

Memorandum



DATE April 1, 2016

TO Members of the Economic Development Committee:
Rickey D. Callahan (Chair), Casey Thomas, II, (Vice Chair), Adam Medrano,
Lee M. Kleinman, Carolyn King Arnold, B. Adam McGough

SUBJECT **Cliff View Project (Fort Worth Avenue TIF District)**

On Monday, April 4, 2016 the Economic Development Committee will be briefed on the Cliff View Project (Fort Worth Avenue TIF District).

Briefing material is attached.

Should you have any questions, please contact me at (214) 670-3296.

Ryan S. Evans
First Assistant City Manager

C: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager

Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Kari Zavilkovsky, Director, Office of Economic Development
J. Hammond Perot, Assistant Director, Office of Economic Development
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Cliff View Project

Fort Worth Avenue TIF District

Economic Development Committee
April 4, 2016

Cliff View Project

Rationale for Funding Reconsideration

- Council previously approved project subsidy up to \$4,650,000 in TIF Funding on May 28, 2014
- Project not feasible with this level of subsidy
 - Increased project costs
 - Unexpected issue with a mandatory Oncor transformer required design modifications
 - Efforts to save “specimen” trees in the northeast portion of the project site

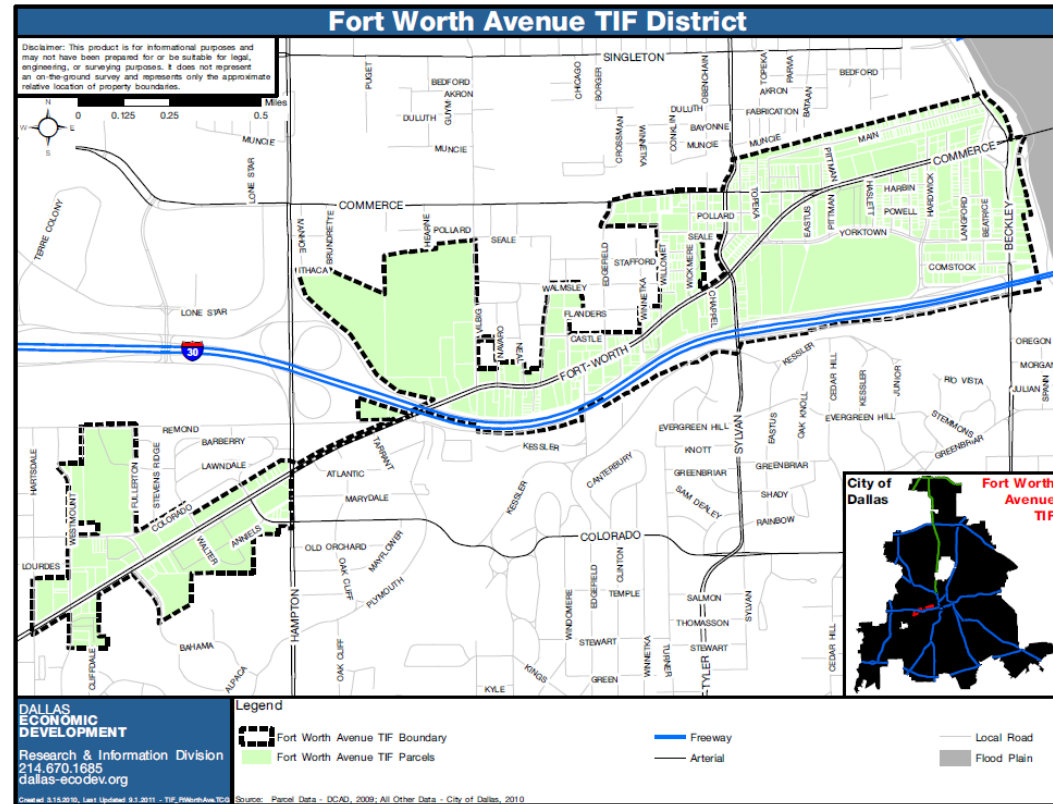
Purpose

- Review the TIF Funding proposal for the Cliff View Project in the Fort Worth Avenue TIF District
- Obtain Economic Development Committee approval for consideration of TIF Funding in an amount not to exceed \$6,654,303 for the Cliff View Project's on-site improvements and an amount not to exceed \$651,304 for its off-site improvements, respectively, by City Council on April 27, 2016.

