



30 1994-2024
YEARS | the
NRP
group

The NRP Group

**Response to RFQ for
Real Estate Development Services**

City of McKinney, Texas
October 10, 2024



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October 10, 2024

Mindy Smith, NIGP-CPP, CPPB
Procurement Services
1550 S College Street, Building D
McKinney, TX 75069

RE: Letter of Interest - RFQ NO. 25-04RFQ

Dear Ms. Smith,

The NRP Group is pleased to submit this Request for Qualifications for Real Estate Development Services. We are a vertically integrated developer, builder, and manager of multifamily housing with the stated mission to create exceptional rental opportunities for individuals and families, regardless of income. For two decades, NRP has been the leader in public-private housing partnerships across the State of Texas. Working with local governments and nonprofits, we have delivered nearly 30,000 affordable, mixed-income, and market rate units in Texas alone.

Our team fully understands the scope of work outlined in the RFQ. We are experienced in all aspects of affordable housing development and have had the honor of partnering with the McKinney Housing Finance Corporation on a previous development, The Independence.

In accordance with the RFQ requirements, please accept this letter as a certification that:

- NRP is able to start work in a timely manner
- NRP is committed to obtaining a Certificate of Occupancy within 24-months of groundbreaking
- NRP is able to obtain the necessary insurance
- NRP is committed to including small and minority owned businesses, women's business enterprises, labor surplus area businesses and individuals or firms located in or owned in substantial part by persons residing in the area when possible
- This response is firm and irrevocable for sixty days.

Thank you for your review of this submittal. If you have any questions or concerns please don't hesitate to reach out.

Sincerely,



Nick Walsh

Vice President of Development

The NRP Group

Nwalsh@nrpgroup.com



DEVELOPMENT TEAM



BRIDGE AT ESTANCIA
Austin, TX | 4% LIHTC
Developer: NRP Group
Partner: Housing Authority City of Austin

Entity Name:

NRP Lone Star Development LLC

Corporate Headquarters Address:

1228 Euclid Avenue, 4th Floor, Cleveland Ohio 44115

Dallas Office Address:

6565 N. MacArthur Blvd., Suite 450, Irving, Texas 75039

Phone:

(844) 677-0002

Email:

info@nrpgroup.com

Website:

nrpgroup.com

Entity Type & State:

Texas Limited Liability Company

RFQ Contact:

Nick Walsh, Vice President of Development

RFQ Contact Phone: **708-941-0199**

RFQ Contact Email: **Nwalsh@nrpgroup.com**



NRP LEADERSHIP



NICK WALSH

VICE PRESIDENT OF DEVELOPMENT

Nick Walsh is Vice President of Development at The NRP Group, where he oversees the sourcing, entitlement, and development of new affordable and mixed-income housing projects from inception to construction. Based in the Dallas-Fort Worth metroplex, Nick has successfully delivered over 2,800 units with a total development cost exceeding \$600 million since joining NRP in 2019.

Dedicated to building strong community partnerships, Nick fosters relationships with public officials, government agencies, and housing authorities. He is an active member of the affordable housing community, serving as a board member and conference co-chair for the Texas Affiliation of Affordable Housing Providers. Additionally, he is an appointee to the City of Dallas Inclusive Housing Task Force.

Nick holds a Bachelor of Business Administration from the Ross School of Business at the University of Michigan.



DEBRA GUERRERO

SENIOR VICE PRESIDENT OF STRATEGIC PARTNERSHIPS & GOVERNMENT AFFAIRS

Debra Guerrero is the Senior Vice President of Strategic Partnerships and Government Affairs for The NRP Group. She serves as a valued professional, a respected civic leader, an empowering mentor and a champion for quality affordable housing. Guerrero is credited with opening NRP's Texas Office in 2004 which has been responsible for the development of over 18,000 multifamily units equaling to over a two billion financial investment throughout Texas. She has expertise in the

organizational and financing structures involved in all aspects of public/private partnerships, as well as the intricacies, rules and regulations involved in working with local, state and federal legislative and executive agencies.

Guerrero is an accomplished leader in the affordable housing industry. She serves as the Chair of the Multifamily Council of the Texas Association of Builders (TAB) and is the Immediate Past President of the Texas Association of Affordable Housing Providers (TAAHP). At the federal level she is a member of the National Association of Home Builders (NAHB) Affordable Housing Group, as well as a Trustee of BUILD-PAC. She is often asked to assist and provide her expertise in developing strategic initiatives focused on meeting the demand of quality affordable housing in large urban areas.

As a civic leader, Guerrero currently serves as a Board Trustee of the San Antonio Independent School District (SAISD) and served as a San Antonio City Councilwoman from 1997-2001. Other community board leadership roles and participation include Komen SA; Texas Public Radio; SA Hispanic Chamber of Commerce; Leadership SA; and Texas Lyceum.

Ms. Guerrero received her Bachelor of Arts degree from St. Mary's University and a Joint Degree Doctor of Jurisprudence and Masters of Public Affairs from the University of Texas at Austin Law School and Lyndon Baines Johnson School of Public Affairs.



J. DAVID HELLER

PRINCIPAL, PRESIDENT AND CHIEF EXECUTIVE OFFICER, NRP ENTERPRISES LLC

- President, CEO and Cofounder of The NRP Group.
- Developed more than 55,000 apartment homes since founding of company in 1994.
- Previously worked as a consultant for The Townsend Group where he was responsible for more than \$3.6 billion in real estate investments over two years. Spent five years at Arthur Andersen & Co. as a manager in the real estate consulting division.
- Currently serves on executive committee and is past Chairman of the Housing Credit Group for the National Association of Home Builders. Active on several business and civic group boards such as Parkwood Corporation, United Way of Greater Cleveland, and University Hospitals.
- National Campaign Chair of Jewish Federations of North America for 2023-2025 term.
- Named 2023 Executive of the Year by Multi-Housing News.
- Bachelor's degree in business administration from the University of Michigan.



GEORGE CURRALL

PRINCIPAL, EXECUTIVE VICE PRESIDENT & CHIEF FINANCIAL OFFICER

- As Chief Financial Officer, manages the activities of Capital Markets, Asset Management, Tax and Accounting for The NRP Group.
- Served as key executive on more than 300 closings, representing over \$10B in total capitalization since 2008.
- Overseen closings representing approximately \$3.5 billion in construction financing, \$870 million in permanent financing, \$1.8 billion in equity capital, and over 30,000 apartment units since 2010.
- Prior to NRP, spent 11 years in multifamily housing mortgage banking with MMA Financial, Lend Lease Mortgage Capital and Red Mortgage Capital.
- Enabled MMA to grow in taxable debt originations from \$100 million in 2006 to over \$225 million in 2007.
- MBA from The George Washington University. Bachelor's degree in economics from Washington & Lee University



KENNETH W. OUTCALT

PRINCIPAL, PRESIDENT, NRP HOLDINGS LLC

- President of NRP Development and Chair of the NRP Investment Committee.
- Evaluates and prioritizes deals for review by the NRP Executive Committee.
- Presided over development of affordable, workforce and market rate properties that account for \$8.8B in cost and nearly 38,000 units during the past decade.
- Led NRP to consistent ranking in the Top 10 largest developers in the U.S.
- Added new markets including Atlanta, New York, D.C., Boston, Nashville, and Las Vegas over past five years.
- Chairman of the Board of Trustees for Positive Education Program, providing special education and mental health assistance to troubled children.
- Serves on Board of Directors for Cleveland Museum of Natural History and the Cleveland Clinic VeloSano Steering Committee.
- MBA from the University of Michigan. Bachelor of Science in urban and regional studies from Cornell University.



ERICK WALLER

PRINCIPAL, PRESIDENT, NRP MANAGEMENT LLC

- Principal of The NRP Group and President of NRP Property Management.
- Serves on NRP Investment Committee.
- Manages 150 properties representing over 29,000 units of affordable and market rate communities valued at more than \$2.4B.
- Executed over 100 successful lease-ups during his tenure.
- Delivered excellent performance within NRP stabilized portfolio
- Cultivates a 'people-first' culture that consistently names The NRP Group as an industry Top Workplace
- Prior to NRP, worked with Village Green for eight years and became Regional Vice President.
- Serves on advisory board of several property management college programs, including Cleveland State University and Ball State University.
- Spearheaded creation of Center for Property Management at Cleveland State University.
- Bachelor of Science in business administration from The Ohio State University.



JENNIFER BAUS

PRINCIPAL, EXECUTIVE VICE PRESIDENT DESIGN & ENTITLEMENTS

- As Principal and Executive Vice President of Design & Entitlements directs all activities related to horizontal and vertical design and entitlements at The NRP Group and oversees all development project management
- Joined The NRP Group in 2005 as a project manager for affordable housing development
- Received NRP's first Alan F. Scott Developer's Award for excellence in 2017
- Founded NRP's Women's Inclusion Network (WIN) in 2018 to hire, develop, and advance female talent
- Graduate of the YWCA's Women's Leadership Initiative (Momentum) program
- Helped lead fundraising efforts for the YWCA, American Heart Association's Go Red for Women, Susan G. Komen Breast Cancer Foundation and Muscular Dystrophy Association.
- Professional engineer in the state of Ohio, LEED Accredited Professional
- Associate member, American Academy of Environmental Engineers
- Master of Engineering degree, Case Western Reserve University
- Certification in Real Estate Development and Finance, Cleveland State University



NOAM MAGENCE

PRINCIPAL, EXECUTIVE VICE PRESIDENT AND GENERAL COUNSEL

- As Executive Vice President and General Counsel. Serves on NRP Investment Committee leads corporate governance, real estate development, financing transactions, acquisitions, dispositions, litigation, and insurance and risk management for all NRP business units and geographies.
- Built legal department from the ground up.
- Played key role in helping structure a relationship with private equity firm TriPost Capital Partners.
- Prior to NRP, spent seven years at DDR Corp. where he closed several billion dollars in acquisitions, financings, dispositions, and joint adventures.
- President of the Board of Trustees of the Joseph and Florence Mandel Jewish Day School for the 2022-2025 term.
- Board member of Jewish Education Center of Cleveland.
- Served on the board of Fuchs Mizrahi School and Greater Cleveland Habitat for Humanity.
- Member of the Cleveland Bridge Builders Class of 2020
- Law degree from the University of Pennsylvania. Bachelor's degree in economics from Yeshiva University



RACHEL JOHNSON

PRINCIPAL, CHIEF INFORMATION OFFICER

- As Chief Information Officer of The NRP Group leads all aspects of technology, including NRP Infrastructure & Operations, Business Solutions & Software Applications, and Property Technology.
- Managing expansion of cloud solutions and strategic application of artificial intelligence, Internet of Things, and other emerging technologies.
- During her tenure, NRP's employee base has grown from 350 to over 1,000 people, multifamily unit production has increased over 100%, and the portfolio has grown to over 29,000 units worth \$2.4 billion
- Led the IT organization through many transformational initiatives
- Prior to NRP, spent nine years at AmTrust Bank where she became Vice President

of Operations for Commercial Construction Real Estate Lending Division.

- Serves on Board of Zoning Appeals for Village of Chagrin Falls, Ohio.
- Bachelor of Science in accounting with a minor in management information systems from Miami University



DAN HULL

PRESIDENT, NRP CONTRACTORS LLC

- President for NRP Construction responsible for overall operations for all projects across the NRP portfolio
- Joined The NRP Group in 2015 as Vice President of Construction
- During his tenure, the company has doubled the number of projects and units under construction.
- Launched a strong and robust third-party general contracting business that has grown at an accelerated rate.
- Played a pivotal role in helping NRP achieve construction industry accolades
- Prior to NRP, developed and built multi-family projects for Embrey Partners in

Texas and Sares Regis Group in California

- With over 20 years of experience in multifamily construction, he has delivered over 25,000 housing units in Texas, Colorado, Tennessee, and California
- MBA from the University of Texas at San Antonio and a Bachelor's degree in Construction Management from Brigham Young University



SCOTT VILLANI

PRINCIPAL, CHIEF STRATEGY OFFICER

- Chief Strategy Officer and Principal of The NRP Group. Serves on NRP Investment Committee.
- Leads all aspects of consumer targeting and product design for new property development, including exterior design, amenities package composition, unit design, and rent levels for both the affordable and market rate portfolios.
- Directs all marketing strategy and tactics related to individual properties including media, advertising, and promotional activity, and leads all corporate marketing activity relating to internal and external corporate marketing and communications.

