

September 3, 2021

9:00 A.M.

The Board of Directors will meet at 502 E. Highland Mall Blvd., 106-B Austin, Texas 78752 and via Zoom.

Join the Meeting by using the Link, Meeting ID and Password provided below:

<https://us02web.zoom.us/j/84309207788?pwd=aG9vZWtTeGs3Z1hIV0F1eENPTFVvUT09>

Find your local number at: <https://us02web.zoom.us/j/84309207788?pwd=aG9vZWtTeGs3Z1hIV0F1eENPTFVvUT09>

Meeting ID: 843 0920 7788

Password: 422540

The Board of Directors will consider and may take action on the following items:

I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM

MISSION STATEMENT: The Travis County Facilities Corporation, Texas, preserves and develops affordable housing and vibrant communities, which enhance the quality of life for all.

II. CONSENT AGENDA

A. Approval of the Minutes from the January 14, 2021 Annual Meeting

III. PUBLIC FORUM / CITIZEN COMMUNICATION

- *Anyone desiring to discuss or comment on items directly related to the TCFC is always welcome.*
- *If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.*
- *Speakers must sign-in prior to the start of the Board Meeting by emailing Debbie Honeycutt at Debbie.Honeycutt@traviscountytx.gov*
- *Maximum three-minute limit per speaker.*

IV. ACTION ITEM

A. Resolution No. TCFC-2021-01	To <u>Approve</u> the negotiation of a Memorandum of Understanding (MOU) between Travis County Facilities Corporation of Travis County and Bercy Chen Studio LP / Cambrian Development ("Developer") by the Executive Vice President, Director of Real Estate Development, and the officers of the Corporation for participation in 900 Old Koenig / 5916 N. Lamar Apartments; and <u>Authorize</u> the execution of such MOU.
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V. NEW / UNFINISHED BUSINESS

- A. Discussion and consideration regarding Board of Directors issues and concerns

VI. ADJOURNMENT

**TRAVIS COUNTY FACILITIES CORPORATION
BOARD OF DIRECTORS
ANNUAL MEETING
502 East Highland Mall Blvd., Suite 106-B
Austin, Texas 78752
January 14, 2021
9:00 a.m.**

MINUTES

The Travis County Facilities Corporation held an Annual Board of Directors Meeting via Zoom on the above date.

I. CALL TO ORDER / ROLL CALL / CONFIRMATION OF QUORUM

A quorum was established, and President Eddie Karam called the meeting to order at 10:04 a.m.

Roll Call of Directors: President Eddie Karam, Vice President Robbye Meyer, Director Ann Denton, Director John Hernandez, Director Wilmer Roberts. Guests: Laura Lozano with the WHY Group; Jessica Chen with Brown, Graham & Company, P.C. Staff in Attendance: CEO/Executive Director Patrick Howard, Executive Assistant Shannon Farese, Director of Real Estate Development Robert Onion, Asset Manager Keith Hoffpauir, Sr. Administrative Assistant Debbie Honeycutt, Director of Voucher Programs Christina Montes, Director of Finance Subra Narayanaier, Housing Managers Gabrielle Jones and Carlos Guzman.

CEO/Executive Director Patrick Howard certified the quorum.

II. CONSENT AGENDA

A. Approval of the Minutes from the November 6, 2020 Regular Meeting

Director Ann Denton made a motion to approve Item II.A. Vice President Robbye Meyer seconded the motion with an amendment to make a correction to Item IV.A of the November 6, 2020 Minutes with the following correction: The motion was seconded by Wilmer Roberts not Ann Denton.

III. PUBLIC FORUM / CITIZEN COMMUNICATION

- Anyone desiring to discuss or comment on items directly related to the TCFC is always welcome.
- If the item is deemed related to an Agenda item at the current meeting, the presiding officer will inform the citizen that pending action(s) remain.
- Speakers must sign-in prior to the start of the Board Meeting by emailing Shannon Farese at Shannon.farese@traviscountytexas.gov
- Maximum three-minute limit per speaker.

There were none at that time.

IV. REGULAR AGENDA

A. Election of Officers (President and Vice President)

Ms. Denton made a **motion** to concur with the Housing Authority of Travis County and elect Robbye Meyer as President and John Hernandez as Vice President. Director Wilmer Roberts seconded the motion, which passed unanimously.

V. NEW / UNFINISHED BUSINESS

A. Discussion and consideration regarding Board of Directors issues and concerns

There were none at that time.

VI. ADJOURNMENT

Vice President Roberts made a **motion** to adjourn. Ms. Denton seconded the motion, which **passed** unanimously.