Fort Worth Avenue TIF District

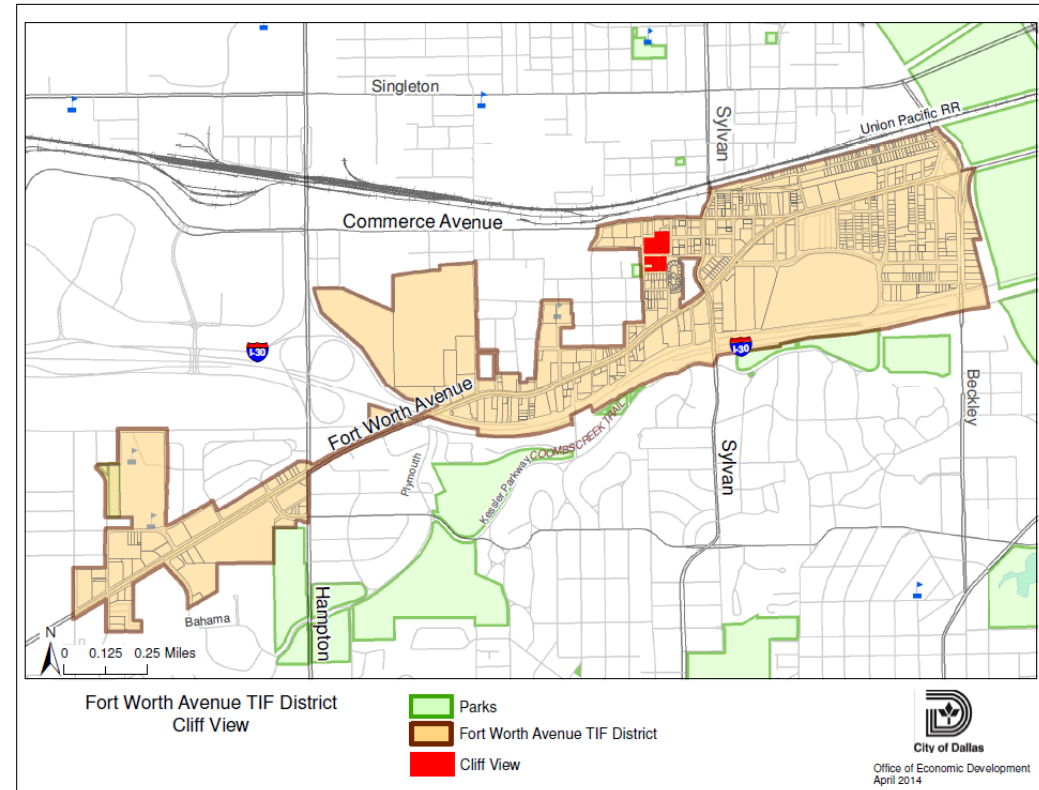
Background

- The Fort Worth Avenue TIF District was created June 13, 2007.
- Its purpose is to create a more sustainable mix of residential property along the Fort Worth Avenue corridor and to take advantage of under-developed land parcels near downtown Dallas
- Property value in the District has increased by \$87.8M (102%) since its inception.



