



Susan Watkins, AICP
Housing Coordinator
Planning Department
City of Georgetown
406 W. 8th Street
Georgetown, TX 78626

LETTER OF INTENT: DEVELOPMENT OF ESPERO LANDING AND ASPERANZA HEIGHTS IN GEORGETOWN, TEXAS – REQUEST FOR HOUSING ADVISORY BOARD REVIEW & CITY COUNCIL RESOLUTIONS

Dear Ms. Watkins:

KCG Development, LLC (“KCG”) is proud to bring to the Housing Advisory Board a multi-phase development proposal for the Georgetown Community - Espero Landing, 206 units of affordable housing for families, and Asperanza Heights, 144 affordable and market rate units for seniors. The two communities are to be developed simultaneously on 16 acres that is part of the larger Saddlecreek PUD and will be the first multifamily portion of this rapidly growing neighborhood. This opportunity aligns with the recently updated Georgetown Comprehensive Plan, provides a unique opportunity for trans-generational living and closes the gap between the supply and demand for affordable housing in the community – which is more pressing now than ever in light of the long term economic impact COVID-19 has and will continue to have in the future.

Both of the proposed communities are well-aligned with the City’s Comprehensive Plan goals – which clearly identifies a need for more diverse, accessible and affordable housing. Asperanza Heights will provide mixed income senior housing, with affordable and market rate options, to close the gap between supply and demand that exists in the community. Espero Landing will increase accessibility and affordability of housing by providing housing to a wide range of income bands utilizing Income Averaging. This will provide affordable options for Georgetown community members who earn between 30 to 80% of Area Median Income (“AMI”). Those between 60-80% of AMI are often without housing that meets their budget as they exceed the standard limit of 60% of AMI that most affordable communities are limited to – leaving a gap in the supply of true “workforce housing”. Given that the Comprehensive Plan found that 51% of Georgetown renters pay over 30% of their income towards housing and 21% pay over 50% of income for housing – it’s clear that housing opportunities at a variety of income levels are needed for sustainable growth of the local community.

The opportunity for trans-generational multifamily development, pairing a family and senior housing on the same site, will yield tremendous community benefits. Families in Espero Landing and residents of the single family community of Saddlecreek can live side by side with their older relatives – preserving the independence of Asperanza Heights’ senior residents while keeping families connected and engaged with one another. Synergies with resident supportive services

KCG Development

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and enhanced community engagement will also occur, preventing senior residents from becoming disconnected from the larger community and allowing them to “age-in-place”.

The clear need for more diverse housing and the benefits it will yield for the Georgetown community are both exponentially increased in light of the present and long term economic impacts of the COVID-19 pandemic. This pandemic has made the extent to which communities rely on “essential workers” – who by and large would qualify for affordable housing – inarguably clear, reigniting the discussion around how community growth and economic policy should adapt to meet the needs of these vital individuals. From grocery clerks to delivery drivers, EMTs and even Georgetown Public Service Employees – these essential members of the community bring critical value that has been long overlooked. Espero Landing and Asperanza Heights will ensure that those who we rely on every day, and these days more than ever, have housing opportunities that do not leave them cost burdened and unable to live within their means. Equal housing opportunities for all is the definition of a “hand up, not a handout”, providing direct and immediate benefits not only to residents but to the Georgetown community as a whole.

Please accept this letter on behalf of KCG as a formal request for review by the Housing Advisory Board and to be reviewed for approval and issuance of a Resolution of No Objection by Georgetown City Council at the next meeting agenda for the development of Espero Landing and Asperanza Heights. KCG is currently under contract to purchase 16.2 acres located at 200 Carlson Cove – part of the larger Saddlecreek PUD. It will be financed via non-competitive (4%) housing tax credits (“HTC’s”) administered by the Texas Department of Housing and Community Affairs (“TDHCA”) and tax-exempt bonds issued by Capital Area Housing Finance Corporation (“CAHFC”), along with conventional debt.

A resolution of No Objection is being requested in accordance with Texas Government Code, §2306.67071, which calls for applications for developments financed through the private activity bond program to provide such resolutions. Each development will require a separate resolution. Our request for the city resolution will also need to include Authorization for the Allocation of Housing Tax Credits in municipalities with more than twice the state average of units per capita. This is being requested in accordance with Texas Government Code, §2306.6703(a)(4). Sample resolutions for both are attached.

Sincerely,



Ina Spokas
Vice President of Development

5/4/2020

Site Plan & Common Amenities:

Attached to this request is a preliminary site plan encompassing both Espero Landing and Asperanza Heights and renderings for each. Until public outreach can be completed, KCG has limited the illustration of design finishes in the site plan due to a desire to incorporate feedback from community leaders and citizens of the surrounding area. Final determinations regarding common amenities have not been made, however the below are what is anticipated at each property at this time. If any changes are made, the final selections will meet or exceed the requirements of both TDHCA and Georgetown's UDC requirements.

Espero Landing Common Amenities:

- Leasing & Service Office
- Secured Entry
- Furnished Private Fitness Center
- Children's Playscape
- Ping Pong Table, Shuffleboard or Pool Table
- Swimming Pool
- Full Perimeter Fencing
- Enclosed Community Sun Porch
- Dog Park
- Lighted Pathways Along Accessible Routes
- Gazebo with Sitting Area
- BBQ Grills & Picnic Tables
- Business Center with Workstations, Printer and Internet Access
- Furnished Community Room
- Library
- Community Kitchen/Dining Room
- High Speed Wifi in Clubhouse

Asperanza Heights Common Amenities:

- Leasing & Service Office
- Secured Entry
- Furnished Private Fitness Center
- Swimming Pool
- Full Perimeter Fencing
- Enclosed Community Sun Porch
- Dog Park
- Lighted Pathways Along Accessible Routes
- Gazebo with Sitting Area
- Activity Room with Supplies – Arts & Crafts, Board Games, etc
- BBQ Grills & Picnic Tables
- Furnished Community Room
- Community Kitchen/Dining Room
- High Speed Wifi in Clubhouse

Unit Amenities and Green Features:

The final array of unit amenities and energy-saving features at the development are also being finalized, but the current proposal for both Espero Landing and Asperanza Heights includes those typically available at KCG properties. These include: covered entries, storage rooms, covered patios or balconies, nine-foot

ceilings, washer/dryer connections, full appliance packages with self-cleaning ovens, Energy –Star dishwashers and refrigerators, and sink disposals. In addition, units will feature Energy-Star lighting and ceiling fans, Energy Star rated low-e thermal windows, high efficiency/water conserving plumbing fixtures for toilet, showerheads, and faucets, and at least 14 SEER HVAC systems. Performance standards are the Texas Health and Safety Code, Chapter 372 and the EPA's WaterSense Label. Additional green building features proposed are native trees and plants that reduce irrigation requirements and a sprinkler system with rain sensors. A water well is planned for the irrigation system to reduce the overall consumption of non-potable water.

Accessibility:

The development will provide all necessary accessibility features via compliance with all applicable federal, state, and local requirements regarding accessibility, including but not limited to fair housing laws, including Chapter 301, Property Code, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), the Fair Housing Amendments Act of 1988 (42 U.S.C. §§3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. §§2000a et seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. §§12101 et seq.); the Rehabilitation Act of 1973 (29 U.S.C. §§701 et seq.); Fair Housing Accessibility; and the Texas Fair Housing Act. The development will be designed to be consistent with the Fair Housing Act Design Manual produced by HUD, and the Texas Accessibility Standards. The development will also meet 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" Federal Register 79 FR 29671. In general this requires that 5% of the units (11 will meet Uniform Accessibility Standards ("UFAS") and 2% of the units will be accessible to the hearing and visually impaired – this translates to the below for each community:

- **Espero Landing (Family)**
 - 11 (5%) Units designed to Uniform Accessibility Standards
 - 5 (2%) Units designed to Hearing/Visual Standards
- **Asperanza Heights (Senior)**
 - 8 (5%) Units designed to Uniform Accessibility Standards
 - 3 (2%) Units designed to Hearing/Visual Standards

Unit Mix, Rent Limits & Affordability Period:

Below outlines the Unit Mix & Projected Rent Levels for each community. The TDHCA Maximum Rent and Income Limits for each community are attached to this submittal. Please note that the TDHCA Rent Limits attached do not account for Utility Allowances, which further reduces the "maximum rent" that can be charged to provide for the cost of utilities to the tenants.

