
AVANTI LEGACY ROSEWOOD, LP

January 26, 2024

Rosalio Banuelos
Multifamily Asset Division
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Avanti Legacy Rosewood (TDHCA #22039/23804) – Request for Material Amendment

Dear Mr. Banuelos,

In accordance with Section 10.405 of the Post Award and Asset Management Requirements, please accept this letter as our formal request for a material amendment to reduce the total number of units of the Avanti Legacy Rosewood development (“Development”).

Avanti Legacy Rosewood, LP (“Owner”), received a \$2MM 9% housing tax credit allocation in 2022 for Avanti Legacy Rosewood, a proposed 99-unit development in Laredo, Texas. Below are the Unit and Income Distributions for the 99-unit development as originally awarded, per the underwriting report issued on August 5, 2022.

UNIT DISTRIBUTION				
# Beds	# Units	% Total	Assisted	MDL
Eff	-	0.0%	0	0
1	39	39.4%	0	0
2	60	60.6%	0	0
3	-	0.0%	0	0
4	-	0.0%	0	0
5	-	0.0%	0	0
TOTAL	99	100.0%	-	-

55%	Income	20%	30%	40%	50%	60%	70%	80%	EO / MR	TOTAL
Average Income	# Units	-	10	-	20	66	-	-	3	99
	% Total	0.0%	10.1%	0.0%	20.2%	66.7%	0.0%	0.0%	3.0%	100.0%

Avanti Legacy Rosewood, LP
8500 Shoal Creek Blvd, Bldg. 4, Ste. 208, Austin, TX 78757
Phone – (512) 982-1342 | Fax – (512) 900-2860
contact@madhousedevelopment.net

The Economic Issues

The Development Team has been diligently working to design and close Avanti Legacy Rosewood as proposed and awarded. At application, underwriting assumed a permanent loan of \$5,085,000 at 3.50%, \$533/unit insurance costs, equity pricing at \$0.89, and construction costs at approximately \$134/square foot. Unfortunately, those estimates have drastically changed in the last year. In fact, after three separate general contractors provided bids for the project, the *best* price received was \$185/square foot. That's approximately \$5 million over budget.

To compound the construction cost increases, interest rates rose to 6.5-8%. Because of the financial market, banks are also requiring developers to carry additional interest reserve which means that the impact of interest rates alone has added an additional \$700,000 to our project budget.

Lastly, because interest rates and insurance costs have increased, the lower-than-expected amount of income received by the Development also reduces the debt capacity. Without a significant modification to the deal structure, the Development is no longer financially feasible.

Unit Reduction

To combat the unexpected and significant economic changes, the Development Team has worked to create solutions. Through rounds of value engineering, the design has been streamlined as much as possible. However, the industry conditions mentioned above pose too great a challenge and design changes alone will not make the Development feasible.

To respond effectively to the challenge requires a bifurcated strategy. In addition to requesting a change to the ownership structure to reflect the admission of an affiliate of the City of Laredo as a member to the Applicant's general partner (under separate cover), we are respectfully requesting a material amendment to the Application to remove all three market rate units and 10 affordable units, thereby reducing the total number of units from 99 to 86. Furthermore, the overall design of the building changed from Application leading to a change in the unit sizes. Including the changes in unit size in the following table is only to notify staff of this change. This change does not require a material amendment. Below is a proposed Unit and Income Distribution table showing the changes. Exhibit A includes an updated site plan and floor plans.

RENT SCHEDULE											
Type of Unit	Income Level Served	# of Units	# of Bedrooms	# of Baths	Unit Size (Net Rentable Sq. Ft.)	Total Net Rentable Sq. Ft.	Max HTC Rent	Tenant Paid Utility Allow.	Tenant Paid Rent	Rent Per Square Foot	Total Monthly Rent
		(A)	(B)		(C)	(A) x (C)	(D)	(E)	(D) - (E) = (F)	(F) / (C)	(A)x(B)x(F)
TC 30%	30%	3	1	1	668	2,004	405	59	346	0.52	1,038
TC 50%	50%	9	1	1	668	6,012	676	59	617	0.92	5,553
TC 60%	60%	20	1	1	668	13,360	811	59	752	1.13	15,040
TC 60%	60%	4	1	1	697	2,788	811	59	752	1.08	3,008
TC 60%	60%	3	1	1	696	2,088	811	59	752	1.08	2,256
TC 60%	60%	1	1	1	707	707	811	59	752	1.06	752
TC 30%	30%	6	2	2	922	5,532	486	77	409	0.44	2,454
TC 50%	50%	9	2	2	922	8,298	811	77	734	0.80	6,606
TC 60%	60%	24	2	2	922	22,128	973	77	896	0.97	21,504
TC 60%	60%	7	2	2	973	6,811	973	77	896	0.92	6,272
Rent Restricted Total		86				69,728					64,483

In order to address the significant additional costs incurred, the Development Team believes that removing the three market rate units and 10 affordable units is the best way to address the additional construction costs. Removing these units lowers total development costs by approximately \$800,000, a significant savings. With this reduction in construction costs, the Applicant is able to balance its sources and uses, as shown in Exhibit B.

Conclusion

The reduction of total units and the addition of an affiliate of the City of Laredo to the general partner is the solution needed to make this Development financially feasible. Even with the changes requested, the Developer expects a deferred developer fee greater than that proposed in the Application. Our goal is not to accrue additional fee or even to expect the same fee proposed in the 2022 Application. Our only goal is to create a lower total development cost that allows the Development Team to address lender and investor concerns and ensures that quality, affordable housing is provided to a community in need.

Ultimately, the requested change (1) does not negatively impact the design of the site, (2) improves the financial impact of the development, and (3) would not have adversely affected the selection of the Development in the 2022 award cycle.

After your review of this amendment request, should you have any questions or require additional information, please do not hesitate to contact us at your convenience.