Cliff View Project *Location Map*

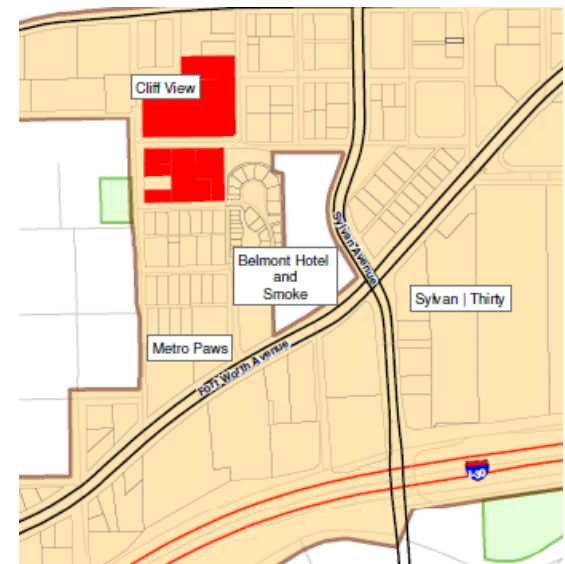
- Project is located northwest of the Belmont Hotel, near Sylvan Avenue at Seale Street.
- Project site consists of 4.37 acres of land currently covered with small trees and brush.



Cliff View Project

Project Summary

- Project is a mixed-income alternative to the recent influx of market rate apartment units within the Fort Worth Avenue TIF District.
- Its residential population will help support commercial businesses along the Fort Worth Avenue.



Cliff View Project

Project Summary

- Project will consist of two components:
 - A. On-site Improvements
 - Estimated project cost is \$58,005,570
 - 326 residential units anticipated with a minimum of 292 required (222,000 square feet of residential space)
 - Mixed income housing: 80% of the units will be market rate; 20% of units to meet affordable housing criteria for families making 80% of the Area Median Family Income (65 units anticipated)
 - Amenities include bike parking, open plaza space, a pool courtyard and connections to nearby trails.
 - Includes integrated storm water management techniques
 - B. Off-site Improvements – Reconstruct Seale Street between Sylvan Avenue and the project site
 - Estimated project cost is \$651,304
 - Current roadway is substandard and has no sidewalks
 - Work requested by neighborhood

Cliff View Project

Design

- Project will consist of a variety of unit sizes and types
- Buildings will range from two stories to seven stories; the taller buildings will be located at the base of the hillside onsite
- Buildings and the parking garage will be nestled into the hill to minimize its impact on the adjacent neighborhood; two story buildings will face the single-family area to the southwest
- Public amenities will include:
 - Wide sidewalks
 - Street trees
 - Public plaza spaces

Cliff View Project *Site Plan (On-site Improvements)*

- Project site is currently vacant



PREVIOUS SITE PLAN



CURRENT SITE PLAN

Cliff View Project *Design*

- Seale Street Section



PREVIOUS SEALE STREET SECTION



CURRENT SEALE STREET SECTION

Cliff View Project *Design*

- View from Seale Street and Ormsby Street



PREVIOUS SEALE AND ORMSBY VIEW



CURRENT SEALE AND ORMSBY VIEW

Cliff View Project

Design

- Project will include a pool deck with downtown views



PREVIOUS POOL COURT VIEW



CURRENT POOL COURT VIEW

Cliff View Project

Design

- Street Elevation



Cliff View Project

Seale Street Improvements Plan (Off-site Improvements)

- Off-site Improvements – Reconstruction of Seale Street between Ormsby Street and Sylvan Avenue



Cliff View Project

Proposed TIF Funding

- The recommended TIF Funding for the Project's on-site improvements is \$6,654,303
- The funding will be used for:
 - Infrastructure and streetscape improvements
 - Support of mixed income housing
 - Park and open space improvements including improvements to adjacent Stafford Park
 - Environmental remediation

TIF Eligible Project Costs (On-site Improvements)	Amount
Public Infrastructure Improvements (design & construction)	\$2,712,939
Affordable Housing	\$3,841,364
Environmental Remediation & Demolition (site prep, assessments and remediation)	\$25,000
Parks, Open Space, Trails and Gateways	\$75,000
Total TIF Eligible Funding Request	\$6,654,303

Cliff View Project

Proposed TIF Funding

- The recommended TIF Funding for the Project's off-site improvements is \$651,304
- The funding will be used for the reconstruction of Seale Street between Ormsby Street and Sylvan Avenue in response to a neighborhood request