- Manages human resources, including talent acquisition, development, and company policies.
- Presided over design and marketing for more than 100 successful lease-ups and delivered over \$3 billion in asset dispositions.
- Prior to NRP, worked at Forest City Enterprises and became Vice President of Marketing and Operations.
- Board member of University Settlement, a social services organization.
- MBA from the Robert H. Smith School of Business at the University of Maryland. Bachelor's degree in economics from Dickinson College.

NRP and our project team has the systems, staff, and expertise to execute a successful partnership. Nick Walsh, NRP's Dallas based Vice President of Development, will oversee all facets of the project. He will serve as the main point of contact with the McKinney HFC. Comprehensive project management is an integral part of ensuring the successful operation of every NRP development from pre-development to long-term management, with NRP's vertically integrated structure providing a seamless flow of day-to-day management from project inception to construction and long-term management. During the due diligence phase, the projects will move through a rigorous internal committee process, ensuring that leadership from several departments are able to review and approve all assumptions and major decisions. This process ensures quality control and provides a well vetted budget, construction timeline, and lease-up schedule.

As partners with MHFC, a strong emphasis will be placed on regular communication with board members and staff at every stage of the development. This will ensure that the MHFC is involved in every milestone and key decision as it relates to the development.

The Development Project Management team working with the local Development team will ensure that every detail in the pre-development and development stages are being addressed to advance towards the financial closing. The Development Project Manager (DPM) will bridge the expectations and efforts of all parties involved in the predevelopment and development processes, leading the project team to a financial closing. The DPM will execute micro-tasks along the critical path of development but address projects from an increasingly macro perspective as it advances towards closing and construction. Additionally, the DPM will work with various specialists to help them execute their tasks to avoid adversely affecting target dates for tax credit applications, closings, and groundbreakings. Specifically, the DPM will establish working relationships with staff of project effectively managed on a day-to-day basis through the development stage. Partners, consultants (including design, environmental and other), attorneys, NRP Development staff, NRP Construction staff, lending institutions, project engineers, project architects, and municipal officials to ensure that the project is being efficiently and effectively managed on a day-to-day basis through the development stage.

As the development moves from the financial closing and onward to construction, the DPM will shift their day-to-day duties over to the Construction Project Manager (CPM) within NRP Construction, the in-house construction arm of The NRP Group. The CPM will approach all matters pertaining to pre-construction, budget, scheduling, and constructability as a team with the DPM and full NRP Construction team to ensure consistent and effective communication with design consultants and their own subcontractors and vendors throughout the construction phase of the development. This will be achieved by utilizing the same software and standard operating procedures that have enabled the NRP Group to succeed at multifamily construction for over 25 years with a strong emphasis on processes designed to properly vet contractors, achieve a high quality finished product, maintain the construction schedule, and provide a detailed understanding of every aspect of the construction underway on-site. With use of Procore and integrated technology platforms, all involved parties will have live access to project documents to foster a collaborative team approach and ensure that the staff on-site is working with the latest information conveyed seamlessly to all team members. Furthermore, senior NRP Construction staff will maintain consistent involvement by way of regular meetings and calls, thorough buyout approval processes, and appropriate agency review and approval of major budget and scheduling revisions to ensure that the Anita Coy construction process is a successful and seamless one from start to finish. As construction nears completion, NRP Construction will work closely with NRP Management to ensure a seamless hand-off and set the stage for an immediate and smooth transition to leasing and operations starting Day 1 of resident occupancy.

The NRP Group is a vertically integrated real estate company, specializing in development, construction, property management, and investment. This integrated approach offers several key advantages:

- **Seamless Collaboration:** Our teams work in close coordination throughout the project lifecycle, ensuring efficient communication and a smooth transition between development, construction, and property management phases.
- **Enhanced Quality Control:** Our in-house expertise allows us to maintain high standards for design, construction, and ongoing operations, minimizing risks and ensuring long-term value.
- **Optimized Cost Management:** By controlling multiple aspects of the project, we can identify potential cost savings and implement efficient strategies to optimize the project budget.
- **Improved Asset Performance:** Our integrated approach enables us to align development and management goals, maximizing asset value and achieving superior returns.

SPECIFIC TO THIS RFQ, OUR PROCESS INVOLVES:

- **Rigorous Due Diligence:** Our internal committee reviews each project, ensuring that all key stakeholders are involved in decision-making and that the project aligns with our investment criteria.
- **Comprehensive Planning:** We develop detailed plans for construction, leasing, and property management, providing a clear roadmap for project execution.
- **Streamlined Communication:** Our integrated structure facilitates efficient communication between development, construction, and property management teams, minimizing delays and ensuring a smooth project delivery.

By leveraging our integrated approach, we are able to deliver high-quality, sustainable real estate developments that provide long-term value for our partners



DEVELOPMENT

NRP Development handles every aspect of development from concept to completion. Experienced multifamily developer of market rate, affordable and senior housing projects along with significant experience in single-family infill housing.



CONSTRUCTION

NRP Contractors is a full-service general contractor, licensed in 12 states, providing professional construction services for multifamily and single family homes. Over 40,000 units have been built since inception.



PROPERTY MANAGEMENT

NRP Management is a full-service property manager with over 28,000 of market rate, affordable and senior rental units under management.



ASSET MANAGEMENT

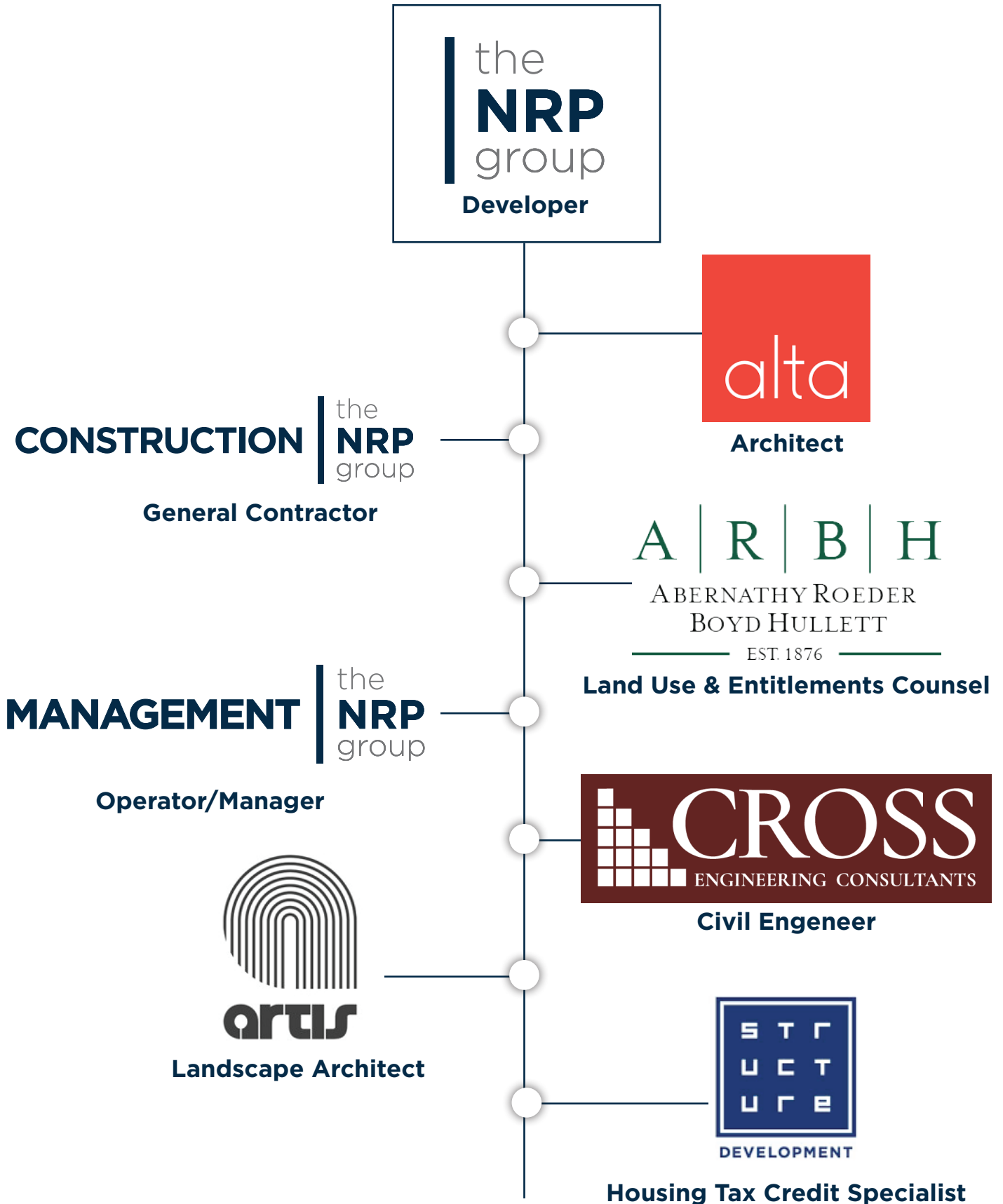
Supporting short- and long-term value creation across the portfolio for both affordable and market rate communities. Closely working with investors, partners, and internal property management, accounting, and construction teams to identify ways to best serve investors

Please find the Litigation Schedule for The NRP Group and its various entities in the Appendix.

The NRP Group has never been terminated prior to completing a project.



NRP Development: The Nightingale (San Antonio)



THE NRP GROUP - DEVELOPER






The NRP development team handles every aspect of development from concept to completion. With every new project, the team reviews and details the many elements that contribute to success: site selection and zoning, market studies, and designs that combine the most desirable features for each market. NRP partners with local governments, financial institutions and neighborhood organizations on its many multi-family housing, single-family infill homes, senior housing, and land development projects.

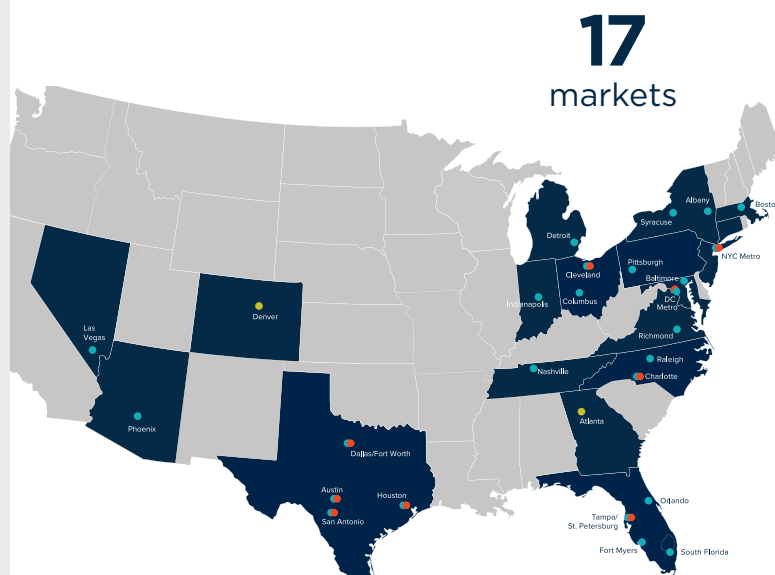
FIRM PROFILE

The NRP Group (“NRP”) is one of the largest national multifamily apartment developers with incredible experience in both dedicated affordable and market-rate products. In addition to its wide expertise in real estate development, NRP is vertically integrated with an affiliate general contracting and property management division. Founded 30 years ago, NRP has developed over 60,000 units, closed \$6 billion in real estate transactions (\$2.6 billion in pipeline) and continues to manage over 28,000 units, the majority of which are dedicated affordable units. Recent publications testify to NRP’s recent accomplishments: NRP is the 3rd-largest affordable housing developer (Affordable Housing Finance), 3rd-largest overall developer (MHN), a top-ten Builder (NMHC) and the 2022 NMHC Pillar multifamily development firm of the year.

NRP was founded as an affordable-housing developer and remains committed to delivering as many affordable units as possible in every state in which it operates (15 total, as of April 2024). NRP has expertise in every affordable housing financing mechanism used today, and is also particularly creative in finding new mechanisms (often public-private partnerships) to fund affordable homes, particularly workforce incomes not traditionally served by the Low-Income Housing Tax Credit. NRP’s track record with development partners is long and successful: whether it be local for-profit developers, community-based non-profit organizations, faith-based groups, or large anchor institutions, NRP knows how to structure a transaction that meets the shared and unique goals of each development actor.