Enclosed please find the revised application documents for staff's consideration:

Exhibit A – Architectural Plans

Exhibit B – Financial Exhibits

- a. Rent Schedule
- b. Annual Operating Expenses
- c. 15 Year Rental Housing Operating Pro Forma
- d. Development Cost Schedule
- e. Schedule of Sources of Funds

Exhibit C – Financing Letters

Exhibit D – Support Letter from State Representative and City of Laredo

Sincerely,



Enrique Flores, IV

Authorized Signatory of Avanti Legacy Rosewood, LP

AVANTI LEGACY ROSEWOOD, LP

January 30, 2024

Rosalio Banuelos
Multifamily Asset Division
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Avanti Legacy Rosewood (TDHCA #22039/23804) – Request for Ownership Transfer

Dear Mr. Banuelos,

In accordance with Section 10.406(e) of the Post Award and Asset Management Requirements, please accept this letter as our formal request for an ownership transfer to change the ownership structure to reflect the admission to Applicant of the Laredo PFC as a new member to its general partner.

The Economic Issues

The Development Team has been diligently working to design and close Avanti Legacy Rosewood as proposed and awarded. At application, underwriting assumed a permanent loan of \$5,085,000 at 3.50%, \$533/unit insurance costs, equity pricing at \$0.89, and construction costs at approximately \$134/square foot. Unfortunately, the actual costs have drastically exceeded the original estimate. In fact, after three separate general contractors bid the project, the *best* price received was \$185/square foot. That's approximately \$5 million over budget.

To compound the construction cost increases, interest rates have risen to 7%. Because of the financial market, banks are also requiring developers to carry additional interest reserve. That means interest rates have added an additional \$700,000 to project budgets.

Lastly, because interest rates and insurance costs have increased, the lower-than-expected amount of income received by the Development also reduces the debt capacity. Without a significant modification to the deal structure, the Development is no longer financially feasible.

Ownership Transfer

To combat the unexpected and significant economic changes, the Development Team has worked to create creative solutions. Through rounds of value engineering, the design has been streamlined as much as possible. However, the industry conditions mentioned above prove too great a challenge and design changes alone will not make the Development feasible.

In addition to requesting a reduction in total units for the Development under separate cover, the Development needs additional solutions for these severe economic conditions. As a result, we are respectfully requesting a change to the ownership structure to reflect the admission of Laredo PFC as a new member owing 100% of the general partner, thereby providing property tax exemption to the Development. Property tax exemption combined with the unit reduction allows the Development to be financially feasible. With the additional income earned by the Development, the Applicant is able to increase permanent loan debt that helps cover the financing gap.

The City of Laredo continues to strive to provide affordable housing to its community but has been extremely underserved in the tax credit arena. The last general affordable housing development in Laredo was awarded in 2015 and the last and only senior development was awarded in 1998. With such dismal affordable housing development prospects, it's imperative we provide senior affordable housing units to this underserved community. To meet its housing demands, the Laredo PFC agreed to partner with the Applicant to ensure the viability of this Development.

In an effort to ensure transparency, the City of Laredo has approved a resolution providing the city's continued support for the Development, including its request for property tax exemption. The resolution was approved in a public city council meeting on August 7, 2023, and is included under Exhibit A.

Satisfaction of HUB Requirements through Special Limited Partner

Under the legal analysis for the 100% property tax exemption, the Laredo PFC must own 100% of the general partner. The current general partner, Avanti Legacy Rosewood I, LLC ("Avanti LLC"), will instead become a special limited partner owning 0.01% of the Limited Partnership. See organization charts for more detail. H4 Development, Inc. (the "HUB") is the sole member of Avanti LLC and a historically-underutilized business. Although the HUB will no longer be a part of the general partner, the HUB will continue to be an active and participatory partner in the deal.

Section 11.9(b)(2) of the QAP requires that the HUB participate in the general partner entity, receive certain cash flow and developer fee, and materially participate in the development. The HUB's participation through the general partner will no longer be possible in light of the property tax exemption requirements described above. However, the HUB will nevertheless continue to materially participate in the development as initially proposed, except that this participation would now occur through Avanti LLC as the special limited partner. In such capacity, the HUB will still be: (1) regularly, continuously, and substantially involved in providing services integral to the Development Team; and (2) involved with the Development Services or in the provision of on-site tenant services during the Development's Affordability Period.

Furthermore, "General Partner" is defined in the QAP to include "the functional equivalent of a general partner." In this instance, it is anticipated that the Applicant's operating agreement will provide that Avanti LLC, as special limited partner, will have the substantial management and control authority typically associated with a general partner. In this way, the HUB will continue to materially participate, and Avanti LLC will be the functional equivalent of a general partner.

We believe these changes in the ownership structure comply with the intent and purpose of the elected Sponsorship Characteristics for the reasons described above. Consequently, we request a waiver of the requirement for the HUB to participate through the general partner, allowing the Sponsor Characteristic requirements to be met through the special limited partner instead.

Conclusion

The reduction of total units and the addition of an affiliate of the City of Laredo to the general partner is the solution needed to make this Development financially feasible. Additionally, although the HUB is no longer a member of the general partner, the HUB will continue to act essentially as a general partner and materially participate in the development. The lower total development cost allows the Development Team to address lender and investor concerns and ensures that quality, affordable housing is provided to a community in need.

After your review of this amendment request, should you have any questions or require additional information, please do not hesitate to contact us at your convenience.