Espero Landing (Family) Unit Mix & Projected Rent Levels

Bedrooms	Bathrooms	Area (sf)	% of Total	Total
1	1	800	35%	71
2	2	1000	50%	103
3	2	1200	15%	32
Total			100%	206

				Projected
Bedrooms	Unit Type	Set-aside	Units	Rent
1	LIHTC	30%	12	501
1	LIHTC	50%	22	867
1	LIHTC	60%	26	979
1	LIHTC	80%	11	1,372
2	LIHTC	30%	6	594
2	LIHTC	50%	16	1,033
2	LIHTC	60%	58	1,168
2	LIHTC	80%	23	1,639
3	LIHTC	30%	6	680
3	LIHTC	50%	12	1,188
3	LIHTC	60%	2	1,320
3	LIHTC	80%	12	1,887

- KCG is targeting a wide range of income bands in an effort to provide for underserved families and individuals in the Georgetown community as the vast majority of the City's affordable housing inventory is set to 60% of Area Median Income. This will be extremely beneficial for citizens earning between 60% and 80% of Area Median Income as often are forced to pay market rate rents due to extremely limited affordable options for those over the 60% level. The same goes for renters making 30% or less of Area Median Income, who often end up paying 60% rent levels despite earning significantly less.

Asperanza Heights (Senior) Unit Mix & Projected Rent Levels

Bedrooms	Bathrooms	Area (sf)	% of Total	Total
1	1	800	35%	50
2	2	1000	65%	94
Total			100%	144

Bedrooms	Unit Type	Set-aside	Units	Projected Rent
1	LIHTC	60%	40	979
1	Market	N/A	10	1,250
2	LIHTC	60%	83	1,168
2	Market	N/A	11	1,600

Impact on Georgetown ISD Schools – Espero Landing Only:

According to the Naperville model, a matrix that is widely used to predict the number of school age children that will live in a multifamily development, the family tenancy of Espero Landing will result in approximately 42 school-age children living in the apartment community. The analysis supporting this calculation is attached. KCG has reached out to Georgetown ISD to make them aware of the development plans so that they can plan accordingly and accommodate any additional students for the district as a result of this new development. The site has proximity to both Jim Mitchell Elementary and George Wagner Middle School. KCG has reached out to GISD to begin conversations of Espero Landing's potential impact on the school system.

Zoning:

The site is part of the Saddlecreek PUD. This particular tract has the allowed use of MF-2 (multifamily) up to 350 units for the 16.2 acre parcel (21.6 units/acre). The PUD Ordinance (#2015-58) is attached, as well as the application for a zoning verification letter and its supporting documents.

Financing:

Total costs as currently projected are at nearly \$70MM for both communities – roughly \$41.5MM for Espero Landing and \$28.3MM for Asperanza Heights. Capitol Area Housing Finance Corporation ("CAHFC") will act as the issuer of tax-exempt bonds in the amount of approximately \$50MM – with both developments financed via the same bond issuance. The bonds are anticipated to be privately placed and remain outstanding for 40 years. Construction and permanent financing will be provided through a Freddie TEL Tax Exempt Bond structure.

In addition, between the two communities approximately \$16MM in equity (\$10MM for Espero Landing and \$6MM for Asperanza Heights) will be provided via syndication of the housing tax credits. Remaining costs will be covered by rental income and deferment of developer fees. The property is currently vacant land so no known capital improvements are required at this time and it is not under contract with any other funding programs.

Affordability Period:

Per TDCHA regulation both properties will remain affordable for a minimum of 30 years.

Tax Exemption:

Through partnership with a Housing Finance Corporation, a tax exemption is proposed and required for financial viability of the developments. As noted in the City's Comprehensive Plan, "Building low income housing in a community like Georgetown can be difficult, especially because central, well-connected housing tends to represent high value land." This is the situation KCG faces with the site, where cost to acquire the land makes the development financially infeasible without a tax abatement. This means the parcel will not generate real estate taxes for the City, however it also means KCG is not requesting any fee waivers or for any sort of financial assistance from the City. It also ensures that residents, most of whom will relocate from within the City where they are paying rental rates that leave them cash strapped and living "month to month", will now have excess disposable income to put back into their community.

Other Financial Impact on City of Georgetown:

KCG expects the majority of residents to relocate from within the City, many of whom currently are paying market rate levels for housing. By relocating to homes within their budget, the City will benefit from residents with excess free cash – translating to added sales tax income and decreased burden on City provided social programs and services as affordable housing provides a "hand up, not a handout" to residents.

Utility Consumption:

KCG has engaged a Civil Engineer to assist in the site planning and design process, in coordination with our in-house architecture design team. An assessment based on the projected unit mix indicates that the two communities will require approximately 174 LUEs for water and wastewater. Due to location, the site will be served by Jonah Water and City of Georgetown Wastewater.

Off-Site Capital Improvements:

The only known improvements required at this time will be to extend Water and Wastewater lines to the site.

Additional Letter Requests from City of Georgetown for TDHCA: Only a Utility Availability Letter will be required from the City Utility Systems regarding the site location being within the service area for wastewater.

TDHCA Scoring Criteria:

This development will be financed with non-competitive (4%) housing tax credits, and therefore the application is not “scored” in the same manner as the competitive (9%) applications. However, the application does need to meet several threshold criteria in order to be eligible for funding. Those criteria relate to the suitability of the site and the surrounding neighborhood, the amenities and services provided at the community, the experience of the developer/owner, and the financial feasibility of the project. KCG is confident that both communities will meet all the necessary requirements to receive an award of 4% credits.

Letters of Support:

Attached are Letters of Support (“LOS”) from selected past KCG developments across Texas as well as letters for Espero Landing and Asperanza Heights, as outlined below:

- Espero Landing & Asperanza Heights – Georgetown
 - LOS from the Georgetown Boys & Girls Club
- Vista Bella – Lago Vista
 - LOS from State Representative Paul D. Workman
- The Station at 9150 – Houston
 - LOS from City Councilman Robert Gallegos
- Hapori Heights – Houston
 - LOS from City Councilman Robert Gallegos

Public Outreach Plan:

As mentioned previously, the land is within the Saddlecreek PUD, which has an HOA in place for the single family developments that comprise the land adjacent to the proposed multifamily developments. KCG has already begun preliminary discussions with the Saddlecreek HOA but will wait for approval of the Public Outreach Plan to begin formal discussions, particularly in light of the current COVID-19 situation. Discussions with City Planning have indicated that virtual Public Outreach is the most prudent method – an approach KCG has experienced great success with on other developments both prior to and during COVID-19. An outline of the KCG protocol for virtual public meetings is attached for the review and approval of the Housing Advisory Board. As the COVID-19 situation develops and once the plan is approved, the meeting dates will be set in coordination with the Saddlecreek HOA and City staff and will be advertised as appropriate - directly to the HOA, local newspaper, and/or postings at local libraries, schools, or other public venues.

Overview of KCG Development & Similar Projects:

KCG Development was formed in 2015 with a single purpose: to build vibrant communities that offer all residents an enhanced quality of life and a proud place to call home. Founded on the guiding principle that positive social impact and profitable development are not mutually exclusive, we strive to advance and redefine standards for superior-quality sustainable communities.

Our unique approach combines a clearly defined vision with an unwavering commitment to deliver on our promises. Through the development and operation of each community, we focus on maximizing the environmental, social, and financial returns for our residents and partners. Our team is comprised of motivated, seasoned real estate professionals with expertise in economic development, multifamily design, construction, and finance. Collectively throughout our careers, we have developed, financed and built more than \$2 billion of multifamily rental housing. We rely on our combined expertise and experience to create unique delivery solutions for each project. Rather than take a “one-size-fits-all” approach to development, we engage and collaborate with community stakeholders to build sustainable, active communities.

The KCG team has successfully planned, developed, rehabilitated, built and / or managed many different types of communities including mixed-use, mixed-income, transit-oriented, green building, historic rehabilitations, military housing, senior, and both market-rate and work-force housing. KCG’s strong track record is a testament to our integrity, responsiveness, transparency and collaboration. To date, KCG has developed nearly 1200 units nationwide with several hundred more units on track to close in the near future. Following is an overview of the 4 Texas affordable housing communities in KCG’s portfolio as well as those set to close in the near future:

- Vista Bella – Lago Vista
 - 72 Unit Family Community
 - Status: Stabilized
- Hills at Leander – Leander
 - 228 Unit Senior Community
 - Status: Under Lease Up
- Legacy Ranch @ Dessau East – Fort Dessau
 - 232 Unit Senior Community
 - Status: Under Construction
- Bellfort Park Apartments – Houston
 - 64 Unit Family Community
 - Status: Occupied & Under In-Place Renovation

The below developments encompass the balance of KCG’s Texas existing pipeline:

- Blue Water Gardens
 - 4% Acquisition/Renovation of 132 existing Section 8 units
 - Targeted for August 2020 closing
- The Station at 9150
 - 4% New Construction of 180 units
 - Targeted for Q1 2021 closing
- Hapori Heights
 - 4% New Construction of 130 units
 - Targeted for Q1 2021 closing

KCG also has several properties nationwide – for a full overview of the company’s portfolio visit kcgcompanies.com/portfolio. KCG’s development entity, KCG Development, LLC, has never had a name change. However since inception in 2015, KCG has reorganized and grown into a vertically integrated development, design and construction firm operating under the KCG Companies, LLC umbrella. KCG Companies is comprised of KCG Development, LLC, KCG Design, LLC and KCG Construction, LLC.