The Board adjourned at 10:05 a.m.

Respectfully submitted,

Patrick B. Howard, CEO / Executive Director

TCFC Action Item IV.A.

September 3, 2021

Resolution No. TCFC-2021-01: To Approve the negotiation of a Memorandum of Understanding (MOU) between Travis County Facilities Corporation of Travis County and Bercy Chen Studio LP / Cambrian Development ("Developer") by the Executive Vice President, Director of Real Estate Development, and the officers of the Corporation for participation in 900 Old Koenig / 5916 N. Lamar Apartments; and Authorize the execution of such MOU.

Background Information: Approximately 6 months ago, staff was presented an opportunity to consider a Workforce Housing Development opportunity in Central Austin using the Public Facilities Corp (51% at 80% AMFI structure). Cambrian Development (Bercy Chen Studio L.P.) acquired approximately 2.5 acres of land in July 2020 which fronting on North Lamar Blvd and Old Koenig Lane. Address is reported to be 900 Old Koenig/5916 N Lamar. The developer proposes to build 291 units of which 89 units are Studio containing 480 sf., 141 - 1 bedroom units containing 600 s.f., 49 - 2 bedroom containing 1024 sf. 18 - Corner 2 bedroom containing 1003 sf. And 10 - 3 bedrooms containing 1216 sf. A little over half of the units will be affordable at 80% of AMI with a minimum of each unit type being at least \$200 under market rent. (See Preliminary unit mix & Level of Affordability Sheet) Total estimated parking provided will be 315 spaces which will meet building code requirements for this type of development. Total estimated cost to build will be \$68,884,576 or \$236,716 per unit.

Requested Action: Consideration and appropriate action regarding Resolution No. TCFC-2021-01: To Approve the negotiation of a Memorandum of Understanding (MOU) between Travis County Facilities Corporation of Travis County and Bercy Chen Studio LP / Cambrian Development ("Developer") by the Executive Vice President, Director of Real Estate Development, and the officers of the Corporation for participation in 900 Old Koenig / 5916 N. Lamar Apartments; and Authorize the execution of such MOU.

Alternate Option: The Board of Directors could elect Not to Approve the following Resolution:

- Resolution No. TCFC-2021-01

Fiscal Impact:

This transaction will greatly enhance the financial position of TCFC through the collection of Origination fee, Developer's Fees, cash flow and sale or refinance of the property in the future.

Attachments:

- A. Project Summary
- B. Preliminary Unit Mix and Level of Affordability
- C. PFC Revenue Proposal
- D. Local Site Context

Prepared by:

Robert Onion – Director of Real Estate Development

Approval:



Patrick B. Howard, Executive Vice President

PROJECT SUMMARY

Summary

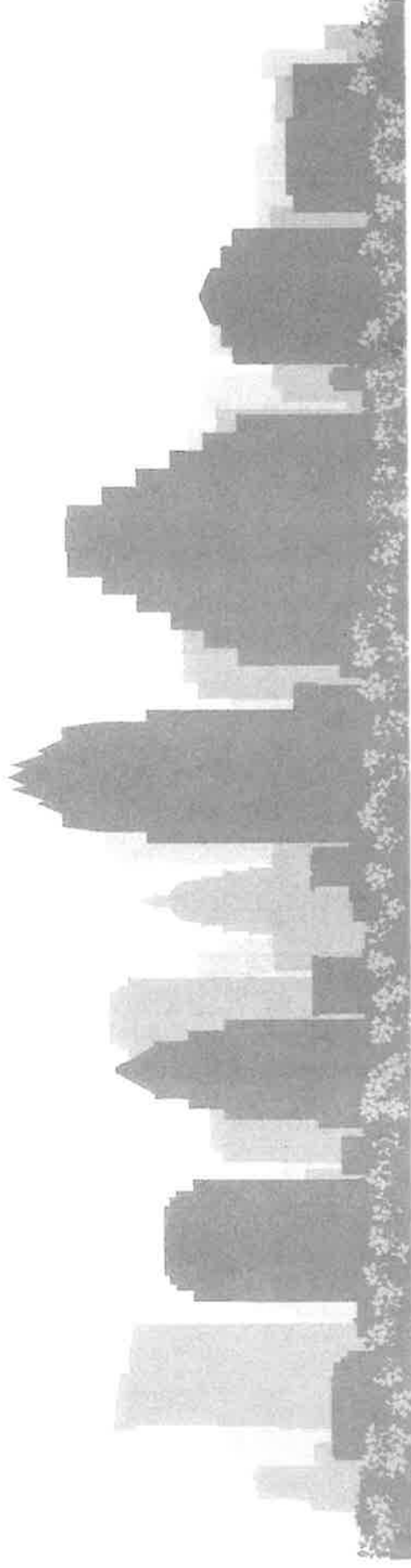
900 Old Koenig / 5916 N. Lamar, the ("Property"), is located on North Lamar Boulevard between the Triangle & Airport Boulevard in Austin, TX which is one of the fastest growing cities in the US. This area of Austin is a magnet for market-rate developers and residents as it is centrally located and has direct access to a transit-oriented corridor. The Property is conveniently located between the Domain and the University of Texas / Downtown making it an ideal location for students, younger workers, and others who would benefit from workforce housing in a convenient location with access to public transportation. The Property is 0.5 miles from the Highland Commuter Rail Station. Numerous bus routes operate on North Lamar Boulevard.