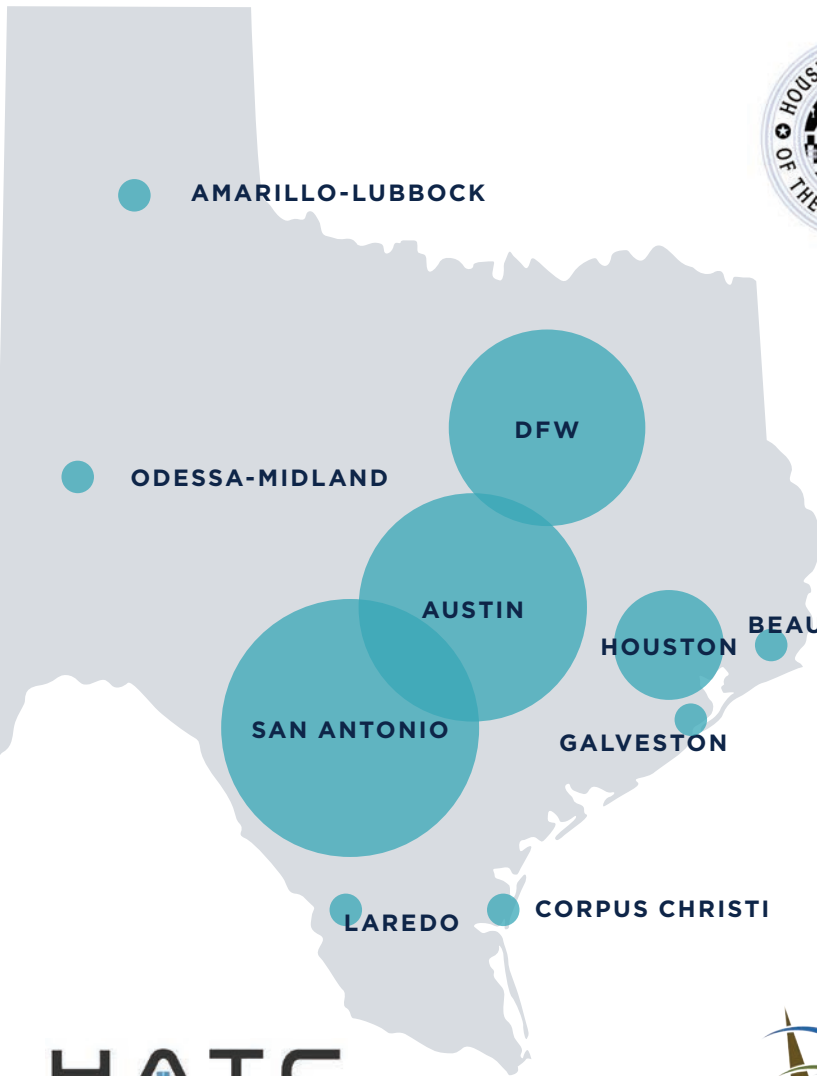
The Texas office was founded in 2004 in San Antonio. Since then, over 30,000 units have been constructed throughout the state, with over 5,000 units in Travis County alone. NRP is a leading affordable and workforce housing developer in the State of Texas.

	LIHTC + MODERATE INCOME	NRP OVERALL
 PROJECTS	214	323
 UNITS DEVELOPED	27,000	60,000
 TOTAL PROJECT COST	\$4 BILLION	\$8.5 BILLION
 PORTFOLIO VALUE	\$1.3 BILLION	\$2.3 BILLION
 UNITS UNDER MANAGEMENT	16,000	29,000



NRP IS THE LEADING PUBLIC-PRIVATE PARTNERSHIP HOUSING DEVELOPER IN TEXAS

The NRP Group has unparalleled experience in forging public housing partnership in Texas. Since 2004, NRP has partnered with cities, counties, housing authorities, public facility corporations, housing finance corporations, nonprofits, military base authorities, and community college districts.



Denton Housing Authority



City of Dallas



SAHA
SAN ANTONIO
HOUSING AUTHORITY



NRP CONSTRUCTION

Over three decades, The NRP Group has perfected a best-in-class construction platform known for delivering affordable and market rate communities with award-winning quality and style that are on time, on budget, and highly cost effective.

Prioritizing a safe and healthy work environment.

SAFE Award Winner - Best Safety Program in Multifamily
National Association of Home Builders

Building our business by building our people.

We talk a lot about A+ Players building A+ Communities, and we back this up with programs that reveal a passion for team culture that is unmatched in the industry.

Supplier diversity and inclusion.

NRP Construction looks for every opportunity to uplift and improve the economic health of the communities we build—both directly and indirectly—by promoting the inclusion of diverse vendors and suppliers in the design and development of each of our building projects.

Sustainable residential construction practices.

The NRP Group has made considerable progress in improving the environmental footprint of assets across our portfolio.

Best-in-class technology toolkit.

NRP Construction has created a leading real estate technology platform of best-in-class industry tools woven together by an internally developed dashboard and portal called “NRP Connect.”

NRP MANAGEMENT

For nearly three decades, we have worked to perfect our best-in-class property management platform known for driving optimal performance and delivering an industry-leading lifestyle experience to residents across both affordable and market rate communities.

Lease-up excellence.

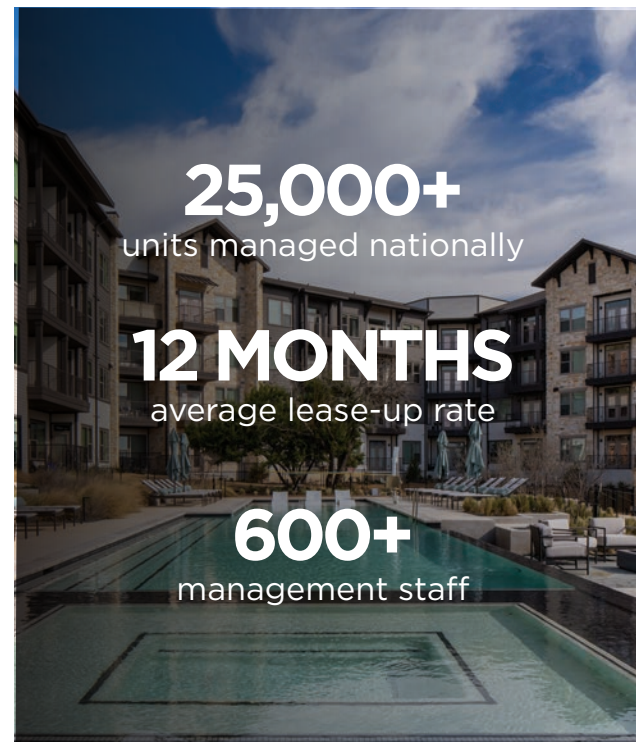
Since 2014, we have completed over 100 lease-ups across both our affordable and market rate communities. Over this time frame, we have continuously exceeded rent rate and unit absorption expectations as well as industry norms across all metrics.

Comprehensive cross-functional support for each community.

Attention to detail and functional excellence at every position in the company. To support this philosophy, we have built an organization around the community manager that includes dedicated best-in-class support in the areas of regional management, marketing, human resources, recruiting, facilities, IT support, utilities, operations, revenue management, accounting and accounts payables, compliance, and more.

Best-in-class toolkit.

NRP Management has created a leading technology platform consisting of best-in-class technology tools woven together by an internally developed dashboard and portal called “NRP Connect.” Our toolkit also features best-in-class digital marketing, programmatic media, and virtual reality and self-directed tours, allowing us to operate with speed, efficiency, quality, and seamless mobility.





At Cross Engineering, we have delivered exceptional engineering solutions for over 20 years. With a long track record of successful projects spanning many different markets, we have established ourselves as trusted experts in the field. Our team engineers are passionate about innovation and finding simple solutions to complex challenges. From civil engineering to project management, planning and more, we are equipped to handle projects of any size. Partner with us and experience the reliability, expertise, and unparalleled customer service that sets us apart.

CIVIL ENGINEERING

- Feasibility Analysis
- Site Layout Review
- Hydraulics and Hydrology
- Mass Grading
- Detailed Grading Plans
- Flood Study
- Floodplain Reclamation
- FEMA Letter of Map Revision
- Roadway Design
- Water Plan
- Sanitary Sewer Plan
- Parking Lot Design
- Storm Drainage Design
- Stormwater Detention Design
- Stormwater Retention Ponds
- Utility Plans and Profiles
- Erosion Control Plans
- Stormwater Pollution Prevention Plans (SWPPP)
- Site Layout
- Site Layout Modification
- Earthwork Quantities and Balance
- Geographical Information Systems (G.I.S.)
- Dimension Control Plans
- Lift Station Design

PLANNING SERVICES

- Site Plan Package
- Residential Lot Layout
- Commercial Site Layout
- Multi-Family Layout
- Master Plan
- Zoning Changes
- Entitlements
- Property Subdivision
- Utility Coordination

PROJECT MANAGEMENT

- Cost Estimating
- Value Engineering
- Contract Administration
- Multi Discipline Resource
- Bid Phase Services
- RFI / Change Order Review
- Inspection
- Shop Drawing Review

The NRP Group and Cross Engineering have partnered on thousands of multifamily units across North Texas

PROJECT EXPERIENCE



Multi-Family: Davis at the Square
(McKinney, TX)



Office: Independent Financial
(McKinney, TX)



Municipal: Apex Centre
(McKinney, TX)



Over the better part of nine decades, Alta has completed hundreds of affordable multi-family residences, in excess of 100,000 affordable living spaces.

Alta Architects works with our clients to create high-quality affordable housing, carefully considering the needs of our clients, their investors, residents and the greater community. Alta carefully balances floor plans, unit mix, amenities, and mixed-use spaces to optimize budget and profitability.

Mixed-Use Development

Multi-purpose developments that include housing, office, retail, medical, recreational, commercial or industrial components.

Affordable Housing

Affordable housing initiatives are important to ensure citizens with a household income at, or below, the median (federal or local) have a reasonably priced place to live. Where an occupant is paying less than 30% of gross income for housing costs and utilities.

Residential

Single family community master planning and design.

Market Rate

Non-subsidized properties that are rented or owned by those who pay market-rate rents or who paid market value to purchase the property.

Hotel Design

Short term living spaces that are focused on hospitality.

Student Housing

On and off-campus student housing solutions to support higher education institutions.

The NRP Group and Alta have worked together for over a decade on 20+ projects





Artis LANDSCAPE ARCHITECT

Artis' innovative designs are the result of thoughtful analysis, a willingness to listen and a desire to discover the uniqueness of each site. In its simplest form, Artis strives to create spaces that are environmentally conscious, contextually appropriate and integrated into the communities they represent.



The NRP Group and Artis have partnered on dozens of projects across Texas and nation wide.

The NRP Group has a proven track record in developing affordable rental housing in urban settings throughout Texas. Our team has successfully completed numerous projects, leveraging a range of funding sources including Low-Income Housing Tax Credits (LIHTC) and complex mixed-finance structures.

Key team members have extensive experience in:

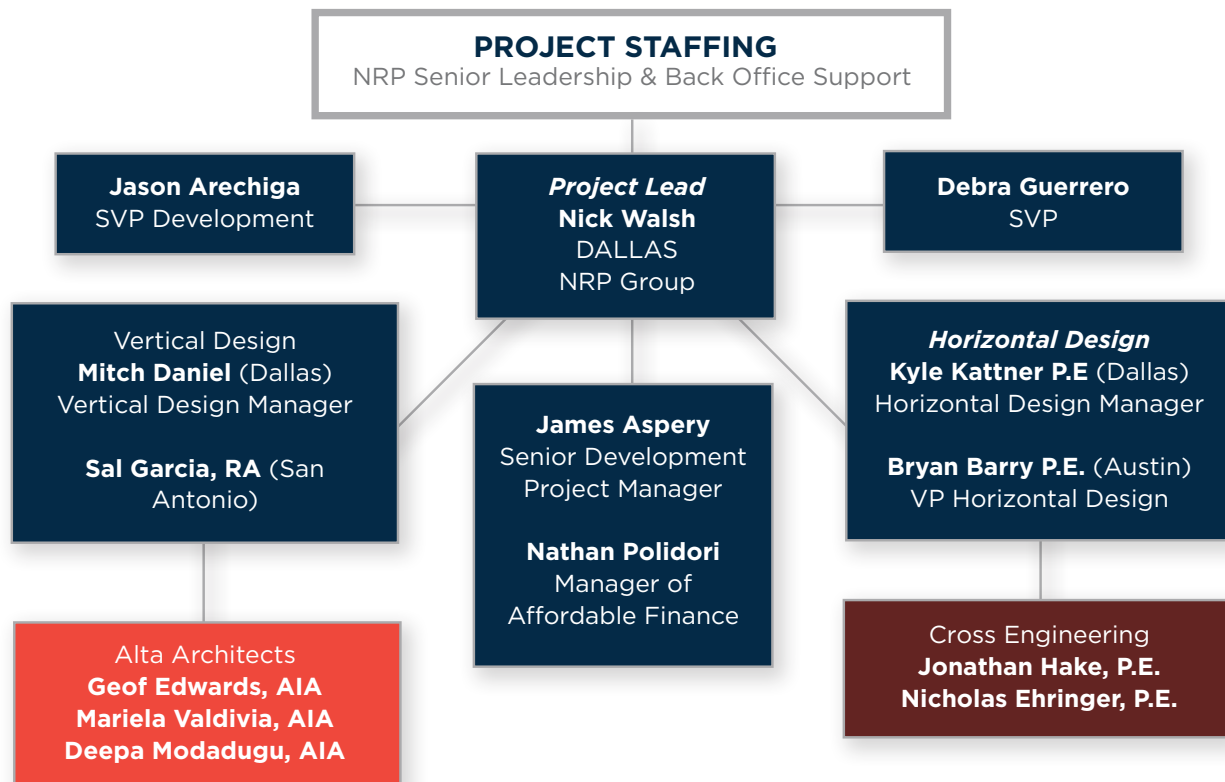
Urban affordable housing development: Our team has a deep understanding of the unique challenges and opportunities associated with developing affordable housing in urban areas, including site selection, zoning, and community engagement.