Sincerely,

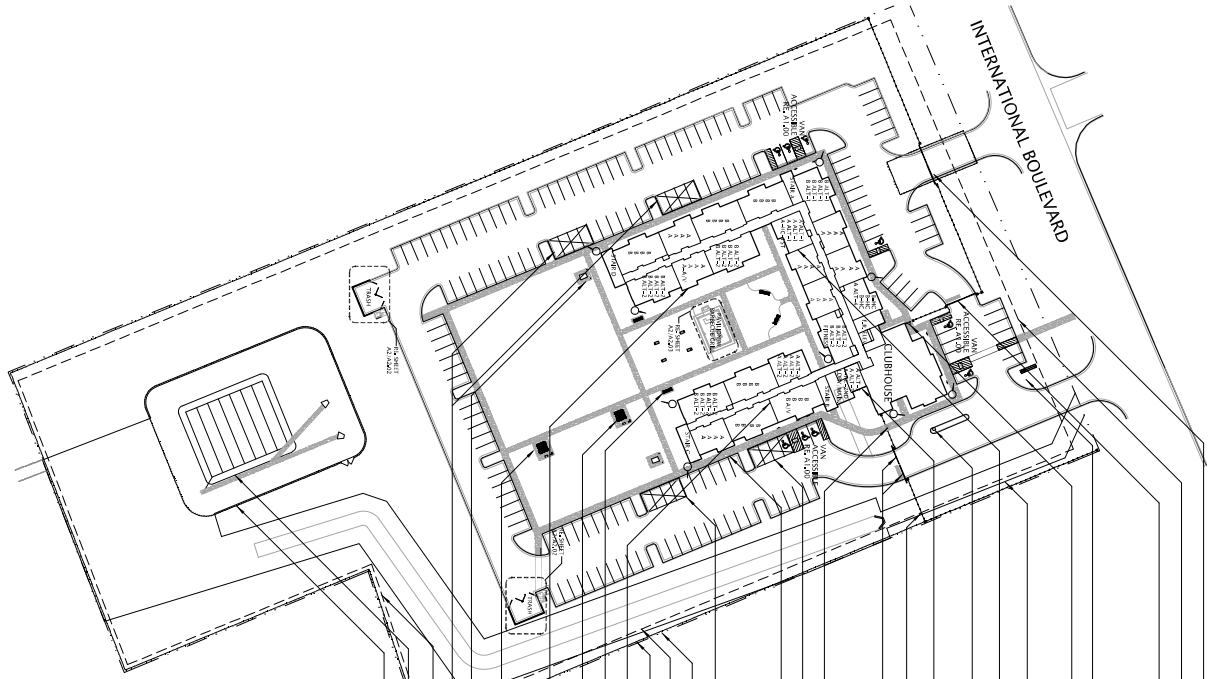


Enrique Flores, IV

Authorized Signatory of Avanti Legacy Rosewood, LP













A3 SITE PLAN - 7.283 ACRES
SCALE = 1"=30'-0"



- EMERGENCY ACCESS GATE
- 20' BUILDING SETBACK
- ROLLING EXIT GATE - INSTALL PRESSURE SENSOR IN PAVEMENT - GATE TO OPEN WHEN VEHICLE APPROACHES MONUMENT SIGN, RE. LHS-02
- PEDESTRIAN GATE
- 100' BUFFER FOR OVERHEAD ELECTRICAL LINES
- A-HC ON 1ST FLOOR
- GUEST PHONE/CARD READER W/ KNOX BOX RE. A2.12.01
- A-HC ON 2ND FLOOR
- METAL FENCE
- ROLLING GATES - INSTALL PRESSURE SENSOR IN PAVEMENT ON APPROACH SIDE OF EXIT GATE
- PEDESTRIAN GATE
- CARPORT (4 SPACES)
- ALL SIGNS AND ACCESSIBLE ROUTE AND MUST COMPLY WITH THE REQUIREMENTS OF THE 2010 ADA
- CARPORT (4 SPACES)
- PROPERTY LINE
- 10' BUILDING SETBACK
- CEDAR FENCE - RE. LS DWGS.
- B-A/V ON FIRST FLOOR
- BENCH (4), RE. LANDSCAPE DWGS.
- PICNIC TABLE (2), RE. LANDSCAPE DWGS.
- A-A/V ON FIRST FLOOR
- PICNIC CONCRETE PAD (2), RE. D8/A202
- TRANSFORMER CONCRETE PAD (2)
- CARPORTS (4 SPACES EACH)
- 5' BUILDING SETBACK
- DETENTION POND
- VINYL-COATED CHAIN LINK FENCE

NOTE:
THE ENTIRE SITE IS WITHIN FLOOD ZONE X, NO PORTION OF THE SITE IS WITHIN A FLOOD PLAIN.

PROJECT INFORMATION									
BUILDING TYPE									
A UNIT	668 SQ. FT. NET *								
A ALT-1 UNIT	697 SQ. FT. NET *								
A ALT-2 UNIT	668 SQ. FT. NET *								
A ALT-3 UNIT	696 SQ. FT. NET *								
A ALT-4 UNIT	707 SQ. FT. NET *								
A HC-1ST UNIT	697 SQ. FT. NET *								
A HC-2ND UNIT	696 SQ. FT. NET *								
8 UNIT	922 SQ. FT. NET *								
8 ALT-1 UNIT	973 SQ. FT. NET *								
8 ALT-2 UNIT	922 SQ. FT. NET *								
8-HC UNIT	973 SQ. FT. NET *								
1ST FLOOR	SQUARE FOOTAGE	27,029	23,157	23,157	96,500	1			
2ND FLOOR	SQUARE FOOTAGE								
3RD FLOOR	SQUARE FOOTAGE								
4TH FLOOR	SQUARE FOOTAGE								
BUILDING TOTAL	SQUARE FOOTAGE								
TOTAL NUMBER OF BUILDINGS									
TOTAL SQ. FT. FOR BUILDING TYPE									
TOTAL # OF BUILDINGS / GROSS SQ. FT.									
*UNIT NET SQUARE FOOTAGE & CARPORTED SPACE MEASURED ALONG OUTSIDE OF STUD WALLS MINUS MECHANICAL SPACE.									
NET RENTABLE AREA CALCULATIONS									
UNIT TYPE	#	AREA	TOTAL						
A	28	668	18,704						
A ALT-1	3	697	2,091						
A ALT-2	4	668	2,672						
A ALT-3	2	696	1,392						
A ALT-4	1	707	707						
A ALT-1-HC	1	697	697						
A ALT-3-HC	1	696	696						
B	24	922	22,128						
B ALT-1	4	973	3,892						
B ALT-2	15	922	13,830						
B-HC	3	973	2,919						
TOTAL	86		69,764						
BUILDING MATRIX:									
TYPE	#	STORIES	#/TYPE						
1	1	4	PER MATRIX BELOW						
UNIT MATRIX:									
TYPE	BR./BA	#	NRA						
A ALT-1	1/1	28	668 SQ. FT.						
A ALT-2	1/1	4	668 SQ. FT.						
A ALT-3	1/1	2	696 SQ. FT.						
A ALT-4	1/1	1	707 SQ. FT.						
A-HC-1ST	1/1	1	698 SQ. FT.						
A-HC-2ND	1/1	1	696 SQ. FT.						
B	2/2	24	922 SQ. FT.						
B ALT-1	2/2	4	973 SQ. FT.						
B ALT-2	2/2	15	922 SQ. FT.						
B-HC	2/2	3	973 SQ. FT.						
BUILDING COMMON AREA MATRIX:									
AREA	SQ. FT.								
CLUBHOUSE	3,403								
CORRIDOR/STAIRS - 1st FLOOR	4,477								
CORRIDOR/STAIRS - 2nd FLOOR	4,379								
CORRIDOR/STAIRS - 3rd FLOOR	4,326								
ELEVATORS	80								
FITNESS CENTER	900								
LAUNDRY	288								
UNisex RESTROOM	78								
MAIL CENTER	226								

