

**THE HOUSING AUTHORITY
OF THE CITY OF AUSTIN**



BOARD OF COMMISSIONERS

Chairperson- Carl S. Richie, Jr.

Vice-Chairperson- Dr. Tyra Duncan-Hall

2nd Vice-Chairperson- Mary Apostolou

Commissioner- Edwina Carrington

Commissioner- Barbra Boeta

President & CEO- Michael G. Gerber

**HOUSING AUTHORITY OF THE CITY OF AUSTIN
REGULAR BOARD MEETING**

Thursday, May 21, 2026

12:00 PM

1124 S IH 35, Austin, TX,

Join Zoom Meeting <http://bit.ly/4tQyNkY> Meeting ID: 840 9797 5238 Passcode:

571166

**PUBLIC NOTICE OF A MEETING
TAKE NOTICE OF A BOARD OF COMMISSIONERS
REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE CITY OF AUSTIN**

**TO BE HELD AT
1124 S IH 35, Austin, TX,
Join Zoom Meeting <http://bit.ly/4tQyNkY> Meeting ID: 840 9797 5238 Passcode: 571166
(512.477.4488)**

**Thursday, May 21, 2026
12:00 PM**

CALL TO ORDER, ROLL CALL

CERTIFICATION OF QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATION (NOTE: THERE WILL BE A THREE-MINUTE TIME LIMITATION)

EMPLOYEE OF THE 3RD QUARTER

CITYWIDE ADVISORY BOARD UPDATE

CONSENT AGENDA

Items on the Consent Agenda may be removed at the request of any Commissioner and considered at another appropriate time on this agenda. Placement on the Consent Agenda does not limit the possibility of any presentation, discussion, or action at this meeting. Under no circumstances does the Consent Agenda alter any requirements under Chapter 551 of the Texas Government Code, Texas Open Meetings Act.

CONSENT ITEMS

1. Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 17, 2026
2. Presentation, Discussion, and Possible Action Regarding Resolution No. 02945: Approval of a Contract for Roof Replacement at Community and Management Office Building for Pathways at Salina Apartments

ACTION ITEMS

3. Presentation, Discussion, and Possible Action regarding Resolution No. 02947: Approval of the Fiscal Year 2025 - 2026 Section 8 Management Assessment Program Certification (SEMAP)
4. Presentation, Discussion, and Possible Action on Resolution No. 02948 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at Eastside (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the Owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution
5. Presentation, Discussion, and Possible Action on Resolution No. 02950 by the Board of

Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan to Bridge at South Point, LLC (the “Company”) for the Bridge at South Point (the “Development”)

6. Presentation, Discussion, and Possible Action on Resolution No. 02951 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John’s South, a multifamily housing development in Austin, Texas (the “Development”)
7. Presentation, Discussion, and Possible Action on Resolution No. 02952 by the Board of Commissioners of the Housing Authority of the City of Austin (the “Authority”) authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John’s North, a multifamily housing development in Austin, Texas (the “Development”)

EXECUTIVE SESSION

The Board may go into Executive Session (close its meeting to the public) Pursuant to: a. 551.071, Texas Gov't Code, consultations with Attorney regarding legal advice, pending or contemplated litigation; or a settlement offer; b. 551.072, Texas Gov't Code, discussion about the purchase, exchange, lease or value of real property; c. 551.074, Texas Gov't Code, discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee. d. 551.087, Texas Gov't Code, discuss certain economic development negotiations.

OPEN SESSION

If there is an Executive Session, the Board will return to Open Session for discussion, consideration and possible action of matters discussed in Executive Session.

REPORTS

The Board will receive program updates from the President/CEO and other senior staff.

ADJOURNMENT

"Pursuant to 30.06, Penal Code, (trespass by holder of license with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a concealed handgun."

"Pursuant to 30.07, Penal Code (trespass by holder of license with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not attend this meeting with a handgun that is carried openly."

"En virtud del 30.06, Código Penal, (traspaso titular de licencia con una pistola), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en este reunión con una arma o pistola.

"En virtud de 30.07, Código Penal (prevaricación por titular de la licencia con un arma o pistola abiertamente llevado), una persona bajo el subcapítulo H, capítulo 411, código de gobierno (Ley de licencia de arma o pistola), no se permiten en esta reunión con un arma o pistola que lleva abiertamente.

*The Housing Authority of the City of Austin (HACA) Board of Commissioners reserves the right to discuss and consider items out of order on the agenda on an as-needed basis.

The Housing Authority of the City of Austin is committed to compliance with the Americans with Disability Act. Reasonable modifications and equal access to the communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Nidia Hiroms at HACA at 512.477.4488, for additional information; TTYusers route through Relay Texas at 711. For more information on HACA, please contact Nidia Hiroms at 512.477.4488 x 2104.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Executive ITEM 1.

MEETING DATE: May 21, 2026

STAFF CONTACT: Nidia Hiroms

ITEM TITLE: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on March 17, 2026

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to review and approve the Board Minutes Summary for the Board Meeting held on March 17, 2026.

SUMMARY

Background:

Process:

Staff Recommendation:

ATTACHMENTS:

20260317 HACA Final Minutes Summary

**THE HOUSING AUTHORITY OF THE CITY OF AUSTIN
BOARD OF COMMISSIONERS
ANNUAL BOARD MEETING**

March 17, 2026

SUMMARY OF MINUTES

THE HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) BOARD OF COMMISSIONERS ANNUAL BOARD MEETING NOTICE WAS POSTED FOR 12:00 NOON ON TUESDAY, MARCH 17, 2026, AND WAS HELD AT THE HOUSING AUTHORITY OF THE CITY OF AUSTIN, 1124 S. IH 35, AUSTIN, TX AND VIRTUALLY

CALL TO ORDER, ROLL CALL, CERTIFICATION OF QUORUM

Carl S. Richie, Jr., HACA Chairperson called the Board of Commissioners Annual Board Meeting of the Housing Authority of the City of Austin, of March 17, 2026, to order at 12:01 pm. The meeting was held at the Housing Authority of the City of Austin, 1124 S. IH 35, Austin, TX and virtually

Roll call certified a quorum was present on the call.

MEMBERS PRESENT:

Carl S. Richie, Jr., Chairperson
Mary Apostolou, 2nd Vice-Chairperson
Edwina Carrington, Commissioner
Dr. Tyra Duncan-Hall, Commissioner
Barbra Boeta, Commissioner

MEMBER(S) ABSENT:

Mayor Watson visited the HACA Central Office to administer the Oath of Office to Commissioners **Carl S. Richie, Jr.** and **Barbra Boeta**. **Mayor Watson** also had some very inspiring words for staff.

Swearing in of Commissioners Carl S. Richie, Jr. and Barbra Boeta

ALSO IN ATTENDANCE:

Bill Walter, Coats Rose Law Firm
Lauren Aldredge, Cokinos Law Firm

STAFF PRESENT:

Ann Gass, Barbara Chen, Jorge Vazquez, Kelly Crawford, Laura Bodai, Leilani Lim-Villegas, Michael Gerber, Michael Roth, Nidia Hiroms, Ron Kowal, Sylvia Calderon and Suzanne Schwertner

PUBLIC COMMUNICATION - None

CITYWIDE ADVISORY BOARD (CWAB) – Lupe Garcia, Citywide Advisory Board President, reported that the March CWAB Meeting was held on Tuesday, March 10, 2026. ●**Michael Roth**, VP of PAMI, reminded everyone that Daylight Savings is a good time to start spring cleaning. For BBQ awareness safety, the City of Austin requires grills to be at least 5 feet away from the building. 13 properties are due for HUD inspections. HACA is working to transition Goodrich back to PAMI property management on April 1, 2026. ●**Michael Gerber**, HACA President & CEO joined the meeting from Washington, D.C. while attending the NAHRO Conference. He is learning more about the conversations related to mixed status families. There are also discussions about time limits and work requirements. After eight months, we are excited to welcome our new **Commissioner, Barbra Boeta**. ●**Leilani Lim-Villegas**, HACA Senior Director of Community Development, reported that she was very proud to announce that Anitha Taban and Katherine Garcia Gonzales, both residents at Booker T. Washington, received a 2026 Texas NAHRO Scholarship. ●**John Espinosa**, Workforce Development and Digital Inclusion Manager, reported that GED courses at Chalmers and Georgian Manor are open for registration and enrollment. Goodwill reported that two HACA residents completed their resume training and were placed for full-time jobs. ACC interns will be hosting office hours at Goodrich on March 23rd to train residents to transition to Rent Café online payments. ●**Dominique Green**, Youth and FSS Manager, reported that the Austin Pathways Resident Scholarship deadline is on March 20th. If you need assistance with the essay portion, please reach out to your FSS Coach. Boys & Girls Clubs and Communities in Schools staff are also assisting students complete their applications. ●**Borami Lee**, Bringing Health Home Manager, reported that Diabetes education, healthy relationships, and Austin Public Health Nutrition classes are available at several properties. Community Health workers are distributing flyers this week. Please register or call the HACA Resident and Client Support Center if you want to sign up. ●**Daniel Ruiz**, Homeownership Manager, reported that financial literacy classes begin on March 24th. This quarter, the focus will be on credit and debt management. The 12 HACA families who will be living at Prospect Heights at Rosewood are all in

the process of finalizing their loan process. They are very excited to receive the keys to their brand new home.

CONSENT ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 1: Presentation, Discussion, and Possible Action regarding the Approval of the Board Minutes Summary for the Board Meeting held on February 19, 2026

Commissioner Duncan-Hall moved the Approval of the Board Minutes Summary for the Board Meeting held on February 19, 2026. 2nd Vice-Chairperson Apostolou seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ACTION ITEMS

APPROVAL OF THE FOLLOWING ITEMS PRESENTED IN THE BOARD MATERIALS

ITEM 2: Presentation, Discussion, and Possible Action regarding Resolution No. 02940: Election of new Officers for the Housing Authority of the City of Austin

With the current officer terms expiring at the end of April 2026, and new terms beginning May 1, 2026, it is necessary for the Board to elect officers for the Housing Authority of the City of Austin Board of Commissioners. Resolution No. 02940 approves the following board officers: Chairperson-Carl S. Richie, Jr.; Vice-Chairperson-Dr. Tyra Duncan-Hall; 2nd Vice-Chairperson-Mary Apostolou.

Commissioner Carrington moved the Approval of Resolution No. 02940: Election of new Officers for the Housing Authority of the City of Austin. Chairperson-Carl S. Richie, Jr.; Vice-Chairperson- Dr. Tyra Duncan-Hall; 2nd Vice-Chairperson-Mary Apostolou. Vice-Chairperson Duncan-Hall seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 3: Presentation, Discussion, and Possible Action regarding Resolution No. 02941: Approval of Revisions to Authority Bylaws

Outside general counsel conducted a comprehensive review of HACA's bylaws and the bylaws of all subsidiary entities. The review included conforming updates associated with the Authority's approved name change to Austin Housing Authority and an analysis of board appointment and vacancy-filling provisions across the Authority's subsidiary entities. Summary of Proposed Changes: • Conforming and technical updates to reflect the approved organizational name change across governing documents. • Uniform amendments to Article III, Section 6 of the bylaws of six subsidiary entities to vest board vacancy-filling authority exclusively in Austin Housing Authority's Board of Commissioners by majority vote. Approval of the proposed revisions will reflect the approved new organization name, address governance risks, strengthen subsidiary board independence, ensure legal compliance, and maintain consistency across governing documents.

