

Goodhaven Apartments Multifamily Projects

A Briefing To The
Economic Development and Housing Committee
Housing Department
June 19, 2006

Purpose

- Consideration of the City's support of the Texas Department of Housing and Community Affairs' (TDHCA) 4% low-income housing tax credit financing pursuant to subsection 50.5(a)(7) (A) and (B) of the Qualified Allocation Plan for the Goodhaven Apartments under the pre-application waiver procedure adopted by City Council on January 11, 2006

Background

- ❑ Goodhaven Apts. – Rehab (Council District 7)
- ❑ This Project fits priority No. 2 under the current policy adopted on January 11, 2006 which is rehabilitation of an existing property
- ❑ This project must still be induced by the DHFC and compete for state funding following City Council approval



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Goodhaven Apartments

- The Goodhaven Apartments are located on S. Corinth Street and High Hill close to Morrell Street
- These Apartments were built in 1955 and are in need of updating and rehabilitation
- The addition of the day care and after school care program would enhance the quality of life for the children residing at Goodhaven
 - If the project ultimately receives final approval, the owners will be required to provide \$200 per unit per year (with a minimum of \$40,000 for the project per year) estimated to be \$66,400 for this project of 332 units, in accordance with the Social Service Policy approved by the Dallas City Council on October 13, 2004

Relocation Plan

- The current occupancy of the Goodhaven Apartments is 80%
- There will be no displacement of the tenants during the rehabilitation of the project
 - The rehabilitation will be done in phases with the perimeter street view being completed first
 - Tenants will remain onsite as part of the relocation plan
 - Approximately 90% of the tenants are eligible
- Little to no impact on the number of additional affordable rental units in Southern Sector

Goodhaven Apartments

Description

- 1801 High Hill Blvd. (Council District 7)
- 332 unit existing multifamily
 - 240 two-bedrooms and 92 three-bedrooms
 - 332 units for households with incomes that are 60% and below the area median family income (AMFI)
 - 2 units can be reserved for management/maintenance personnel
 - rents set at tax credit rents based on income levels

Goodhaven Description

- **Applicant** – Goodhaven Housing Partners, Ltd.
 - NDG-Goodhaven, LLC, General Partner & 0.01% Interest
 - Robert Hoskins, Manager and 50% Member and Sandra Hoskins, 50% Member
 - Red Capital Tax Credit Fund - 99.99% Limited Partner

- **Developer** –NuRock Companies
 - Received the National Association of Home Builders (NAHB) Award of Distinction for a Rehabilitation Project,the Eagles Crest Apts. in Atlanta, Georgia, by the Georgia Housing Authority
 - Received the HUD Blue Ribbon Practices in Housing and Community Development – The John J. Gunther Award for the Eagles Run in 1998

- **Property Management** – NuRock Companies
 - Manages 4,948 Properties in Georgia, Tennessee and Texas
 - Includes the Residence at Diamond Hill in Fort Worth, Texas
Eagles Landing and Eagles Point in Austin, Texas

Goodhaven

Sources and Uses

SOURCES

Tax Credit Equity	\$7,894,905
Loans	18,000,000
Deferred Developer's Fee	<u>1,090,609</u>
TOTAL SOURCES	\$26,985,514

USES

Acquisition	\$8,400,000
Sitework	1,270,000
Hard Construction Costs	8,970,800
Other Construction Costs	2,375,500
Architecture/Engineering	1,234,550
Financing Costs	2,374,664
Developer Fee	<u>2,360,000</u>
TOTAL USES	\$26,985,514