TIF Eligible Project Costs (Off-site Improvements along Seale Street)	Amount
Public Infrastructure Improvements (design & construction)	\$651,304
Total TIF Eligible Funding Request	\$651,304

Cliff View Project

Funding Sources and Uses

On-Site Improvements		
Sources	Amount	Uses
Debt from Senior/Mezzanine Lenders	\$43,504,178	Construction Loan
Owner/Private Equity	\$14,501,392	Equity
Total	\$58,005,570	

Off-Site Improvements		
Sources	Amount	Uses
Debt from Senior/Mezzanine Lenders	\$488,478	Construction Loan
Owner/Private Equity	\$162,826	Equity
Total	\$651,304	

Previous Actions

- The Urban Design Peer Review Panel (UDPRP) reviewed the Project's original conceptual site plan and conceptual elevations along with the conceptual Seale Street Improvements Plan on March 21, 2014. The City Design Study confirmed that Project's modified design reflects the UDPRP's recommended changes.
- On February 12, 2016, the Fort Worth Avenue TIF Board of Directors reviewed and approved the modified TIF Funding request for the Cliff View Project in an amount not to exceed \$6,654,303 for its on-site improvements and an amount not to exceed \$651,304 for its off-site improvements.

Recommendation

- Economic Development Committee recommendation for Council consideration of a development agreement for TIF funding in an amount not to exceed \$6,654,303 for the Cliff View Project's on-site improvements and an amount not to exceed \$651,304 for its off-site improvements.
- Council consideration on April 27, 2016.

APPENDICES

Appendix A: Fort Worth Avenue TIF District Budget (includes the Cliff View Project)

Fort Worth Avenue TIF District			
Projected Increment Revenues to Retire TIF Fund Obligations*			
Category	TIF Budget	Allocated	Balance
Public infrastructure improvements:			
Paving, streetscape, water/wastewater, storm sewer, utility burial/relocation and land acquisition	\$71,443,870	\$3,921,152	\$67,522,718
Affordable housing	\$9,587,261	\$3,841,364	\$5,745,897
Environmental remediation & demolition	\$11,504,713	\$25,000	\$11,479,713
Parks, open space, trails, and gateways	\$11,504,713	\$325,000	\$11,179,713
Façade restoration	\$5,752,356	\$0	\$5,752,356
Economic development grants	\$19,174,522	\$2,500,000	\$16,674,522
Administration and implementation	\$4,218,395	\$355,806	\$3,862,589
Total project costs	\$133,185,830	\$10,968,322	\$122,217,508
*Budget shown above in current dollars, updated yearly; TIF Project Plan shows the budget in net present value. Values above do not include interest payments or receipts.			