PARKING CALCULATIONS PER CITY REQ:									
40 UNITS @ 1.5 PER UNIT	= 60								
46 UNITS @ 2 PER UNIT	= 92								
1 PER 4 UNITS GUEST PARKING	= 22								
TOTAL PARKING REQUIRED	= 174								
OPEN SPACES PROVIDED	= 154								
CARPORT SPACES PROVIDED	= 16								
TOTAL PARKING PROVIDED	= 174								
HC PARKING REQUIRED	= 7								
HC PARKING PROVIDED	= 9								
VAN ACCESSIBLE PROVIDED	= 3								
VAN ACCESSIBLE CARPORT SPACES PROVIDED	= 1								
LEGEND:									
	6" DECORATIVE METAL FENCING								
	CEDAR FENCING TO MATCH EXISTING								
	6" BLACK VINYL COATED CHAIN LINK FENCING								
	BUILDING SETBACK								
	CMU WALL								
	SECURITY CAMERA - MOUNT ON SOFFIT (ARROW INDICATES DIRECTION FOCUSED)								
	UNIT TYPE								
	A/V								
	AUDIO VISUAL								
	BRICK COLUMN								
NOTE: RE. LANDSCAPE DRAWINGS FOR FENCE AND GATE DESIGN, RE. CIVIL DRAWINGS FOR UTILITY TIE-IN LOCATIONS, STRUCK OFF-DRAW. DRAWINGS FOR FOUNTAINS.									

BLOCK 1, LOT 1
AVANTI LEGACY ROSEWOOD

317 INTERNATIONAL BOULEVARD
LAREDO, TEXAS 78045
AVANTI LEGACY ROSEWOOD, LP

NDA PROJECT # 2022-19

A2.00 ARCHITECTURAL
SITE PLAN



Issue	Date	Description
1	12/16/22	ISSUE FOR PERMIT
2	03/21/23	ADDENDUM #1
3	09/06/23	ADDENDUM #2
5	01/17/24	ADDENDUM #4

northfield design associates, inc.
1524 S. IH-35, STE. 310 AUSTIN, TX 78704
512/302-1458 v dsmith@nda-austin.com

THESE DRAWINGS AND THEIR CONTENTS REMAIN THE PROPERTY OF NORTHFIELD DESIGN ASSOC. INC. AND MAY NOT BE USED FOR ANY PURPOSE EXCEPT THE CONSTRUCTION OF THE PROPERTY DESCRIBED HEREIN WITHOUT WRITTEN CONSENT FROM NORTHFIELD DESIGN ASSOCIATES, INC. ELECTRONIC COPIES OF DRAWINGS ARE ISSUED TO CONSULTANTS FOR COORDINATION ONLY. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DRAWINGS WHEN USED OR MODIFIED BY OTHERS.

RESIDENTIAL BUILDING FLOOR PLANS

A2
OVERALL PLAN
SCALE: 1/16" = 1'-0"



SQ. FT. CALCULATIONS:

CORRIDORS	3,300 SQ. FT.
STAIRS	1,177 SQ. FT.
ELEVATOR	80 SQ. FT.
CLUBHOUSE	3,403 SQ. FT.
POOL	1,177 SQ. FT.
MAIL AREA	226 SQ. FT.
FITNESS CENTER	859 SQ. FT.
LAUNDRY ROOM	288 SQ. FT.
JANITOR CLOSET	46 SQ. FT.
AMENITIES MECH.	63 SQ. FT.
FIRE RISER ROOM	299 SQ. FT.
UNIT STORAGE	204 SQ. FT.
UNIT ENTRY	20 SQ. FT.
PHONE/CABLE CLOSET	15 SQ. FT.
E.R.R.C. CHASE	11 SQ. FT.
IDF CLOSETS	54 SQ. FT.
FIRST FLOOR N/A	16,023 SQ. FT.
FIRST FLOOR GROSS	27,029 SQ. FT.
AIR GAPS	257 SQ. FT.

BUILDING PLAN NOTES:

RE. SHEETS A5.00-A5.03 FOR ELEVATIONS
RE. CIVIL DWGS. FOR UTILITY DETAILS
BUILDING TO BE SPRINKLERED PER REC 2018
503.3.1.2 CORRIDORS AND STAIRS TO BE
SPRINKLERED PER 503.3.1.2.2
BUILDING TO BE CONNECTED W/ SITE
SEWERAGE AND RAINFALL TOWNS BY AN
ENGINEER. SEE SHEET A1.00 FOR DETAILS
SHEET A1.00 FOR DETAILS
ALL GRID LINES ARE TO FACE OF FRAMING
UNLESS NOTED.

**BLOCK 1, LOT 1
AVANTI LEGACY ROSEWOOD**

**317 INTERNATIONAL BOULEVARD
LAREDO, TEXAS 78045
AVANTI LEGACY ROSEWOOD, LP**

NDA PROJECT # 2022-19

**A4.00 OVERALL BUILDING PLAN -
FIRST FLOOR**



Issue	Date	Description
1	12/16/22	ISSUE FOR PERMIT
2	03/21/23	ADDENDUM #1
3	09/06/23	ADDENDUM #2
4	10/13/23	ADDENDUM #3
5	01/17/24	ADDENDUM #4

northfield design associates, inc.