Complex financial structuring: We have a proven ability to navigate complex financial structures, including managing multiple funding sources and structuring mixed-finance projects. Our team has a strong track record of successfully closing deals, even in challenging economic conditions.

LIHTC program in Texas: Our team has extensive experience with the LIHTC program in Texas, including understanding the program's requirements, navigating the application process, and managing the compliance obligations associated with LIHTC projects.

Collaboration and dedication: Many of our team members have worked together on previous projects, fostering a strong collaborative environment and a shared commitment to excellence. We are confident that our team has the experience, expertise, and dedication to successfully deliver this project.

Time commitment: We are committed to dedicating the necessary resources and time to ensure the successful completion of this project. Our team will develop a detailed project schedule and staffing plan to ensure that all key tasks are completed on time and within budget.



Additional resumes can be found in the Appendix. NRP Construction will provide a corporate guaranty for construction completion.

Please find the following Certifications in the Appendix:

Certification Regarding Debarment, Suspension, and other Responsibility Matters

Certification Regarding Lobbying

Certification Regarding Outstanding Litigation





DEVELOPMENT EXPERIENCE



SEVEN07 LOFTS
San Antonio, TX | 4% LIHTC
Developer: NRP Group
Partner: Opportunity Home

The Independence

McKinney, TX



PRODUCT TYPE

Affordable 4%

LIFESTYLE TYPE

Multi-Family

BUILDING TYPE

3-story Garden

UNITS

205

AMI RANGE

50% - 70%

PROJECT DURATION

28 months

CONSTRUCTION DURATION

20 months

TOTAL DEVELOPMENT COST

\$44,327,163

COMPLETION DATE

02/16/2022

STATUS

Stabilized

TDHCA

2020, #20409

DEVELOPER SELECTION

January 2019

The Independence is an affordable multifamily community in McKinney, Texas created in partnership with the McKinney Housing Finance Corporation (MHFC). Serving as co-developer for the first time in the organization's history, this incredible development introduced safe, high-quality affordable housing in an area historically lacking options for low-income families.

Conveniently situated off I-75 near local parks, restaurants, retail and hospitality, the 205-unit community features floorplans from one- to four-bedroom units for working families with affordable rental rates for qualified perspective residents. The Independence seeks to offer an affordable place for the city's essential workers to live in the community where they serve. Leasing up in less two months with a waitlist that continues to grow, the success of the community is apparent in the clear demand for developments like The Independence.

While overcoming skepticism and proving the value of the development to the City of McKinney proved to be a significant challenge, once completed, The Independence was heralded as an impressive and important achievement for all parties involved.

	Unit Count	Unit Size
One Bedroom	6	651 SF
Two Bedroom	86	902 SF
Three Bedroom	89	1,055 SF
Four Bedroom	24	1,304 SF

Financing Sources & Amounts	
Permanent Loan	\$28,750,000
Tax Credit Equity	\$13,571,642
Deferred Developer Fee	\$1,354,583
Cash Flow	\$350,000
TOTAL	\$44,026,325

PROJECT REFERENCE:

Cristel Todd,
Affordable Housing
Administrator,
City of McKinney
ctodd@mckinneytexas.org

Bridge at Estancia

Austin, TX



PRODUCT TYPE

Affordable 4%

LIFESTYLE TYPE

Multi-Family

BUILDING TYPE

3-and 4-story Elevator

UNITS

318

PROJECT DURATION

35 months

CONSTRUCTION DURATION

22 months

TOTAL DEVELOPMENT COST

\$70,354,079

COMPLETION DATE

03/08/2024

STATUS

Lease-Up

TDHCA

2021, #21457

DEVELOPER SELECTION

December 2020

Bridge at Estancia is The NRP Group's third partnership with the Housing Authority of the City of Austin to reach residents earning at or below 60% of the area median income. The apartment community is four stories and has structured parking. It features community amenities including a community room and fitness center, and modern finishes in each of its apartment homes. It is the affordable component of a master-planned community called Estancia Hill Country, which will feature multi- and single family housing, retail, and more. There are plans to build a children's hospital near Bridge at Estancia, making the community proximal to many jobs. Bridge at Estancia is one of the few new affordable housing options on the west side of I-35 as most new affordable options are on the east side of this city-dividing highway.

	Unit Count	Unit Size
One Bedroom	30	650 SF
Two Bedroom	127	924 SF
Three Bedroom	129	1,064 SF
Four Bedroom	32	1,256 SF

Financing Sources & Amounts	
Permanent Loan	\$48,000,000
Tax Credit Equity	\$19,726,827
Deferred Developer Fee	\$2,410,871
Cash Flow	\$350,000
TOTAL	\$70,487,798

PROJECT REFERENCE:

Suzanne Schwertner,
Director of Development,
Housing Authority
City of Austin
suzannes@hacanet.org

The James On Grand Avenue

Austin, TX



PRODUCT TYPE

Affordable 4%

LIFESTYLE TYPE

Multi-Family

BUILDING TYPE

3- and 4-story Elevator

UNITS

275

PROJECT DURATION

37 months

CONSTRUCTION DURATION

20 months

TOTAL DEVELOPMENT COST

\$64,128,311

COMPLETION DATE

03/27/2023

STATUS

Lease-Up

TDHCA

2021, #21428

DEVELOPER SELECTION

November 2020

The James on Grand Avenue is an affordable development on the popular and growing north side of Austin, Texas, for residents earning at or below 60% of the area median income. The NRP Group partnered with the Capital Area Housing Finance Corporation in Williamson County to create this 275-unit apartment community. In addition to the popular attractions and features along Grand Avenue, The James is also near an upcoming campus for Apple, bringing many new jobs within a short commuting distance for this neighborhood. The James on Grand Avenue boasts modern interiors with vinyl flooring, granite countertops, and indoor and outdoor community spaces for residents to enjoy.

	Unit Count	Unit Size
One Bedroom	16	651 SF
Two Bedroom	100	902 SF
Three Bedroom	125	1,055 SF
Four Bedroom	34	1,304 SF

Financing Sources & Amounts	
Permanent Loan	\$42,300,000
Tax Credit Equity	\$21,645,835
Deferred Developer Fee	\$305,736
TOTAL	\$64,251,571

PROJECT REFERENCE:

Jim Shaw,
Executive Director,
Capital Area HFC,
jeshaw@cahfc.org

Frontera Crossing

San Antonio, TX



PRODUCT TYPE

Affordable 4%

LIFESTYLE TYPE

Multi-Family

BUILDING TYPE

3-story Garden

UNITS

348

AMI RANGE

≤ 60%

PROJECT DURATION

30 months

CONSTRUCTION DURATION

24 months

TOTAL DEVELOPMENT COST

\$62,113,231

COMPLETION DATE

03/06/2023

STATUS

Stabilized

TDHCA

2020, #20709

DEVELOPER SELECTION

August 2020

Frontera Crossing is a 348-unit apartment community in Southwest San Antonio in an opportunity zone, which is an area that receives additional public funding to bring it out of economic distress. The NRP Group partnered with the San Antonio Housing Authority to develop this community, which will serve residents earning at or below 60% of the area median income. The building includes a business center, fitness center, clubhouse, and pool. The development is geared toward “everyday heroes” such as teachers, first responders and retail workers. It is located near a new Amazon distribution plant, brand new high schools and middle schools, and a Toyota truck factory. It features a craftsman ranch-style design and will have a community garden on site.

	Unit Count	Unit Size
One Bedroom	12	656 SF
Two Bedroom	144	900 SF
Three Bedroom	156	1,089 SF
Four Bedroom	36	1,351 SF

Financing Sources & Amounts	
Permanent Loan	\$33,700,000
Tax Credit Equity	\$24,735,526
Deferred Developer Fee	\$1,793,618
Cash Flow	\$338,134
TOTAL	\$60,567,278

PROJECT REFERENCE:

Lorraine Robles,
Director of Development
Services,
Opportunity Home
San Antonio
lorraine_robles@homesa.org



PROJECT SPECIFIC EXPERIENCE

THE JAMES ON GRAND AVENUE
Austin, TX | 4% LIHTC
Developer: NRP Group
Partner: Capital Area HFC

	THE INDEPENDENCE	BRIDGE AT ESTANCIA	THE JAMES ON GRAND AVENUE	FRONTERA CROSSING
Real Estate				
Development Feasibility Studies	X	X	X	X
Sale of Real Estate				
Real Estate Redevelopment				
Zoning Approval	X	X	X	X
Subdivision Approval	X	X	X	X
Site Preparation Work	X	X	X	X
Dedicated Infrastructure	X	X	X	X
Master Planning	X	X	X	X
Financing				
Financial Feasibility Studies	X	X	X	X
LIHTC	X	X	X	X
HOPE VI				
HOME				
CDBG				
Historic Tax Credits				
Fannie Mae				
Federal Home Loan Bank				
Affordable Housing Program				
Bank Financing	X	X	X	X
Bond Financing	X	X	X	X
Bond Underwriting				
Tax Credit Syndicator	X	X	X	X
Personal Guarantees				
Corporate Guarantees	X	X	X	X

	THE INDEPENDENCE	BRIDGE AT ESTANCIA	THE JAMES ON GRAND AVENUE	FRONTERA CROSSING
Construction				
General Contractor	X	X	X	X
Construction Manager	X	X	X	X
Infrastructure Construction	X	X	X	X
Design Services	X	X	X	X
Property Management				
Marketing Plans/Lease Up	X	X	X	X
Property Manager	X	X	X	X
Site Maintenance	X	X	X	X
Site Security	X	X	X	X
Public Housing Units				
Section 3/MBE/WBE				
Dollars Paid as % of Total Development Cost	20.63%	23.86%	20.51%	43.83%
Section 3/MBE/WBE Persons Employed	15 Vendors	17 Vendors	19 Vendors	21 Vendors
Miscellaneous				
Regulatory Compliance	X	X	X	X
Supportive Services	X	X	X	X



FINANCING EXPERIENCE



THE STARLING
Princeton, TX | Mixed-Income
Developer: NRP Group
Partner: Texoma Housing

NRP has a proven track record of successfully negotiating optimal terms for housing tax credit financing. Our dedicated capital markets team leverages extensive industry knowledge and strategic partnerships to secure the most advantageous conditions for our projects. This commitment to maximizing value is evident in the below three recent developments in Texas.

Affordable development projects, due to their scale and complexity, inherently involve significant financial risks. NRP has implemented robust systems and processes to effectively mitigate these risks and ensure timely, budget-conscious project delivery.

One of the most pressing financial challenges in today's market is macroeconomic uncertainty. To address this, we employ a conservative underwriting approach and leverage our extensive relationships with institutional financial partners. Additionally, the industry has faced rising costs and construction delays. As a self-performing general contractor, we possess the unique advantage of firsthand insights into market trends, enabling us to proactively manage inflation and avoid costly disruptions.

By combining a strategic approach to risk mitigation with our deep industry knowledge and strong financial partnerships, NRP is well-positioned to navigate the challenges of affordable development and deliver successful projects.