Overview of Capstone Property Management:

Capstone Real Estate Services, Inc. (“Capstone”) is a full-service, third-party management firm presently managing approximately 40,000 multi-family units. Founded in 1969, Capstone maintains 14 offices across 6 states and employs approximately 850 people in the field of

property management. With a portfolio spanning more than 75 cities, Capstone ranks as one of the 15 largest third-party management firms in the nation.

Capstone has significant experience with affordable housing units similar to the communities KCG is proposing at Espero Landing and Asperanza Heights. Currently, Capstone manages affordable communities totaling over 23,000 units. This includes the LIHTC Program, the RTC/AHDP Affordable Housing Program, Tax Exempt Bond, HOME, Section 8, Housing Trust Fund (HTF), Walker Program, Section 202 Elderly, Military Rent-Restricted, Public Housing, and more. To better serve its clients, Capstone has a Compliance Department to effectively monitor properties it manages with governmental reporting requirements. Capstone is currently ranked by NAHMA as the nation's 9th largest affordable housing management company, as well as the 7th largest LIHTC manager in the country.

Capstone's apartment new construction management experience is extensive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease up for 175+ properties totaling over 33,000 units in 60+ cities and 6 states since 1994. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. About 75% of lease-ups have been completed in 9 months or less, with 51% completed in under 6 months.

Capstone has operated under the Capstone Real Estate Services, Inc. name since inception in 1969.



HOUSING TAX CREDIT RESOLUTION OF SUPPORT REQUEST

Deadlines: 9% Competitive Tuesday, December 31, 2019
4% Non-Competitive Six weeks before the Housing Advisory Board Meeting

The Housing Advisory Board regularly meets the third Monday of the month at 3:30 p.m. at the Historic Light & Waterworks Building (406 W. 8th Street). Please see the **HTC Schedule** for other requirements.

Zoning: 9% Competitive If the zoning district for the property does not allow for multifamily/apartment development, you must initiate the rezoning process with the Planning Department by December 1, 2019.

4% Non-Competitive The property must have zoning entitlements for multifamily/apartments before the HTC can be considered by City Council.

Public Outreach: Existing Rehabilitation -- No outreach is required.

9% and 4% New Construction

The applicant must hold two public meetings, one at least three weeks before the City Council consideration. Outreach will consist of letters, signage and ads to residential neighborhoods within ½ mile of the site. An outreach plan must be approved by the Housing Coordinator.

Application: The following items are required for submittal. If requested information is missing, the application may not be accepted.

- Application Form
- Zoning verification or rezoning application number
- Public Outreach Plan
- Draft Resolutions (Two-times and Support)
- Letter of Intent with Detailed Information

The Housing Coordinator is available to advise you on any requirements. Please call 512-930-8477 or email housing@georgetown.org for an appointment to discuss your application.



HOUSING TAX CREDIT APPLICATION

PROJECT NAME: Espero Landing & Asperanza Heights

PROJECT INFORMATION

Property Address: 200 Carlson Cove

Zoning District: C-1 Acreage: 16.2

Total Number of Units: Espero Landing - 206 Asperanza Heights - 144

Affordability: 30% 50% 60% Market See LOI for Unit Mix

Do you have site control or owner's consent to apply for Housing Tax Credits? Yes X No

APPLICANT INFORMATION

Company KCG Development, LLC Name:

Contact Name: Ina Spokas

Address:

9333 North Meridian Street Suite 230 City:

Indianapolis State Indiana Zip: 46260

Work Phone: 463-204-8812

Cell Phone: 512-689-8812 Email: ina.spokas@kcgcompanies.com

PROPERTY INFORMATION

Owner Woodhull Ventures 2015, LLC Name(s): David Nairne

Address:

9111 Jollyville Road Suite 212 City:

Austin State: TX Zip: 78759

Work Phone: 512-226-8718 Cell Phone: 817-675-5084

Email: Michael.Gonzalez@berkadia.com - note this is Broker for Owner, please contact for questions

Applicant's Signature: Ina K. Spokas

Printed Name: Ina Spokas Date: 5/4/2020

By signing this form, the applicant authorizes the City of Georgetown to begin proceeding in accordance with the process for this request. The applicant further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the decision making authority may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.



HOUSING TAX CREDIT DETAILED INFORMATION

SITE INFORMATION

- ☒ Breakdown of unit types and rental rates by income level
- ☒ If in an existing program (not HTC) will rent levels change from existing?
- ☒ Architectural renderings of buildings.
- ☒ Proposed site layout.
- ☒ Number of accessible units.
- ☒ What ADA features are included?
- ☒ If the development includes market rate units, do these units differ from the income restricted units in any way?
- ☒ List the amenities included in individual units as well as those for the entire site.
- ☒ Describe energy efficiency components that will be included.

DEVELOPMENT AND MANAGEMENT COMPANY INFORMATION

- ☒ Will the management be in-house or a separate entity?
- ☒ Have there been any changes in company names or re-organizations?
- ☒ Provide history of similar projects developed and managed.
- ☒ How many tax credit projects have you developed in Texas?
- ☒ Provide two letters of support from existing developments similar to the proposal.

FINANCIAL INFORMATION

- ☒ Will the site have any property tax exemptions after development?
- ☒ What is the affordability period requirement for this project?
- ☒ Provide an analysis of the economic impact to the City (property tax increase, utility consumption, sales tax base).
- ☒ Will this development require off-site capital improvements?

OTHER INFORMATION

- ☒ Please provide an analysis on how your project will impact the school district and provide any feedback received from school district.
- ☒ Provide the TDHCA scoring criteria that you anticipate meeting.
- ☒ Please list any additional information or letters that you will be requesting from the City or Georgetown Utility Systems for the TDHCA application requirements.



HOUSING TAX CREDIT 2019-2020 SCHEDULE (9%)

2019

December 1	Rezoning Application Due (if necessary)
December 31	HTC Resolution Applications Due

2020

January 21	Housing Advisory Board Meeting
January 21	Hold at least 1 Public Meeting by this date
January 28	City Council Workshop
February 11	City Council Meeting
February 28	TDHCA Application Due



LETTER OF INTENT: REQUEST FOR ZONING VERIFICATION LETTER

The enclosed documents are provided to request a Zoning Verification Letter regarding parcel #R539263 – to evidence that Multifamily Attached Dwellings are permissible on the site as detailed in the Permitted Use Table of UDC Chapter 5. A parcel map illustrating the site is within the Saddlecreek PUD, the PUD Ordinance Documents and a Survey have been provided for reference.

Thank you,

CJ Lintner
Development Analyst
CJ.Lintner@KCGCompanies.com
Cell: 317-502-9239

Subject Parcel



NON RESIDENTIAL LAND USE SUMMARY

Employment Center (C-1, BP)*	62.7 AC.	401,623 s.f.**
Major Row	1.9 AC.	
Open Space	3.6 AC.	
TOTAL	68.2 AC.*	

Notes:
 * A maximum of 16.6 acres of non-residential acreage or 350 units may be multi family, MF-2, located within the C-1 Parcel D at the intersection of Bell Gin and Sam Houston Avenue.
 **Maximum square footage assuming .2 F.A.R. and 16.6 acres of MF-2

RESIDENTIAL LAND USE SUMMARY

LOT TYPE	ACRES	MAXIMUM UNITS
RESIDENTIAL (RS)	184.6 AC.	
CLUSTER/TOWNHOUSE (MF-1)	44.2 AC.	
RESIDENTIAL TOTAL	228.8 AC.	1,500 units

Residential Unit Restrictions:

Multi Family (MF-1) Product shall not exceed 475 units
 Multi Family (MF-2) shall not exceed 350 units
 Single Family detached shall not exceed 1,100 units

Amenity Center	1.8 AC.
Major Row	19.6 AC.
Open Space*	34.6 AC.
TOTAL	284.8 AC.

Notes:
 * Open space includes parks, greenbelts, enhanced lakes, easements and buffers



Scale: 1" = 600'
 Date: July 6, 2015

SEC Planning, LLC
 Land Planning • Landscape Architecture • Community Branding
 ALUSTIN, TEXAS
 (512) 240-7883 • (512) 240-7703
 www.secplanning.com • info@secplanning.com

EXHIBIT C
 SADDLECREEK
 GEORGETOWN, TEXAS

SHEET FILE: Q:\130144-SADDLECREEK\PLANNING\WORKBOOK\July 2015\93 Submittal\Exhibit C.dwg
 Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

Exhibit C

ORDINANCE NO. 2015-58

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to rezone 353.45 acres in the Stubblefield Survey from the Agriculture (AG) District to Planned Unit Development (PUD), to be known as Saddlecreek; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

353.45 acres of the Stubblefield Survey, as described in Exhibit B of this ordinance as documented in the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property"; and

Whereas, the City Council has submitted the proposed amendment to the Official Zoning Map to the Planning and Zoning Commission for its consideration at a public hearing and for its recommendation or report; and

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on September 15, 2015, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on October 13, 2015, held an additional public hearing prior to taking action on the requested rezoning of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Section 2. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended from the Agriculture District (AG) to a Planned Unit Development

Ordinance Number: 2015-58

Page 1 of 2

Description: Saddlecreek PUD Rezoning

Case File Number: REZ-2014-022

Date Approved: October 27, 2015

Exhibits A-F Attached

(PUD), with base zoning districts of Residential (RS), Multifamily Low-Density (MF-1), Local Commercial (C-1), and Business Park (BP), according to *Exhibit C* (Land Use Summary) and *Exhibit B* (Legal Description) and incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 13th day of October, 2015.