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512/302-1458 v dsmith@nda-austin.com

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A2 OVERALL PLAN
SCALE: 1/8" = 1'-0"



SQ. FT. CALCULATIONS:

CORRIDORS	3,273 SQ. FT.
STAIRS	1,106 SQ. FT.
ELEVATOR	80 SQ. FT.
STORAGE	105 SQ. FT.
STORAGE	216 SQ. FT.
UNIT STORAGE	326 SQ. FT.
UNIT MECHANICAL	17,703 SQ. FT.
SECOND FLOOR N/A	23,157 SQ. FT.
SECOND FLOOR GROSS	137 SQ. FT.
AIR CAPS	

BUILDING PLAN NOTES:

RE. SHEETS A5.00-A5.03 FOR ELEVATIONS
RE. CIVIL DWGS. FOR UTILITY TIE-INS
BUILDING TO BE SPRINKLERED PER REC 2018
SECTION 5.1.2, CORRIDORS & STAIRS TO BE
SPRINKLERED PER 903.5.1, 9.2.5.
ALL CORRIDORS ARE TO FACE OF FRAMING
UNITS.

**BLOCK 1, LOT 1
AVANTI LEGACY ROSEWOOD**

317 INTERNATIONAL BOULEVARD
LAREDO, TEXAS 78045
AVANTI LEGACY ROSEWOOD, LP

NDA PROJECT # 2022-19

**A4.04 OVERALL BUILDING PLAN -
SECOND FLOOR**



Issue	Date	Description
1	12/16/22	ISSUE FOR PERMIT
2	03/21/23	ADDENDUM #1
3	09/06/23	ADDENDUM #2
4	10/13/23	ADDENDUM #3
5	01/17/24	ADDENDUM #4

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A2 OVERALL PLAN
SCALE: 1/8" = 1'-0"



SQ. FT. CALCULATIONS:

CORRIDORS	3,220 SQ. FT.
STAIRS	1,106 SQ. FT.
ELEVATOR	80 SQ. FT.
STORAGE	105 SQ. FT.
CHANGING	105 SQ. FT.
LOCKER	54 SQ. FT.
UNIT STORAGE	216 SQ. FT.
UNIT MECHANICAL	326 SQ. FT.
THIRD FLOOR AREA	17,903 SQ. FT.
THIRD FLOOR CROSS	23,157 SQ. FT.
AIR CAPS	136 SQ. FT.

BUILDING PLAN NOTES:

RE: SHEETS A5.00-A5.03 FOR ELEVATIONS
RE: CIVIL DWGS. FOR UTILITY TIE-INS
BUILDING TO BE SPRINKLERED PER RC 2018
SECTION 5.1.2, CORRIDORS & STAIRS TO BE
SPRINKLERED PER 903.5.1, 9.2.5.
ALL CIRCUITS ARE TO FACE OF FRAMING
UNLESS NOTED.

**BLOCK 1, LOT 1
AVANTI LEGACY ROSEWOOD**

**317 INTERNATIONAL BOULEVARD
LAREDO, TEXAS 78045
AVANTI LEGACY ROSEWOOD, LP**

NDA PROJECT # 2022-19

**A4.08 OVERALL BUILDING PLAN -
THIRD FLOOR**



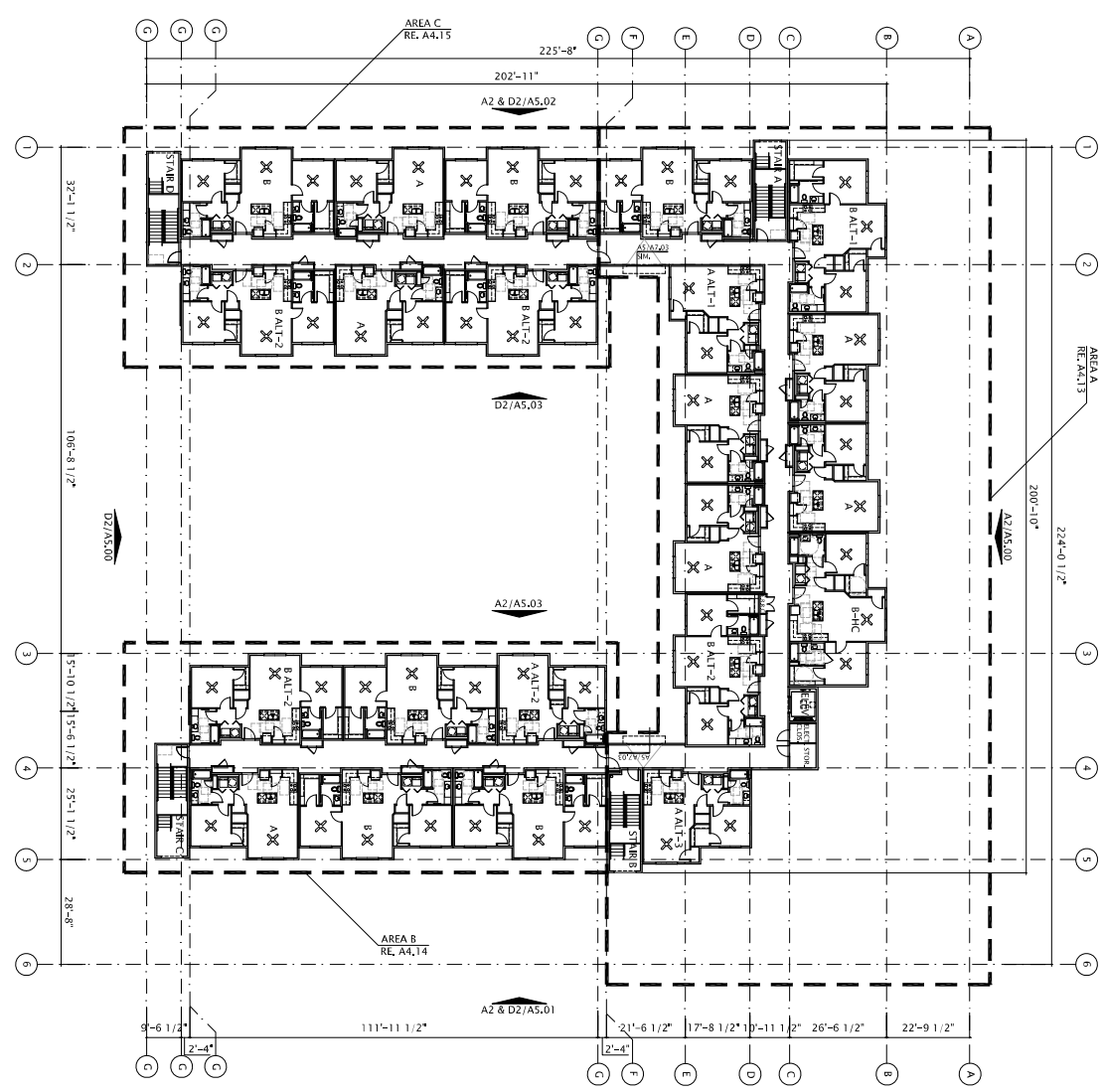
Issue	Date	Description
1	12/16/22	ISSUE FOR PERMIT
2	03/21/23	ADDENDUM #1
3	09/06/23	ADDENDUM #2
4	10/13/23	ADDENDUM #3
5	01/17/24	ADDENDUM #4

northfield design associates, Inc.