Appendix B: Fort Worth Avenue TIF District

Increment Chart

Fort Worth Avenue TIF District Projected TIF Increment Schedule												
Tax Year	Cash	Property Value	Property Value	Property	Cumulative	Anticipated	Part'n	TIF	Part'n	TIF	Total	
	Flow	Estimate	Estimate	Value Total	Prop Val	Captured	Rate	Contribution	Rate	Contribution	TIF	
	Year	5% appreciation	(New Development)		Growth	Value	City	City	County	Dallas County	Contribution	
Base	2007		\$86,133,447		\$86,133,447							
1	2008	2009	\$94,310,391	\$1,000,000	\$95,310,391	10.7%	\$9,176,944	0%	\$0	0%	\$0	
2	2009	2010	\$95,364,176	\$2,307,649	\$97,671,825	13.4%	\$11,538,378	55%	\$35,667	55%	\$9,935	
3	2010	2011	\$96,441,639	\$6,643,000	\$103,084,639	19.7%	\$16,951,192	55%	\$81,881	55%	\$24,048	
4	2011	2012	\$99,974,474	\$8,927,280	\$108,901,754	26.4%	\$22,768,307	70%	\$122,581	55%	\$27,986	
5	2012	2013	\$109,001,080	\$0	\$109,001,080	26.5%	\$22,867,633	70%	\$126,862	55%	\$30,156	
6	2013	2014	\$113,970,176	\$0	\$113,970,176	32.3%	\$27,836,729	70%	\$155,492	55%	\$36,410	
7	2014	2015	\$121,341,759	\$0	\$126,113,215	46.4%	\$39,979,768	85%	\$270,843	55%	\$53,428	
8	2015	2016	\$132,418,876	\$0	\$173,893,272	101.9%	\$87,759,825	85%	\$594,529	55%	\$117,339	
9	2016	2017	\$182,587,936	\$92,633,312	\$275,221,247	219.5%	\$189,087,800	85%	\$1,280,975	55%	\$252,820	
10	2017	2018	\$288,982,310	\$122,247,324	\$411,229,634	377.4%	\$325,096,187	85%	\$2,202,364	55%	\$434,670	
11	2018	2019	\$431,791,115	\$155,640,124	\$587,431,239	582.0%	\$501,297,792	85%	\$3,396,042	55%	\$670,260	
12	2019	2020	\$616,802,801	\$264,879,077	\$881,681,878	923.6%	\$795,548,431	85%	\$5,389,443	55%	\$1,063,688	
13	2020	2021	\$925,765,972	\$390,678,859	\$1,316,444,831	1428.4%	\$1,230,311,384	85%	\$8,334,744	55%	\$1,644,988	
14	2021	2022	\$1,382,267,073	\$257,200,023	\$1,639,467,095	1803.4%	\$1,553,333,648	70%	\$8,666,048	55%	\$2,076,885	
15	2022	2023	\$1,721,440,450	\$180,150,000	\$1,901,590,450	2107.7%	\$1,815,457,003	70%	\$10,128,435	55%	\$2,427,357	
16	2023	2024	\$1,996,669,972	\$120,150,000	\$2,116,819,972	2357.6%	\$2,030,686,525	55%	\$8,901,514	55%	\$2,715,129	
17	2024	2025	\$2,222,660,971	\$86,775,000	\$2,309,435,971	2581.2%	\$2,223,302,524	55%	\$9,745,847	55%	\$2,972,667	
18	2025	2026	\$2,424,907,770	\$46,725,000	\$2,471,632,770	2769.5%	\$2,385,499,323	55%	\$10,456,836	55%	\$3,189,532	
19	2026	2027	\$2,595,214,408	\$0	\$2,595,214,408	2913.0%	\$2,509,080,961	55%	\$10,998,556	55%	\$3,354,767	
20	2027	2028	\$2,724,975,128	\$0	\$2,724,975,128	3063.7%	\$2,638,841,681	55%	\$11,567,363	55%	\$3,528,263	
21	2028	2029	\$2,861,223,885	\$0	\$2,861,223,885	3221.8%	\$2,775,090,438	55%	\$12,164,609	55%	\$3,705,325	
22	2029	2030	\$3,004,285,079	\$0	\$3,004,285,079	3387.9%	\$2,918,151,632	55%	\$1,713,553	0%	\$0	
TOTAL				\$1,735,956,648					\$106,334,184		\$28,335,654	\$133,185,830
NPV at end of TIF									\$48,186,947		\$12,577,419	\$60,257,057