	MAGNOLIA LOFTS (Thrive on Crawford)	WOODED LAKE (The Fielder)	1518 APARTMENTS (Aviator 1518)
Financial Closing	September 2024	July 2024	September 2023
Type	9% Housing Tax Credit	4% Housing Tax Credit	4% Housing Tax Credit
Location	Fort Worth, Texas	Mesquite, Texas	Schertz, Texas
Units	67	288	300
Investor	Redstone	Bank of America	Bank of America
Tax Credit Equity Pricing	\$0.87	\$0.93	\$0.96
Total Tax Credit Equity	\$14.9 MM	\$30 MM	\$36.5 MM
Construction Lender	Chase	Bank of America	KeyBank
Construction Loan Terms	5.66%	2.60% + SOFR	2.70% + SOFR
Construction Loan Amount	\$15.6 MM	\$57.8 MM	\$61.3 MM
Permanent Lender	Chase / TDHCA	Bellwether (Fannie Mae M-TEB)	Berkadia
Permanent Loan Rate	6.50% / 0.50%	5.48%	6.07%
Permanent Loan Amount	\$3 MM / \$1.8 MM	\$40.8 MM	\$35.3 MM



FINANCING STRATEGY



THE INDEPENDENCE
McKinney, TX | 4% LIHTC
Developer: NRP Group
Partner: McKinney HFC

The NRP Group, as the 5th largest multifamily developer in the nation, possesses the financial resources and proven experience necessary to successfully execute a project of the size and scope envisioned for McKinney HFC. NRP's strong financial position and access to significant credit lines, allows this team to confidently undertake sizeable projects.

The NRP Group has a well-established reputation for securing competitive financing for our projects. By maintaining strong relationships with a diverse network of lenders and investors, including institutional banks, private equity firms, and national investment funds, NRP is able to tap into various capital sources and secure the most favorable financing options based on the current market conditions.

NRP's success in raising capital is evident by consistently closing over \$1 billion in third-party capital annually for the past four years. This achievement underscores NRP's ability to attract and secure financing for large-scale developments. Even in challenging market environments, like those experienced in 2023, NRP has consistently capitalized on new projects. While others faced setbacks due to inflation and interest rates, NRP successfully closed and began construction on 12 projects nationwide, representing over 3,100 units. This highlights NRP's ability to navigate complex market environments and secure financing for our developments.

A LIHTC structured development leverages financing through the Texas Department of Housing and Community Affairs (TDHCA) with a noncompetitive application process for a 4% LIHTC allocation. Financing also involves private activity bonds issued by MHFC. The MHFC serves as a pass-through entity for the bond issuance and all obligations relating to the bonds are tied to the property. The capital stack is rounded off with deferred developer fees and project cash flow. Additional funding is not anticipated right now, but NRP has experience working with various soft funding sources (HOME, CDBG, AFP, NHTF, etc.) as well as providing sponsor loans to projects.

NRP FINANCIAL PARTNERS



CLOSING VOLUME BY CAPITAL

YEAR	3RD PARTY CAPITAL	AFFORDABLE \$	MARKET RATE \$	WORKFORCE \$
2011	\$449	\$377	\$72	-
2012	\$283	\$177	\$106	-
2013	\$513	\$171	\$341	-
2014	\$591	\$271	\$320	-
2015	\$315	\$98	\$217	-
2016	\$693	\$412	\$196	\$85
2017	\$311	\$169	\$79	\$63
2018	\$728	\$276	\$337	\$116
2019	\$993	\$274	\$430	\$289
2020	\$1,328	\$781	\$420	\$112
2021	\$1,031	\$731	\$195	\$105
2022	\$1,599	\$761	\$686	\$152
2023	\$1,036	\$349	\$587	\$101
2024	\$1,497	\$1,079	\$286	\$132



FINANCING STRUCTURE



THE ELLIOTT
Arlington, TX | 9% LIHTC
Developer: NRP Group
Partner: Arlington HFC

The NRP Group and McKinney Housing Finance Corporation had the privilege of partnering on a previous housing tax credit development. Building upon that successful partnership on The Independence, NRP proposes a similar, streamlined approach to maximize development fee and cash flow for both MHFC and the NRP. Leveraging the established framework of the previous memorandum of understanding, we propose the following terms:

Development Fee Split: NRP proposes a development fee split of 70% NRP /30% MHFC, reflecting the value that MHFC brings to the project.

Cash Flow Split: A 50%/50% split of cash flow will continue to ensure a fair distribution of project earnings.

Partnership Management Fee: An annual partnership management fee of \$10,000 paid to MHFC will ensure sufficient funding for the ongoing accounting and administrative costs of participating in the project

Fee Coverage: The project will cover all legal and financial advisory fees incurred by MHFC.

Purchase Option: MHFC will retain the option to acquire the project at the end of the 15-year compliance period.

The Independence - Project Performance Payments to McKinney HFC to date	
Project Closing (June 2020)	\$222,000
Lease-Up and Construction Loan Conversion	\$789,860
Total to Date	\$1,011,860

The Independence project will pay out any remaining deferred developer fee in the near future, and then annual cash flow payments will commence. Over the 15-year compliance period, MHFC is expected to earn over \$3.8M.



FINANCIAL RESPONSIBILITY

RESIDENCES AT DECKER
Austin, TX | 4% LIHTC
Developer: NRP Group
Partner: Strategic HFC of Travis County

**Financial Statements have been uploaded to eBid in a password protected document.
The password has been emailed to Mindy Smith.**

**For any questions or concerns, please reach out to Raelyn Irwin,
NRP Vice President of Accounting and Controller - rirwin@nrpgroup.com**

REFERENCES



ASCENT AT MOUNTAIN CREEK
Dallas, TX | Mixed-Income
Developer: NRP Group
Partner: City of Dallas PFC

HOUSING FINANCE CORPORATION



Capital Area Housing Finance Corporation

Jim Shaw, Executive Director
jeshaw@cahfc.org
Phone: 512.347.9953

COMMUNITY PARTNER



Community Housing Resource Partners

Megan Cano, President & CEO
meghan@chrpartners.org
Phone: 210-387-4059

TAX CREDIT INVESTOR



Hudson Housing Capital

Josh Lappen, Senior Vice President
josh.lappen@hudsonhousing.com
Phone: 212-218-4446

ARCHITECT



Alta Achitects

Geof Edwards, CEO
geof.edwards@alta-architects.com
Phone: (210) 349-1163

FINANCIAL INSTITUTION



BANK OF AMERICA

Bank of America

Miles Cary III, Senior Vice President
miles.cary@bofa.com
Phone: 410-547-4063



APPENDIX



THE NIGHTINGALE
San Antonio, TX | 9% LIHTC
Developer: NRP Group
Partner: San Antonio Housing Trust

**EXHIBIT B
CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND
OTHER RESPONSIBILITY MATTERS**

By the submission of this response, NRP Lone Star Development LLC certifies to the best of its knowledge and belief, that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this response been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1) (b) of this certification; and
- (d) Have not within a three-year period preceding this response had one or more public transactions (Federal, State or local) terminated for cause or default.

Name of Organization: NRP Lone Star Development LLC

Signature:  _____

Name: Noam Magence

Title: Secretary

Date: September 26, 2024

EXHIBIT C
CERTIFICATION REGARDING LOBBYING

I, Noam Magence, hereby certify on behalf of NRP Lone Star Development (insert name of respondent) and its key principals that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, or any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclosure accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



Signature of Key Principal of Respondent

ADDENDUM NO. 1
FOR
REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ

ISSUED
OCTOBER 2, 2024



CITY OF MCKINNEY CONTACT

Mindy Smith, NIGP-CPP, CPPB
Assistant Procurement Services Manager
1550 D South College Street
McKinney, Texas 75069
msmith8@mckinneytexas.org

The City of McKinney exclusively uses IonWave Technologies, Inc. ([McKinney eBid](#)) for the notification and dissemination of all solicitations. The receipt of solicitations through any other means may result in your receipt of incomplete specifications and/or addendums which could ultimately render your bid/proposal non-compliant. The City of McKinney accepts no responsibility for the receipt and/or notification of solicitations through any other means.

RECEIPT OF ADDENDUM NO. 1 MUST BE ACKNOWLEDGED IN SUBMITTAL

ADDENDUM NO. 1

**REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ**

This Addendum is hereby made a part of the Request for Qualifications documents to the same extent as if it were originally included therein. The following clarifications shall be made to the Request for Qualifications and shall become a part of, and attached to, the Request for Qualifications documents.

This addendum is issued in response to questions received from prospective Respondents.

Questions and Answers:

1. Due to the sensitive nature of the documents, can financial statements be uploaded separately to eBid in a password protected document? The password can then be provided by email to the RFQ contact by our Financial Controller. Alternatively, financial statements can be securely emailed directly to the RFQ contact.

Answer: You may upload your financial statements as a password protected document to eBid. After uploading, please email the RFQ contact directly with the password. Ensure this email includes the RFQ reference number for efficient processing.

2. Are a total of 5 references being requested, one each from the different categories listed? Or is the request to provide 5 references for each Project Experience listed (up to 25 references listed)?

Answer: Provide at least one reference for each, not to exceed the number of development transactions listed in project experience.

END OF ADDENDUM NO. 1

Acknowledgment of Addenda:

Addendum No. 1:	<u>NDW</u>	<u>10/2/2024</u>
	Initial	Date Received

ADDENDUM NO. 2
FOR
REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ

ISSUED
OCTOBER 4, 2024



CITY OF MCKINNEY CONTACT

Mindy Smith, NIGP-CPP, CPPB
Assistant Procurement Services Manager
1550 D South College Street
McKinney, Texas 75069
msmith8@mckinneytexas.org

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RECEIPT OF ADDENDUM NO. 2 MUST BE ACKNOWLEDGED IN SUBMITTAL

ADDENDUM NO. 2

**REAL ESTATE DEVELOPMENT SERVICES (MHFC)
25-04RFQ**

This Addendum is hereby made a part of the Request for Qualifications documents to the same extent as if it were originally included therein. The following clarifications shall be made to the Request for Qualifications and shall become a part of, and attached to, the Request for Qualifications documents.

This addendum is issued in response to questions received from prospective Respondents.

Questions and Answers:

1. Could you please clarify the Section 3/MBE/WBE portion of the project chart? Does this apply only to the owner/developer or to any entity that was involved in the development process of the project?

Answer: This aims to encompass the entire development, thereby including all entities involved.

END OF ADDENDUM NO. 2

Acknowledgment of Addenda:

Addendum No. 2:	<u>NDW</u>	<u>10/5/24</u>
	Initial	Date Received

RE: NRP Lone Star Development LLC

STATEMENT OF LITIGATION

To All Parties Concerned:

Except as disclosed in the attached **Exhibit A**, the undersigned hereby confirm NRP Lone Star Development LLC (the "**Entity**"), is not, at this time, involved in any litigation, nor to the best of our knowledge and belief, is there any threatened litigation either initiated by or against the Entity, nor has any such litigation been threatened. The undersigned further confirms that any and all actions and proceedings listed on **Exhibit A**, if adversely determined, would not materially impair the ability of the Entity to perform any obligations under the proposed project documents and financing as more fully described in the authorizing resolutions of the Entity.

Dated: September 26, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Noam Magence', is written over a solid horizontal line.

Noam Magence
Secretary of NRP Lone Star
Development LLC

Litigation Schedule

PENDING LITIGATION

1. ***NRP Contractors II LLC v. DC Plumbing & Heating, Inc., Supreme Court of the State of New York, County of Westchester, Case No. 67858/2021***

Property Name: 1133 Westchester – The Halden

NRP Contractors II LLC (“NRP”) filed a lawsuit against the subcontractor responsible for supplying and installing certain plumbing materials at a project located in White Plains, New York. The lawsuit arises from damages that the subcontractor caused NRP to incur when the subcontractor failed to provide certain materials to the Project for which the subcontractor had been paid. Additionally, the subcontractor wrongfully abandoned the project—forcing NRP to engage a supplemental subcontractor at a cost of over \$2 million to complete the original subcontractor’s scope of work.

2. ***NRP Contractors II LLC v. Fortified Structures LLC, AAA Case No. 01-22-0003-6111***

Property Names: Copernicus and West Dallas

NRP Contractors II LLC (“NRP”) filed a demand for arbitration against Fortified Structures LLC (“Fortified”). The arbitration arises from damages that Fortified caused NRP to incur when Fortified failed to provide certain materials to the Copernicus and West Dallas Projects for which Fortified had been paid. Additionally, Fortified failed to perform its work under the subcontracts—forcing NRP to engage a third-party subcontractor.

