Apts., Weimar, 24 senior units (rehab)
Housing Tax Credit award: \$149,029

2008

Heritage Square, Texas City, 50 senior units
Housing Tax Credit award: \$349,923

Highland Manor, La Marque, 141 senior units
Housing Tax Credit award: \$1,200,000

Stardust Village, Uvalde, 36 units
Housing Tax Credit award: \$427,390

Leona Apts., Uvalde, 40 units
Housing Tax Credit award: \$124,375

Park Place Apts., Cleveland, 60 units
Housing Tax Credit award: \$485,633

Premier on Woodfair, Houston, 408 units
Housing Tax Credit award: \$1,200,000

2007

Villa Estella Trevino, Edinburg, 168 senior units
Housing Tax Credit award: \$1,151,989

2006

City Walk @ Akard, Dallas, 209 SRO units
Housing Tax Credit award: \$1,200,000

Total Units: 7,577**Total Tax Credits Awarded: \$57,300,706**