Vice-Chairperson Duncan-Hall moved the Approval of Resolution No. 02941: Approval of Revisions to Authority Bylaws. Commissioner Carrington seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 4: Presentation, Discussion, and Possible Action regarding Resolution No. 02942: Approval of Revision to the HACA Personnel Policy

The Housing Authority of the City of Austin (dba Austin Housing Authority) Personnel Policy governs employee benefits, including the accrual, carryforward, and payout of annual leave. Under the current policy, employees may carry forward a maximum of thirty (30) days (or 240 hours) of unused accrued annual leave from one fiscal year to the next. Any accrued annual leave in excess of this cap that is not used by the end of the fiscal year is forfeited by the employee at the beginning of the next fiscal year. Following is an excerpt from the Personnel Policy: "A maximum of thirty days (30) days (or 240 hours) of unused accrued annual leave may be carried forward by an employee from one fiscal year to the next. Employees who have annual leave in excess of the maximum and have not used the amount of leave exceeding the maximum will lose the unused annual leave at the beginning of the next fiscal year." Separately, the Personnel Policy provides that upon resignation, dismissal, or other separation from employment, eligible employees may receive a lump-sum payment for unused accrued annual leave, subject to a maximum payout of 240 hours and a minimum continuous employment period of one hundred eighty (180) days.

The executive team has discussed a proposed revision to the annual leave rollover provision. Based on those discussions, executive leadership recommends eliminating the annual leave rollover cap while retaining all other provisions related to accrual, usage approval, and payout upon separation. The proposed revision would:

- Remove the policy provision that limits the amount of unused accrued annual leave that may be carried forward from one fiscal year to the next.

The proposed revision would not change:

- Annual leave accrual rates.
- Supervisory approval requirements for the scheduling and use of leave.
- The maximum annual leave payout of 240 hours upon resignation, dismissal, or other separation, as currently defined in policy.

Removing the annual leave rollover cap is intended to provide employees with greater flexibility to manage leave in response to personal, family, and operational demands, while recognizing that business needs may limit employees' ability to take leave within a single fiscal year. Leadership believes this change supports employee morale and retention while maintaining appropriate fiscal controls through existing payout limits.

The Chief Financial Officer has confirmed that eliminating the annual leave rollover cap will not pose an additional financial liability to HACA. The proposed revision does not increase annual leave accrual rates or the maximum payout of annual leave upon separation, which remains capped at 240 hours. Accordingly, the change is not expected to result in a fiscal impact and affects only the timing of leave usage. Management will continue to monitor leave balances and operational coverage to ensure continuity of operations.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02942: Approval of Revision to the HACA Personnel Policy. **Commissioner Carrington** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

ITEM 5: Presentation, Discussion and Possible Action on Resolution No. 02943 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan to Pathways at Rosewood Courts East, LP (the "Partnership") for the development of the Pathways at Rosewood Courts East (the "Project")

In October 2022, Pathways at Rosewood Courts, LP closed on the real estate transaction to redevelop Pathways at Rosewood Courts, which included \$30 million in private activity bonds. In June 2023, the partnership closed on an additional \$4 million in private activity bonds to ensure compliance with the 50% test required under the Low-Income Housing Tax Credit (LIHTC) program.

The bonds were structured to be repaid at conversion to permanent financing using tax credit equity scheduled for disbursement upon completion of construction, and in no event later than April 1, 2026. However, due to construction delays, the second tranche of bonds is maturing prior to the completion of construction. Although construction is now anticipated to be completed before April 1, 2026, additional time will be required for the development team to document project completion to the tax credit investor and to secure the release of the corresponding equity installment.

To avoid potential penalties, Austin Affordable Housing Corporation can provide a short-term bridge loan to the partnership in the amount of approximately \$3.8 million. This loan will be repaid upon conversion to permanent financing and receipt of the tax credit equity installment following documentation and confirmation of construction completion. The remaining bond balance will be retired using available project sources.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02943 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan to Pathways at Rosewood Courts East, LP (the "Partnership") for the development of the Pathways at Rosewood Courts East (the "Project"). **Chairperson Richie** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The Board recessed from 1:16 pm to 1:32 pm.

ITEM 6: Presentation, Discussion and Possible Action regarding Resolution No. 02944: Renewal of Multiple Vendor Contracts for Landlord/Tenant Legal Services at all Pathways Asset Management Managed Properties

Pathways Asset Management, Inc. (PAMI) is a wholly owned governmental instrumentality of the Housing Authority of the City of Austin. On October 15, 2016, the HACA Board of Commissioners passed a resolution to approve the formation of PAMI. At that time in 2016, HACA was converting its entire Public Housing portfolio to HUD Project Based Rental Assistance (PBRA) through the Rental Assistance Demonstration (RAD). Through that conversion, the ownership of the properties transferred to individual Limited Liability Companies (LLCs) or Limited Partnerships (LPs). HACA formed PAMI to function as the management company to manage the properties on behalf of the new ownership entities.

The mission of Pathways Asset Management, Inc (PAMI) is to provide affordable, service-enriched housing to low and moderate-income families living in RAD converted properties and properties owned by the Housing Authority of the City of Austin. As part of that mission, PAMI staff work with the goal of avoiding eviction whenever possible. However, it is unavoidable that legal actions up to and including evictions will arise in the administration of this work. It is important for PAMI to have proper legal representation to protect the interests of each property entity and to fully comply with all HUD regulations, State laws, as well as County and City ordinances. This has been especially important during the Post-COVID time period. Landlord / Tenant law has been a changing landscape with open questions about the interpretation of the CARES Act, new and changing City and County ordinances, new State laws regarding eviction notices, and new notices of HUD requirements. It has been valuable for PAMI to have effective and timely legal resources to help navigate these guidelines.

On September 21, 2023, the Board of Commissioners approved Resolution No. 02814 awarding the contract for providing Landlord / Tenant Legal Services at all PAMI-managed properties. This award was for an annual contract which can be renewed for up to 5 years. At that time, staff followed our procurement policy. An RFP was issued for Legal Services for Landlord / Tenant issues (PAMI-23-0251). The RFP was properly advertised in the Austin American Statesman, on HACA's website, and

on the online bidding service, Housing Agency Marketplace. 19 Agencies downloaded the RFP and 3 submitted proposals.

As part of the renewal process, an evaluation team reviewed the work of the vendors since the contract was awarded and recommends renewing the contracts for Troilo Law Firm, P.C. and Cokinos/Young for the following reasons:

1. It has proven beneficial to PAMI to have more than one legal service provider to handle the volume of work related to Landlord / Tenant issues at 15 properties. Splitting that work between multiple law firms has been effective.
2. During this time of changing laws and regulations at the Federal, State and Local level, the law firms located within our city and county have demonstrated the best ability to navigate all three levels of government regulations as they apply to our PAMI-managed properties.
3. The two law firms being renewed have demonstrated the working experience and capacity to handle the volume of work related to our properties.

The evaluation team identified the specific properties to renew for each vendor. The cost-effectiveness of each proposal, the number of properties awarded to each vendor, and the historical need for legal services at each property were factors in determining the not to exceed amount renewed for each vendor.

Troilo Law Firm, P.C. and Cokinos/Young both had experience providing legal services to PAMI prior to this contract. During the initial term of this contract, the performance of their service has been satisfactory. After reviewing all services provided, staff recommends renewal of the contract to provide Landlord / Tenant legal services to multiple vendors: Troilo Law Firm, P.C. and Cokinos/Young.

2nd Vice-Chairperson Apostolou moved the Approval of Resolution No. 02944: Renewal of Multiple Vendor Contracts for Landlord/Tenant Legal Services at all Pathways Asset Management Managed Properties **Vice-Chairperson Duncan-Hall** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

EXECUTIVE SESSION

The Board did not recess into Executive Session.

REPORTS

•**Michael Roth**, HACA Vice-President of Pathways Management Inc. reported that inspections are coming up. All the inspections that have been done to date have done really well.

•**Laura Bodai**, HACA Vice-President of Assisted Housing gave a update on the voucher program shortfall.

•**Barbara Chen**, HACA CFO, gave an update on the budget.

The Board accepts the following reports from the President:

•**Mike Gerber**, HACA President & CEO shared:

- The next Board Meeting will be May 21st at noon. There will be no meeting in April.
- That he and Sylvia Calderon will be attending Council of Large Public Housing Agencies (CLPHA) next week.
- That HACA received four awards that will be awarded at the upcoming Texas NAHRO Conference. Best Annual Report, Best Newsletter, Best Media Recognition and Management Person of the Year, **Stephane Lambour**.

Commissioner Carrington moved to adjourn the meeting. **2nd Vice-Chairperson Apostolou** seconded the motion. The motion Passed (5-Ayes and 0-Nays).

The meeting adjourned at 3:04 pm.

Michael G. Gerber, Secretary

Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

P & D ITEM 2.

MEETING DATE: May 21, 2026

STAFF CONTACT: Jimi Teadale, Planning and Development Director

ITEM TITLE: Presentation, Discussion, and Possible Action Regarding Resolution No. 02945: Approval of a Contract for Roof Replacement at Community and Management Office Building for Pathways at Salina Apartments

BUDGETED ITEM: Yes

TOTAL COST: \$126,961.00

ACTION

The Board is being asked to approve a contract to Port Enterprises, LTD for Roof Replacement at Community and Management Office Building for Pathways at Salina Apartments

SUMMARY

Background:

The Pathways at Salina Apartments is in process of a planned exterior improvements project, and the onsite Community & Management Building is in need of a new roof. The roofing project must be completed before the other planned work can be performed. The project will require removal of the two layers of roofing in place now, and then re-slope the roof for improved drainage and performance. When completed, the planned project of exterior renovation will proceed, through a separately bid project, currently in the solicitation process.

Process:

HACA engaged ARMKO, LLC, an independent roofing/envelope consultant to prepare project specifications. The consultant acted as HACA's representative, ensuring the scope of work,

materials, and performance requirements were clearly defined per HACA requirements. In March 2026, upon completion of the construction documents, the project was solicited to approved vendors of the TIPS cooperative purchasing program. Bid submissions were due to HACA on April 8, 2026, with four responses. A contractor was then selected who met cooperative and HACA procurement requirements. Bids were evaluated for compliance and best value, with consultant support.

Staff Recommendation:

Staff recommends approval of contract award to Port Enterprises, LTD, based on the lowest, most responsive and responsible bid submitted, and subsequent satisfactory reference verifications.