Goodhaven Developer Fee

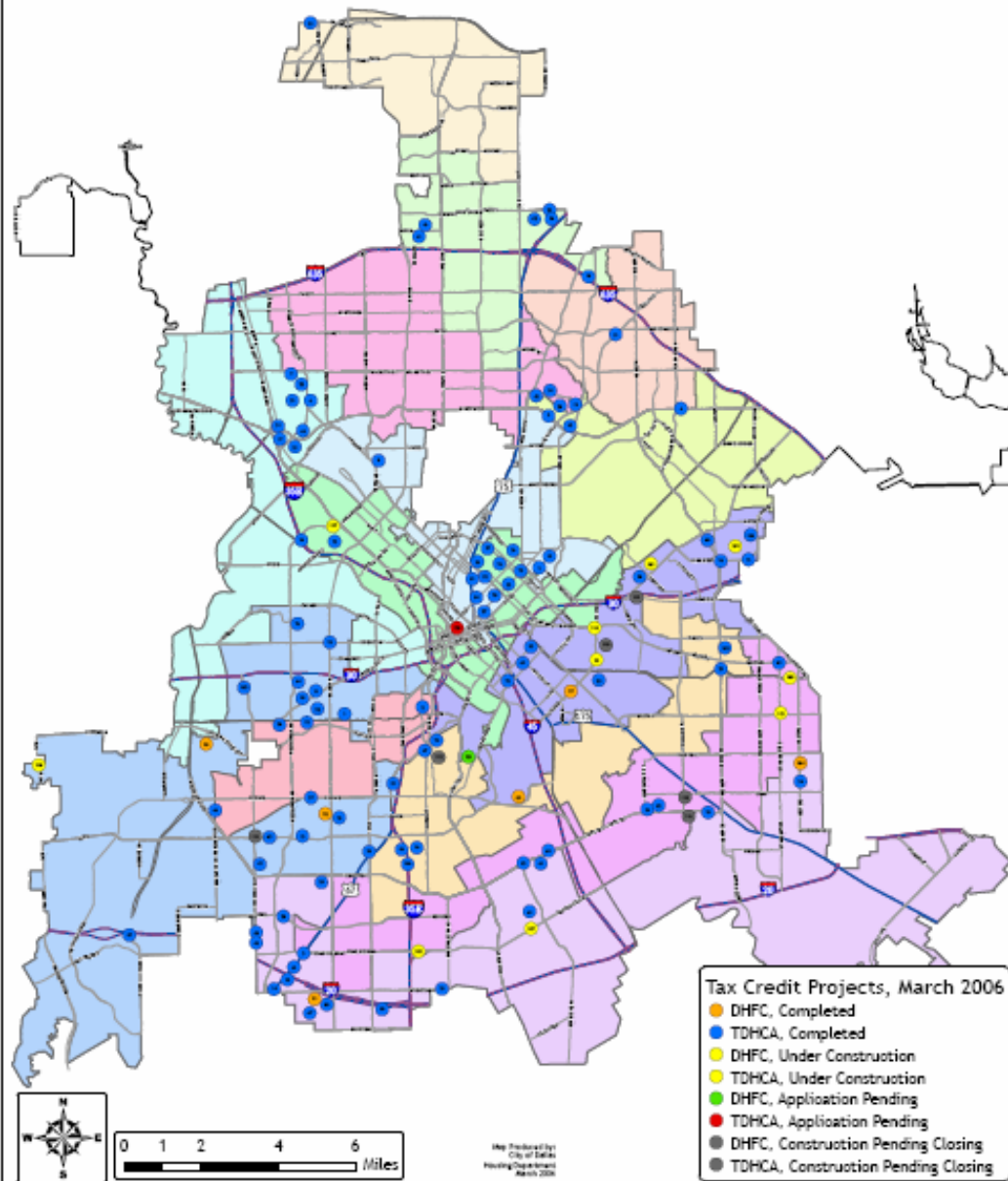
□ Amount of Developer Fee

- The entire 332 Unit project indicates a total project cost of \$26,985,514 with a developer fee of \$2,360,000
- The funding sources indicate that \$1,090,609 of the developer fee will be deferred and will be evidenced by a 10-year note to be paid out of cash flow

NuRock Companies – Developer for Goodhaven Apts.

- NuRock has developed or is developing the following projects for low to moderate income families:
 - 4,264 Affordable Multifamily Units with 23 projects located in Georgia and one project located in Tennessee.
 - The Residences of Diamond Hill, Fort Worth, Texas – 204 Units for families
 - Financed with 9% tax credits issued by Texas Department of Housing and Community Affairs (TDHCA)
 - Eagles Pointe, Austin, Texas – 240 Units for families
 - Financed with 9% tax credits issued by the TDHCA
 - Eagles Landing, Austin, Texas – 240 Units for families
 - Financed with tax-exempt bonds and 4% tax credits with TDHCA as the issuer of the bonds and the tax credits

Dallas Low Income Housing Tax Credit Projects



Market Analysis (Cont'd)