Appendix C: Cliff View Project

Estimated TIF Increment Created

Cliff View Project Only

Tax Year	Property Value Estimate City	Property Value Growth	Total Value change	Anticipated Captured Value City	Anticipated Increment Revenue	Anticipated Accumulated Revenue (NPV) 5.00%	Participation Rate City	Tax Increment Revenue City (varies)	Tax Increment Revenue DISD	Tax Increment Revenue DCCCD	Tax Increment Revenue County (55%)
2011	\$0	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2012	\$0	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2013	\$278,260	0.00%	0.00%	\$0	\$0	\$0	70%	\$0	\$0	\$0	\$0
2014	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2015	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2016	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2017	\$278,260	0.00%	0.00%	\$0	\$0	\$0	85%	\$0	\$0	\$0	\$0
2018	\$42,715,365	15250.88%	15250.88%	\$42,437,105	\$344,231	\$232,989	85%	\$287,490	\$0	\$0	\$56,741
2019	\$43,996,826	3.00%	15711.41%	\$43,718,566	\$354,625	\$461,584	85%	\$296,171	\$0	\$0	\$58,454
2020	\$45,316,731	3.00%	16185.75%	\$45,038,471	\$365,332	\$685,866	85%	\$305,113	\$0	\$0	\$60,219
2021	\$46,676,233	3.00%	16674.32%	\$46,397,973	\$320,891	\$873,484	70%	\$258,854	\$0	\$0	\$62,036
2022	\$48,076,520	3.00%	17177.55%	\$47,798,260	\$330,575	\$1,057,560	70%	\$266,666	\$0	\$0	\$63,909
2023	\$49,518,815	3.00%	17695.88%	\$49,240,555	\$281,927	\$1,207,072	55%	\$216,090	\$0	\$0	\$65,837
2024	\$51,004,380	3.00%	18229.76%	\$50,726,120	\$290,432	\$1,353,760	55%	\$222,609	\$0	\$0	\$67,823
2025	\$52,534,511	3.00%	18779.65%	\$52,256,251	\$299,193	\$1,497,677	55%	\$229,324	\$0	\$0	\$69,869
2026	\$54,110,546	3.00%	19346.04%	\$53,832,286	\$308,217	\$1,638,875	55%	\$236,240	\$0	\$0	\$71,976
2027	\$55,733,863	3.00%	19929.42%	\$55,455,603	\$317,511	\$1,777,404	55%	\$243,364	\$0	\$0	\$74,147
2028	\$57,405,879	3.00%	20530.30%	\$57,127,619	\$327,084	\$1,913,314	55%	\$250,702	\$0	\$0	\$76,382
2029	\$59,128,055	3.00%	21149.21%	\$58,849,795	\$336,945	\$2,046,655	55%	\$258,259	\$0	\$0	\$78,685
					\$3,876,963			\$3,070,884	\$0	\$0	\$806,079

* Additional increment for the project to be generated from a portion of incremental revenue generated by the Alta West Commerce, Alexan West Dallas, Alta Yorktown and Alliance Residential apartments.

Appendix D: Cliff View Project Requirements/Other Information

Minimum residential rental space required	222,000 square feet
Minimum residential units required	292 residential units
Minimum required private investment (site acquisition, hard costs, soft costs, etc.)	\$40,000,000
Expected total project cost: A) On-site Improvements B) Off-site Improvements	\$58,005,570 \$651,304
TIF Funding: A) On-site Improvements B) Off-site Improvements	\$6,654,303 \$651,304
% TIF funds to expected total project cost (on-site improvements)	11.47%
Return on Cost without TIF Funds (on-site improvements)	6.14%
Return on Cost with TIF Funds (on-site improvements)	6.94%
Developer's Fee for on-site improvements	2.7%
Deadline to complete all required environmental remediation and demolition activities	March 31, 2017
Deadline to complete the residential component and receive a Certificate of Occupancy	December 31, 2018
Deadline to complete and receive a Certificate of Acceptance for all public infrastructure improvements	December 31, 2018
Deadline to execute and fund an operating and maintenance agreement the for Project's non-standard public improvements	December 31, 2018

Appendix E: Cliff View Project

Pro Forma (On-site Improvements)

PROJECT DESCRIPTION:		Cliff View		
SITE AREA:		4.37 acres		
NUMBER OF FLOORS/STORIES:		up to 7		
BUILDING AREA (g.s.f.):		318,906		
CONSTRUCTION PERIOD:		2 years		
ANTICIPATED CONSTR START DATE:		February 2016		
Cliff View	SF	# of Units	Total SF	\$ per SF
Residential	760	326	247,693	\$2.06
Income (Annual)			Total Project Cost (incl. public costs)	\$58,005,570
Residential Rental Income	5,692,601		CITY ASSISTANCE (current \$)	\$6,654,303
plus misc income	423,934		Total Project Cost (with City \$)	\$51,351,267
plus commercial space	0		Return on Cost Analysis	
less vacancy	(305,827)		NOI/Total Project Costs	
less expenses	(2,249,263)		Return on Cost (no City \$)	6.14%
NOI (w/o TIF)	3,561,445		Return on Cost (with City \$)	6.94%
Project Costs				
Acquisition & demolition	\$3,007,500			
Hard Cost	\$46,827,534			
Soft Cost	\$5,357,597			
Public costs	\$2,812,939			
Total Project Cost (incl. public)	\$58,005,570			