ATTACHMENTS:

BID TABULATION, REFERENCE VERIFICATION

RESOLUTION NO. 02945

APPROVING THE AWARD OF CONTRACT FOR ROOF REPLACEMENT AT COMMUNITY AND MANAGEMENT BUILDING OF PATHWAYS AT SALINA APARTMENTS

WHEREAS, On April 8, 2026, the Housing Authority of the City of Austin received bid submissions for Roof Replacement at Community and Management Building of Pathways at Salina Apartments; and

WHEREAS, it is the recommendation of the President and CEO that the bid submitted by Port Enterprises, LTD be accepted as the most responsible and responsive bid in the amount of \$126,961.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Housing Authority Board of Commissioners authorizes the President and CEO to accept the bid as submitted by Port Enterprises, LTD and award such contract;

PASSED, APPROVED AND ADOPTED this 21st day of May 2026

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**BID TABULATION
PROJECT# 2026-03
ROOF REPLACEMENT @
MANAGEMENT/COMMUNITY BUILDING
PATHWAYS @ SALINA APARTMENTS
BID OPENING BY ELECTRONIC SUBMISSION
APRIL 8, 2025 BY 3:00 PM**

CONTRACTOR	BID BOND	LUMP SUM BASE BID	COOPERATIVE PURCHASE FIRM	UNIT PRICE 1 UNIT PRICE 2	DAYS TO COMPLETE
TEXAS ROOFING a TECTA AMERICA COMPANY, LLC	YES	\$140,300.00	TIPS/TAPS, The Interlocal Purchasing System (TIPS)	\$8.25 PER LF \$10.00 PER LF	30 CALENDAR DAYS
PORT ENTERPRISES, LTD	YES	\$126,961.00	TIPS/TAPS, The Interlocal Purchasing System (TIPS) #23010401	\$4.50 PER LF \$5.50 PER LF	15 WORKING DAYS
LD TEBBEN A PAX SERVICES COMPANY	YES	\$166,086.00	TIPS/TAPS, The Interlocal Purchasing System (TIPS) #21060301	\$7.00 PER LF \$7.00 PER LF	14 CALENDAR DAYS
ADVANTAGE USAA, INC.	YES	\$127,600.00	TIPS/TAPS, The Interlocal Purchasing System (TIPS)	\$13.00 PER LF \$14.50 PER LF	14 CALENDAR DAYS

REFERENCE VERIFICATION:

COMPANY: Port Enterprises, LTD

PROJECT: #2026-03-Roof Replacement Community/Management Building for Pathways @ Salina Apartments, Under R4R-2026

Source:

1. Killeen ISD-Phone: 254-336-0080; Killeen, TX.

Contact: Mr. Troy Kittell; Director of Construction Services- Amount of Contract: 14.5M+over 3 years

Comments: Since 2023, Port Enterprises (Port) has completed four roofing projects for us. Montague Village Elementary School, Ellison High School, Live Oak Ridge Middle School, Eastern Hills Middle School. All projects completed by Port included complete roof replacement of a combination of flat membrane roofs and some metal panel roofs. All projects required complete roof removal down to the roof decking. All projects were summer projects completed between May 15 – July 31. Yes, all projects were completed on time and in budget. Port works very efficiently, plans accordingly, and produces their work very well. Our first project with Port was in the summer of 2023. Their front office handles administrative duties very well. Pay applications are submitted on time and correctly. Project closeout documents were issued in a timely manner. We've not done a project with Port that required certified payrolls. Yes, every project has change orders, whether they be from unforeseen conditions or owner requested changes. All change orders processed were warranted and fairly negotiated. Port provides exactly what they need regarding manpower to complete their projects on time. Their workmanship is second to none. They are one of the top three roofing companies we prefer to work with. Yes, every project Port has done for KISD required 100% performance and payment bonds. They provided the insurance coverage demanded by KISD which includes liability and builder's risk. In the very few warranty calls we've had; Port has acknowledged and made the proper repairs quickly. They stand behind their work 100%. Just one clarification. Port is always contracted directly with KISD and does not work under Engineered Exteriors. Engineered Exteriors is our Roofing and Building Envelope consultant. They provide the contract drawings and specifications and perform construction administrative duties for us. Port is an excellent roofing contractor, and we always look forward to working with them.

2. Engineered Exteriors, LLC – Austin, Texas - Phone: 512-571-3530-Contact: Principal Engineer – Ms. Jennifer Doyle- Amount of Contract - \$5.7M+

Comments: We have worked with Port on several projects. This reference is for Live Oak Ridge Middle School. Roof Replacement of all existing membrane roof systems at the project with new insulated membrane roofing, sheet metal flashings, as well as managing MEP subcontract work associated with lifting existing rooftop units to install new flashings, replacement of all existing gas lines on the roofs, and installation of new drains and through wall scuppers to meet current Code. Yes – Port consistently completes even the most challenging roof replacements on time in the summer, before teachers and staff return. They take care in developing their initial bids to avoid the need for change orders where possible during construction. This project had ZERO change orders. I have worked with Port Enterprises on roof replacements since 2009. Our 15-year relationship has been marked by incredibly consistent high-quality work, great communication, with projects completed on time and in budget. In my 20 years of designing and managing roof replacements – they are always my first choice as a contractor. Port consistently submitted pay applications in a timely manner, and their other paperwork (submittals, RFIs) was generated with great care that allowed our team to quickly approve or respond. No change orders on the project. Yes, as noted above, the level of expertise we received on this project as well as the oversight during installation was above and beyond almost every other roofing contractor, we have worked with. We consistently receive high quality workmanship from Port. Yes, contractor provided required insurance, builders' risk coverage, and bonds for project. No warranty calls on first year post completion. Would absolutely work with Port again, if I could get every project installed by them I would. I highly recommend Port for your project, with no reservations.

3. The Garland Company – Cleveland, Ohio - Phone: 216-430-3513, Mr. Kirk Henline– UHS Business Center I, Amount of Contract - \$458K+

Comments: Port Enterprises has completed UHS Business Center I Roof Restoration (Repairs and Coating) Performed moisture scan to determine if moisture is present in the existing roof system, replace parapet base flashings, replace parapet caps, replace overflow scuppers, replace expansion joints, replace mechanical curbs, address pitch pockets and sealants. address field repairs. Power wash roof to remove debris, dust and dirt. Allow roof to dry. Apply roof coating. Yes. Project start in accordance with UHS request and completed within the timeframe the weather provide for application. Work was completed in a timely manner including the change order work. The firm has worked with the company on various projects. Not the first project. Paperwork was submitted in a timely fashion. Yes. (\$3,613) Change Order was requested for an unforeseen condition after removal of the parapet coping cap. The contractor team was experienced, with adequate crew size, and provided good quality workmanship. Insurance, builder's risk and bonds required provided by Garland being the GC. No warranty request or claims. Yes, would work with Port Enterprises LTD again.

4. Marksmen General Contractors, LLC (General Contractor) – San Antonio, Texas - Phone: 210-858-3125, Amount of Contract - \$8.9M+

Comments: Port has completed several projects for us as a subcontractor as follows: SSAISD West Campus Renovation, Harlandale Stadium, Wimberley Library Addition, Reddix/Holmgreen, Reroof both campuses (mod bit) with new flashing and HVAC curbs, Comal ISD projects: Multi campus work of replacement of standing seam roofs for entire middle school campuses. Replacement of asphalt roofs and multiple elementary schools. Hip huggers/roofs installed at several other campuses. Reddix On time and under budget. No issues. Comal was all completed on schedule and with no change orders. Mark: has had a relationship with Port since 2009 at a previous firm before starting Marksmen in 2014. Yes, the first project for Marksmen. Chris: I've known them for about 5 years. Paul: I've known them for 1 year. Paul: I didn't have any issues with them for the administrative items listed above. Some field paperwork took time to get right. Reddix had \$5,900 in change orders. Very fair and helped out with a lot of issues without charging. Paul: No change orders on my job. Port is pretty good about doing what is right/needed and moving on if it isn't too large an item. Always great service and very responsive. Very knowledgeable and responsive. Tough owner that's very thorough and navigated easily. Paul: The work was great. Like all roofers, they require an extra eye for safety. Insurance was provided per the contract documents. Builder's risk was by provided by us as the GC. Yes, Port provided P&P Bonds on large project for Comal ISD with a very reasonable rate. The bonds were completed accurately and delivered timely. Full Warranties were provided and we have not received any warranty claims for any completed projects. Yes, would you work with Port Enterprises, LTD again, Of course, anytime. Yes, they are a preferred subcontractor. Mark: Port has always been a strong and reliable roofing subcontractor over the decades. Our roofing consultants like them also, which speaks highly of them. Liv: Port has been a wonderful trade partner through each project, large and small, we have navigated with them.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

Assisted Housing ITEM 3.

MEETING DATE: May 21, 2026

STAFF CONTACT: Laura Bodai, Vice President of Assisted Housing

ITEM TITLE: Presentation, Discussion, and Possible Action regarding Resolution No. 02947: Approval of the Fiscal Year 2025 - 2026 Section 8 Management Assessment Program Certification (SEMAP)

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to approve the submission of the Section 8 Management Assessment Program (SEMAP) Certification to the Department of Housing and Urban Development (HUD) for the period from April 1, 2025 to March 31, 2026.

SUMMARY

Background:

The Section 8 Management Assessment Program (SEMAP) became effective October 13, 1998 (24 CFR Part 985). This rule establishes SEMAP to objectively measure Public Housing Authorities' (PHAs') performance in the administration of the Housing Choice Voucher (HCV) program. There are thirteen (13) key performance indicators that apply to HACA's HCV program and one (1) bonus Deconcentration indicator.

Each indicator is as follows:

1. Selection & Admission from the Waiting List; 15 points
2. Rent Reasonableness, 20 points
3. Determination of Adjusted Income, 20 points
4. Utility Allowance Schedule, 5 points
5. Housing Quality Standards (HQS) Quality Control Inspections, 5 points
6. Housing Quality Standards (HQS) Enforcement, 10 points
7. Expanding Housing Opportunities, 5 points
8. Fair Market Rents (FMRs) and Payment Standards, 5 points
9. Annual Recertifications, 10 points

10. Tenant Rent Calculations, 5 points
11. Pre-Contract Housing Quality Standards (HQS) Inspections, 5 points
12. Annual Housing Quality Standards (HQS) Inspections, 10 points
13. Lease-Up (budget utilization), 20 points
14. Bonus Indicator - Deconcentration, 5 points

In order to receive the deconcentration bonus, worth up to 5 points, one of the following must apply:

- 1) 50% or more of HCV families with children would need to reside in low-poverty census tracts in the PHA's principal operating area; or
- 2) For HCV families with children who moved, the percent that moved to low-poverty census tracts would need to be two percentage points higher than the percent of all HCV families with children residing in low-poverty census tracts at the end of the last completed PHA Fiscal year; or
- 3) The percent of families with children who moved during the last two fiscal years is two percentage points higher than the percent of families with children in low-poverty census tracts at the end of FY2024.

The Board of Commissioners is required to approve the SEMAP certification (**Form 52648 attached**), and PHAs are required to submit the certification electronically to HUD within 60 calendar days after each fiscal year's end. The HUD Field Office will then issue a score within 120 days of the end of the fiscal year.

Process:

HACA's Quality Control Division completed quality control sample audits for indicators #1, #2, and #3. The Director of the HCV program completed the quality control sample for indicator #6, HACA's Landlord Outreach Specialist compiles all the data for indicator #7. Indicators #8-13 are evaluated using data HACA submitted throughout the year to HUD's Public and Indian Housing Information Center (PIC). Although HUD does not provide HACA's official SEMAP score until up to 120 days after the end of our fiscal year, based on HACA's evaluation of all required indicators, full points were received, resulting in a perfect score of 100%. As of 5/8/2026, the de-concentration bonus indicator is still pending completion. If bonus points for this indicator are received, the final SEMAP score is anticipated to be 104%. In both scenarios, the score denotes HACA as a high performer.