- HISTORY OF TAX CREDIT PROJECTS
 - 119 Projects with 21,494 Units completed, under construction, or commencing construction pending closing since 1988
 - 102 Projects with 18,528 Units are completed
 - 10 tax credit projects consisting of 1,928 units are currently under construction in the City of Dallas
 - 6 Projects with 1,038 Units are waiting to close on their construction loans
 - 1 Project, City Parc at Runyon Springs No. 77, was withdrawn
 - Includes projects with bonds issued by DHFC, TDHCA and DHA

Market Analysis

❑ Competing Projects

- ❑ Currently 10 tax credit projects consisting of 1,928 units are currently under construction in the City of Dallas
- ❑ There is one project within one mile of this project that has received tax credits within the last three years - Reese Court Townhomes – 80 Units for families – 1201 S. Ewing, Dallas, Texas – construction loan expected to close in June, 2006
 - Goodhaven Apartments is a rehabilitation of an existing multifamily and will not create new units that need to be absorbed, therefore the TDHCA one mile rule does not apply
 - Goodhaven Apartments are located in South Dallas which reported occupancy of 88.0 % in the 1st Quarter of 2006

Recommendation

- That the Economic Development and Housing Committee recommends approval of the project to City Council

Next Steps

□ June 28, 2006

- City Council Authorizes the pre-application waiver
- DHFC will induce the bonds in July, 2006
- Application will be submitted to the Texas Bond Review Board by September 1, 2006
- The deadline for the project to close on the bonds is around February 5, 2007, but will probably close sooner due to contract constraints

APPENDICES

- Map Legend with 121 Tax Credit Projects

ID	Development	Project Address	Total Units	Year	Issuer
121	Goodhaven Apartments	1810 High Hill	332	2006	DHFC
	TDHCA Application Pending				
120	City Walk at Akard	511 N. Akard	209		TDHCA
		Total Application Pending	209		
	Approved Tax Credit Projects Completed				
1	Chateau Crete Apartments	1916 Stevens Forest Drive	93	1988	TDHCA
2	Prince William	504 N Marsalis Avenue	12	1989	TDHCA
3	Surrey Row	7272 Marvin D Love Freeway	436	1989	TDHCA
4	Autumn Creek	10765 E Northwest Highway	82	1990	TDHCA
5	Cross Creek Apartments	6033 E Northwest Highway	264	1990	TDHCA
6	Chapel Creek	3410 Hidalgo Drive	192	1990	TDHCA
7	Manor On The Park	3122 Park Lane	108	1990	TDHCA
8	March Street Apartments	4500 March Avenue	60	1990	TDHCA
9	Royal Palm	5520 Gaston Avenue	23	1991	TDHCA
10	French Colony Apartments	1235 Hartsdale	94	1991	TDHCA

ID	Development	Project Address	Total Units	Year	Issuer
11	Mill Run	2732 W Colorado Boulevard	112	1991	TDHCA
12	Telstar Apartments	510 Westmount Avenue	100	1991	TDHCA
13	Parkwoods (aka Briargate)	3035 W Pentagon Parkway	826	1991	TDHCA
14	Cedar Ridge Apartments	7909 Marvin D Love Freeway	192	1991	TDHCA
15	Bora Bora Apartments	5909 Gaston Avenue	40	1991	TDHCA
16	Cliff Park Village Apartments	220 E Overton Road	360	1991	TDHCA
17	Lakeridge Apartments	2510 Community Drive	66	1991	TDHCA
18	Northcreek Condominiums	9387 Pinyon Tree Lane	158	1991	TDHCA
19	Crestridge Apartments	6417 Ridgecrest Road	110	1991	TDHCA
20	Redbird Rails Apartments	3636 W Redbird Lane	252	1992	TDHCA
21	Starlight Apartments	9709 Starlight Road	71	1992	TDHCA
22	Cornerstone Chase Apts	3120 Valley Meadow Drive	165	1992	TDHCA
23	Diamond Creek Apartments	3402 S Buckner Boulevard	272	1992	TDHCA
24	Woodhollow Apartments	4424 Woodhollow Drive	236	1992	TDHCA
25	Southdale Apartments	3727 Dixon Avenue	188	1992	TDHCA
26	Solomon's Court (New Legends	1025 West Wheatland Road	144	1992	TDHCA

