APPLICATION FOR CITY OF AUSTIN RESOLUTIONS

for

2019 - 4% Competitive Low Income Housing Tax Credits

This sheet provides a guide for developers requesting resolutions required by the Texas Department of Housing and Community Affairs for 4% Low Income Housing Tax Credit applications.

PLEASE NOTE: If you are requesting funding from the City, please complete a Rental Housing Development Assistance (RHDA) program application. The RHDA program application can be found at: http://austintexas.gov/page/housing-application-center.

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

☑ TERA Approval Norwood

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

1) Please complete the attached Project Summary Form. Tips to fill the form appear when cursor is placed near field.
2) A SMART Housing Certification Letter
3) 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**.
4) 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.
5) Provide information about the Developer's Experience and Development Background.

Applications for S.M.A.R.T. Housing certification go through a separate review process. For more information on the S.M.A.R.T. Housing Program, email Sandra Harkins, Project Coordinator, at sandra.harkins@austintexas.gov.

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.

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

Authorized Representative Suzanne Schwertner Digitally signed by Suzanne Schwertner DN: cn=Suzanne Schwertner, o=AAHC, ou, email=suzannes@hacanet.org, c=US Date: 2019.09.11 16:29:05 -05'00' **Date** 09/12/2019

Jason Trevino - LDG

MINUTES OF PUBLIC HEARING

RE: Austin Affordable PFC, Inc. Multifamily Housing Revenue Bonds (Norwood Estates) Series 2019

The undersigned Hearing Officer of the Austin Affordable PFC, Inc. (the "Issuer") called the public hearing to order at 5:06 p.m. on September 9, 2019, at the offices of the Issuer, 1124 S. IH-35, Austin, Texas 78704, regarding the issuance of the above-described Bonds.

The Hearing Officer declared that the public hearing, required under Section 147(f) of the Internal Revenue Code of 1986, was open for purposes of discussing the Bonds, the proceeds of which will be loaned to LDG Estates at Norwood, LP to acquire, develop, construct, equip, and maintain a multifamily residential rental facility to be known as Norwood Estates located at approximately 916 and 918 Norwood Park Boulevard, Austin, Texas (the "Project"), containing approximately 228 units.

The required notice of the public hearing for the Project was published in the *Austin American Statesman*, being a newspaper of general circulation in the specific location of the Project and in the jurisdiction in which the public hearing was held, as set forth in the affidavit of publication attached hereto as Exhibit A.

No comments were made by the general public at the public hearing with respect to the Project.

After sufficient time was given for all present to make their comments with respect to the Bonds and the Project, the Hearing Officer declared the Public Hearing closed.

Dated as of September 9, 2019.

Suzanne Schwertner

Suzanne Schwertner
Hearing Officer

HOUSING AUTHORITY
1124 S IH 35
APT HACA-FINANCE
AUSTIN, TX 78704-2614

Invoice/Order Number:	0000507060
Ad Cost:	$743.25
Paid:	$0.00
Balance Due:	$743.25

NOTICE OF PUBLIC HEARING

Notice is hereby given of a public hearing to be held by Austin Affordable PFC, Inc. (the "Issuer"), a non-profit public facility corporation created by the Housing Authority of the City of Austin (the "Authority"), on Monday, September 9, 2019, at 5:00 p.m., at the Authority's offices at 1124 South IH 35, Texas 78704, with respect to an issue of multifamily housing revenue bonds (the "Bonds") to be issued by the Issuer in one or more series of tax-exempt bonds in an aggregate principal amount not to exceed $35,000,000. The proceeds of the Bonds will be loaned to LDG Estates at Norwood, LP (or a related person or affiliate thereof) (the "Borrower"), to finance a portion of the costs of the acquisition and construction of a multifamily residential rental development known as Norwood Estates (the "Development"), containing approximately 228 units and located at approximately 916 and 918 Norwood Park Boulevard, Austin, Texas.

The Bonds will be issued pursuant to the provisions of the Texas Public Facility Corporations Act, Local Government Code, Chapter 303, Vernon's Texas Code, as amended (the "Act"). The Bonds are expected to be issued as "exempt facility bonds" for a qualified residential rental project pursuant to Section 142(a)(7) and (d) of the Internal Revenue Code of 1986, as amended (the "Code"). The initial legal owner of the Development (and a leasehold interest in the Development site) will be the Borrower identified above.

All interested persons are invited to attend such public hearing to express their views with respect to the Development and the issuance of the Bonds. Questions or requests for additional information may be directed to Mr. Ron Kowal, Housing Authority of the City of Austin, 1124 South IH-35, Austin, Texas 78704 or (512) 477-4488.