Staff Recommendation:

Staff recommends that the Board approve the submission of the SEMAP Certification to HUD for the 2025/2026 Fiscal Year.

ATTACHMENTS:

Form 52648 FY26 (less bonus indicator)

RESOLUTION NO. 02947

APPROVAL TO SUBMIT FY 2025-2026 SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Section 8 Management Assessment Program (SEMAP) Certification is designed to allow the Department of Housing and Urban Development (HUD) to identify Public Housing Authorities' (PHAs') management capabilities and deficiencies and help lead to better overall management of the Section 8 program; and

WHEREAS, HUD has proposed fourteen (14) specific indicators for SEMAP and requires certification of the PHA; and

WHEREAS, the Housing Authority of the City of Austin has completed the SEMAP certification for each indicator listed on form HUD-52648 for the period from April 1, 2025 through March 31, 2026; and

WHEREAS, the results of the SEMAP Certification review indicates that the Housing Authority of the City of Austin earned a perfect SEMAP assessment score for the 2025/2026 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED that the Housing Authority of the City of Austin's Board of Commissioners approve the submission of the Housing Authority of the City of Austin's SEMAP (Section 8 Management Assessment Program) Certification for the Fiscal Year 2025/2026.

PASSED, APPROVED, AND ADOPTED on this 21st day of May 2026.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
----------	--------------------------------	------------------------------

Check here if the PHA expends less than \$300,000 a year in Federal awards

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes No

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes No

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes No

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response At least 98% of units sampled 80 to 97% of units sampled Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response At least 90% of files sampled 80 to 89% of files sampled Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes No

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes No

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response At least 98% of cases sampled Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes No

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes No

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes No

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes No

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes No

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes No

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes No

Enter FMRs and payment standards (PS)

0-BR FMR _____ 1-BR FMR _____ 2-BR FMR _____ 3-BR FMR _____ 4-BR FMR _____
PS _____ PS _____ PS _____ PS _____ PS _____

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes No

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes No

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes No

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes No

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes No

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable

PHA Response

Yes

No

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
 - (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;
- or**
- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes

No

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes No

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes No

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 4.

MEETING DATE: May 21, 2026

STAFF CONTACT: Ron Kowal

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02948 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take the following actions with regard to the Bridge at Eastside (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the Owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to authorize the Housing Authority of the City of Austin authorizing the Authority to take the following actions with regard to the Bridge at Eastside (the "Development") in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the Owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution.

SUMMARY

Background:

Austin Affordable Housing Corporation (AAHC) has been presented with an opportunity to partner with Belveron Partners to purchase a 290-unit multifamily rental property called AMLI Eastside Apartments. The development is located at 1000 San Marcos Street, Austin, Texas 78702. This would be the twenty-fourth (24th) asset AAHC and Belveron Corporation have purchased together. This asset is located along Interstate 35 adjacent to Austin's Central Business District (CBD).

AAHC's proposed partner, Belveron Corporation, prides itself on long-term preservation of workforce housing. Located out of San Francisco, Belveron is a privately held investment firm

with a current portfolio of more than 30,000 units across the United States. Founded in 2006, Belveron has invested in more than 220 properties in 32 states. AAHC works with the Managing Partner, Paul Odland, and Senior Portfolio Manager, Josh Plattner.

The AMLI Eastside was completed in 2008. The property is built on 4.05 acres. Some of the property's amenities include a large fitness center, renovated clubhouse and leasing office with a computer lounge, two resort-style swimming pools, a dog park, and two courtyards. The property has undergone large interior and exterior renovations since 2011. 240 units (83%) have been renovated. It boasts a walkable score of 91 and a bike score of 73. The property feeds into the Austin Independent School District and is zoned to Mathews Elementary School, O. Henry Middle School, and Austin High School.

This is an important transaction for HACA and AAHC as we have seen this part of Austin as one of the City's most sought-after destinations for both residential and businesses. The acquisition of this property will allow the community the chance to preserve long-term affordability in a highly sought-after area. Additionally, this partnership will create deeper affordability for our current voucher holders and the residents that reside in this area. Being surrounded by retail, hospitality and many employers, and walkable to the CBD, AAHC and Belveron will create new affordable housing for those stakeholders in the area.

Below is a breakdown of the many variations of unit sizes. The property is currently 95% occupied and rents currently range from \$2,458 for a studio to \$3,304 for a 2-bedroom townhome.

184 1-bedroom/1-bath	670 to 1,056 square feet
100 2 bedroom/2-bath	1,177 to 1,373 square feet
6 2-bedroom/2-2.5 bath	1,769 square feet

Process:

The purchase price for AMLI Eastside is \$88,750,000. Belveron will be investing approximately \$20,000,000 as a down payment. In addition, \$1,500,000.00 for future capital needs will also be set aside. Bellwether will be providing a Fannie Mae permanent loan with a not to exceed loan amount of \$71,000,000 at a rate of approximately 5.20% with a 35-year amortization. A current lease audit is underway to determine the initial number of units already qualified under 80% AMI. The property is currently 95% occupied. AAHC and Belveron are committed to providing 10% of the affordable units at 60% AMI, 40% of the units at 80% AMI and leasing units to all voucher holders.

Apartment Management Professionals will manage the property. The new name of the property will be Bridge at Eastside Apartments.

Staff Recommendation:

Staff recommends approval of Resolution No. 02948.

ATTACHMENTS:

Eastside - Community Benefit Summary

RESOLUTION NO. 02948

Presentation, discussion, and possible action on Resolution No. 02948 by the Board of Commissioners of the Housing Authority of the City of Austin (the “**Authority**”) authorizing the Authority to take the following actions with regard to the Bridge at Eastside (the “**Development**”) in Austin, Texas: (i) acquire the site of the Development; (ii) lease the Development site to the Owner of the Development; and (iii) such other actions necessary or convenient to carry out this resolution.

WHEREAS, Austin Affordable Housing Corporation (“**AAHC**”) has agreed to participate in the acquisition and operation of the Development; and

WHEREAS, in connection therewith, the Authority has agreed to acquire certain real property in the full purpose jurisdiction of the City of Austin, Texas with an address of 1000 San Marcos Street, Austin, Travis County, Texas 78702 (the “**Land**”), which constitutes the site for the Development, and to simultaneously lease the Land to Eastside Borrower, LP, a Delaware limited partnership, whose general partner is controlled by AAHC (the “**Owner**”), under a long-term ground lease (the “**Ground Lease**”);

NOW, THEREFORE, the Board of Commissioners of the Authority hereby approves and adopts the following resolutions, and hereby authorizes its Chief Executive Officer (or the Chief Executive Officer’s designee) to do the following:

1. Acquire the Land and enter into the Ground Lease with the Owner.
2. Review, execute and approve the Ground Lease and all such other documents necessary to effectuate the acquisition of the Land, execution of the Ground Lease and Owner’s acquisition of the Development, including but not limited to such security instruments and estoppel certificates as any lender involved with the Development may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem appropriate, and the approval of the terms of each such instrument shall be conclusively evidenced by his execution and delivery thereof.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 21st day of May, 2026.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

**Bridge at Eastside
1000 San Marcos St
Austin, Texas 78702**

COMMUNITY BENEFIT SUMMARY



Introduction

Belveron Partners is one of the nation's leading owners and operators of affordable and workforce housing, with a portfolio of more than 30,000 units across the United States. The firm is dedicated to creating and preserving communities that remain affordable to residents across a broad range of low and middle income levels.

As housing affordability continues to challenge cities nationwide, Belveron remains committed to innovative programs and partnerships that deliver long-lasting, high-quality affordable housing. Supporting and uplifting our communities is central to Belveron's strategy, and our "AAA" approach - Access to services, Activating community spaces, and Achieving community engagement - helps create places where residents can thrive both financially and socially.

As an affordable housing owner and operator, Belveron understands that our assets represent more than just places to live. They are havens for well-being and community building - environments that help residents access the resources and opportunities needed to achieve better outcomes for themselves and their families.

Bridge at Eastside presents an important opportunity to maintain long-term housing affordability in one of Austin's most active and rapidly developing neighborhoods. Located in the highly desirable East Austin corridor, Bridge at Eastside offers residents immediate access to Downtown Austin, major employment hubs, public transportation, and local neighborhood favorites. The community is positioned within a vibrant mixed-use environment that blends residential living with walkable retail, restaurants, and entertainment catering to young professionals, service industry workers, healthcare employees, educators, and families seeking proximity to downtown employment centers.

The 290-unit property was built in 2008 and current ownership has renovated over 70% of units to match the new construction Class A apartments in the area. Bridge at Eastside has a mix of one-bedroom, two-bedroom and two-bedroom townhouse floor plans and includes a state-of-the-art fitness center, resort-style swimming pool with outdoor deck and grills, pet park, reservable game room, cyber lounge and conference room, and controlled access parking garages.

With East Austin continuing to experience redevelopment, rising property values, and increasing rental rates, Bridge at Eastside presents an important opportunity to preserve long-term affordability in a submarket that has become increasingly inaccessible to moderate-income households.

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.



More images located at <https://www.amli.com/apartments/austin/downtown-austin-apartments/amli-eastside>

Location

Bridge at Eastside is located in the heart of East Austin, one of the city's most sought-after and culturally vibrant neighborhoods. The property benefits from proximity to Downtown Austin, the Rainey Street district, Lady Bird Lake, and the East 6th Street corridor, offering residents convenient access to employment, recreation, and lifestyle amenities and creating a coveted work/life balance.

Residents are within minutes of major employment centers including Downtown Austin, the Capitol Complex, Dell Medical School, University of Texas at Austin, Oracle's waterfront campus, and numerous technology and professional services firms. The property is also well positioned for access to Austin-Bergstrom International Airport and other employment hubs just outside of Downtown Austin.

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

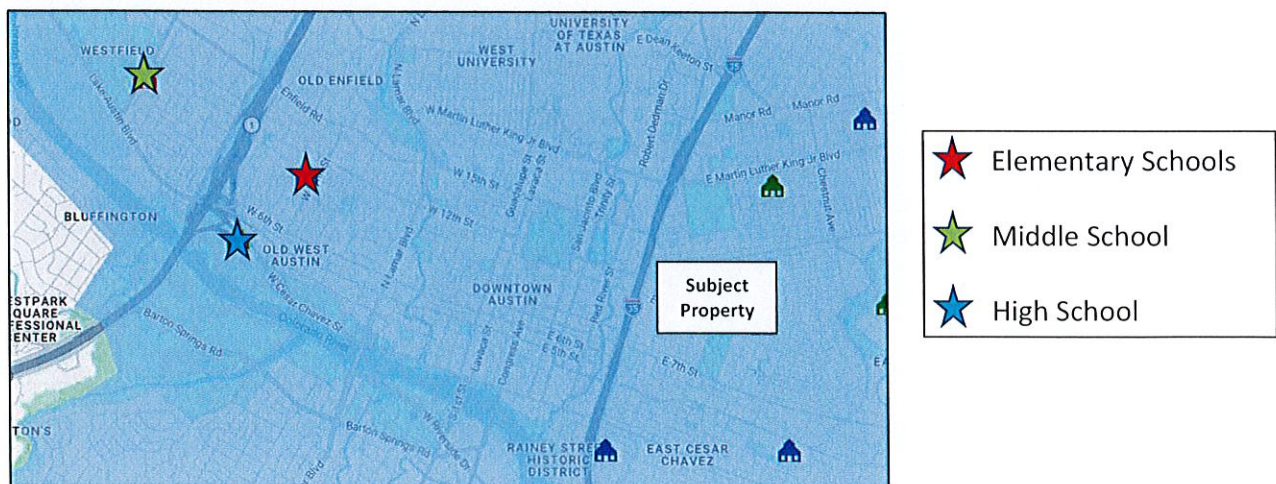
The surrounding neighborhood features a wide variety of dining, entertainment, and retail destinations, including locally owned restaurants, cafés, grocery stores, fitness studios, and neighborhood services. East Austin scores a 91 for walkability and 73 for bike-friendly infrastructure. Outdoor recreation is readily accessible, with close proximity to Lady Bird Lake trails, Roy G. Guerrero Park, and multiple neighborhood green spaces.