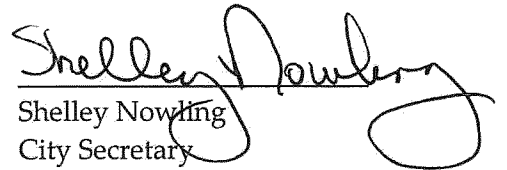
APPROVED AND ADOPTED on Second Reading on the 27th day of October, 2015.

THE CITY OF GEORGETOWN:



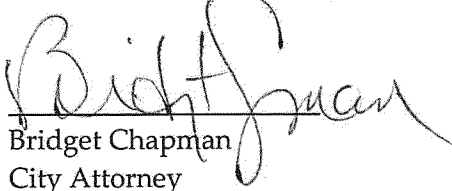
Dale Ross
Mayor

ATTEST:



Shelley Nowling
City Secretary

APPROVED AS TO FORM:



Bridget Chapman
City Attorney

Ordinance Number: 2015-58

Description: Saddlecreek PUD Rezoning

Date Approved: October 27, 2015

Page 2 of 2

Case File Number: REZ-2014-022

Exhibits A-F Attached

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:



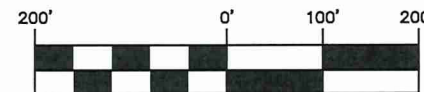
- D.R. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 FOUND I.R. (PAPE-DAWSON)
 SET 1/2" IRON ROD (PAPE-DAWSON)

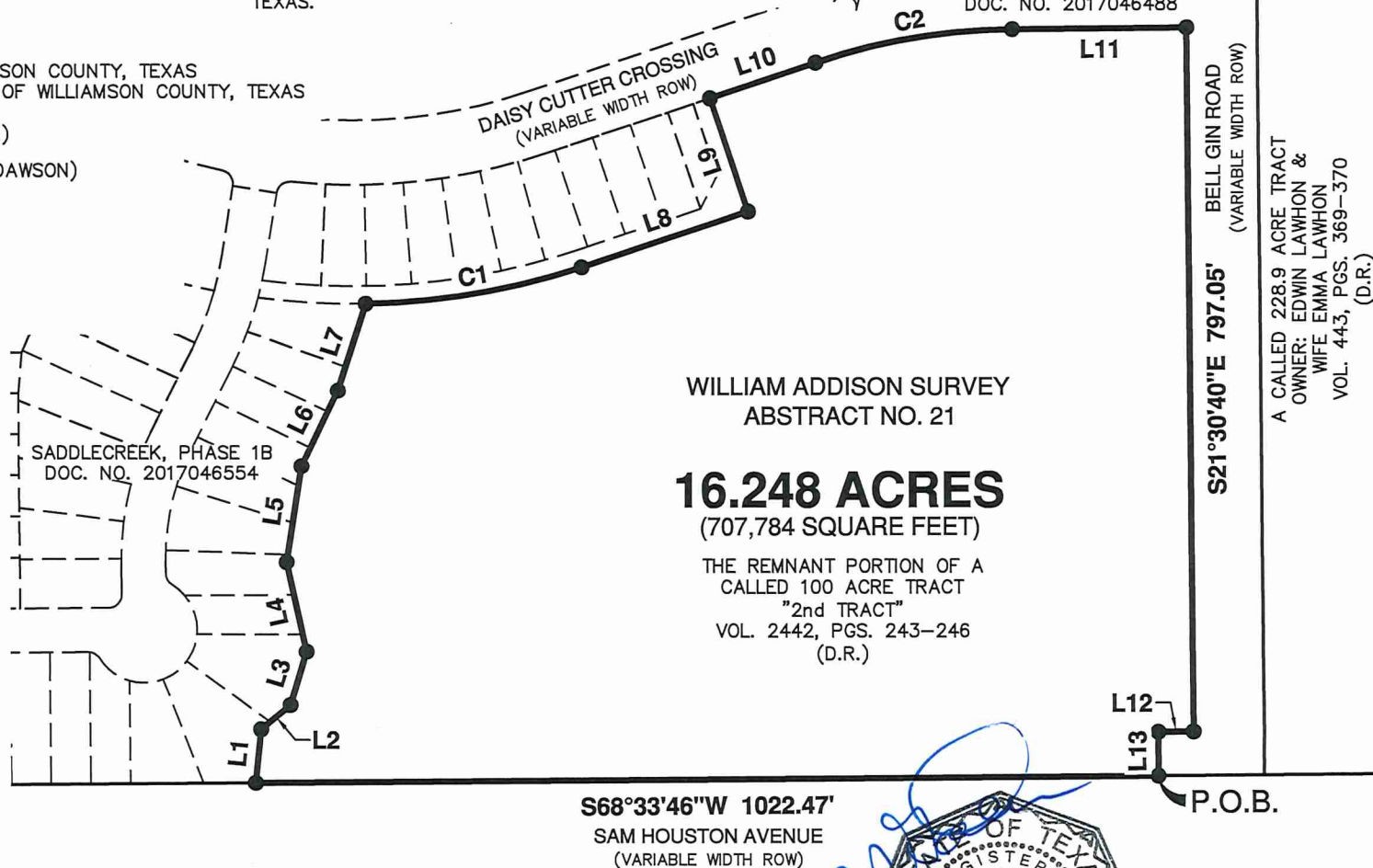
EXHIBIT OF

A 16.248 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 100 ACRE TRACT OF LAND "2nd TRACT" CONVEYED TO WOODHULL FAMILY PARTNERS RECORDED IN VOLUME 2442, PAGE 243 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

1 inch = 200'



SADDLECREEK, PHASE 1A
 DOC. NO. 2017046488



BELL GIN ROAD
 (VARIABLE WIDTH ROW)

A CALLED 228.9 ACRE TRACT
 OWNER: EDWIN LAWHON &
 WIFE EMMA LAWHON
 VOL. 443, PGS. 369-370
 (D.R.)

LINE TABLE

LINE	BEARING	LENGTH
L1	N15°11'23"W	61.19'
L2	N29°17'42"E	43.24'
L3	N04°15'50"W	63.35'
L4	N33°33'42"W	103.32'
L5	N12°08'49"W	109.56'
L6	N04°38'45"E	95.38'
L7	N03°26'16"W	103.98'
L8	N50°26'33"E	198.92'
L9	N39°33'45"W	135.01'
L10	N50°26'15"E	126.30'
L11	N68°31'56"E	197.75'
L12	S68°29'20"W	40.00'
L13	S21°30'40"E	49.85'

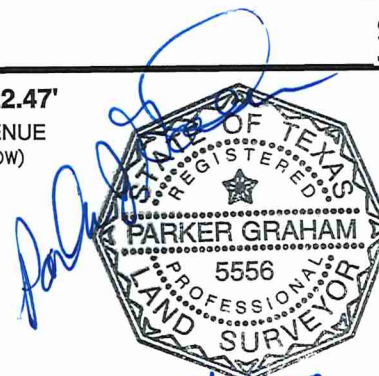
CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	828.03'	17°14'01"	N59°25'52"E	248.12'	249.06'
C2	717.00'	18°05'41"	N59°29'05"E	225.50'	226.44'

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DECEMBER 4, 2019



12/4/2019

JOB No.:

SHEET 1 OF 1

50815-04



FIELD NOTES

FOR

A 16.248 ACRE TRACT OF LAND, SITUATED IN THE WILLIAM ADDISON SURVEY, ABSTRACT NO. 21 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 100 ACRE TRACT OF LAND "2nd TRACT" CONVEYED TO WOODHULL FAMILY PARTNERS RECORDED IN VOLUME 2442, PAGE 243 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 16.248 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found in the north right-of-way line of Sam Houston Avenue, a variable width right-of-way, said point being the southwest terminus of Bell Gin Road, a variable width right-of-way in Saddlecreek, Phase 1A, a subdivision according to the plat recorded in Document No. 2017046488 of the Official Public Records of Williamson County, Texas, also being the southeast corner of said Remnant Portion for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE S 68°33'46" W, with the north right-of-way line of said Sam Houston Avenue, same being the south line of said 100 acre tract, a distance of **1022.47 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southernmost southeast corner of Saddlecreek Phase 1B, a subdivision according to the plat recorded in Document No. 2017046554 of the Official Public Records of Williamson County, Texas, same being the southwest corner of said Remnant Portion, for the southwest corner hereof;