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A2 OVERALL PLAN
SCALE: 1/8" = 1'-0"



SQ. FT. CALCULATIONS:

CORRIDORS	3,273 SQ. FT.
STAIRS	1,106 SQ. FT.
ELEVATOR	80 SQ. FT.
ELECTRICAL CLOSET	47 SQ. FT.
UNIT STORAGE	216 SQ. FT.
ELECTRICAL CHASE	11 SQ. FT.
FOURTH FLOOR N/A	17,903 SQ. FT.
FOURTH FLOOR GROSS	23,157 SQ. FT.
AIR CAPS	137 SQ. FT.

BUILDING PLAN NOTES:

RE: SHEETS A5.00-A5.03 FOR ELEVATIONS
RE: CIVIL DWGS. FOR UTILITY TIE-INS
BUILDING TO BE SPRINKLERED PER REC 2018
SECTION 5.1.2, CORRIDORS & STAIRS TO BE
SPRINKLERED PER 5.1.2.2
ALL GRIDLINES ARE TO FACE OF FRAMING
UNLESS NOTED.

**BLOCK 1, LOT 1
AVANTI LEGACY ROSEWOOD**

**317 INTERNATIONAL BOULEVARD
LAREDO, TEXAS 78045
AVANTI LEGACY ROSEWOOD, LP**

NDA PROJECT # 2022-19

**A4.12 OVERALL BUILDING PLAN -
FOURTH FLOOR**



Issue	Date	Description
1	12/16/22	ISSUE FOR PERMIT
2	03/21/23	ADDENDUM #1
3	09/06/23	ADDENDUM #2
4	10/13/23	ADDENDUM #3
5	01/17/24	ADDENDUM #4

northfield design associates, inc.

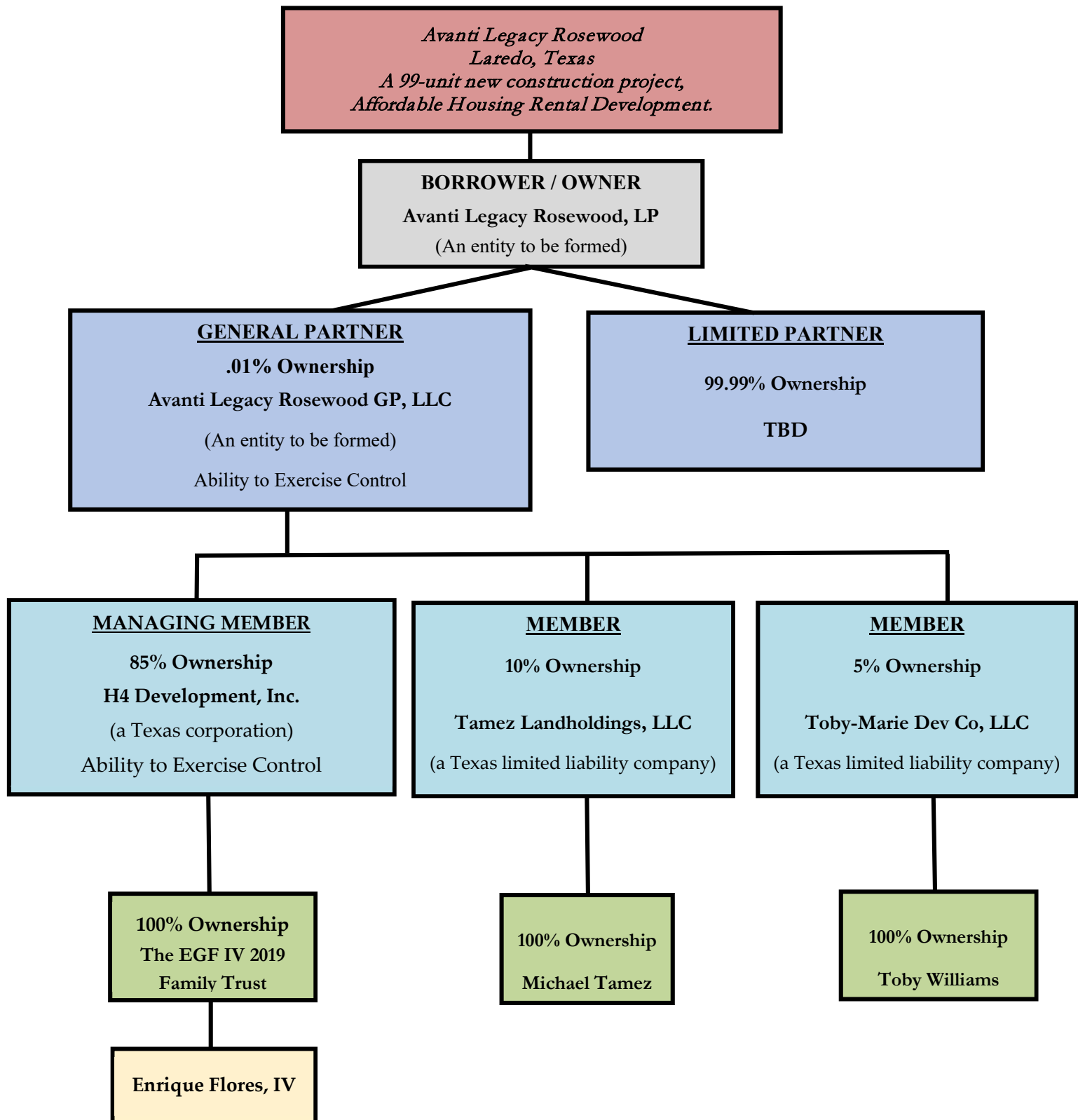
1524 S. IH-35, STE. 310 AUSTIN, TX 78704
512/302-1458 v dsmith@nda-austin.com