With access to major roadways including I-35, Cesar Chavez Street, and Airport Boulevard, along with nearby CapMetro bus routes and MetroRail connections, Bridge at Eastside provides strong connectivity across the Austin metropolitan area.

Schools

Bridge at Eastside is located within the Austin Independent School District (AISD) and zoned to Mathews Elementary School, O. Henry Middle School, and Austin High School. Mathews Elementary School is one of Austin’s historic neighborhood elementary schools and Austin High School, located along Lady Bird Lake near downtown, is one of the oldest public high schools in Texas. The central location provides convenient access for families living in the urban core.

The proximity to downtown institutions and higher education partners enhances access to academic enrichment and college-readiness resources as well. Bridge at Eastside residents are within minutes of major higher education institutions, including The University of Texas at Austin, Austin Community College (Downtown and Eastview Campuses), Huston-Tillotson University, and St. Edward’s University.



Map showing public schools zoned for Bridge at Eastside

<https://www.austinisd.org/modules/custom/schools/maps/schools.html>

The financial projections and information presented are based on Belveron Partners’ current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

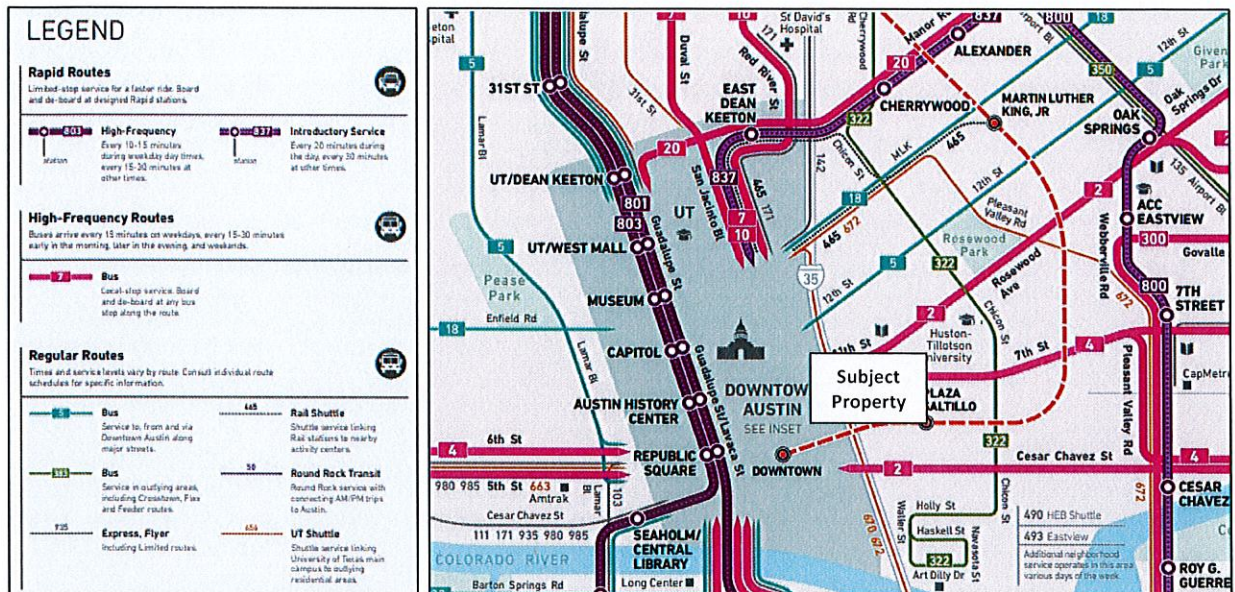
Employers

Bridge at Eastside offers residents immediate access to some of Austin's largest and most diverse employment centers. Located just minutes from Downtown Austin and the East Riverside corridor, the property is strategically positioned near major public and private sector employers across technology, government, healthcare, education, hospitality, and professional services.

Downtown Austin serves as the region's primary employment hub and is home to companies such as Google, Indeed, Meta, Amazon, Deloitte, KPMG, and Ernst & Young, as well as Oracle's waterfront campus and East Austin's growing startup community. As the State Capital, Austin also supports a substantial public-sector workforce, including State of Texas agencies, the Capitol Complex, Travis County, and City of Austin offices. Healthcare is one of the city's fastest-growing sectors, with nearby employers including Dell Medical School, Dell Seton Medical Center, UT Health, and the planned MD Anderson campus. The East Austin and Downtown corridors also support significant hospitality, tourism, and service-sector employment. This central location enables residents to live closer to their workplaces while maintaining convenient access to Austin's primary business districts.

Public Transportation

Transit accessibility supports reduced transportation costs and expanded access to employment and services for the residents at Bridge at Eastside. The property is well served by CapMetro bus routes operating along East 7th Street, Airport Boulevard, and nearby corridors, providing direct connections to Downtown Austin, UT Austin, The Capitol Complex, and East and North Austin employment centers. Residents also have access to the MetroRail Red Line (via Downtown or Plaza Saltillo Station), CapMetro Pickup on-demand service, and MetroBike stations throughout East Austin.



Map showing public transportation routes near Bridge at Eastside

<https://www.capmetro.org/>

Need for Affordability

Over the past decade, East Austin has experienced dramatic transformation driven by population growth, redevelopment, and sustained economic expansion. What was historically a more affordable area of the city has seen rapid increases in land values, home prices, and rental rates.

According to recent market data, average home values and market-rate rents in Central and East Austin have risen significantly since 2020, with many new Class A apartment communities commanding rents well above levels affordable to moderate-income households.

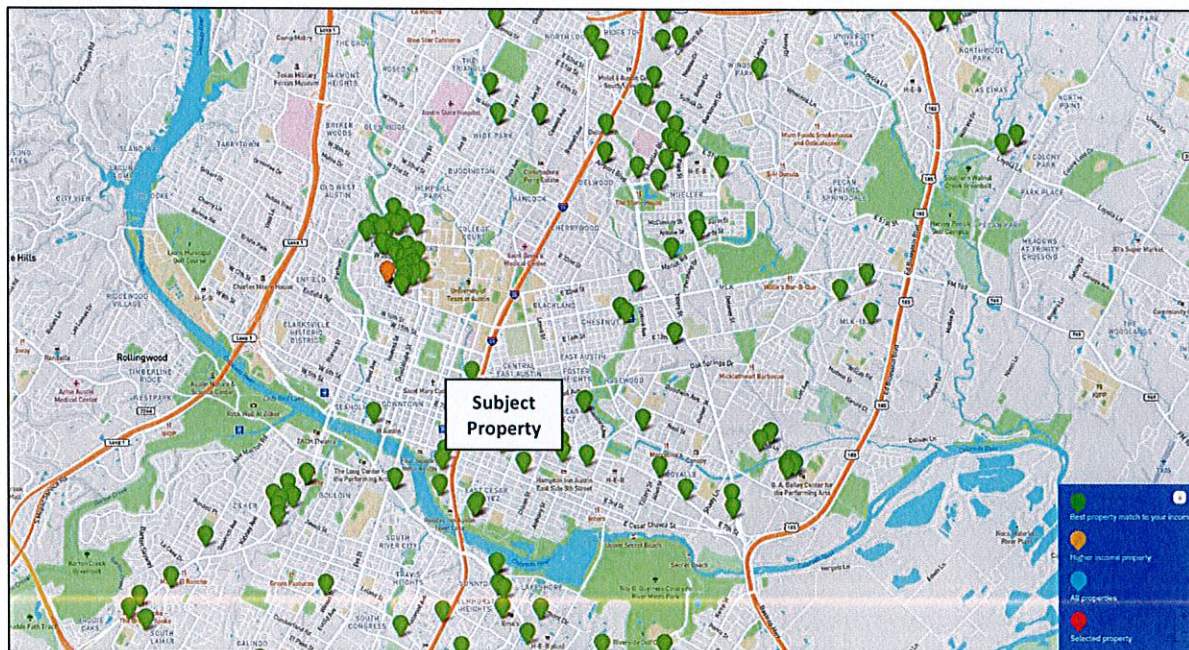
For essential workers — including teachers, healthcare professionals, hospitality workers, nonprofit employees, and municipal staff — the cost of housing near downtown employment centers presents a substantial affordability challenge. Many are increasingly priced out of the neighborhoods where they work. The preservation of affordability at Bridge at Eastside helps maintain socioeconomic diversity within East Austin and supports workforce stability in one of the city’s most economically important districts.

The average home value according to Zillow market data for the 78702 zip code—which includes East Austin and surrounding neighborhoods—is over \$500,000 with additional monthly ownership costs often surpassing \$5,500 per month (including mortgage, property taxes, and insurance). Rental rates

The financial projections and information presented are based on Belveron Partners’ current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

for newer construction multifamily properties nearby commonly exceed \$2,500 per month for a one-bedroom unit.

For many essential workers, the high cost of living in East Austin presents significant affordability challenges. Rapid redevelopment, sustained housing demand, and rising property values have reduced the availability of naturally affordable housing in the urban core. This combination of strong demand, constrained supply, and escalating costs underscores the continued need for affordable housing in this rapidly evolving neighborhood.



Map showing affordable housing supply for individuals earning 60% AMI

<https://www.atxaffordablehousing.net/>

50% Rent Benefit Test / Community benefit

We have prepared the rent benefit analysis for Bridge at Eastside, located on 02-0605-0515-0000. The analysis incorporates current mill rates and assumes an annual appraisal growth rate of 5%. Under these assumptions, the property's rents are projected to serve residents at affordability levels deeper than 80% of AMI.

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.

This analysis does not account for additional benefits provided through the program, including upfront and annual fees paid to the local housing authority, as well as the broader impacts of long-term affordability, housing quality, community benefits, and social programming.