THENCE departing the north right-of-way line of said Sam Houston Avenue, with the westerly line of said Remnant Portion, same being the easterly line of said Saddlecreek Phase 1B the following nine (9) courses and distances:

1. **N 15°11'23" W**, a distance of **61.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,
2. **N 29°17'42" E**, a distance of **43.24 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,
3. **N 04°15'50" W**, a distance of **63.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,

4. **N 33°33'42" W**, a distance of **103.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,
5. **N 12°08'49" W**, a distance of **109.56 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,
6. **N 04°38'45" E**, a distance of **95.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof,
7. **N 03°26'16" W**, a distance of **103.98 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature,
8. along the arc of a curve to the left, having a **radius of 828.03 feet**, a **central angle of 17°14'01"**, a **chord bearing and distance of N 59°25'52" E, 248.12 feet**, for an **arc length of 249.06 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
9. **N 50°26'33" E**, a distance of **198.92 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for and angle point hereof, and
10. **N 39°33'45" W**, a distance of **135.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the south right-of-way line of Daisy Cutter Crossing, a variable width right-of-way recorded in said Saddlecreek Phase 1A, said point being the northwest corner of said Remnant Portion, same being the northeast corner of said Saddlecreek Phase 1B for the northernmost northwest corner hereof;

THENCE with the south right-of-way line of said Daisy Cutter Crossing, same being the north line of said Remnant Portion, the following three (3) courses and distances:

1. **N 50°26'15" E**, a distance of **126.30 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
2. along the arc of a curve to the right, having a **radius of 717.00 feet**, a **central angle of 18°05'41"**, a **chord bearing and distance of N 59°29'05" E, 225.50 feet**, for an **arc length of 226.44 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency, and
3. **N 68°31'56" E**, a distance of **197.75 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast terminus of said Daisy Cutter Crossing, same being a point in the west right-of-way line of said Bell Gin Road;

THENCE with the westerly right-of-way line of said Bell Gin Road, same being the easterly line of said Remnant Portion the following three (3) courses and distances:

1. **S 21°30'40" E**, a distance of **797.05 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. **S 68°29'20" W**, a distance of **40.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
3. **S 21°30'40" E**, a distance of **49.85 feet** to the **POINT OF BEGINNING** and containing 16.248 acres in the City of Georgetown, Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and an exhibit prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: December 4, 2019

JOB No.: 50815-04

DOC.ID.: H:\Survey\CIVIL\50815-04\Takedown & Option Tracts\Word\50815-04_16.248Ac_Sec.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



12/4/2019

CONFIRMATION OF ZONING VERIFICATION LETTER ACCEPTANCE

CJ Lintner

From: Susan Watkins <Susan.Watkins@georgetown.org>
Sent: Friday, April 24, 2020 5:59 PM
To: Ina Spokas; CJ Lintner
Subject: RE: [EXTERNAL] Questions - City's HTC Application Process - KCG Proposed Development at Saddlecreek (Georgetown)

Hi Ina and CJ,

It was good talking with you this morning. The link to the March 24th workshop is here (end of Item B and Item C):

<https://georgetowntx.swagit.com/play/03242020-826>

For impact to the school district, you might reach out to the Georgetown ISD real estate board.

To obtain the Zoning Verification Letter, please follow steps in the Letter of Regulatory Compliance checklist found here: <https://udc.georgetown.org/files/2019/08/LTR-Letter-of-Regulatory-Compliance.pdf>. The checklist is written for both plat certification and zoning verification. Please only provide items relevant to zoning verification (you can ignore plat letter requirements).

You will need to apply for the zoning verification letter on MyGovernmentOnline. You can find the link to the MyGovernmentOnline portal and user guide here: <https://udc.georgetown.org/mygovernmentonline/>. When you apply your type is Letter of Regulatory Compliance and the subtype is "Zoning Verification Letter".

You can submit anytime, but the next application submittal date is May 4, 2020, and the application will be processed then. You can pay online by credit card. You will receive an invoice on the day it is processed. We have reviewed the zoning internally, so you will meet the requirements for the Housing Resolution application.

Thank you,

Susan Watkins, AICP
Housing Coordinator

City of Georgetown
Planning Department
406 W. 8th Street
Georgetown, TX 78626
(512) 930-8477

Espero Landing and Asperanza Heights – Public Outreach Meeting Guidelines

We are hosting a Community Zoom Meeting on XXX Date, XXX Month 2020 from X to X CST to discuss KCG Development, LLC's Proposal for the 16.2 acres located at 200 Carlson CV – a part of the larger Saddlecreek PUD.

Due to COVID-19, we are conducting this meeting digitally as a matter of public health. KCG has provided a link and a telephone number for you to join the meeting if you are interested in participating. The link will allow you to see the faces of all attendees and, will allow you to submit questions or share comments.

Because this is a new format, we want to share the meeting rules to foster a fair and healthy meeting environment:

1. All participants will be muted upon entering the meeting. You will not need to select that option on your phone or through the zoom link. Participants are muted to block background noise which can make it difficult for others to hear.
2. In an effort to help structure the meeting, please email cj.lintner@kcgcompanies.com if you would like time to speak about the development during the meeting. Please include your first and last name, your telephone number, and your address. We will unmute you once it is your turn to speak. Speaking order will be determined by when Mo receives your email request.
3. All participants will have up to 2 minutes to ask questions or make comments directly to the development team or myself.
4. If you have any questions prior to our call, please email them directly to cj.lintner@kcgcompanies.com this will allow KCG to address these questions or comments during their presentation.
5. If for some reason you are unable to ask your question during the zoom call, please send your questions to cj.lintner@kcgcompanies.com.
6. If you have any technical issues, please email cj.lintner@kcgcompanies.com

Call Instructions: TBD ONCE MEETING IS SET

Meeting ID: TBD ONCE MEETING IS SET

Sample Resolution of No Objection

Pursuant to §11.9(d)(1) of the QAP and in accordance with Tex. Gov't Code §2306.6710(b), an Application may qualify for up to seventeen (17) points for a resolution or resolutions from the municipality and/or county in which the proposed development site is located. Resolutions that expressly set forth that the municipality or county supports the Application or Development are worth maximum points while resolutions setting forth that the municipality or county has no objection to the Application or Development are worth fewer points. Pursuant to §11.9(d)(1) once a resolution has been submitted it may not be changed or withdrawn. The resolution must be submitted by the Full Application Delivery Date as identified in §11.2(a) of the QAP, regarding Competitive HTC Deadlines. A sample resolution is provided below.

WHEREAS, **KCG Development, LLC** has proposed a development for affordable rental housing at **200 Carlson Cove** named **Asperanza Heights** in the **City of Georgetown in Williamson County**; and

WHEREAS, **KCG Development, LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **Asperanza Heights**

It is hereby

RESOLVED, that the **City of Georgetown**, acting through its governing body, hereby confirms that it **has no objection to** the proposed **Asperanza Heights located at 200 Carlson Cove, Application Number XXX** and that this formal action has been taken to put on record the opinion expressed by the **City of Georgetown** on **[date]**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Sample Resolution of No Objection

Pursuant to §11.9(d)(1) of the QAP and in accordance with Tex. Gov't Code §2306.6710(b), an Application may qualify for up to seventeen (17) points for a resolution or resolutions from the municipality and/or county in which the proposed development site is located. Resolutions that expressly set forth that the municipality or county supports the Application or Development are worth maximum points while resolutions setting forth that the municipality or county has no objection to the Application or Development are worth fewer points. Pursuant to §11.9(d)(1) once a resolution has been submitted it may not be changed or withdrawn. The resolution must be submitted by the Full Application Delivery Date as identified in §11.2(a) of the QAP, regarding Competitive HTC Deadlines. A sample resolution is provided below.

WHEREAS, **KCG Development, LLC** has proposed a development for affordable rental housing at **200 Carlson Cove** named **Espero Landing** in the **City of Georgetown in Williamson County**; and

WHEREAS, **KCG Development, LLC** has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs for 2020 Competitive 9% Housing Tax Credits for **Espero Landing**

It is hereby

RESOLVED, that the **City of Georgetown**, acting through its governing body, hereby confirms that it **has no objection to** the proposed **Espero Landing located at 200 Carlson Cove, Application Number XXX** and that this formal action has been taken to put on record the opinion expressed by the **City of Georgetown** on **[date]**, and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Twice the State Average Per Capita – Sample Resolution

Pursuant to §11.3(c) of the QAP, for applications located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Acceptance Period begins, or for Tax-Exempt Bond Developments, Applications submitted after the Application Acceptance Period begins, then the Applicant must obtain prior approval of the Development from the Governing Body of the appropriate municipality or county containing the Development. That approval must also contain a written expression of support in the form of a resolution, and that resolution must include a reference to Tex. Gov't Code §2306.6703(a)(4) and authorize an allocation of Housing Tax Credits for the Development. The resolution must be submitted by the Full Application Delivery Date as identified in §11.2(a) of the QAP, regarding Competitive HTC Deadlines, or Resolutions Delivery Date in §11.2(b) of the QAP, regarding Tax-Exempt Bond Development Dates and Deadlines, as applicable. A list of the areas with more than twice the state average of units per capita can be found in the 2020 HTC Site Demographic Characteristics Report posted on the Department's website. A sample resolution is provided below.