3. ***NRP Contractors II LLC v. Michael Wade, District Court of Tarrant County, Texas Case No. 352-335813-22***

Property Names: Copernicus and West Dallas

NRP Contractors II LLC (“NRP”) filed a lawsuit against Michael Wade under the Texas Construction Trust Fund Statute as a principal and/or officer of Fortified Structures LLC (“Fortified”). This lawsuit arises from damages that NRP incurred when NRP issued an advanced payment to Fortified for certain materials that Fortified failed to deliver to the Copernicus and West Dallas Projects.

4. ***NRP Construction LLC, et al. v. Weststar Drywall, Inc., American Arbitration Association, AAA Case No. 01-23-0002-4540***

Property Names: Torrey Chase and West Dallas

NRP Construction LLC and NRP Contractors II LLC (collectively “NRP”) filed a demand for arbitration against Weststar Drywall, Inc. (“Weststar”) to recover additional costs NRP incurred to complete Weststar’s work on the above captioned projects due to Weststar’s failure to perform and other breaches under its subcontracts with NRP. Weststar filed a counterclaim against NRP in the arbitration alleging breach of contract and wrongful termination. NRP denies these allegations.

5. ***NRP Contractors II LLC, et al. v. Sandstone Site Services, LLC, American Arbitration Association, AAA Case No. 01-23-0003-8142***

Property Name: Seminole St. Johns

NRP Contractors II LLC (collectively “NRP”) filed a demand for arbitration against Sandstone Site Services, LLC (“Sandstone”) to recover additional costs NRP incurred to correct and complete Sandstone’s work on the above captioned project due to Sandstone’s failure to perform and other breaches under its subcontract with NRP.

6. ***NRP Contractor II LLC, et al. v. Deleers Solutions LLC, Supreme Court of the State of New York, County of Westchester, Case No. 68946/2023***

Property Name: 1133 Westchester – The Halden

NRP Contractors II LLC (collectively “NRP”) filed a complaint against Deleers Solutions LLC (“Deleers”) to recover additional costs NRP incurred to correct and complete Deleers’s work on the above captioned project due to Deleers’s failure to perform and other breaches under its subcontract with NRP.

7. ***NRP Contractors LLC v. Certain Underwriters at Lloyds, London, Case No. 1:24-cv-00391-PAB***

Property Name: Avanti/St. Pete II

NRP Contractors LLC filed a complaint for declaratory judgment and breach of contract in the Northern District Court of Ohio against its insurance carrier seeking an order from the Court that the carrier has a duty to defend and indemnify NRP in connection with claims at the Avanti/St. Pete II project in St. Petersburg, Florida.

8. ***Certain Underwriters at Lloyds, London Subscribing v. NRP Contractors LLC, Case No. 197523883***

Property Name: Avanti/St. Pete II

In a competing but related case to the litigation filed by NRP Contractors in Ohio federal court, NRP’s insurance carrier filed a complaint in Florida state court seeking a declaratory judgment that it owes no duty to defend and indemnify NRP in connection with claims at the Avanti/St. Pete II project in St. Petersburg, Florida. NRP intends to consolidate the Florida state court action into the pending, first filed federal court action.

9. ***Annette Fussel v. CT Corporation Systems, J. David Heller, NRP Properties LLC, Cleveland Municipal Court, Small Claims Division, Case No. 24CVI008915***

Property Name: Slavic Village

Annette Fussell alleges that she was not sent her security deposit back and that due to matters at the property she was made to miss work. NRP denies these allegations and has engaged counsel.

INSURANCE MATTERS

1. ***Elite Dance by Damian, Inc. v. Marshall Heights LLC, Marshall Heights Holdings, LLC, NRP Manager, LLC and NRP Contractors LLC, Case No. GD – 15-020693, Court of Common Pleas, Allegheny County, Pennsylvania***

Property Name: Ascent 430

The owner of a shopping center in the vicinity of a multifamily development under construction, as well as a tenant of the same shopping center, each alleges that storm runoff during a heavy rain fall that damaged a shopping center was caused by negligent construction activity. NRP Contractors LLC believes the matter to be without merit. Discovery is ongoing, and the matter is being defended by counsel appointed by NRP's insurance carriers.

2. ***Maynor Morales Ramirez v. NRP Contractors II LLC and Osgood Street Apartments LLC, Case No. 1984 CV 02469***

Property Name: Princeton / North Andover

Plaintiff, an employee of a subcontractor to NRP Contractors, alleges that NRP Contractors and the project owner is responsible for injuries he sustained in connection with an accident at the North Andover construction site in November, 2018. This matter has been tendered to NRP's insurance carriers for defense and defense counsel has been assigned to represent NRP's interests.

3. ***Alanis v. NRP Construction LLC, Case No. D-1-GN-20-002138, 201st Judicial District, Travis County, Texas***

Property Name: N/A (Third Party General Contractor)

Plaintiff was injured when he was hit by a car while walking across the street from where he parked his vehicle to the entrance of the Oaks at Techridge construction site. Plaintiff alleges that NRP is responsible for his damages as a result of NRP's role as general contractor. NRP denies any responsibility for the Plaintiff's injuries and has tendered this claim to its insurance carrier for defense and indemnity against these claims and defense counsel has been assigned to represent NRP's interests.

4. ***Ashley Lacombe v. The NRP Group LLC, EEOC, Florida; Ashley Lacombe v. NRP Investments LLC, Case No. 24-00052-CI, Sixth Judicial Circuit in and for Pinellas County, Florida Civil Division***

Property Name: 1701 Central

Ashley Lacombe alleges that NRP discriminated against her while she was employed at the 1701 Central Avenue apartments. NRP denies any wrongdoing. This matter has been tendered to NRP's insurance carriers for defense and defense counsel has been assigned to represent NRP's interests.

5. **Bruno Silva v. NRP Contractors II LLC, Superior Court of Massachusetts**

Property Name: Wakefield

Bruno Silva alleges that he fell twelve feet through a hole in the floor while performing certain work at the Wakefield project. NRP denies any wrongdoing. This matter has been tendered to NRP's insurance carriers, who has retained counsel for NRP's defense.

6. **Claribel Maria Duran Rodriguez v. The Guion Place Renaissance Housing Development Fund Company, Inc. The NRP Group LLC, Kensworth Consulting, LLC, The Remington Boys & Girls Club, Boys & Girls Club of New Rochelle d/b/a The Remington Boys & Girls Club and Touchstone Builders, Inc. Supreme Court of the State of New York, County of Queens Index No. 723999/2022**

Property Name: New Rochelle/ Lincoln Renaissance Apartments

Rodriguez filed a Complaint in the state of New York relating to a fall she allegedly suffered from an elevated height at the construction site at New Rochelle. Complainant alleged that her fall took place due to the alleged negligence of Defendants. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and defense counsel has been assigned to represent NRP's interest.

7. **Kevin Banks v. The NRP Group LLC, Texas Workforce Commission Civil Rights Division and Equal Opportunity Commission charge no. 450-2023-00775**

Property Name: Landings at Marine Creek

Banks, who was an employee of NRP, filed a Charge of Discrimination with the Equal Opportunity Commission and the Texas Workforce Commission. This charge was based on Banks alleged discrimination regarding their sex and sexual orientation in the workplace. This matter has been tendered to NRP's insurance carriers for defense and indemnity and defense counsel has been assigned to represent NRP's interests.

8. **Gloria Mabel Perez Uriarte v. The Guion Place Renaissance Housing Development Fund Company, Inc. The NRP Group LLC, Kensworth Consulting, LLC, The Remington Boys & Girls Club, Boys & Girls Club of New Rochelle d/b/a The Remington Boys & Girls Club and Touchstone Builders, Inc. Supreme Court of the State of New York, County of Queens Index No. 725821/2022**

Property Name: New Rochelle/ Lincoln Renaissance Apartments

Uriarte filed a Complaint in the state of New York relating to a fall she allegedly suffered from an elevated height at the construction site at New Rochelle. Complainant alleged that her fall took place due to the alleged negligence of Defendants. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and defense counsel has been assigned to represent NRP's interest.

9. **Theresia Harris-Oates v. NRP Investments LLC, District Court of Harris County, Texas Case No. 2024-40330**

Property Name: N/A

Theresa Harris-Oates filed a Complaint in Harris County, Texas based on their allegations that NRP wrongfully terminated them based on their disability and race. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and defense counsel has been assigned to represent NRP's interest.

10. **Angelia Reed Individually and A/N/F of Minor M.D. v. Costa Vizcaya, Ltd., Costa Vizcaya, Judicial District Court of Harris County, Texas, Case No. 202308368**

Property Name: Costa Vizcaya

Angelia Reed and her minor daughter filed a Complaint in Harris County, Texas based on her allegations that NRP was negligent in taking steps to prevent the sexual assault of her daughter at Costa Vizcaya. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and is in the process of obtaining counsel to represent NRP's interest. This lawsuit was originally improperly filed against NRP Eagles Rest E-Group LLC, but the Plaintiff corrected the error and named the appropriate NRP entity (Costa Vizcaya, LTD.) by an amended petition.

11. **Lindsay Cooper v. The NRP Group LLC and Ashley Blanks, U.S. Equal Employment Opportunity Commission and Ohio Civil Rights Commission, case no. CLE74(48493)03022023**

Property Name: N/A

Lindsay Cooper filed a Charge of Discrimination with the Ohio Civil Rights Commission and EEOC based on her allegations that she was discriminated against during her employment and terminated due to her pregnancy. NRP denies these allegations and has engaged counsel.

12. **Pat McCoy v. NRP Investments LLC, EEOC and FEPA, Charge No. 430-2023-02839**

Property Name: N/A

Pat McCoy filed a Charge of Discrimination against NRP Investments LLC alleging violation of Americans with Disabilities Act in relation to Pat's termination from NRP. NRP denies the allegations and has engaged counsel to defend itself in the proceedings.

13. **Mission Road Developmental Center v. Cal-Tex Interiors Incorporated; Fulcrum Development, LLC; Gateway Medical Developer, LLC; SA Medical Developers I, LTD; Pesado Construction Company; San Antonio Constructors, Ltd.; Engen Contracting, Inc.; San Antonio Housing Trust Public Facility Corporation; Hamilton Wolfe Lofts, Ltd.; NRP Hamilton Wolfe Lofts, LLC; and City of San Antonio, Judicial District Court of Bexar County, Texas, Case No. 2023CI08474**

Property Name: Hamilton Wolfe

Mission Road Developmental Center is the neighboring property to Hamilton Wolfe Lofts. They allege that since April 2021, their property has experienced numerous flood events resulting in repeated water

intrusion which they claim had not occurred prior to various construction activities being performed at Hamilton Wolfe Lofts and other neighboring properties. NRP denies these allegations and its insurance carrier has engaged defense counsel on NRP's behalf.

14. **Treyvon Hurd, Individually, and as Next of Friend of B.H., a minor v. NRP Investments LLC and Amerishield Group, LLC, Judicial District Court of Travis County, Texas, case No. D-1-GN-23-002405**

Property Name: Bridge at Harris Ridge

Treyvon Hurd was a resident of Bridge at Harris Ridge Apartments. On October 25, 2021, Hurd was in his car on the premise where he was shot and allegedly sustained permanent injuries. Hurd filed suit claiming that NRP failed to provide reasonable security measures and allegedly failed to deter crime. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The parties have reached a settlement of the claims and the lawsuit is pending dismissal.

15. **Fulbio Labastida-Ramirez v. NRP Touchstone JV LLC, and Lincoln Renaissance Apartments LLC, Supreme Court of the State of New York County of Bronx, Index No. 813601/2023E**

Property Name: New Rochelle/ Lincoln Renaissance Apartments

Fulbio Labastida-Ramirez alleged that while he was working as an employee to a subcontractor at New Rochelle on March 1, 2023, he slipped and fell and claims that this incident was the result of NRP's negligence to maintain safe working conditions. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity.

16. **Brian Perez-Bernal v. The NRP Group LLC, Touchstone Builders LLC, The Guion Place Renaissance Housing Development Fund Company, Inc., Lincoln Renaissance Apartments LLC, and Boys & Girls Club of New Rochelle d/b/a The Remington Boys & Girls Club, Supreme Court of the State of New York, County of New York, Index No. 158950/2023**

Property Name: New Rochelle/Lincoln Renaissance Apartments

Brian Perez-Bernal alleged that while he was working as an employee to a subcontractor on the Lincoln Renaissance Apartments project in New Rochelle on May 17, 2023, he fell from a height/ladder and claims that this incident was the result of NRP's negligence to maintain safe working conditions. NRP denies these allegations and has tendered this matter to its insurance carriers for defense indemnity.