ID	Development	Project Address	Total Units	Year	Issuer
27	Bryan's Place Apartments	3219 San Jacinto Street	22	1993	TDHCA
28	Del Mar Apartments	6466 Ridgecrest Road	260	1993	TDHCA
29	Amber Dawn Apartments	8542 Spring Valley Road	157	1993	TDHCA
30	Indian Ridge Apartments	3706 W 8th Street	161	1993	TDHCA
31	Primavera Apartments	2610 Community Drive #127	137	1993	TDHCA
32	Sierra Vista Apartments	2775 N Avon Road	224	1993	TDHCA
33	Trinity Works Community Living Center	4515 Live Oak	61	1993	TDHCA
34	Forest Grove	10203 Budtime Lane	85	1993	TDHCA
35	The Fountains Of Rosemeade	3440 Rosemeade Parkway	382	1993	TDHCA
36	Prairie Hill Apartments	2016 Prairie Avenue	18	1993	TDHCA
37	Oakridge Apartments	2803 W Illinois Avenue	46	1993	TDHCA
38	Springridge Apartments	3604 Legendary Lane	196	1993	TDHCA
39	The Trails Apartments	3109 Chapel Creek	302	1993	TDHCA
40	Woodglen Park Apartments	6800 S Cockrell Hill Road	112	1993	TDHCA
41	Peterson Place Apartments	5423 Peterson Lane	168	1994	TDHCA
42	Melody Place Apartments	6852 Shadybrook Lane	192	1994	TDHCA
43	Willow Pond	6003 Abrams Road	386	1994	TDHCA
44	Pines Point Apartments	3102 Oradell Lane	321	1994	TDHCA

ID	Development	Project Address	Total Units	Year	Issuer
45	St Charles Townhomes	3969 Altoona Drive	252	1994	TDHCA
46	Dallas North Apartments	5557 Alpha Road	206	1994	TDHCA
47	Hillcrest House	834 Marsalis	64	1994	TDHCA
48	Woodglen Park II	6800 S Cockrell Hill Road	120	1994	TDHCA
49	Park @ Cliff Creek	7310 Marvin D Love Freeway	280	1995	TDHCA
50	Enchanted Hills	7802 Villa Cliff Drive	229	1995	TDHCA
51	Brookview Apartment Homes	8303 Skillman	160	1995	TDHCA
52	Treymore @ Cityplace Apts	2101 N Haskell	180	1995	TDHCA
53	Eban Village Apartments	2710 Jeffries	110	1995	TDHCA
54	Melody Village Apartments	5951 Melody Lane	262	1995	TDHCA
55	Parks @ Wynnwood	1910 Argentia Drive	172	1995	TDHCA
56	Waterford @ Goldmark	13695 Goldmark Drive	220	1995	TDHCA
57	Birchwood Apartments	4829 Coles Manor Place	276	1996	TDHCA
58	Treymore North Apartments	4144 Office Parkway	70	1996	TDHCA
59	Las Lomas Apartments	6161 Trail Glen Drive	230	1996	TDHCA
60	Timber Park Apartments	2714 N Buckner Boulevard	158	1996	TDHCA
61	Villas of Sorrento	3130 Stag Road	245	1996	TDHCA
62	Tuscany @ Goldmark	13731 Goldmark	184	1997	TDHCA

ID	Development	Project Address	Total Units	Year	Issuer
63	Columbia Luxar Townhomes	3120 Guadalupe Avenue	120	1997	TDHCA
64	Villas @ Remond	3050 Remond Drive	131	1998	TDHCA
65	Homes of Persimmon	3100 Persimmons	180	1998	TDHCA
66	Residence At The Oaks	2740 Duncanville Road	212	1998	TDHCA
67	Greens of Hickory Trails	8613 Old Hickory Trail	250	1998	TDHCA
68	Oakwood Place	4950 Wadsworth Drive	206	1999	TDHCA
69	Eban Village Apartments	3023 Park Row	220	1999	TDHCA
70	Roseland Townhomes	2021 N Washington	192	1999	DHA
71	Treymore @ LaPrada	2631 John West Road	196	1999	TDHCA
72	Edgewood Manor	1811/1821 South Boulevard	30	1999	TDHCA
73	Rosemont @ Arlington	1700 Chattanooga Place	100	2000	TDHCA
74	Monarch Townhomes	2102 Kirby Street	65	2000	DHA
75	Roseland Townhomes	1917 N Carroll Avenue	71	2000	DHA
76	Lakewest Community Townhomes	3100 Bickers Street	152	2000	DHA
78	Primrose Oaks	2999 S Hampton	250	2000	TDHCA
79	Ewing Villas	810 S Ewing Avenue	80	2001	TDHCA
80	Rosemont @ Timbercreek	801 Beckleymeade Avenue	100	2001	TDHCA
81	Roseland Gardens	2000 N Washington Avenue	101	2001	DHA