In the November 2020 election, the citizens of Austin approved Proposition A which ensures the initial investment of Project Connect will be completed. This will include a light rail system on North Lamar directly in front of the Property. The light rail lines funded by Proposition A will connect the Property directly to the University of Texas, downtown, airport, and South Congress. Preliminary plans project a light rail station will be constructed on Koenig which is a 5-minute walk south on North Lamar.

A Bercy Chen Studio, LP entity (the "Sponsor") acquired the property in July of 2020 and is seeking to partner with a local Housing Authority to develop the property. This is a rare opportunity to provide a workforce housing solution in a central location that has direct access to major Austin centers of activity amongst other Class A, market rate developments.

Statistical Breakdown (subject to change)

Net Rentable Area (Residential):	191,704 SQ FT
Net Rentable Area (Commercial):	3,179 SQ FT
Building Height:	60'-0"
Total Units:	291 UNITS
Total Bedrooms:	362 BEDROOMS
Total Parking Provided:	315 PARKING SPOTS



PRELIMINARY UNIT MIX & LEVEL OF AFFORDABILITY

Old Koenig - Mix & Affordability

Floor Plan	Beds	Baths	# Units	NRSF	Rent PSF	Monthly Rent	% AMI	Avg. % AMI
Market - Studio	0	1.00	44	480	\$2.40	\$1,152	67%	79.93%
Market - 1BR	1	1.00	70	600	\$2.40	\$1,440	74%	
Market - 2BR	2	2.00	16	1,024	\$2.40	\$2,458	112%	
Market - 2BR Corner	2	2.00	9	1,003	\$2.40	\$2,407	110%	
Market - 3BR	3	3.00	5	1,216	\$2.40	\$2,918	120%	

Market Rate Units - Totals/Averages				# Units	NRSF	Rent PSF	Monthly Rent
				144	94,611	\$2.40	\$1,577

Floor Plan	Beds	Baths	# Units	NRSF	Rent PSF	Monthly Rent	% AMI	Avg. % AMI
Affordable - Studio	0	1.00	45	480	\$ 1.63	\$785	46%	53.83%
Affordable - 1BR	1	1.00	71	600	\$ 1.72	\$1,030	53%	
Affordable - 2BR	2	2.00	17	1,024	\$ 1.49	\$1,524	69%	
Affordable - 2BR Corner	2	2.00	9	1,003	\$ 1.51	\$1,512	69%	
Affordable - 3BR	3	3.00	5	1,216	\$ 1.20	\$1,464	60%	

Affordable Units - Totals/Averages				# Units	NRSF	Rent PSF	Monthly Rent
				147	96,715	\$1.61	\$1,056

BCS Project Totals/Averages		Unit Count	Rentable SF	Avg. Rent/SF	Avg. Rent/Mo.
		291	191,326	\$2.00	\$1,314

* Breakdown does not include +/- 3,179 SF of commercial space fronting N Lamar
 ** Market/Affordable rents are reflective of 2020 rates; to be increased by 3% per year

PFC REVENUE PROPOSAL

Based on the Sponsor's existing knowledge of the structure of a Public Facilities Corporation ("PFC"), the Sponsor proposes the following revenue structure to the PFC:

Structuring Fee:	\$250,000
General Contractor Fee:	15% share of total fee to PFC
Development Fee:	15% share of total fee to PFC
Annual Prime Rent:	\$200,000 per year to PFC
Administrative Rent:	\$25,000 per year upon stabilization of project to PFC
Capital Event (Refi):	15% of all distributable cash after all outstanding Preferred Return is paid
Capital Event (Exit):	15% of all distributable cash after all outstanding Preferred Return & Investor Capital is paid

LOCAL SITE CONTEXT