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INITIAL ORGANIZATION CHARTS

AVANTI LEGACY ROSEWOOD, LP

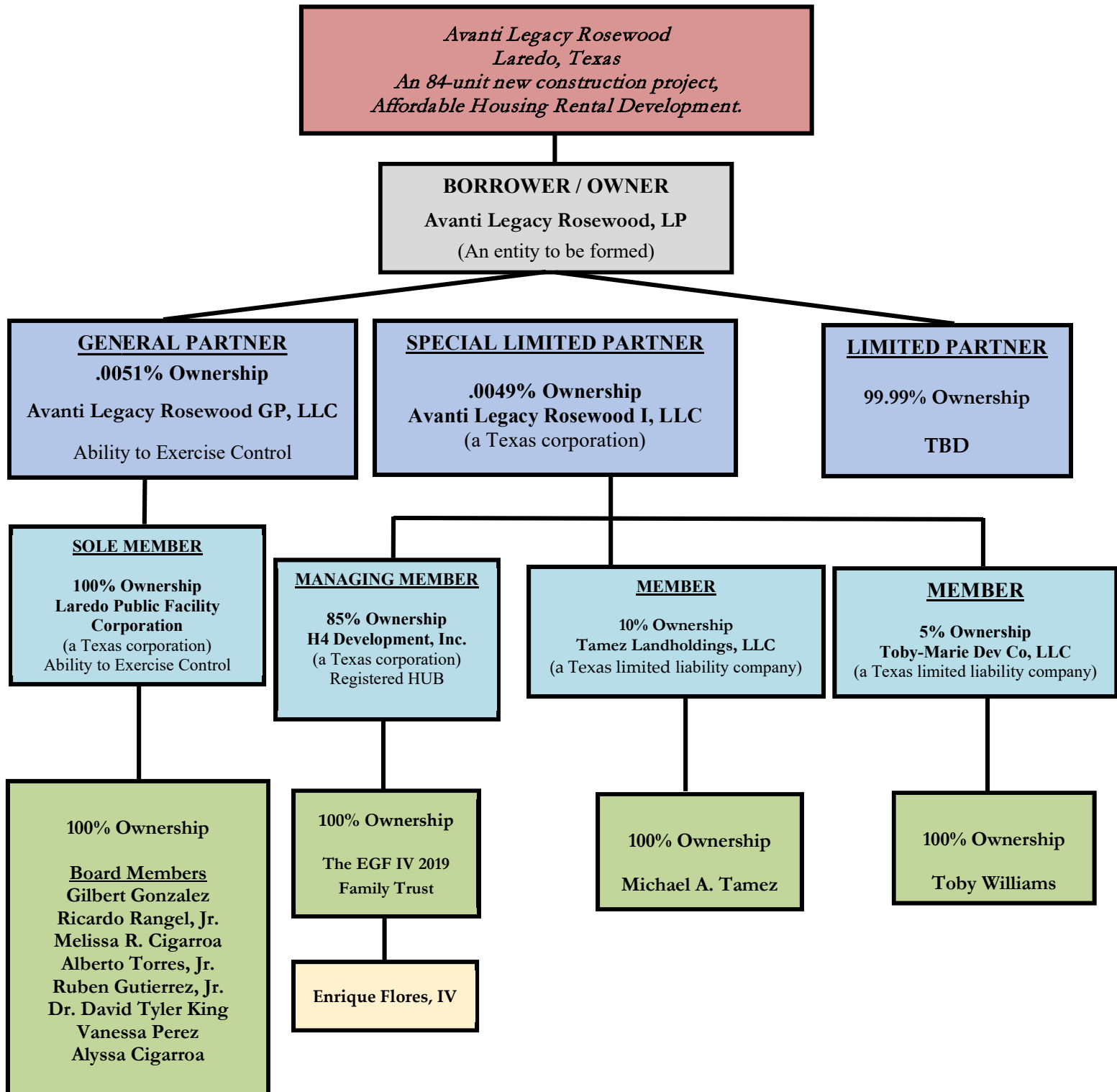
PROJECT OWNERSHIP ORGANIZATIONAL SUMMARY



NEW ORGANIZATION CHARTS

AVANTI LEGACY ROSEWOOD, LP

PROJECT OWNERSHIP ORGANIZATIONAL SUMMARY





January 30, 2024

Rosalio Banuelos
Director of Asset Management
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: #22039/23804 Avanti Legacy Rosewood Amendment Request

Dear Mr. Banuelos,

We represent Churchill Stateside Group as the lender for Avanti Legacy Rosewood in Laredo, Texas. We have reviewed the updated budget for the Development and concur that the Development is no longer feasible as originally proposed. In order to make the transition feasible, the Development needs both property tax exemption and a reduction in the total number of units from 99 to 86 (three market rate units and 10 LIHTC units).

The Applicant has worked diligently with us so that the transaction is feasible and ready for a debt and equity closing, subject to the amendment request's approval. If approved at the March 7th Board Meeting, a closing could be scheduled within approximately 30 days. Should you have any questions, please feel free to contact me at your convenience.

Sincerely,

Blair Henderson

Blair Henderson, CPA
Vice President



RBC Capital Markets®

Royal Bank of Canada
Community Investments
Cleveland, Ohio, 44102
Telephone: (216) 875-2626
Fax: (216) 875-2612

January 30, 2024

Rosalio Banuelos
Director of Asset Management
Texas Department of Housing and Community Affairs
221 East 11th Street
Austin, Texas 78701

RE: #22039/23804 Avanti Legacy Rosewood Amendment Request

Dear Mr. Banuelos,

RBC Community Investments is the tax credit syndicator for Avanti Legacy Rosewood in Laredo, Texas. We have reviewed the updated budget for the development and concur that it is no longer feasible as originally proposed. In order to make the deal feasible, the development needs both property tax exemption and a reduction in the total number of units from 99 to 86 (three market rate units and 10 LIHTC units).

The applicant has worked diligently with us to create a structure that is feasible and ready for a debt and equity closing, subject to the amendment request's approval. If approved at the March 7th Board Meeting, a closing could be scheduled within approximately 30 days. Should you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'DK' followed by a stylized flourish.