17. **Rashawn Arrington v. John Doe, et al., Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida, Case No. 23-CA-4170-O**

Property Name: Ocoee Village

Plaintiff Rashawn Arrington alleged that construction equipment operated by an NRP employee caused him to crash his motorcycle on or about November 15, 2022 and sustain injuries for which he

is entitled to compensation. NRP denies these allegations and has tendered this matter to its insurance carriers for defense indemnity.

18. **Jane Doe v. Spillman Ranch Homes LP, et al., U.S. District Court, Case No. 1:23-CV-01525; Jane Doe v. Spillman Ranch Homes LP, et al., County Court of Travis County, Case No. C-1-CV-23-005739.**

Property Name: Spillman Towns (Brisa)

Jane Doe (aka Micha Adore) alleges that property management discriminated and retaliated against her, defrauded her and was grossly negligent in its conduct as a landlord and property manager. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf.

19. **Richard Mardoian & Richard T. Mardoian v. Riverfront II LLC and The NRP Group LLC, Court of Common Pleas of Allegheny County, Pennsylvania, Case No. GD-23-014532**

Property Name: The District

Plaintiff Richard T. Mardoian alleges Riverfront II LLC was negligent in providing a safe environment to live. Plaintiff claims there was mold in his apartment which caused health and financial issues. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf.

20. **Laura Magee v. The NRP Group LLC, Texas Workforce Commission- Civil Rights Division and Equal Employment Opportunity Commission, Charge No. 460-2024-0039**

Property Name: The Exchange (Red Line)

Laura Magee alleges that she was discriminated against due to her sex. She also alleges that she was retaliated against when she was terminated from her position. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf who was recently able to obtain a global settlement of all claims.

21. **Jane Doe v. NRP Management LLC, Carol Martinez, and Jose Malgrat, 438th Judicial District of Bexar County, Texas, Case No. 2024CI00275; Jane Doe v. NRP Management, LC D/B/A Mirabella Senior Apartments, Carol Martinez, and Jose Malgrat, 408th Judicial District of Bexar County, Texas, Case No. 2023CI24228**

Property Name: Mirabella Senior

Plaintiffs claim that they were allegedly assaulted by an NRP employee due to NRP's alleged negligence in providing reasonable care and security. NRP denies these allegations and has tendered

this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf.

22. **Patrick O. Johnson v. The NRP Group LLC, Texas Workforce Commission Civil Rights Division and Equal Employment Opportunity Commission, Case No. 451-2023-03944**

Property Name: Lord Road

Patrick O. Johnson filed a Charge of Discrimination against The NRP Group and claims that he was allegedly discriminated against due to his disability and race and that he was allegedly harassed. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf.

23. **Renato Pereira V. NRP Contractors II LLC and Resource Options Inc., Middlesex Superior Court, Case No. 2481CV00356**

Property Name: Wakefield Apartments (Grayson Lofts)

Renato Pereira claims to have suffered injuries as a result of NRP's alleged failure to maintain a safe workplace. Plaintiff was employed by the subcontractor Resource Options Inc. (ROI) at the Wakefield property. He claims while at the job site another ROI employee dropped materials and debris on him. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity. The insurance company has engaged counsel on NRP's behalf.

24. **Christian Alejandro Berron Gonzalez v. NRP Contractors II LLC, et al, The 45th District Court, Bexar County, Texas, Case No. 2024CI10582**

Property Name: 1800 Apartments (Centro35)

Plaintiff claims to have fallen 12 feet at the 1800 Apartments job site due to NRP's alleged failure to maintain a safe workplace and provide proper training. NRP denies these allegations and has tendered this matter to its insurance carriers for defense and indemnity.

FAIR HOUSING MATTERS

25. **Charlene Cripps v. Noblesville Senior LLC, Indiana Fair Housing Act Commission No. HOrt23120966 and Gregory L. Wilson, Sr, In His Official Capacity as Executive Director of the Indiana Civil Rights Commission v. Noblesville Senior, LLC and NRP Management, LLC, Hamilton Superior Court 2 in and for Hamilton County, Indiana, Case No. 29D02-2312-PL-012135**

Property Name: Meredith Meadows (Noblesville Senior)

Charlene Cripps filed a Housing Discrimination Complaint with the Indiana Civil Rights Commission and HUD and a Complaint in the Hamilton Superior Court 2 in Hamilton County, Indiana. Additionally, the Indiana Civil Rights Commission has filed suit against Noblesville Senior

LLC on behalf of Charlene Cripps. These cases are based on her claims that NRP allegedly discriminated against her due to her disability. NRP denies these allegations and has obtained counsel to defend NRP's interests. The Indiana Civil Rights Commission issued a finding of no reasonable cause and no probable cause of a discriminatory practice occurred on March 25, 2024 in Case No. HOrt23120966. NRP has reached a settlement with Ms. Cripps and all matters are pending dismissal.

26. ***Lynnyotta Patterson v. Nyasia Bredeson, et al., Ohio Civil Rights Commission, Case No. COLH1(002300)10092023***

Property Name: Residences at Career Gateway

Lynnyotta Patterson alleges she was discriminated and retaliated against by NRP representatives filing eviction proceedings against her as a tenant of the Residences at Career Gateway. More specifically, Ms. Patterson claims that she was not treated fairly and planned to report NRP employees to fair housing, which caused an NRP employee to issue an eviction notice to her. NRP denies these allegations and has obtained counsel. The Commission issued a finding the "no probable cause" that discrimination occurred. This matter will be closed.

27. ***Charlette Bowers v. Sinclair Family Apartments LLC and/or NRP Sinclair Apartments, U.S Department of House and Urban Development and Ohio Civil Rights Commission, Case No. TOLH1(004003)12272023***

Property Name: The Sinclair

Charlette Bowers alleges she was discriminated against on the basis of race by NRP representatives during the application process for an apartment at The Sinclair. She claims the NRP representatives were disrespectful, and their behaviors were unethical. NRP denies these allegations and has obtained counsel.

28. ***Cynthia West v. Alliance Elderly LLC, et al., Ohio Civil Rights Commission and Stark County Fair Housing, Case No. AKRH3(006096)04012024***

Property Name: Abbington at The Park

Cynthia West alleges she was discriminated against on the basis of race by NRP representatives during the application process for an apartment at Abbington at The Park. She claims the NRP representatives refused to rent to her and was falsely denied available housing. NRP denies these allegations and has obtained counsel.

Jonathan D. Hake, P.E. – Cross Engineering Consultants, Inc.

Education: Bachelor of Science in Civil Engineering
Texas Tech University, Graduated 2000

Position with Firm: Vice President / Project Manager

Professional Experience: 24 Years

Responsibilities include consultation, planning, design, coordination, and preparation of plans, specifications, and bid documents for a broad base of general civil engineering projects. Project experience includes Municipal, Institutional, and Development projects.

Registration and Professional Societies:

Licensed Professional Engineer (Civil) – Texas
Chi Epsilon, National Civil Engineering Honor Society

Employment:

- July 2003 – Present, Cross Engineering Consultants, McKinney, Texas – Vice President
- June 2000 – July 2003, Kimley-Horn & Associates, Dallas, Texas - Project Engineer

Municipal Project Experience:

- Streets and Roadways
- Water distribution and transmission
- Drainage analysis and design
- Fire Station Site Design
- Hike and Bike Trail/Park Design

Land Development Project Experience:

- Hospital/Assisted Living
- Multi-Family
- Commercial Office/Retail Building Site Design

Representative Project Experience:

NRP McKinney Flats Apartments – McKinney, Texas
Times Square at Craig Ranch - McKinney, Texas
Davis on the Square – McKinney, Texas
Palladium McKinney – McKinney, Texas
Palladium Craig Ranch – McKinney, Texas
Sparrow Senior Living – McKinney, Texas
The Cliffs McKinney – McKinney, Texas

Geoffrey S. Edwards, AIA, LEED AP

CEO - PRINCIPAL-IN-CHARGE

Education/Certifications/Registrations

University of Texas at Austin

- Master of Architecture

- Bachelor of Business Administration in Finance

Registered Architect - Texas #18803

Geof Edwards joined Alta Architects early in his career and has practiced architecture with the firm for over 23 years. Today, as a Principal and Chief Creative Officer, he directs the design studio of the firm and has raised the level of architectural design in Texas through his personal design efforts and leadership. He has led an effort to define an appropriate regional architecture by designing numerous public buildings that reflect the cultural richness of the people they serve. From educational institutions to private facilities, he has influenced the design of many of the significant landmarks in the State of Texas. His experience and keen design sense have been recognized with many state & local design awards. Mr. Edwards' work has been featured in Architecture, Architectural Record, and Texas Architect among other national and statewide publications.

Mr. Edwards has directed the design team of Alta Architects on a number of significant projects, including many of the housing developments for the firm. Mr. Edwards is currently working on the design and development of the University of Houston Campus East Student Residences Project. The project will create a 21st Century environment for student living and mixed-use revitalization of the centrally-located property. Mr. Edwards' has recently working on site plans and unit mixes as well as concepts designs for such projects as:

- Lofts at Ventura, Walzem Road, Bexar County, TX - affordable multifamily housing: 200 units, 23.3 million.
- Loma Vista Apartments, 363 N. General McMullen, San Antonio, TX - affordable multifamily housing: 200 units, 23.9 million.
- Luna Flats, 510 Alamedos Street, San Antonio, TX - affordable multifamily housing: 69 units, 15.8 million.
- Alazan Lofts, El Paso and S. Colorado Street, San Antonio, TX - mixed use, market rate/affordable multifamily housing: 88 units, 22.1 million.
- Trader Flats, 9130 Excellence Drive, San Antonio, TX - affordable multifamily housing: 324 units, 26.3 million
- 1604 Lofts, 4611 E. 1604, San Antonio, TX - affordable multifamily housing: 324 units, 26.5 million
- Kitty Hawk Apartments, 7317 Kitty Hawk Drive, Converse, TX - affordable multifamily housing: 212 units, 24.8 million.
- Copernicus Apartmetns, 707 SE Loop 410, San Antonio, TX - affordable multifamily housing: 318 units, 35.4 million
- Watson Apartments, 13139 Watson Road, Von Ormy, TX - affordable multifamily housing: 348 units, 37.6 million
- Hamilton Wolfe Apartments, Hamilton Wolfe Road, San Antonio, TX - affordable multifamily housing: 74 units, 19.8 million
- Fiesta Trails, MC Dermont Fwy, San Antonio, TX - Affordable multifamily housing: 60 units, 13.8 million
- Rio Lofts, 323 W Mitchell Street, San Antonio TX - Mixed use,market rate/affordable multifamily housing: 81 units, 14.7 million
- Mission Village, University Way, San Antonio TX - Market rate multifamily housing: 320 units and retail area 23,374 Sq. Ft., 45.5 million
- Lord Road Apartments, San Antonio, TX - Affordable multifamily housing: 324 Units, 30 million.
- Hotel Grim Lofts, Texarkana, TX - Historic restoration and redevelopment - mixed use market rate / affordable multifamily housing: 91 units, 20.1 million.
- The Starling Apartments, San Antonio, TX - Market rate/affordable multifamily housing: 90 Units, 10 million.
- Lucero, 527 S Acme Rd, San Antonio TX - Mixed use, marketrate/affordable multifamily housing: 324 units, 37.5 million.
- Esperanza at Palo Alto, SW Loop 410, San Antonio TX - Mixed use, market rate/affordable multifamily housing: 322 units, 35.5 million.
- Eagles Rest Apartments, San Antonio, TX - Market rate affordable multifamily housing: 108 units, 10.5 million



- Balcones Heights Lofts, Balcones Heights, TX - mixed use, market rate/affordable multifamily housing: 84 units & 4,000 SF retail, 11.5 million
- Singleton, Dallas, TX - Concept designs, affordable housing
- Patriot's Casa, Dallas TX - Concept Designs
- Port San Antonio, San Antonio, TX - Concept Design
- Bolm Road - East Austin, Austin, TX - Concept Study
- Denton, TX - Concept Design
- Balch Springs, TX - Concept Design

OTHER PROJECT EXPERIENCE:

Acenar Restaurant at the Valencia Hotel – San Antonio, Texas
City Public Service - San Antonio, Texas
City of San Antonio - San Antonio, Texas
- Henry B. Gonzalez Convention Center Expansion
- District 3 Mission Library
- Airport Terminal A Renovations
- Mexican Cultural Institute
City of Schertz - Schertz, Texas
- Main Public Library
- Schertz Recreation Center
Bexar County – San Antonio, Texas
- Biblio Tech
- Justice of the Peace Precinct 2
- Comal Parking Garage
- Arenas Master Plan
Killam Oil - San Antonio, Texas - New Office Building
Loyola University - New Orleans, Louisiana
- Student Center
- Cabra Hall Renovations
Methodist Healthcare Ministries - San Antonio, Texas
- New Office Building
Prairie View A&M University - Prairie View, Texas

Mariela Valdivia, International Associate AIA

PROJECT MANAGER

Education/Certifications/Registrations

Universidad Mayor de San Andres La Paz, Bolivia
- Bachelor of Science in Architecture

Bolivian Register Architect - Colegio de Arquitectos de Bolivia
- Bolivia Reg. Nal. #4942,2 004

Mariela Valdivia brings a strong background in design and project management and as an urban development advisor with over 16 years of experience in the public and private sector. She has been responsible for overseeing large government urban developments, and private/public-funded multi-family, senior and student residential projects throughout Texas and abroad. Ms. Valdivia has collaborated on the design and development of more than 4,000 affordable housing units, contributing her meaningful design sensibilities and urban development skills to benefit thousands of low income families.