Taxing Entity	Mill Rate
Austin ISD	0.925200
City of Austin	0.524017
Travis County	0.375845
Travis Central Health	0.118023
Austin Comm College	0.103400
Total	2.046485

	2025	2026	2027	2028
AML Eastside Assesed Value Projection	88,750,000	93,187,500	97,846,875	102,739,219
Millage Rate	2.05%	2.05%	2.05%	2.05%
Estimated Taxes	1,816,255	1,907,068	2,002,422	2,102,543
50% Test	908,128	953,534	1,001,211	1,051,271

50% Rent Benefit Test - 2026							
Projected Restricted							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1BR - 60% AMI	18	1,505	27,090	325,080	2,458	44,244	530,928
1BR - 80% AMI	74	2,007	148,518	1,782,216	2,458	181,892	2,182,704
2BR - 60% AMI	11	1,806	19,866	238,392	3,304	36,344	436,128
2BR - 80% AMI	42	2,408	101,136	1,213,632	3,304	138,768	1,665,216
Total 60% & 80% AMI Units	145		296,610	3,559,320		401,248	4,814,976
Rent Savings							1,255,656
50% Test							PASS
50% Rent Benefit Test - 2027							
Projected Restricted							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1BR - 60% AMI	18	1,550	27,903	334,832	2,556	46,014	552,165
1BR - 80% AMI	74	2,067	152,974	1,835,682	2,556	189,168	2,270,012
2BR - 60% AMI	11	1,860	20,462	245,544	3,436	37,798	453,573
2BR - 80% AMI	42	2,480	104,170	1,250,041	3,436	144,319	1,731,825
Total 60% & 80% AMI Units	145		305,508	3,666,100		417,298	5,007,575
Rent Savings							1,341,475
50% Test							PASS
50% Rent Benefit Test - 2028							
Projected Restricted							
Unit Mix	Units	Property Rents	Monthly Income	Annual Income	Market Rents	Monthly Income	Annual Income
1BR - 60% AMI	18	1,597	28,740	344,877	2,659	47,854	574,252
1BR - 80% AMI	74	2,129	157,563	1,890,753	2,659	196,734	2,360,813
2BR - 60% AMI	11	1,916	21,076	252,910	3,574	39,310	471,716
2BR - 80% AMI	42	2,555	107,295	1,287,542	3,574	150,091	1,801,098
Total 60% & 80% AMI Units	145		314,674	3,776,083		433,990	5,207,878
Rent Savings							1,431,795
50% Test							PASS

The financial projections and information presented are based on Belveron Partners' current analyses and expectations regarding future market and operating conditions. These projections involve inherent uncertainties, and actual performance may vary significantly due to a range of economic, regulatory, and market factors. Future results are not guaranteed, and the assumptions used in this analysis are subject to change.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 5.

MEETING DATE: May 21, 2026

STAFF CONTACT: Ron Kowal

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02950 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan to Bridge at South Point, LLC (the "Company") for the Bridge at South Point (the "Development")

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to authorize the Housing Authority of the City of Austin to take such actions necessary or convenient to facilitate the bridge loan to Bridge at South Point, LLC (the "Company") for the Bridge at South Point (the "Development").

SUMMARY

Background:

The Austin Affordable Housing Corporation (AAHC) purchased the Bridge at South Point Apartments in May of 2016. The property is located at 6808 South IH 35, Austin, Texas 78745, near the intersection of William Cannon and IH 35.

Bridge at South Point is a 176-unit apartment community with 16 efficiencies, 104 one-bedroom units, and 56 two-bedroom units.

The Bridge at South Point is 100% owned by Austin Affordable Housing Corporation (AAHC) and provides strong affordability for the entire property.

The property was built in 1984, located on approximately 5.25 acres. The community offers several amenities, including a swimming pool, laundry facility, a business center, and a small

gym. Bridge at South Point is currently 90% occupied.

Process:

The current loan on the property is maturing at the end of May 2026. AAHC is seeking new financing to ensure the continued preservation of workforce housing at the site.

The current debt market for Fannie Mae and Freddie Mac is currently not favorable to pursue for this re-finance, so staff is asking the Board of Commissioners for approval of a short-term bridge loan in an amount not exceeding \$13,000,000 for a 6-month term. The interest rate will be an interest only note at a rate of 6.75%. The loan will provide the time needed to put together a permanent debt solution in the very near future. AAHC is currently looking at alternative solutions and will come back to the board in the near future with a permanent solution for approval.

Staff Recommendation:

Staff recommends approval of Resolution No. 02950.

ATTACHMENTS:

None

RESOLUTION NO. 02950

Presentation, discussion, and possible action on Resolution No. 02950 by the Board of Commissioners of the Housing Authority of the City of Austin (the “**Authority**”) authorizing the Authority to take such actions necessary or convenient to facilitate the bridge loan to Bridge at South Point, LLC (the “**Company**”) for the Bridge at South Point (the “**Development**”).

WHEREAS, Austin Affordable Housing Corporation, a Texas nonprofit corporation (“**AAHC**”), is participating in the ownership and construction of the Development;

WHEREAS, in connection with the Development, the Authority has acquired certain real property in Austin, Texas, which constitutes the site for the Development (the “**Land**”), and has leased the Land to the Company under a long-term ground lease (the “**Ground Lease**”);

WHEREAS, the Company now desires to enter into a bridge loan with Horizon Bank (the “**Lender**”), whereby the Company will borrow a sum not to exceed \$13,000,000.00 (“**Loan**”), in order to finance the Development;

NOW, THEREFORE, in connection with the financing of the Development, the Board of Commissioners of the Authority hereby adopt the following resolutions:

BE IT RESOLVED, that any officer of the Authority (the “**Executing Officer**”), acting alone, is hereby authorized to review, approve, execute and deliver all such other documents, instruments, or other writings necessary to effectuate the Company’s financing and construction of the Development, including, without limitation, a deed of trust and joinder encumbering HACA’s fee interest in the Land, recognition agreements, subordinations, assignments, estoppel certificates, and other documentation, instruments, certificates, affidavits, agreements and other writings (collectively the “**Transaction Documents**”) as Lender may require, all on such terms and containing such provisions as the Chief Executive Officer (or his designee) shall deem to be necessary or desirable in the consummation of the transactions herein contemplated, and the approval of the terms of each such instrument shall be conclusively evidenced by his (or his designee’s) execution and delivery thereof.

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Executing Officer of the Authority, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Executing Officer is hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Executing Officer shall deem to be necessary or desirable, and all acts heretofore taken by the designee of the Executing Officer to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 21st day of May, 2026.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 6.

MEETING DATE: May 21, 2026

STAFF CONTACT: Ron Kowal

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02951 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John's South, a multifamily housing development in Austin, Texas (the "Development")

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to authorize the Authority to take such actions necessary or convenient to facilitate the development of St. John's South, a multifamily housing development in Austin, Texas (the "Development").

SUMMARY

Background:

Austin Affordable Housing Corporation ("AAHC") has been presented with an opportunity to partner with Greystar Development Central, LLC ("Greystar") to acquire and develop the St. John South site located in Austin, Texas. St. John South is part of a broader 19-acre redevelopment known collectively as the St. John site redevelopment, which together will deliver mixed-income housing, a 3+ acre park, and 15,000 SF of community-serving retail. St. John South contemplates 201 residential units, 100% of which will be income-restricted at a mix of 50%–80% Median Family Income (MFI) under the PFC structure. St. John South and St. John North must close concurrently and will share roadways, drainage infrastructure, and a 3-acre park.

St. John North and St. John South will be the first transactions between AAHC and Greystar. Under the proposed structure, South Congress PFC, an entity owned by HACA, will purchase

the land from the City of Austin and ground lease the site and to-be-constructed improvements to a Greystar-affiliated entity under a Public Facilities Corporation (“PFC”) structure for a 60-year term. There will be an option for the City to renew the tax exemption for an additional 39 years, after which time the City can repurchase the land and improvements for \$1.

Greystar is one of the largest global leaders in real estate investment, development, and management, with a portfolio spanning multifamily, student, and senior housing across the United States and abroad. Greystar is an experienced PFC developer, having successfully delivered two PFC developments in Houston, Texas, with one additional PFC project currently under construction in Dallas, Texas. Locally, Greystar has developed twenty multifamily projects in Austin, with three additional communities currently under construction. This depth of local execution and PFC experience positions Greystar to deliver a high-quality, mixed-income community in partnership with AAHC.

The St. John South site has experienced limited investment under City ownership and now represents a flagship redevelopment opportunity in Austin’s urban core. The project is championed by the City of Austin, the local Council Member, and the surrounding St. John neighborhood, all of whom are aligned in seeing the site revitalized. This alignment supports smoother approvals, community goodwill, and long-term project stability.

The Public Facilities Corporation Structure

The partnership between AAHC and Greystar makes the project eligible to participate in a Public Facilities Corporation under Chapter 303 of the Local Government Code. To facilitate the structure, South Congress PFC will own the land and improvements and ground lease them to the Greystar-affiliated development entity for a 60-year term, with an option for the City to renew the tax exemption and structure for an additional 39 years. The PFC structure unlocks the financial capability to deliver high-quality, mixed-income housing without traditional public subsidies through a 100% property tax abatement.

Site Description

The St. John South site is approximately 5.469 acres and sits on the south parcel of the larger 19-acre St. John redevelopment. Together with St. John North, the two sites form a contiguous mixed-income community in Austin’s urban core at the intersection of St. John Avenue and Interstate 35.

Project Scope

St. John South will include 201 multifamily units, 100% of which will be income-restricted at a mix of 50%, 60%, 70%, and 80% Median Family Income (MFI) under the PFC structure. The deeper-affordability layer (52% of units at 50% MFI) reflects a mission-driven commitment to serve households earning well below area median — supporting Austin’s essential workforce in a rapidly appreciating submarket.

Below is a breakdown of the unit mix:

- 35 studio
- 110 1-bedroom
- 36 2-bedroom
- 20 3-bedroom

The affordability mix across all 201 units is summarized below:

- 51.7% of units (104 units) restricted at 50% MFI
- 22.4% of units (45 units) restricted at 60% MFI
- 10.0% of units (20 units) restricted at 70% MFI
- 15.9% of units (32 units) restricted at 80% MFI

Process:

The land acquisition price for St. John South is \$600,000. South Congress PFC will hold title to the land and improvements and ground lease the site to the Greystar-affiliated development entity for a 60-year term, with an option for the City to renew for an additional 39 years. The total project cost is approximately \$42.9 million. The capital stack is structured as follows:

- **Senior Construction Loan:** approximately \$25.8 million, provided by Santander,
- **Preferred Equity:** approximately \$6.4 million
- **Common Equity:** approximately \$10.7 million, with Whitman Peterson committing the majority as the equity partner and Greystar coinvesting as general partner.

Greystar Construction will serve as the general contractor across both St. John North and St. John South, allowing for coordination across shared roadways, drainage infrastructure, and the 3-acre park. Construction pricing includes funds dedicated to compliance with City of Austin Living Wage requirements, Better Builder Program standards, and Minority and Women Business Enterprise (MBE/WBE) goals. The land closing is targeted for June 2026, with first units to be delivered in November 2027.

Staff Recommendation:

Staff recommends approval of Resolution No. 02951.

ATTACHMENTS:

WDIS Underwriting Assessment - St. John South – 4.17.2026

RESOLUTION NO. 02951

Presentation, Discussion, and Possible Action on Resolution No. 02951 by the Board of Commissioners of the Housing Authority of the City of Austin (the “**Authority**”) authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John’s South, a multifamily housing development in Austin, Texas (the “**Development**”).