Persons who intend to appear at the hearing and express their views are invited to contact Mr. Kowal in writing or by telephone in advance of the hearing. Any interested persons unable to attend the hearing may submit their views in writing to Mr. Kowal prior to the date scheduled for the hearing.

This notice is published, and the above-described hearing is to be held, in satisfaction of the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, regarding the public approval prerequisite to the exclusion from gross income for federal income tax purposes of the interest on the Bonds, other than any taxable bonds.

8/26/2019
0000507060-01

Statesman MEDIA

Austin American-Statesman austin360 ¡ahora sí!

PROOF OF PUBLICATION

STATE OF TEXAS

PUBLIC NOTICE

Before the undersigned authority personally appeared Daniella A Buentello, who on oath says that he/she is a Legal Advertising Agent of the Austin American-Statesman, a daily published newspaper that is generally circulated in Bastrop, Bell, Blanco, Brazos, Burleson, Burnet, Caldwell, Colorado, Comal, Coryell, Fayette, Gillespie, Gonzales, Guadalupe, Hays, Kerr, Lampasas, Lee, Llano, Milam, Nueces, San Saba, Travis, Washington and Williamson Counties, and State of Texas, and that the attached advertisement was published in said newspaper, to wit: HOUSING AUTHORITY, first date of publication 08/26/2019, last date of publication 08/26/2019, published 1 time(s), and that the attached is a true copy of said advertisement.

HOUSING AUTHORITY
1124 S IH 35
APT HACA-FINANCE
AUSTIN, TX 78704-2614

Invoice/Order Number:	0000507060
Ad Cost:	$743.25
Paid:	$0.00
Balance Due:	$743.25

Signed _____ *(Legal Advertising Agent)*

Sworn or affirmed to, and subscribed before me, this 27th day of August, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

JAMES MICKLER
Notary Public, State of Texas
Comm. Expires 04-05-2023
Notary ID 131962018

Signed _____ *(Notary)*

Please see Ad on following page(s).

Tax Credit - Project Summary Form

1) **Development Name**

Norwood Estates

2) **Development Address, City, State, Zip**

916 and 918 Norwood Park Blvd., Austin, TX 78753

3) **Council District** (please use Dropdown box to select)

District 4 - Casar

4) **Census Tract**

48453001813

5) **Block Group**

Unknown

6) Is this a **4% or 9% Tax Credit Development?** (please select)

4%

7) Is the development **New Construction or Rehabilitation**? (please use Dropdown box to select)

New Construction

8) Summary of **Units by MFI Level**

@ or below 30% MFI	
@ >30 to 50% MFI	
@ >50 to 60% MFI	228
@ >60 to 80% MFI	
@ >80 to 120% MFI	
>120% MFI	
Total Units	**228**

9) **Project Attributes** (numerical values only)

Units	Bedrooms	Bathrooms	Unit Size (sq ft)	Estimated Rent
36	1	1	851	$ 967
108	2	2	1094	$ 1,161
84	3	2	1262	$ 1,341
228	***Total Units***			

10) **Underserved Populations** that are greater than 5% of total unit count (please indicated with an **X** if one of the following populations will be served)

5%	Persons with disabilities
	Elderly
	Veterans
	Children aging out of foster care

Tax Credit - Project Summary Form

	Homeless

11) **Permanent Supportive Housing (PSH) or Housing First** populations to be served. Please indicate the number of units and population to be served.

# of PSH Units	Description of Population and Services to be offered
0	

12) **Sources and Uses of funds** (please change descriptions and/or add rows if needed)

Sources		***Uses***	
Tax Credit Equity	13,537,957	Acquisition Costs	4,425,347
Other Sources (list)	26,662,000	Hard Costs	26,390,630
	2,295,000	Soft & Financing Costs	6,360,470
		Reserves & Developer Fee	5,318,514
Total	**$ 42,494,961**	***Total***	**$ 42,494,961**

13) Is the development located **less than 1/2 mile from an Imagine Austin Corridor**? (Yes/No)

No

14) Is the development **less than 1/4 mile walking distance from high frequency transit**? (Yes/No)

No

15) Is the development **less than 3/4 mile walking distance from a transit stop**? (Yes/No)

Yes

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

March 13, 2019

S.M.A.R.T. Housing Certification
LDG Multifamily, LLC – Norwood Estates, 916/918 Norwood Park Blvd. (Project ID 646)

To Whom It May Concern:

LDG Multifamily, LLC - (development contact: Jason Trevino: 512.578.8488 (o); JTrevino@LDGDevelopment.com) is planning to develop a **228 unit multi-family** development at 916/918 Norwood Park Blvd, Austin TX 78753. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The applicant has submitted evidence that they have contacted Heritage Hills Property Owners Association. The applicant provided documentation where they are being responsive to neighborhood residents concerns.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100%** of the units **(228 units)** will serve households at or below **60% MFI**, the development will be eligible for **100%** waiver of all fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance, with the exception of Austin Water Utility (AWU) Capital Recovery Fees. **This development is not in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore is not eligible to receive any Austin Water Utility CRF fee waivers under the S.M.A.R.T. Housing Ordinance.** The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification
Land Status Determination
Building Plan Review
Parkland Dedication (*by separate ordinance*)

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility standards have been met.

- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,

Sandra Harkins

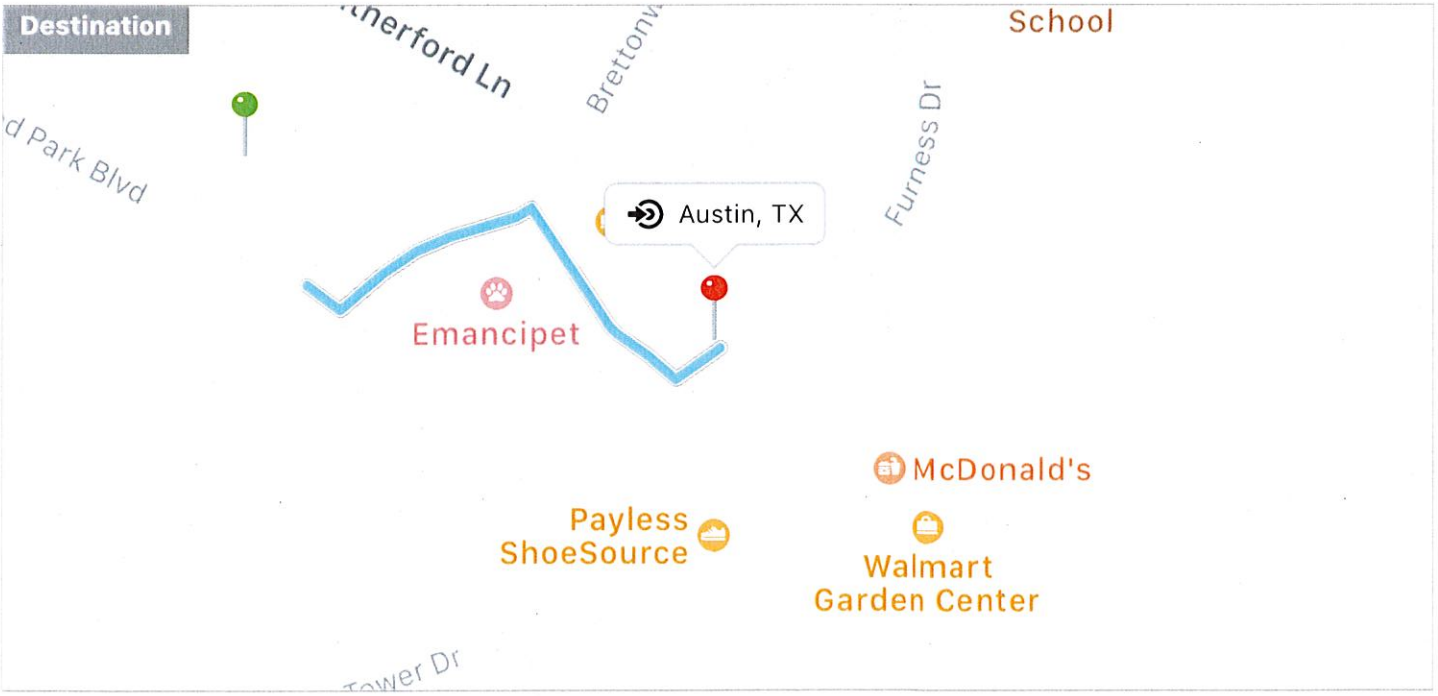
Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE
Melanie Montez, ORES
Ellis Morgan, NHCD
Mashell Smith, ORES
Jonathan Orenstein, AWU

Walmart Norwood Stop 0.3 miles, 6 min

Route

Destination



916 Norwood Park Blvd to Walmart Norwood Stop

0.3 miles, 6 min

Start
916 Norwood Park Blvd

MILES
0

310 feet
Take a left onto Brettonwoods Ln

MILES
0.06

470 feet
Take a right

MILES
0.15

620 feet
The destination is on your left

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.