WHEREAS, **KCG Development, LLC** has proposed a development for affordable rental housing at **200 Carlson Cove** named **Asperanza Heights** in the **City of Georgetown, Williamson County** and

WHEREAS, **KCG Development, LLC** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 or 2021 **Housing Tax Credits and Private Activity Bond** funds for **Asperanza Heights**.

It is hereby

RESOLVED, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the **City of Georgetown** has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the **City of Georgetown** hereby supports the proposed **Asperanza Heights** and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

Twice the State Average Per Capita – Sample Resolution

Pursuant to §11.3(c) of the QAP, for applications located in a municipality, or if located completely outside a municipality, a county, that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds at the time the Application Acceptance Period begins, or for Tax-Exempt Bond Developments, Applications submitted after the Application Acceptance Period begins, then the Applicant must obtain prior approval of the Development from the Governing Body of the appropriate municipality or county containing the Development. That approval must also contain a written expression of support in the form of a resolution, and that resolution must include a reference to Tex. Gov't Code §2306.6703(a)(4) and authorize an allocation of Housing Tax Credits for the Development. The resolution must be submitted by the Full Application Delivery Date as identified in §11.2(a) of the QAP, regarding Competitive HTC Deadlines, or Resolutions Delivery Date in §11.2(b) of the QAP, regarding Tax-Exempt Bond Development Dates and Deadlines, as applicable. A list of the areas with more than twice the state average of units per capita can be found in the 2020 HTC Site Demographic Characteristics Report posted on the Department's website. A sample resolution is provided below.

WHEREAS, **KCG Development, LLC** has proposed a development for affordable rental housing at **200 Carlson Cove** named **Espero Landing** in the **City of Georgetown, Williamson County** and

WHEREAS, **KCG Development, LLC** has communicated that it intends to submit an application to the Texas Department of Housing and Community Affairs ("TDHCA") for 2020 or 2021 **Housing Tax Credits and Private Activity Bond** funds for **Espero Landing**.

It is hereby

RESOLVED, that as provided for in §11.3(c) of the Qualified Allocation Plan, it is expressly acknowledged and confirmed that the **City of Georgetown** has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds and

FURTHER RESOLVED, that the **City of Georgetown** hereby supports the proposed **Espero Landing** and confirms that its governing body has voted specifically to approve the construction or rehabilitation of the Development and to authorize an allocation of Housing Tax Credits for the Development pursuant to Tex. Gov't Code §2306.6703(a)(4), and

FURTHER RESOLVED that for and on behalf of the Governing Body, **[name, position of authorized person]** are hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.



Texas Department of Housing and Community Affairs

Rent and Income Limits¹ (As of 4/1/2020)

Project: **Asperanza Heights**

Instructions:

- (1) Choose the county in which your project is located.
- (2) If your project is located within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the "Not Listed" option.
- (3) Please select the financing applicable for your project. Units financed with HOME, NSP, or tax exempt bonds and 4% tax credits are not eligible to use the National Non-Metro limits.
- (4) Choose the date the first building in the project (as defined on line 8b of the 8609) was placed in service or for State Housing Trust Fund, the date of your LURA. For HOME, NSP or National Housing Trust Fund, select "N/A."
- (5) Select the date based on the execution date of your property's Carryover Agreement, Determination Notice or Subaward Agreement Date. For State Housing Trust Fund, select the date of your LURA. For HOME, NSP or National Housing Trust Fund select "N/A." See footnote 3 for more details.

PLEASE COMPLETE ALL FIELDS.

- (1) County: **Williamson**
- (2) Place:² **Georgetown**
- (3) Financing: **4% Housing Tax Credits**
- (4) Project PIS Date: **On or After 5/17/2020**

INCOME LIMITS

2020 Area Median Income:

\$97,600

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
20	\$ 13,680	\$ 15,620	\$ 17,580	\$ 19,520	\$ 21,100	\$ 22,660	\$ 24,220	\$ 25,780
30	\$ 20,520	\$ 23,430	\$ 26,370	\$ 29,280	\$ 31,650	\$ 33,990	\$ 36,330	\$ 38,670
40	\$ 27,360	\$ 31,240	\$ 35,160	\$ 39,040	\$ 42,200	\$ 45,320	\$ 48,440	\$ 51,560
50	\$ 34,200	\$ 39,050	\$ 43,950	\$ 48,800	\$ 52,750	\$ 56,650	\$ 60,550	\$ 64,450
60	\$ 41,040	\$ 46,860	\$ 52,740	\$ 58,560	\$ 63,300	\$ 67,980	\$ 72,660	\$ 77,340
70	\$ 47,880	\$ 54,670	\$ 61,530	\$ 68,320	\$ 73,850	\$ 79,310	\$ 84,770	\$ 90,230
80	\$ 54,720	\$ 62,480	\$ 70,320	\$ 78,080	\$ 84,400	\$ 90,640	\$ 96,880	\$ 103,120
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RENT LIMITS

AMFI %	Number of Bedrooms					
	0	1	2	3	4	5
20	\$342	\$366	\$439	\$507	\$527	\$625
30	\$513	\$549	\$659	\$761	\$849	\$937
40	\$684	\$732	\$879	\$1,015	\$1,133	\$1,250
50	\$855	\$915	\$1,098	\$1,269	\$1,416	\$1,562
60	\$1,026	\$1,098	\$1,318	\$1,523	\$1,699	\$1,875
65						
70	\$1,197	\$1,281	\$1,538	\$1,777	\$1,846	\$2,187
80	\$1,368	\$1,465	\$1,758	\$2,031	\$2,266	\$2,500

(5) Carryover / Determination Notice / Subaward Agreement Date:

On or After 5/17/2020

1. The Texas Department of Housing and Community Affairs (the "Department" or TDHCA) has posted to its website the 2020 Income and rent limit tool. This tool was developed for use by TDHCA staff, primarily in the Compliance Division, to determine whether income and rent limits prescribed by law were being met, and the tool is being shared with the public solely as a courtesy. This tool is NOT to be considered as either a definitive or exclusive statement or application of law or as legal advice. Neither the tool itself nor any output from or conclusions drawn from the tool may be relied upon as conclusively correct information or used a defense to any contrary determination, finding, conclusion, or assertion by any relevant or cognizant oversight or enforcement entity (including TDHCA) of an applicable rent or income limit. Again, these are simply the income and rent limits that the Department expects to use when monitoring. It is anticipated that from time to time as the Department identifies aspects of the tool that it needs to amend, correct, or improve, it will do so, but the Department cannot and does not commit to providing notifications or changes to the tool as posted on its website or as used by TDHCA staff.

2. The "Place" field is used to determine whether the property is eligible to use the National Non-Metropolitan Median Income limits. Not all Places or Cities in Texas are shown. If you are located outside of the boundaries of a designated Place then select "Not Listed" even if your mailing address reflects the place name.

3. The 'Carryover / Determination Notice / Subaward Agreement Date' field is used to determine whether the property's gross rent floor is based upon a different set of income limits than those used to qualify tenants. For a competitive or 9%

4. The 2020 Housing Tax Credit limits are effective 4/1/2020. The NSP income limits are effective 6/28/2019. The Community Planning Division (CPD) of HUD released the 2019 HOME Program income limits effective 6/28/2019 and rent limits that are effective for all new leases and lease renewals after 6/28/2019. The National Housing Trust Fund income and rent limits are effective 6/28/2019.

5. For Housing Tax Credit project(s) that place in service or execute a Carryover Agreement within 45 days after HUD releases the MTSP Income limits where the newly released limits reflect a decrease, IRS Revenue Ruling 94-57 allows the owner to rely on either limit.



Texas Department of Housing and Community Affairs

Rent and Income Limits¹ (As of 4/1/2020)

Project: **Espero Landing**

Instructions:

- (1) Choose the county in which your project is located.
- (2) If your project is located within the boundaries of one of the designated places listed in the drop down menu then make the appropriate selection. If the location is not listed, then choose the "Not Listed" option.
- (3) Please select the financing applicable for your project. Units financed with HOME, NSP, or tax exempt bonds and 4% tax credits are not eligible to use the National Non-Metro limits.
- (4) Choose the date the first building in the project (as defined on line 8b of the 8609) was placed in service or for State Housing Trust Fund, the date of your LURA. For HOME, NSP or National Housing Trust Fund, select "N/A."
- (5) Select the date based on the execution date of your property's Carryover Agreement, Determination Notice or Subaward Agreement Date. For State Housing Trust Fund, select the date of your LURA. For HOME, NSP or National Housing Trust Fund select "N/A." See footnote 3 for more details.