Appendix F: Cliff View Project

Projected Loss Income Due to Affordable Housing Requirement

Cliff View – 20% Affordable Units @ 80% AMFI							Efficiency Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (21)			Developers projected market rate units (21)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	479	\$865.00	\$1.81	\$217,980	\$1,027.41	\$2.14	\$258,907	\$40,927
2	479	\$883.17	\$1.84	\$222,558	\$1,058.23	\$2.21	\$266,675	\$44,117
3	479	\$901.71	\$1.88	\$227,231	\$1,089.98	\$2.28	\$274,675	\$47,443
4	479	\$920.65	\$1.92	\$232,003	\$1,122.68	\$2.34	\$282,915	\$50,912
5	479	\$939.98	\$1.96	\$236,875	\$1,156.36	\$2.41	\$291,402	\$54,527
6	479	\$959.72	\$2.00	\$241,850	\$1,191.05	\$2.49	\$300,145	\$58,295
7	479	\$979.87	\$2.05	\$246,928	\$1,226.78	\$2.56	\$309,149	\$62,220
8	479	\$1,000.45	\$2.09	\$252,114	\$1,263.58	\$2.64	\$318,423	\$66,309
9	479	\$1,021.46	\$2.13	\$257,408	\$1,301.49	\$2.72	\$327,976	\$70,568
10	479	\$1,042.91	\$2.18	\$262,814	\$1,340.54	\$2.80	\$337,815	\$75,001
11	479	\$1,064.81	\$2.22	\$268,333	\$1,380.75	\$2.88	\$347,950	\$79,617
12	479	\$1,087.17	\$2.27	\$273,968	\$1,422.18	\$2.97	\$358,388	\$84,420
13	479	\$1,110.01	\$2.32	\$279,721	\$1,464.84	\$3.06	\$369,140	\$89,419
14	479	\$1,133.32	\$2.37	\$285,595	\$1,508.79	\$3.15	\$380,214	\$94,619
15	479	\$1,157.11	\$2.42	\$291,593	\$1,554.05	\$3.24	\$391,621	\$100,028
		\$3,796,972			\$4,815,395			\$1,018,423

* \$865 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for an efficiency apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Cliff View – 20% Affordable Units @ 80% AMFI							1 Bedroom Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (30)			Developers projected market rate units (30)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	720	\$909.00	\$1.26	\$327,240	\$1,381.88	\$1.92	\$497,477	\$170,237
2	720	\$928.09	\$1.29	\$334,112	\$1,423.34	\$1.98	\$512,401	\$178,289
3	720	\$947.58	\$1.32	\$341,128	\$1,466.04	\$2.04	\$527,773	\$186,645
4	720	\$967.48	\$1.34	\$348,292	\$1,510.02	\$2.10	\$543,606	\$195,314
5	720	\$987.80	\$1.37	\$355,606	\$1,555.32	\$2.16	\$559,915	\$204,308
6	720	\$1,008.54	\$1.40	\$363,074	\$1,601.98	\$2.22	\$576,712	\$213,638
7	720	\$1,029.72	\$1.43	\$370,699	\$1,650.04	\$2.29	\$594,013	\$223,315
8	720	\$1,051.34	\$1.46	\$378,483	\$1,699.54	\$2.36	\$611,834	\$233,351
9	720	\$1,073.42	\$1.49	\$386,431	\$1,750.52	\$2.43	\$630,189	\$243,757
10	720	\$1,095.96	\$1.52	\$394,546	\$1,803.04	\$2.50	\$649,094	\$254,548
11	720	\$1,118.98	\$1.55	\$402,832	\$1,857.13	\$2.58	\$668,567	\$265,735
12	720	\$1,142.48	\$1.59	\$411,291	\$1,912.85	\$2.66	\$688,624	\$277,333
13	720	\$1,166.47	\$1.62	\$419,928	\$1,970.23	\$2.74	\$709,283	\$289,355
14	720	\$1,190.96	\$1.65	\$428,747	\$2,029.34	\$2.82	\$730,561	\$301,815
15	720	\$1,215.97	\$1.69	\$437,751	\$2,090.22	\$2.90	\$752,478	\$314,728
		\$5,700,161			\$9,252,528			\$3,552,367