Ms Valdivia's holistic approach and ability to learn every aspect of architectural design, development and implementation has helped her to plan, develop, and accomplish final designs for construction development projects, creating professional presentations for investors and customers, and representing the firm with foreign officials, investors and clients. Her expertise lies in her ability to adapt to any situation, learn rapidly, and remember every detail. While Ms. Valdivia's experience as a designer and project manager for the development of government, urban, multi-family residences is extensive, following is a selection of Ms. Valdivia's relevant project experience:

- Lofts at Ventura, Walzem Road, Bexar County, TX - Project Manager, affordable multifamily housing: 200 units budget 23.3 million.
- Loma Vista Apartments, 363 N. General McMullen, San Antonio, TX - Project Manager, affordable multifamily housing: 200 units budget 23.9 million.
- Luna Flats, 510 Alametos Street, San Antonio, TX - Project Coordinator, affordable multifamily housing: 69 units budget 15.8 million.
- Alazan Lofts, El Paso and S. Colorado Street, San Antonio, TX - Project Manager, mixed use, market rate/affordable multifamily housing: 88 units budget 22.1 million.
- Trader Flats, 9130 Excellence Drive, San Antonio, TX - Project Manager, affordable multifamily housing: 324 units budget 26.3 million
- 1604 Lofts, 4611 E. 1604 , San Antonio, TX - Project Coordinator, affordable multifamily housing: 324 units budget 26.5 million
- Kitty Hawk Apartments, 7317 Kitty Hawk Drive, Converse, TX - Project Manager, affordable multifamily housing: 212 units budget 24.8 million.
- Copernicus Apartmetns, 707 SE Loop 410, San Antonio, TX - Project Coordinator, affordable multifamily housing: 318 units budget 35.4 million
- Watson Apartments, 13139 Watson Road, Von Army, TX - Project Manager, affordable multifamily housing: 348 units budget 37.6 million
- Hamilton Wolfe Apartments, Hamilton Wolfe Road, San Antonio, TX - Project Coordinator, affordable multifamily housing: 74 units budget 19.8 million
- Fiesta Trails, MC Dermont Fwy, San Antonio, TX - Project Manager, affordable multifamily housing: 60 units budget 13.8 million
- Rio Lofts, 323 W Mitchell Street, San Antonio TX - Project Manager, mixed use,market rate/affordable multifamily housing: 81 units budget 14.7 million.
- Mission Village, University Way, San Antonio TX - Project Manager, market rate multifamily housing: 320 units and retail area 23,374 Sq. Ft. budget 45.5 million.
- Hotel Grim Lofts, Texarkana, Tx - Project Coordinator historic restoration and redevelopment - mixed use market rate / affordable multifamily housing: 91 units budget 20.1 million.
- Lucero, 527 S Acme Rd, San Antonio TX - Project Manager, mixed use, marketrate/ affordable multifamily housing: 324 units budget 37.5 million.
- Lord Road Apartments, San Antonio, Tx - Project Coordinator, affordable multifamily housing: 324 Units, project budget of 30 million.
- Esperanza at Palo Alto, SW Loop 410, San Antonio TX - Project Designer mixed use, market rate/affordable multifamily housing: 322 units budget 35.5 million
- Balcones Heights Lofts, Balcones Heights, TX - Project Manager mixed use, market rate/affordable multifamily housing: 84 units & 4,000 SF retail project budget 11.5 million



- The Terrace at Haven for Hope, San Antonio, TX- Production Manager, affordable multi-family housing for inner-city program rehab programs: 140 Units project budget 11.2 million. *
- Montabella Pointe, San Antonio, TX - Production Manager, mixed-use, multi-family/ disabled veteran housing: 144 Units project budget 11.6 million*
- Golden Bamboo Village III, Houston, TX - Production Manager, affordable senior housing: 130 Units project budget 10.4 million *
- San Juan Homes Phase III, San Antonio, TX - Project Coordinator affordable multi-family housing: 252 Units project budget 19 million. *
- Crestshire Village, Dallas, TX – Production Manager-multi-family/townhome development: 74 Units project budget 6.6 million. *
- Woodmont Apartments, Ft. Worth, TX – Production Manager-multi-family housing development: 252 Units project budget 18.4 million.*
- The Mirabella, San Antonio, TX - Production Manager, senior housing: 142 Units project budget 12.9 million.*
- San Juan Square Phase II, San Antonio, TX- Production Manager - multi-family housing development: 144 Units, project budget 11.6 million. *
- Golden Bamboo Village II, Houston, TX- Production Manager-multi-family housing development: 116 Units. project budget 10.5 million. *
- Tobin Hill Lofts, San Antonio, TX –Public/Private Funded infill development serving college students in Bexar County: Phase I & Phase II, budget 30 million.*
- UTSA Student Housing, San Antonio, TX –Public funded student housing development: 220 units, project budget 23 million. *
- Encino Pointe, San Marcos, TX - Production Manager, multi-family housing serving Texas State University: 252 Units project budget 18.4 million. *
- Costa Mariposa, Texas City, TX - Production Manager, multi-family housing serving local community college students: 252 Units project budget 17.8 million. *
- The Landings at Brooks City Base, San Antonio, TX- Production Manager, high-end, market rate multi-family housing: 300 units, project budget 19.5 million.*

Deepa Modadugu, Associate AIA

PROJECT MANAGER

Education / Certification/Registration

Bangalore University, India - Bachelor of Architecture
Member of Architecture India

Dynamic Project Manager committed to a fluid and seamless flow, Deepa is versatile Designer and Manager with 16 years of varied experience. Her work experience includes due diligence, initial design development through final close out of multifamily, Student Housing, Senior Living and mixed-use projects, K-12 schools, County and City Projects and designing and managing Single Family residences, overseeing Construction Onsite Management of High-End Hotel and Resort across Texas and India. Her latest work on Historic Rehabilitation of an old Historic Hotel to convert to Lofts has added a new dimension to her work experience.

Mrs. Modadugu has a holistic approach and ability in every aspect from project budgeting, scheduling, code reviewing, Site Analysis, Design Development, permitting, coordination with outside consultants, document setup/coordination, quality control, construction administration and client coordination. These roles have allowed her to obtain extensive knowledge of general construction practices/ procedures and current building/life safety/ accessibility codes and procedures for Tax-credit projects. Ms. Modadugu's extensive background includes her work on such projects as:

- Lofts at Ventura, Walzem Road, Bexar County, TX - Project Coordinator, affordable multifamily housing: 200 units budget 23.3 million.
- Loma Vista Apartments, 363 N. General McMullen, San Antonio, TX - Project Coordinator, affordable multifamily housing: 200 units budget 23.9 million.
- Luna Flats, 510 Alameos Street, San Antonio, TX - Project Manager, affordable

multifamily housing: 69 units budget 15.8 million.

- Alazan Lofts, El Paso and S. Colorado Street, San Antonio, TX - Project Coordinator, mixed use, market rate/affordable multifamily housing: 88 units budget 22.1 million.
- Trader Flats, 9130 Excellence Drive, San Antonio, TX - Project Coordinator, affordable multifamily housing: 324 units budget 26.3 million
- 1604 Lofts, 4611 E. 1604, San Antonio, TX - Project Manager, affordable multifamily housing: 324 units budget 26.5 million
- Kitty Hawk Apartments, 7317 Kitty Hawk Drive, Converse, TX - Project Coordinator, affordable multifamily housing: 212 units budget 24.8 million.
- Copernicus Apartmetns, 707 SE Loop 410, San Antonio, TX - Project Manager, affordable multifamily housing: 318 units budget 35.4 million
- Watson Apartments, 13139 Watson Road, Von Ormy, TX - Project Coordinator, affordable multifamily housing: 348 units budget 37.6 million
- Hamilton Wolfe Apartments, Hamilton Wolfe Road, San Antonio, TX - Project Manager, affordable multifamily housing: 74 units budget 19.8 million
- Fiesta Trails, MC Dermont Fwy, San Antonio, TX - Project Coordinator, affordable multifamily housing: 60 units budget 13.8 million
- Rio Lofts, 323 W Mitchell Street, San Antonio TX - Project Coordinator mixed use, market rate/affordable multifamily housing: 81 units budget 14.7 million.
- Lord Road Apartments, San Antonio, Tx - Project Manager, affordable multifamily housing: 324 Units, project budget of 30 million.
- Hotel Grim Lofts, Texarkana, Tx - Project Manager historic restoration and redevelopment - mixed use market rate / affordable multifamily housing: 91 units budget 20.1 million.
- The Starling Apartments, San Antonio, Tx - Project Manager, market rate/affordable multifamily housing: 90 Units, project budget of 10 million.
- Lucero, 527 S Acme Rd, San Antonio TX - Project Coordinator, mixed use, marketrate/ affordable multifamily housing: 324 units budget 37.5 million.
- Eagles Rest Apartments, San Antonio, Tx - Junior Project Manager, market rateaffordable multifamily housing: 108 units project budget 10.5 million
- Balcones Heights Lofts, Balcones Heights, TX - Project Coordinator mixed use, market rate/affordable multifamily housing: 84 units & 4,000 SF retail project budget 11.5 million
- The Terrace at Haven for Hope, San Antonio, TX- affordable multi-family housing for inner-city program rehab programs: 140 Units project budget \$11.2 million. *
- Montabella Pointe, San Antonio, TX - mixed-use, multi-family/disabled veteran housing: 144 Units project budget \$11.6 million.*



- Golden Bamboo Village III, Houston, TX - affordable senior housing: 130 Units project budget \$10.4 million.*
- Woodmont Apartments, Ft. Worth, TX –multi-family housing development: 252 Units project budget \$18.4 million.*
- Four Seasons at Clear Creek, Ft. Worth, TX –multi-family housing development: 96 Units project budget \$8 million.*
- The Mirabella, San Antonio, TX - senior housing: 142 Units project budget \$12.9 million.*
- Steel House Lofts, San Antonio, TX –high-end, mixed -use condo urban Infill project, 71 Units, project budget \$5 million. *
- Blue Star Complex, San Antonio, TX – Mixed Use in the south town arts district to create a rich urban experience with hike and bike trail through series of plazas and courtyards on the west bank of the river ecosystem: 6,000 sqft retail, 320 units, project budget \$50 million. *
- Tobin Hill Lofts, San Antonio, TX –Public/Private Funded infill development serving college students in Bexar County: Phase I & Phase II, budget \$30 million.*
- UTSA Student Housing, San Antonio, TX –Public funded student housing development: 220 units, project budget \$23 million. *
- Encino Pointe, San Marcos, TX - multi-family housing serving Texas State University: 252 Units project budget \$18.4 million. *
- Costa Mariposa, Texas City, TX - multi-family housing serving local community college students: 252 Units project budget \$17.8 million. *
- Auburn Square Apartments, Auburn Hills, MI- public/private funded, mixed use and city parking garage serving Oakland University students: 52 Units project budget \$29 million. **
- Cevallos Street Lofts, San Antonio, Texas – Production Manager, high-end, mixed-use condo urban infill Project, 265 Units project budget 21.6 million. *

OTHER RELEVANT PROJECT EXPERIENCE:

- Memorial Library San Antonio, TX – Renovation and addition of Bexar County's public