WHEREAS, pursuant to Chapter 303 of the Texas Local Government Code, the Authority has created South Congress Public Facility Corporation, a Texas nonprofit public facility corporation (“**SCPFC**”), to assist in the development of multifamily housing developments such as the Development;

WHEREAS, the Authority desires for SCPFC to acquire that certain real property in the full purpose jurisdiction of the City of Austin, Texas located at approximately 800 E St. Johns Ave., Austin, Travis County, Texas 78752 (the “**Land**”) which constitutes the site for the Development, which will be constructed by GS St. John South Apt Lessee, LP, a Delaware limited partnership (the “**Partnership**”), pursuant to various acquisition documents (the “**Acquisition Documents**”) and that certain Master Development Agreement (the “**Master Development Agreement**”) between Greystar Development Central, LLC, a Delaware limited liability company, SCPFC, the Authority, and the City of Austin (the “**City**”), which contemplates a restrictive covenant binding the Land to be recorded at the closing of the acquisition of the Land (the “**Restrictive Covenant**”), and a Construction Failure Repurchase Agreement (“**Repurchase Agreement**”, and together with the Master Development Agreement, the Restrictive Covenant, and any other documents required by the City, the “**City Documents**”);

WHEREAS, SCPFC desires to lease the Land and the to-be-constructed Development to the Partnership pursuant to a long-term lease agreement (the “**Lease**”) to facilitate construction and operation of the Development by the Partnership, including the placement of affordable housing units at the Development;

WHEREAS, SCPFC desires to enter into a regulatory agreement with the Partnership (the “**Regulatory Agreement**”) providing that at least 50% of the units in the Development are made available for rental to persons of low and moderate income, including 10% of the units in the Development to be made available for rental to persons with income at or below 60% of the area median income and units that comply with the SMART Housing Requirements of the City;

WHEREAS, SCPFC serves as the sole member SCPFC St. John’s SLP, LLC, a Texas limited liability company (the “**Special Limited Partner**”), which serves as the special limited partner of the Partnership pursuant to the partnership agreement of the Partnership (the “**Partnership Agreement**”); and

WHEREAS, the Partnership will obtain a loan in an original principal amount not to exceed approximately \$27,000,000 (the “**Construction Loan**”) from Santander Bank or an affiliate thereof (the “**Lender**”) to finance the construction of the Development and, in connection with the making of the Construction Loan, Lender may require SCPFC to execute a fee and leasehold

deed of trust and to join in the execution of documents evidencing and/or securing the Construction Loan (collectively, the “**Loan Documents**”);

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners of the Authority hereby adopts the following resolutions:

BE IT RESOLVED, that the Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, leases, company agreements, documents and other writings, including the Acquisition Documents, the City Documents, the Lease, the Regulatory Agreement, the Partnership Agreement, and the Loan Documents (collectively, the “**Agreements**”), the Chief Executive Officer or his designee shall deem to be necessary or desirable in the consummation of the transactions and the formation of the entities herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Chief Executive Officer of the Authority or his designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer and his designee are hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Chief Executive Officer or his designee shall deem to be necessary or desirable, and all acts heretofore taken by the Chief Executive Officer and his designee to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 21st day of May, 2026.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

St. John South Multifamily Development

UNDERWRITING ASSESSMENT



Return on Cost Analysis | Market Rate Development

St. John South

PROPERTY HIGHLIGHTS

Product Type	Four-Story Gurban
Unit Count	201
Rent PSF	\$2.20
Rent Per Unit	\$1,794
Average Unit Size	815
Rentable SF	163,904

LAND HIGHLIGHTS

Acreage	5.5 Acres
Total SF	237,402
Density (Per Acre)	37 Units / Acre
Millage Rate	2.096485

DEVELOPMENT COST ESTIMATE

	TOTAL	PER UNIT	PSF
Land Costs	\$600,000	\$2,985	\$3.66
Hard Costs	\$34,332,948	\$170,811	\$209.47
Soft Costs	\$7,065,270	\$35,151	\$43.11
Total Development Cost	\$41,998,218	\$208,946	\$256.24

MULTIFAMILY EXIT SCENARIO

	TOTAL	PER UNIT
Total Development Cost	\$41,998,218	\$208,946
Stabilized NOI	\$2,450,639	\$12,192
Exit Cap Rate	5.00%	
Exit Price	\$49,012,786	\$243,845
Return on Cost	5.84%	

INCOME	TOTAL	PER UNIT
Gross Potential Income	\$4,327,066	\$1,794
Vacancy	(216,353)	(5.0%)
Non Revenue / Employee Units	(21,528)	(0.5%)
Concessions / Discounts	(64,906)	(1.5%)
Bad Debt	(4,327)	(0.1%)
Effective Rental Income	4,019,952	20,000
Other Income	502,500	2,500
EFFECTIVE GROSS INCOME	4,522,452	22,500

EXPENSES	TOTAL	PER UNIT
Payroll	494,144	2,458
Contract/Landscape	60,300	300
Electricity	45,225	225
Water/Sewer	120,600	600
Gas	21,105	105
Trash	55,275	275
Other Utility Expense	12,663	63
Turnover	50,250	250
R&M	50,250	250
Advertising	80,400	400
Administrative	65,325	325
Total Controllable Expenses	1,055,537	5,251
Management Fees	113,061	2.50%
Real Estate Taxes (100% Hard & Land Costs)	732,364	3,644
Property Liability/Insurance	130,650	650
Total Non-Controllable Expenses	976,075	4,856
TOTAL EXPENSES	2,031,612	10,108
<i>Expense Ratio</i>		45%
NET OPERATING INCOME	\$2,490,839	\$12,392
Capital Reserves	40,200	200
CASH FLOW FROM OPERATIONS	\$2,450,639	\$12,192

Land Costs are based on a cost of \$4 PSF. Hard Costs are for four-story gurban.

CONCLUSION: Following a comprehensive review of the St. John South Development, Walker & Dunlop concludes that a market-rate development is not financially feasible under current market conditions, given prevailing rent levels and investor return requirements in Austin, Texas. Achieving a 6.50% return on cost would require rents of approximately \$2.36 per square foot, representing a 7% premium over the underwritten market rents of \$2.20 per square foot.

Walker & Dunlop further concludes that implementation of the PFC Section 303.0421(b)(6)(A)(ii) of the Texas Local Government Code would materially improve project feasibility and enable the development to proceed.



AUSTIN OFFICE

1111 West 6th Street, Bldg B
Suite 220
Austin, TX 78703

INVESTMENT SALES

SPENCER ROY

Phone 504.875.5662
sroy@walkerdunlop.com
License #738683

MATT POHL

Phone 512.497.1506
mpohl@walkerdunlop.com
License #604040

RYAN EPSTEIN

Phone 713.456.7394
repstein@walkerdunlop.com
License #552716

KEVIN DUFOUR

Phone 512.775.9130
kdufour@walkerdunlop.com
License #605435

FORREST BASS

Phone 512.632.4472
fbass@walkerdunlop.com
License #510164

KYLE PECO

Phone 512.785.9019
kpeco@walkerdunlop.com
License #564181

ALLIE ANDERSON

Phone 512.627.1813
aanderson@walkerdunlop.com
License #780119

ANALYST SUPPORT

THOMAS FINLEY

Phone 615.955.0334
tfinley@walkerdunlop.com

JACOB CLANTON

Phone 469.999.8252
jacob.clanton@walkerdunlop.com

Walker & Dunlop Investment Sales, LLC ("WDIS") is a Licensed Real Estate Broker. The information contained herein has been provided by sources deemed reliable, but no representation or warranty is made as to its accuracy or completeness. Any projections are an estimate based on assumptions believed to be reasonable, but no assurance can be given that the projection will be achieved. All information is subject to errors, omissions, changes, and can be withdrawn without notice, and seller expressly disclaims any obligation to supplement or update any information. This information is confidential and proprietary to our firm and has been prepared solely for the Client's internal business purposes. It is furnished on a strictly confidential basis and may not be disclosed to, used by, or relied upon by any third party without our prior written authorization.



HOUSING AUTHORITY OF THE CITY OF AUSTIN

BOARD ACTION REQUEST

AAHC ITEM 7.

MEETING DATE: May 21, 2026

STAFF CONTACT: Ron Kowal

ITEM TITLE: Presentation, Discussion, and Possible Action on Resolution No. 02952 by the Board of Commissioners of the Housing Authority of the City of Austin (the "Authority") authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John's North, a multifamily housing development in Austin, Texas (the "Development")

BUDGETED ITEM: N/A

TOTAL COST: N/A

ACTION

The Board is being asked to authorize the Authority to take such actions necessary or convenient to facilitate the development of St. John's North, a multifamily housing development in Austin, Texas (the "Development").

SUMMARY

Background:

Austin Affordable Housing Corporation ("AAHC") has been presented with an opportunity to partner with Greystar Development Central, LLC ("Greystar") to acquire and develop the St. John North site located in Austin, Texas. St. John North is part of a broader 19-acre redevelopment known collectively as the St. John site redevelopment, which together will deliver mixed-income housing, a 3+ acre park, and 15,000 SF of community-serving retail. St. John North and St. John South will be the first transactions between AAHC and Greystar. Under the proposed structure, South Congress PFC, an entity owned by HACA, will purchase the land from the City of Austin and ground lease the site and to-be-constructed improvements to a Greystar-affiliated entity under a Public Facilities Corporation ("PFC") structure for a 60-year term. There will be an option for the City to renew the tax exemption for an additional 39 years, after which time the City can repurchase the land and improvements for \$1.

Greystar is one of the largest global leaders in real estate investment, development, and management, with a portfolio spanning multifamily, student, and senior housing across the United States and abroad. Greystar is an experienced PFC developer, having successfully delivered two PFC developments in Houston, Texas, with one additional PFC project currently under construction in Dallas, Texas. Locally, Greystar has developed twenty multifamily projects in Austin, with three additional communities currently under construction. This depth of local execution and PFC experience positions Greystar to deliver a high-quality, mixed-income community in partnership with AAHC.

The St. John North site has experienced limited investment under City ownership and now represents a flagship redevelopment opportunity in Austin's urban core. The project is championed by the City of Austin, the local Council Member, and the surrounding St. John neighborhood, all of whom are aligned in seeing the site revitalized. This alignment supports smoother approvals, community goodwill, and long-term project stability.

The Public Facilities Corporation Structure

The partnership between AAHC and Greystar makes the project eligible to participate in a Public Facilities Corporation under Chapter 303 of the Local Government Code. To facilitate the structure, South Congress PFC will own the land and improvements and ground lease them to the Greystar-affiliated development entity for a 60-year term, with an option for the City to renew the tax exemption and structure for an additional 39 years. The PFC structure unlocks the financial capability to deliver high-quality, mixed-income housing without traditional public subsidies through a 100% property tax abatement.

Site Description

The St. John North site is approximately 13.577 acres and sits on the north parcel of the larger 19-acre St. John redevelopment in Austin's urban core. The site is bordered by St. John Avenue to the south, I-35 Frontage Road to the west, Blackson Avenue to the north, and single-family lots to the east. The existing 1-acre St. John Park, located on the east side of the site, will be expanded to stretch from St. John Avenue to Blackson Avenue, creating roughly three acres of activated parkland in an area the City of Austin has designated as "Parkland Deficient." Park design has been heavily influenced by community input gathered over years of engagement.