Daniel J Kierce
Managing Director
RBC Capital Markets
Community Investments

TEXAS HOUSE OF REPRESENTATIVES

HOUSE COMMITTEE HUMAN SERVICES
CHAIRMAN



HOUSE COMMITTEE WAYS & MEANS

RICHARD PEÑA RAYMOND

STATE REPRESENTATIVE
DISTRICT 42

January 19, 2024

Cody Campbell
Director of Multifamily Programs
Texas Department of Housing and Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: TDHCA #22039 Avanti Legacy Rosewood, Laredo, Texas

Dear Mr. Campbell,

I would like to express my continued support for Avanti Legacy Rosewood in Laredo, Texas. This apartment community for seniors is in my district and provides much needed affordable housing to elderly families living on low to moderate incomes.

I firmly believe that we need more affordable housing options in District 42. Unfortunately, in today's economic market, building affordable housing is extremely difficult. With soaring interest rates, rising construction costs, and decreasing equity pricing, developments with 2022 9% housing tax credits have suffered drastically. As a result, Avanti Legacy Rosewood has been forced to eliminate 3 market rate units and reduce the number of affordable units from 96 to 86 as well as partner with the Laredo Public Facility Corporation in order to make the deal financially feasible. These changes, in addition to the Applicant's redesign initiatives, allow the Applicant to build Avanti Legacy Rosewood with the capital sources available, without the need for supplemental credits. The Developers of the transaction should be commended for their efforts to identify non-traditional resources that led to a \$500,000 grant and a \$337,500 subsidized secondary loan from the Raza Development Fund to subsidize the development costs of the apartment community.

Citizens of Laredo deserve the opportunity to live in a safe and comfortable environment, and Avanti Legacy Rosewood will provide this opportunity for elderly households in District 42. In addition, Laredo, located in one of the poorest counties in Texas, has been historically underserved by the tax credit program receiving only 11 allocations since the inception of the program, only one of which was an elderly development. For these reasons, I urge the TDHCA Board to approve the material amendment requested for Avanti Legacy Rosewood detailed in this correspondence to allow them to move forward with this critical development. Please contact me if you need more information.
school.

STATE CAPITOL, ROOM 1W.2
P.O. BOX 2910
AUSTIN, TX 78768-2910
(512) 463-0558
FAX (512) 463-6296
E-MAIL: RICHARD.RAYMOND@HOUSE.TEXAS.GOV
WEBSITE: HTTP://WWW.HOUSE.TEXAS.GOV

DISTRICT OFFICE:
CITY HALL, 3RD FLOOR
1110 HOUSTON STREET
LAREDO, TX 78040
(956) 753-7722
FAX (956) 753-7729

TEXAS HOUSE OF REPRESENTATIVES

HOUSE COMMITTEE HUMAN SERVICES
CHAIRMAN



HOUSE COMMITTEE WAYS & MEANS

RICHARD PEÑA RAYMOND

STATE REPRESENTATIVE
DISTRICT 42

If any of you have a questions or would like to discuss further, I would be glad to discuss with you. Please feel free to call me on my cell phone at 956-286-9500 or reach me by email at Richard.Raymond@House.Texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Richard Peña Raymond".

Richard Peña Raymond
House District 42

STATE CAPITOL, ROOM 1W.2
P.O. BOX 2910
AUSTIN, TX 78768-2910
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LAREDO, TX 78040
(956) 753-7722
FAX (956) 753-7729

RESOLUTION NO. 2023-R-134

A RESOLUTION OF THE CITY OF LAREDO, TEXAS, AUTHORIZING THE CITY MANAGER TO AMEND THE RESOLUTION OF SUPPORT FOR THE PROPOSED DEVELOPMENT OF AN AFFORDABLE RENTAL HOUSING PROJECT LOCATED NEAR THE SOUTHWEST CORNER OF INTERNATIONAL BOULEVARD AND SPRINGFIELD AVE. NAMED AVANTI LEGACY ROSEWOOD.

WHEREAS, the City Manager is authorized to amend resolution of support for the proposed development of an affordable rental housing project located near the southwest corner of International Boulevard and Springfield Ave. named Avanti Legacy Rosewood.

WHEREAS, on December 6, 2021, the City of Laredo approved a Resolution of Support for Avanti Legacy Rosewood, related to its application to the Texas Department of Housing and Community Affairs for 2022 Competitive 9% Housing Tax Credits for Avanti Legacy Rosewood; and

WHEREAS, Competitive 9% Housing Tax Credits were awarded to Avanti Legacy Rosewood, but since that time, there have been significant changes in the economy which have negatively impacted its development, specifically increases in construction costs, interest rates, and insurance; and

WHEREAS, Avanti Legacy Rosewood, has approached the Laredo Public Facility Corporation about partnering on the development in order to bring a proposed property tax exemption to bear, and is pending approval of such partnership.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS THAT:

Section 1: The City of Laredo, acting through its governing body, hereby reconfirms that it supports the proposed AVANTI LEGACY ROSEWOOD apartments located at near the southwest corner of International Boulevard and Springfield Ave., Laredo, Texas, and supports a partnership with the Laredo Public Facility Corporation through one of its public facility corporations for purposes of obtaining a property tax exemption.

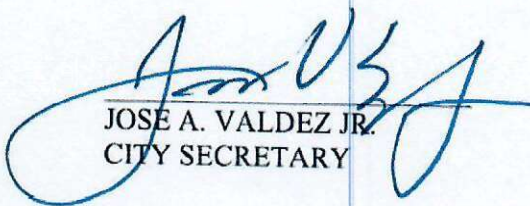
Section 2: The City of Laredo, acting through its governing body, hereby confirms that it supports a reduction in the number of units from 99 to 84 to make the transaction feasible.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
7th DAY OF August, 2023.



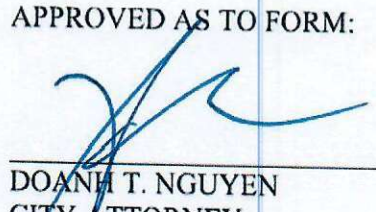
DR. VICTOR D. TREVINO
MAYOR

ATTEST:



JOSE A. VALDEZ JR.
CITY SECRETARY

APPROVED AS TO FORM:



DOANH T. NGUYEN
CITY ATTORNEY