0 200 400 Feet

Prepared: 2/9/2019

Address

Parcel

FEMA Floodplain

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

LDG Development, LLC - Completed Projects

	Property Name / City, State	Construction Contract Amount	No. of Units	Year Closed
1	Elkhorn Creek Phase I / Georgetown, KY	$380,000	44	2004
2	Falcon Crest Apartments / Louisville, KY	$490,256	208	2004
3	Elk River / Georgetown, KY	$535,000	40	2004
4	Elkhorn Creek Phase II, / Georgetown, KY	$480,000	48	2004
5	Harris Branch Apartments / Austin, TX	$17,043,500	248	2006
6	Whispering Woods / Louisville, KY	$4,379,275	48	2006
7	Gleneagles Apartments / Lexington, KY	$11,594,142	184	2007
8	Park Place at Loyola / Austin, TX	$19,536,736	252	2007
9	The Villas at Shaver / Pasadena, TX	$19,385,852	240	2007
10	Santora Villas / Austin, TX	$15,749,343	192	2007
11	Inwood Crossings / Wichita, KS	$20,304,900	260	2007
12	Whispering Woods Phase II / Louisville, KY	$4,379,275	50	2008
13	Overlook Terraces / Louisville, KY	$12,196,835	144	2008
14	The Muses / New Orleans, LA	$341,773	211	2009
15	Melbourne Senior / Alvin, TX	$10,688,875	110	2009
16	The Muses II / New Orleans, LA	$5,976,530	52	2010
17	Towne Commons / Elizabethtown, KY	$8,307,933	92	2010
18	Floral Gardens / Houston, TX	$9,868,290	100	2010
19	Brookstone Senior / Louisville, KY	$4,609,692	56	2011
20	Steeplechase Farms / Sherman, TX	$13,514,204	156	2011
21	Cypress Gardens / Houston, TX	$8,597,521	100	2011
22	Mallard Crossings / Baton Rouge, LA	$14,310,804	192	2011
23	Woodcrest Apartments / Baton Rouge, LA	$4,592,550	48	2012
24	Village du Lac / Lafayette, LA	$4,400,000	140	2012
25	Brookcreek Crossing / Midlothian, VA	$7,128,601	70	2012
26	The Paddock at Norwood / Austin, TX	$19,939,327	228	2013
27	Villas at Colt Run / Houston, TX	$12,505,465	138	2013
28	Newport Village / Crosby, TX	$8,897,674	80	2014
29	The Pointe at Ben White / Austin, TX	$24,413,841	250	2014
30	Villages at Ben White / Austin, TX	$18,029,316	183	2014
31	Harris Branch Senior / Austin, TX **	$20,341,295	208	2015
32	Port Royal Apartments / LA **	$18,581,927	192	2015
33	Paddock at Grandview / Nashville, TN **	$22,213,306	240	2016
34	Stallion Pointe / Sansom Park, TX **	$25,962,129	252	2016
35	Sansom Ridge / Sansom Park, TX **	$12,877,303	100	2016
36	Sansom Pointe Senior / Sansom Park, TX **	$20,375,664	216	2016
37	Peach Orchard / GA **	$26,539,200	240	2016
38	Riverpot Family Sholar House / Louisville, KY **	$9,198,314	64	2017
39	Riverport Senior / Louisville, KY **	$11,040,790	108	2017
40	Villages at Fiskville / Austin, TX **	$17,634,587	172	2017
41	Pointe at Crestmont	$18,988,734	192	2017
42	Bridge at Cameron	$25,378,001	263	2017
43	Commons at Goodnight	$29,440,169	304	2017
44	Springs Apartments	$22,744,836	221	2018
	TOTAL		5,956	

RESOLUTION NO. 20190620-109

WHEREAS, LDG Estates at Norwood, LP (hereafter, "Applicant"), its successors, assigns or affiliates, has proposed the new construction of an affordable rental housing development of approximately 228 units to be located at or near 916 and 918 Norwood Park Boulevard ("Development") within the City of Austin; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 4% Low Income Housing Tax Credits for the Development to be known as Norwood Estates;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

In accordance with Section 2306.67071 of the Texas Government Code:

1. the Applicant provided notice to the City Council as required by Subsection (a); and
2. the City Council had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. the City Council has held a hearing at which public comment could be made on the proposed Development as required by Subsection (b); and
4. after due consideration of the information provided by the Applicant and public comment, the City Council does not object to the Applicant's application to the Texas Department of Housing and Community Affairs.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.3 of Texas' Qualified Allocation Plan, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council acknowledges that the proposed Development is located in a census tract that has more than 20% Housing Tax Credit Units per total households.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports the Development, approves the construction of the Development; authorizes an allocation of Housing Tax Credits for the Development, and affirms that the Development is consistent with the City's obligation to affirmatively further fair housing.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: June 20, 2019 **ATTEST:** Jannette S. Goodall
Jannette S. Goodall
Secretary