ID	Development	Project Address	Total Units	Year	Issuer
82	Rosemont @ Pemberton Hill	220 Stoneport Drive	236	2001	TDHCA
83	Rosemont @ Oak Hollow	2965 E Ledbetter	220	2001	TDHCA
84	Roseland Estates	3400 Munger Avenue	103	2002	DHA
85	Prairie Commons	9600 Military Parkway	72	2002	TDHCA
86	Madison Point Apartments	3600 S RL Thornton Freeway	176	2002	TDHCA
87	Rosemont @ Bluff Ridge	8125 Clark Road	256	2002	TDHCA
88	Hickory Trace	8629 Old Hickory Trail	180	2002	TDHCA
89	Rosemont @ Cedar Crest	3303 Southern Oaks Boulevard	256	2002	DHFC
90	Sphinx @ Murdeaux	7400 Loop 12	240	2002	TDHCA
91	Providence On The Park	8501 Old Hickory Trail	280	2002	DHFC
92	Potters House @ Primrose	2515 Perryton	280	2002	DHFC
93	Arbor Woods/kna Rosemont at Lakewest	3030 N Hampton	151	2003	TDHCA
94	The Pegasus	7200 N Stemmons Freeway	156	2003	TDHCA
95	West Virginia Apartments	7600 West Virginia Drive	202	2003	TDHCA
96	Rosemont @ Ashcreek	2500 John West Road	280	2003	TDHCA
97	Rosemont @ Meadow Lane	4701 Meadow Street	264	2003	DHFC

ID	Development	Project Address	Total Units	Year	Issuer
98	Artisan Ridge	5000 Preakness Lane	264	2003	DHFC
100	Shiloh Village Apartments	8702 Shiloh Road	168	2004	TDHCA
102	Sphinx at Delafield	8200 Hoyle Avenue	204	2004	TDHCA
103	Churchill @ Pinnacle Park	1400 N Cockrell Hill Road	200	2004	TDHCA
104	The Masters Apartments	1180 N Masters Drive	144	2004	DHFC
106	The Providence at Village Fair	5151 Village Fair Drive	236	2004	TDHCA
		Total Completed Projects	18,528		
	Approved Tax Credit Projects Under Construction				
99	Frazier Fellowship	4700-4900 Hatcher Street	76	2004	DHA
101	Primrose @ Highland Meadows	2100 Highland Avenue	150	2004	TDHCA
105	Rosemont @ Mission Trails (fna Laureland)	330 E Camp Wisdom	250	2004	DHFC
107	Homes of Pecan Grove	3111 Simpson Stuart Rd	250	2004	TDHCA
108	Rosemont @ Sierra Vista (fna Scyene)	9901 Scyene Rd	250	2004	DHFC
109	Primrose at Park Villas (fna Cherrycrest Villas)	2565 John West Rd	232	2004	DHFC
110	The Homes of Mountain Creek	SW corner of Skyline and S.E. 14th	200	2005	DHFC
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ID	Development	Project Address	Total Units	Year	Issuer
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113	St. Augustine Seniors	NE Corner Bruton & St. Au	150	2005	TDHCA
114	Wahoo Frazier - Replacement *	4700 - 4900 Hatcher	118	2005	DHA
117	Providence at Mockingbird	1895 W Mockingbird Lane	252	2005	TDHCA
		Total Projects Under Construction	1,928		
	Projects that have not closed on Construction Loans				
111	Luxor Townhomes*	NE Quadrant of Cockrell Hill & West Kiest	100	2005	TDHCA
112	Reese Townhomes*	1201 S. Ewing	80	2005	TDHCA
115	Pleasant Village - Rehab*	378 North Jim Miller	200	2004	TDHCA
116	Grove Village - Rehab*	7203 S. Loop 12	232	2004	TDHCA
118	Mill City Parc Frazier*	4700 - 4900 Hatcher	116	2005	DHA
119	Fairway Crossing	7229 Ferguson	310	2005	TDHCA
			1,038		
	TOTAL UNITS		21,494		