* \$909 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for a 1 bedroom apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Cliff View – 20% Affordable Units @ 80% AMFI							2 Bedroom Units	
Year	Ave. Square Feet	Rent as per Intown Housing Program Affordable units 80% (14)			Developers projected market rate units (14)			Annual loss to keep units at affordable rent rates
		Rent per unit	Rent per SF	Annual Rent	Rent per unit	Rent per SF	Annual Rent	
1	1,264	\$1,084.00	\$0.86	\$182,112	\$2,126.49	\$1.68	\$357,250	\$175,138
2	1,264	\$1,106.76	\$0.88	\$185,936	\$2,190.28	\$1.73	\$367,968	\$182,031
3	1,264	\$1,130.01	\$0.89	\$189,841	\$2,255.99	\$1.78	\$379,007	\$189,166
4	1,264	\$1,153.74	\$0.91	\$193,828	\$2,323.67	\$1.84	\$390,377	\$196,549
5	1,264	\$1,177.96	\$0.93	\$197,898	\$2,393.38	\$1.89	\$402,088	\$204,190
6	1,264	\$1,202.70	\$0.95	\$202,054	\$2,465.18	\$1.95	\$414,151	\$212,097
7	1,264	\$1,227.96	\$0.97	\$206,297	\$2,539.14	\$2.01	\$426,576	\$220,279
8	1,264	\$1,253.75	\$0.99	\$210,629	\$2,615.31	\$2.07	\$439,373	\$228,744
9	1,264	\$1,280.07	\$1.01	\$215,053	\$2,693.77	\$2.13	\$452,554	\$237,502
10	1,264	\$1,306.96	\$1.03	\$219,569	\$2,774.59	\$2.20	\$466,131	\$246,562
11	1,264	\$1,334.40	\$1.06	\$224,180	\$2,857.82	\$2.26	\$480,115	\$255,935
12	1,264	\$1,362.42	\$1.08	\$228,887	\$2,943.56	\$2.33	\$494,518	\$265,631
13	1,264	\$1,391.04	\$1.10	\$233,694	\$3,031.87	\$2.40	\$509,354	\$275,660
14	1,264	\$1,420.25	\$1.12	\$238,602	\$3,122.82	\$2.47	\$524,634	\$286,033
15	1,264	\$1,450.07	\$1.15	\$243,612	\$3,216.51	\$2.54	\$540,373	\$296,761
		\$3,172,191			\$6,644,468			\$3,472,277

* \$1084 is the maximum rent that can be charged as per the 2015 Intown Housing Program, income and rent limits for 2 bedroom apartment
 * Projections are based on an annual 2.1% increase of the affordable per square foot rate set by the City and 3% increase for per square foot market rate

Unit Type	# of Units	Annual loss to keep units at affordable rent rates
Efficiency	21	\$1,018,423
1 Bedroom	30	\$3,552,367
2 Bedroom	14	\$3,472,277
Total	65	\$8,043,067

Appendix G: HSM Cliff View Associates Ltd

Development Team

- Henry S. Miller – one of the largest independent, full service real estate firms in Texas
- Established 1914
- Development Group specializes in the development of commercial and single family land
- Developed several million square feet of property in D/FW
- Significant properties/developments include Highland Park Village, Preston Royal Shopping Center, West Village and a single family development in the Hill Country