Project Scope

St. John North will include 325 multifamily units across a mix of studio, one-, two-, and three-bedroom floorplans averaging approximately 740 Net Rentable Square Feet, plus approximately 15,000 Square Feet of community-serving retail and an expanded 3-acre public park.

Below is a breakdown of the unit mix:

- 110 studio units
- 151 1-bedroom units
- 54 2-bedroom units
- 10 3-bedroom units

The affordability mix across all 325 units is summarized below:

- 27.1% of units (88 units) restricted at 60% MFI
- 2.2% of units (7 units) restricted at 70% MFI
- 21.5% of units (70 units) restricted at 80% MFI
- 49.2% of units (160 units) leased at market rate

Process:

The land acquisition price for St. John North is \$10,400,000. South Congress PFC will hold title to the land and improvements and ground lease the site to the Greystar-affiliated development entity for a 60-year term, with an option for the City to renew for an additional 39 years. The total project cost is approximately \$81.4 million. The capital stack is structured as follows:

- **Senior Construction Loan:** \$48.8 million, provided by Santander.
- **Preferred Equity:** \$12.2 million
- **Common Equity:** \$20.3 million, with Whitman Peterson committing the majority as the equity partner and Greystar coinvesting as general partner.

Greystar Construction will serve as the general contractor across both St. John North and St. John South, allowing for coordination across shared roadways, drainage infrastructure, and the 3-acre park. Construction pricing includes funds dedicated to compliance with City of Austin Living Wage requirements, Better Builder Program standards, and Minority and Women Business Enterprise (MBE/WBE) goals. The land closing is targeted for June 2026, with first units to be delivered in November 2027.

Staff Recommendation:

Staff recommends approval of Resolution No. 02952.

ATTACHMENTS:

WDIS Underwriting Assessment - St. John North – 4.17.2026

RESOLUTION NO. 02952

Presentation, Discussion, and Possible Action on Resolution No. 02952 by the Board of Commissioners of the Housing Authority of the City of Austin (the “**Authority**”) authorizing the Authority to take such actions necessary or convenient to facilitate the development of St. John’s North, a multifamily housing development in Austin, Texas (the “**Development**”).

WHEREAS, pursuant to Chapter 303 of the Texas Local Government Code, the Authority has created South Congress Public Facility Corporation, a Texas nonprofit public facility corporation (“**SCPFC**”), to assist in the development of multifamily housing developments such as the Development;

WHEREAS, the Authority desires for SCPFC to acquire that certain real property in the full purpose jurisdiction of the City of Austin, Texas located at approximately 800 E St. Johns Ave., Austin, Travis County, Texas 78752 (the “**Land**”) which constitutes the site for the Development, which will be constructed by GS St. John North Apt Lessee, LP, a Delaware limited partnership (the “**Partnership**”), pursuant to various acquisition documents (the “**Acquisition Documents**”) and that certain Master Development Agreement (the “**Master Development Agreement**”) between Greystar Development Central, LLC, a Delaware limited liability company, SCPFC, the Authority, and the City of Austin (the “**City**”), which contemplates a restrictive covenant binding the Land to be recorded at the closing of the acquisition of the Land (the “**Restrictive Covenant**”), and a Construction Failure Repurchase Agreement (“**Repurchase Agreement**”, and together with the Master Development Agreement, the Restrictive Covenant, and any other documents required by the City, the “**City Documents**”);

WHEREAS, SCPFC desires to lease the Land and the to-be-constructed Development to the Partnership pursuant to a long-term lease agreement (the “**Lease**”) to facilitate construction and operation of the Development by the Partnership, including the placement of affordable housing units at the Development;

WHEREAS, SCPFC desires to enter into a regulatory agreement with the Partnership (the “**Regulatory Agreement**”) providing that at least 50% of the units in the Development are made available for rental to persons of low and moderate income, including 10% of the units in the Development to be made available for rental to persons with income at or below 60% of the area median income and units that comply with the SMART Housing Requirements of the City;

WHEREAS, SCPFC serves as the sole member SCPFC St. John’s SLP, LLC, a Texas limited liability company (the “**Special Limited Partner**”), which serves as the special limited partner of the Partnership pursuant to the partnership agreement of the Partnership (the “**Partnership Agreement**”); and

WHEREAS, the Partnership will obtain a loan in an original principal amount not to exceed approximately \$51,000,000 (the “**Construction Loan**”) from Santander Bank or an affiliate thereof (the “**Lender**”) to finance the construction of the Development and, in connection with the making of the Construction Loan, Lender may require SCPFC to execute a fee and leasehold

deed of trust and to join in the execution of documents evidencing and/or securing the Construction Loan (collectively, the “**Loan Documents**”);

NOW, THEREFORE, in connection with the foregoing, the Board of Commissioners of the Authority hereby adopts the following resolutions:

BE IT RESOLVED, that the Chief Executive Officer of the Authority and/or his designee is hereby authorized to review, approve and execute all certificates, affidavits, agreements, leases, company agreements, documents and other writings, including the Acquisition Documents, the City Documents, the Lease, the Regulatory Agreement, the Partnership Agreement, and the Loan Documents (collectively, the “**Agreements**”), the Chief Executive Officer or his designee shall deem to be necessary or desirable in the consummation of the transactions and the formation of the entities herein contemplated;

BE IT FURTHER RESOLVED, that all acts, transactions, or agreements undertaken prior hereto by the Chief Executive Officer of the Authority or his designee, in connection with the foregoing matters are hereby ratified and confirmed as the valid actions of the Authority, effective as of the date such actions were taken; and

BE IT FURTHER RESOLVED, that the Chief Executive Officer and his designee are hereby authorized and directed for and on behalf of, and as the act and deed of the Authority, to take such further action in the consummation of the transactions herein contemplated and to do any and all other acts and things necessary or proper in furtherance thereof, as the Chief Executive Officer or his designee shall deem to be necessary or desirable, and all acts heretofore taken by the Chief Executive Officer and his designee to such end are hereby expressly ratified and confirmed as the acts and deeds of the Authority.

This resolution shall be in full force and effect from and upon its adoption.

[End of Resolution]

PASSED, APPROVED and ADOPTED this 21st day of May, 2026.

Michael G. Gerber, Secretary

Carl S. Richie, Jr., Chairperson

St. John North Multifamily Development

UNDERWRITING ASSESSMENT



Return on Cost Analysis | Market Rate Development

St. John North

PROPERTY HIGHLIGHTS

Product Type	Four-Story Gurban
Unit Count	325
Rent PSF	\$2.35
Rent Per Unit	\$1,727
Average Unit Size	736
Rentable SF	239,321

LAND HIGHLIGHTS

Acreage	13.6 Acres
Total SF	592,416
Density (Per Acre)	24 Units / Acre
Millage Rate	2.096485

DEVELOPMENT COST ESTIMATE

	TOTAL	PER UNIT	PSF
Land Costs	\$10,400,000	\$32,000	\$43.46
Hard Costs	\$55,514,084	\$170,813	\$231.96
Soft Costs	\$13,820,072	\$42,523	\$57.75
Total Development Cost	\$79,734,156	\$245,336	\$333.17

MULTIFAMILY EXIT SCENARIO

	TOTAL	PER UNIT
Total Development Cost	\$79,734,156	\$245,336
Stabilized NOI	\$3,713,296	\$11,426
Exit Cap Rate	5.00%	
Exit Price	\$74,265,923	\$228,511
Return on Cost	4.66%	

CONCLUSION: Following a comprehensive review of the St. John North Development, Walker & Dunlop concludes that a market-rate development is not financially feasible under current market conditions, given prevailing rent levels and investor return requirements. Achieving a 6.50% return on cost would require rents of approximately \$2.91 per square foot, representing a 24% premium over the underwritten market rents of \$2.35 per square foot.

Walker & Dunlop further concludes that implementation of the PFC Section 303.0421(b)(6)(A)(ii) of the Texas Local Government Code would materially improve project feasibility and enable the development to proceed.

INCOME	TOTAL	PER UNIT
Gross Potential Income	\$6,734,493	\$1,727
Vacancy	(336,725)	(5.0%)
Non Revenue / Employee Units	(20,722)	(0.3%)
Concessions / Discounts	(101,017)	(1.5%)
Bad Debt	(6,734)	(0.1%)
Effective Rental Income	6,269,295	19,290
Other Income	812,500	2,500
EFFECTIVE GROSS INCOME	7,081,795	21,790

EXPENSES	TOTAL	PER UNIT
Payroll	625,600	1,925
Contract/Landscape	97,500	300
Electricity	73,125	225
Water/Sewer	195,000	600
Gas	34,125	105
Trash	89,375	275
Other Utility Expense	20,475	63
Turnover	81,250	250
R&M	81,250	250
Advertising	130,000	400
Administrative	105,625	325
Total Controllable Expenses	1,533,325	4,718
Management Fees	177,045	2.50%
Real Estate Taxes (100% Hard & Land Costs)	1,381,879	4,252
Property Liability/Insurance	211,250	650
Total Non-Controllable Expenses	1,770,174	5,447
TOTAL EXPENSES	3,303,499	10,165
<i>Expense Ratio</i>		<i>47%</i>
NET OPERATING INCOME	\$3,778,296	\$11,626
Capital Reserves	65,000	200
CASH FLOW FROM OPERATIONS	\$3,713,296	\$11,426

Land Costs are based on a cost of \$43 PSF. Hard Costs are for four-story gurban product.



AUSTIN OFFICE

1111 West 6th Street, Bldg B
Suite 220
Austin, TX 78703

INVESTMENT SALES

SPENCER ROY

Phone 504.875.5662
sroy@walkerdunlop.com
License #738683

MATT POHL

Phone 512.497.1506
mpohl@walkerdunlop.com
License #604040

RYAN EPSTEIN

Phone 713.456.7394
repstein@walkerdunlop.com
License #552716

KEVIN DUFOUR

Phone 512.775.9130
kdufour@walkerdunlop.com
License #605435

FORREST BASS

Phone 512.632.4472
fbass@walkerdunlop.com
License #510164

KYLE PECO

Phone 512.785.9019
kpeco@walkerdunlop.com
License #564181

ALLIE ANDERSON

Phone 512.627.1813
aanderson@walkerdunlop.com
License #780119

ANALYST SUPPORT

THOMAS FINLEY

Phone 615.955.0334
tfinley@walkerdunlop.com

JACOB CLANTON

Phone 469.999.8252
jacob.clanton@walkerdunlop.com

Walker & Dunlop Investment Sales, LLC ("WDIS") is a Licensed Real Estate Broker. The information contained herein has been provided by sources deemed reliable, but no representation or warranty is made as to its accuracy or completeness. Any projections are an estimate based on assumptions believed to be reasonable, but no assurance can be given that the projection will be achieved. All information is subject to errors, omissions, changes, and can be withdrawn without notice, and seller expressly disclaims any obligation to supplement or update any information. This information is confidential and proprietary to our firm and has been prepared solely for the Client's internal business purposes. It is furnished on a strictly confidential basis and may not be disclosed to, used by, or relied upon by any third party without our prior written authorization.