PLEASE COMPLETE ALL FIELDS.

- (1) County: **Williamson**
- (2) Place:² **Georgetown**
- (3) Financing: **4% Housing Tax Credits**
- (4) Project PIS Date: **On or After 5/17/2020**

INCOME LIMITS

2020 Area Median Income:

\$97,600

AMFI %	Number of Household Members							
	1	2	3	4	5	6	7	8
20	\$ 13,680	\$ 15,620	\$ 17,580	\$ 19,520	\$ 21,100	\$ 22,660	\$ 24,220	\$ 25,780
30	\$ 20,520	\$ 23,430	\$ 26,370	\$ 29,280	\$ 31,650	\$ 33,990	\$ 36,330	\$ 38,670
40	\$ 27,360	\$ 31,240	\$ 35,160	\$ 39,040	\$ 42,200	\$ 45,320	\$ 48,440	\$ 51,560
50	\$ 34,200	\$ 39,050	\$ 43,950	\$ 48,800	\$ 52,750	\$ 56,650	\$ 60,550	\$ 64,450
60	\$ 41,040	\$ 46,860	\$ 52,740	\$ 58,560	\$ 63,300	\$ 67,980	\$ 72,660	\$ 77,340
70	\$ 47,880	\$ 54,670	\$ 61,530	\$ 68,320	\$ 73,850	\$ 79,310	\$ 84,770	\$ 90,230
80	\$ 54,720	\$ 62,480	\$ 70,320	\$ 78,080	\$ 84,400	\$ 90,640	\$ 96,880	\$ 103,120
120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RENT LIMITS

AMFI %	Number of Bedrooms					
	0	1	2	3	4	5
20	\$342	\$366	\$439	\$507	\$527	\$625
30	\$513	\$549	\$659	\$761	\$849	\$937
40	\$684	\$732	\$879	\$1,015	\$1,133	\$1,250
50	\$855	\$915	\$1,098	\$1,269	\$1,416	\$1,562
60	\$1,026	\$1,098	\$1,318	\$1,523	\$1,699	\$1,875
65						
70	\$1,197	\$1,281	\$1,538	\$1,777	\$1,846	\$2,187
80	\$1,368	\$1,465	\$1,758	\$2,031	\$2,266	\$2,500

(5) Carryover / Determination Notice / Subaward Agreement Date:

On or After 5/17/2020

1. The Texas Department of Housing and Community Affairs (the "Department" or TDHCA) has posted to its website the 2020 Income and rent limit tool. This tool was developed for use by TDHCA staff, primarily in the Compliance Division, to determine whether income and rent limits prescribed by law were being met, and the tool is being shared with the public solely as a courtesy. This tool is NOT to be considered as either a definitive or exclusive statement or application of law or as legal advice. Neither the tool itself nor any output from or conclusions drawn from the tool may be relied upon as conclusively correct information or used a defense to any contrary determination, finding, conclusion, or assertion by any relevant or cognizant oversight or enforcement entity (including TDHCA) of an applicable rent or income limit. Again, these are simply the income and rent limits that the Department expects to use when monitoring. It is anticipated that from time to time as the Department identifies aspects of the tool that it needs to amend, correct, or improve, it will do so, but the Department cannot and does not commit to providing notifications or changes to the tool as posted on its website or as used by TDHCA staff.

2. The "Place" field is used to determine whether the property is eligible to use the National Non-Metropolitan Median Income limits. Not all Places or Cities in Texas are shown. If you are located outside of the boundaries of a designated Place then select "Not Listed" even if your mailing address reflects the place name.

3. The 'Carryover / Determination Notice / Subaward Agreement Date' field is used to determine whether the property's gross rent floor is based upon a different set of income limits than those used to qualify tenants. For a competitive or 9%

4. The 2020 Housing Tax Credit limits are effective 4/1/2020. The NSP income limits are effective 6/28/2019. The Community Planning Division (CPD) of HUD released the 2019 HOME Program income limits effective 6/28/2019 and rent limits that are effective for all new leases and lease renewals after 6/28/2019. The National Housing Trust Fund income and rent limits are effective 6/28/2019.

5. For Housing Tax Credit project(s) that place in service or execute a Carryover Agreement within 45 days after HUD releases the MTSP Income limits where the newly released limits reflect a decrease, IRS Revenue Ruling 94-57 allows the owner to rely on either limit.

PHASE 1 - 4% Senior

Units	BLD 1	Total
1 BR 800 SF	50	50
2 BR 1,000 SF	94	94
Total	144	144

Parking

1 space / DU = 144
+ 5% guest spaces = 8

Total Required Spaces = 152

Total Area Provided = 50,000 SF @ 325SF/space

Total Spaces Provided = 153

PHASE 2 - 4% Family

Units	BLD 1	2	3	4	5	6	7	8	9	Total
1 BR 800 SF	4	12	6	8	6	6	6	12	10	70
2 BR 1,000 SF	12	12	6	12	12	12	12	12	12	102
3 BR 1,200 SF	4		10		6	6	6			32
Total	20	24	22	20	24	24	24	24	22	204

Parking

70 1BR x 1.5 spaces = 105
102 2BR x 2.0 spaces = 204
32 3BR x 2.5 spaces = 80

Guest Parking (5% of units) = 20

Total Required Spaces = 409

Total Area Provided = 136,000 SF @ 325SF/space

Total Spaces Provided = 418

Total UNITS 348 units
Total Parking 571 spaces



0 Site Plan
A00 Scale: 1" : 200'



Overall Aerial



Phase 1 Main Building



Phase 2 Entry and
Clubhouse Building



CAPSTONE

REAL ESTATE SERVICES, INC.

"Our mission is to enhance our client's investments and create quality living and working environments."

PROFILE

Capstone Real Estate Services, Inc. is a full-service, third-party management firm presently managing approximately **40,000 multi-family units**. Founded in 1969, Capstone maintains 14 offices across 6 states and employs approximately 850 people in the field of property management, and our portfolio extends to over 75 cities. The size of our portfolio ranks us as one of the **15 largest** third-party management firms in the nation.

♦Austin ♦Abilene ♦Albuquerque ♦Amarillo ♦Beaumont ♦Brownsville ♦Corpus Christi ♦Dallas ♦El Paso ♦Miami ♦Houston ♦Laredo ♦San Antonio ♦Tulsa

Neither Capstone nor its principals owns, buys or sells investment real estate and we have no conflicts with our clients' interests in this regard. This distinguishes us from many competing firms and enables us to provide the personalized service each property deserves, without the distraction that ownership can cause. Consequently, we focus on the client's goals beginning with take-over. **Third-party real estate management** is the business on which we have built our reputation, and we are committed to providing the highest standards of service and integrity to our clients.

PROPERTY MANAGEMENT SERVICES

Pre-Acquisition Due Diligence Services

Interior Walk Through, Market Analysis, Operating Projections, Lease File Review, Exterior Observations

New Development Planning

Project Design Consulting, Marketing Consulting, Lease-up Specialists

Full Service Property Management

Traditional Multifamily Housing, Student Housing, Seniors Housing, Affordable Housing, Military Housing, Renovation Supervision, Manufactured Home Parks, High/Mid Rises

NEW CONSTRUCTION

Capstone's apartment new construction management experience is extensive. The firm's new development background includes project design consulting, pre-construction planning, décor consulting, promotion and full lease-up for **175+ properties totaling over 33,000 units in 60+ cities and 6 states since 1994**. Our objective is to reach full occupancy and maximize the bottom line in the shortest time possible in accordance with the owner's investment parameters. About **75% of our lease-ups have been completed in 9 months or less** and a full **51% have been completed in 6 months or less**. Our services encompass the following:

- ♦ Pre-development
- ♦ Construction stage
- ♦ Stabilized operations
- ♦ Pre-construction
- ♦ Lease-up

AFFORDABLE

Capstone has significant experience with affordable housing units. Currently, Capstone manages affordable communities totaling **over 23,000 units**. This includes the LIHTC Program, the RTC/AHDP Affordable Housing Program, Tax Exempt Bond, HOME, Section 8, Housing Trust Fund (HTF), Walker Program, Section 202 Elderly, Military Rent-Restricted, Public Housing, and more. To better serve its clients, Capstone has a Compliance Department to effectively monitor properties it manages with governmental reporting requirements. We understand the importance of being **"in compliance"** and the process that accompanies it. Capstone is currently **ranked by NAHMA as the nation's 9th largest affordable housing management company, as well as the 7th largest LIHTC manager in the country**.

PROFESSIONAL PERSONNEL DEVELOPMENT

The key to quality client service is motivated and well-trained personnel. The key to quality client service is motivated and well-trained personnel. Our **training department** conducts extensive monthly seminars to each of our regional offices covering:

- ◆ Leasing & Marketing
- ◆ Fair Housing
- ◆ Risk Management
- ◆ Social Media Marketing
- ◆ Internet Leasing
- ◆ Optimizing NOI
- ◆ Accounting Software
- ◆ Resident Retention
- ◆ Performance Evaluation

Our corporate-wide incentive program, “Accelerating Income Monthly” (AIM), rewards on-site staff for increasing the property’s economic occupancy. The program aligns on-site staff, Regional Manager and Owner objectives into one concise statement; increase property income and value.

ACCREDITATIONS

Accredited Management Organization (AMO®), Institute of Real Estate Management (IREM®)
Certified Property Manager (CPM®), Certified Public Accountant (CPA),
Accredited Resident Manager (ARM®), Certified Apartment Manager (CAM®), Certified Occupancy Specialist (COS®), Assisted Housing Professional (AHP), Tax Credit Specialist (TCS)
Housing Credit Certified Professional (HCCP®), National Compliance Professional (NCP)
Certified Professional of Occupancy (CPO), Continuing Certified Credit Compliance Professional (C4P)

LEVERAGED EXPENSE CONTROL

Capstone’s National Accounts has saved our clients millions of dollars by leveraging our portfolio with the industry’s most recognized vendors. We have negotiated highly competitive contracts and volume discounts for the recurring top expenses a community has, such as property insurance, utilities, flooring, maintenance supplies, paint supplies, office supplies, among many more. Our auditing program recaptures expenses such as utility bill overages, residents’ electricity, and through a thorough waste management review. Our clients enjoy the assurance that routine operating expenses are closely monitored and significantly discounted through Capstone’s National Accounts.

- ◆ Volume Purchasing Program
- ◆ Negotiated Service Contracts Software
- ◆ Master Insurance Program
- ◆ Utility Management
- ◆ Operating Revenue Enhancement Programs

EXECUTIVE OFFICERS

Grant Berkey, *Chief Executive Officer*
Matthew C. Lutz, *Executive Vice President*
Tina West, *Chief Operating Officer*

Mike Gettman, *Chief Financial Officer*
Marc Berkey, *Vice President*
Mike Boone, *Vice President*

Steve Roach, *Vice President*
Quintina Willis, *Vice President*

Debbie Wiatrek, *Vice President*
Maggie Lockwood, *Vice President*

Our experience works for you.

CONTACT INFORMATION

Matthew C. Lutz, Executive Vice President

matt.lutz@capstonemanagement.com

210 Barton Springs Road, Suite 300, Austin, Texas 78704

(512) 646-6700 (512) 646-6798 fax

www.capstonemanagement.com



ACCREDITED
MANAGEMENT
ORGANIZATION



CERTIFIED
PROPERTY
MANAGER®



4/27/2020

Susan Watkins, AICP
Housing Coordinator
Planning Department
City of Georgetown
406 W. 8th Street
Georgetown, TX 78626

RE: Multi-Phase Development of Espero Landing and Asperanza Heights

Ms. Watkins,

I am writing this letter to voice my support for KCG Development's City of Georgetown HTC Application for the development of a family and senior multi-phase affordable housing development - Espero Landing (Family tenancy) and Asperanza Heights (Senior tenancy), to be located at 200 Carlson Cv, Georgetown, TX 78626 in Williamson County.

The Boys & Girls Club of Georgetown (BGCGT) is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need. BGCGT offers critical after school and out of school services for those who need us the most. Over 75% of our members are eligible for the free/reduced lunch program within their respective school district which is an indicator of financial hardship. 50% of our members also live within a single parent household.

It is not uncommon for me, as the Director of the Boys & Girls Club, to hear sad stories of families losing homes due to low family incomes and high housing costs whether that is monthly rent or mortgage payments.

With this in mind, I would be fully supportive of both the aforementioned developments. There is a huge need for affordable housing in our community for both families and seniors alike. The opportunity for families to live in close proximity to their more elderly relatives will provide stability and enhanced community engagement for all residents. If you would like further information on our services and how affordable housing would benefit our clientele, please feel free to contact me using the information below.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel".

Daniel Anstee – Area Director BGCTX
Cell: 512 762 2206



PAUL D. WORKMAN
STATE REPRESENTATIVE
District 47

February 27, 2017

Tim Irvine
Executive Director
Texas Department of Housing and Community Affairs
P.O. Box 13941
Austin, TX 78711-3941


Re: **Letter of Support for Bella Vista, 21101 Boggy Ford Road, Lago Vista, TX 78645
TDHCA Project 17204**

Dear Mr. Irvine:

This letter is to express my **support for the application made by Vista Bella for** the Low Income Housing Tax Credit Program. This proposed development is in House District 47.

Affordable housing in Travis County is a critical issue and this development will provide options to families of moderate income. The Vista Bella project will effectively increase the supply of affordable housing in western Travis County in the fast-growing area around Lago Vista. I ask you to take my support in consideration when reviewing this application.

Sincerely,



Paul D. Workman

Community Organization Support



Travis County Emergency Services District 1

*18300 Park Drive
P.O. Box 5278
Jonestown, Texas 78645*

Business Office: (512) 267-0080 Fire Administration (512) 267-3586 Fax: (512) 267-2105

March 1, 2017

To Whom It May Concern:

Please accept this letter as documentation of Emergency Services District #1 of Travis County's support for the development and construction of the Vista Bella Apartments, TDHCA # 17204, located at 21101 Boggy Ford Rd. Lago Vista, TX. 78645

We are a government entity and provide Fire and Emergency Medical Services for the Lago Vista and North Lake areas we take an active role in supporting the community in various ways including supporting the Fire Wise Program.

In that we are a governmental agency, we are exempt from Taxes.

Sincerely,

A handwritten signature in blue ink, appearing to read "Donnie Norman".

Donnie Norman
Fire Chief



ROBERT GALLEGOS
HOUSTON COUNCIL MEMBER
DISTRICT I

March 9, 2020

Housing and Community Development Department
601 Sawyer, Suite 400
Houston, TX 77007

Re: **Support for Planned Development of Hapori Heights (DR-17)**

Dear Director McCasland,

I am writing in support of an application submitted by KCG Development, for proposed Hapori Heights. The 140-unit senior housing development is to be located at 0 Almeda Genoa Road (HCAD# 1297850010005) in the Hobby community.

My district encompasses the area where the proposed development site is located, and I believe the surrounding community will benefit from the availability of affordable options. In addition, the site's location is ideal in that it offers immediate access a plethora of community amenities and resources – accessible on foot and via the multiple bus routes nearby. Proximity to Hobby International Airport is an added benefit for working seniors – as the airport is a catalyst for over 27,000+ workforce jobs in the area.

I am happy to support Hapori Heights development for DR-17 senior housing funding. If you have any questions, please call my office at 832-393-3011.

Respectfully,

Robert Gallegos
Houston Council Member
District I





ROBERT GALLEGOS
HOUSTON COUNCIL MEMBER
DISTRICT I

March 9, 2020

Housing and Community Development Department
601 Sawyer, Suite 400
Houston, TX 77007

Re: **Support for Planned Development of The Station at 9150 (DR-17)**

Dear Director McCasland,

I am writing in support of an application submitted by KCG Development, for proposed Station at 9150. The 180-unit multifamily housing development is to be located at 9150 Gulf Freeway in the Hobby community.

My district encompasses the area where the proposed development site is located, and I believe the surrounding community will benefit from the availability of affordable options. In addition, the site location offers immediate access to Hobby International Airport – the catalyst for the 27,000+ workforce (under \$42,000 per year) jobs in the immediate area, per the most recently available Federal data. Multiple bus stops nearby offer access to the City's Public Transit System, which is critical given that within the Houston Hobby submarket, 58.9% of workers are in manufacturing, retail, logistics and warehousing - making the site a prime area for workforce housing.

I am happy to support Station at 9150 development for DR-17 multifamily housing funding. If you have any questions, please call my office at 832-393-3011.

Respectfully,

Robert Gallegos
Houston Council Member
District I



NAPERVILLE EDUCATIONAL IMPACT MODEL - ESPERO LANDING

Unit Size	Grades K-6	Grades 7-9	Grades 10-12
1 Bed	0.003	0.001	0.001
2 Bed	0.128	0.042	0.046
3 Bed	0.357	0.123	0.118

ESPERO LANDING ESTIMATED IMPACT

Unit Size	# Units	Grades K-6	Grades 7-9	Grades 10-12	
1 Bed	71	0.213	0.071	0.071	
2 Bed	103	13.184	4.326	4.738	
3 Bed	32	11.424	3.936	3.776	
	TOTALS	25	8	9	42