

MCCORMACK BARON SALAZAR

The Oleanders at Broadway

Restore-Rebuild, Galveston, TX

December 12, 2024



TEAM INTRO

Our Team



MCCORMACK
BARON
SALAZAR

MBS-Developer



Galveston Housing Authority



Texas General Land Office



MCCORMACK
BARON
MANAGEMENT

MBM-Property Management



Block Companies



USI-Resident Services &
Community Engagement



UDA-Master Planning



RPGA Design Group



EJP – GH A Consultant

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Project History



2008

Hurricane Ike

Hurricane Ike struck Galveston Island in September 2008

- Destroyed Oleander Homes and other PHA developments.

A total of 569 Public Housing units were destroyed

- GHA required to rebuild the 569 units for a 1 to 1 replacement

The Oleanders at Broadway is the final phase of replacement



The Oleanders at Broadway



348
Housing Units

Construction financing closed July 2021

- \$51M bond reservation from the Texas Bond Review Board
- 4% LIHTC reservation
- \$85M CDBG DR funds

Texas General Land Office administered CDBG Disaster Relief funds

- Hurricane Ike CDBG DR funds.

Construction completion June 2024



Process

2019

Community Meetings

- Meetings with community/stakeholders in 2019.
- Began conversations with GLO about 3rd Phase
- Began HUD Neighborhood Standards clearance for Oleander site

2020

Predevelopment

- Review of overall financing & longevity led to seeking Restore – Rebuild for PHA units
- Received a \$51M bond allocation
- Applied for 4% low income housing tax credits

2021

Closing/Restore –
Rebuild

- Selected an investor (RBC)
- Completed the community meetings
- NAAR issued March 2021; rent calculations based on Villas and Cedars
- Closed July 2021, required MF Evidentiary submittal

2022

Construction

- NTP Issued July 2021
- Site work completed at end of 2021
- GC began foundation piles and podiums
- Start of framing 3rd QTR 2022
- Dry-in of buildings began 4th QTR 2022

2023

Construction/Turn
Over

- Completion of unit interiors by block
- Completion of landscape by block
- Turnover of Block 2 in November 2023

2024

- Completion of unit interiors by block
- Turnover of Block 1 in February 2024
- Turnover of Block 3 in April 2024.
- Turnover of Blocks 4E & 4W blocks in May/June 2024

Project Overview



11 acres

New Construction

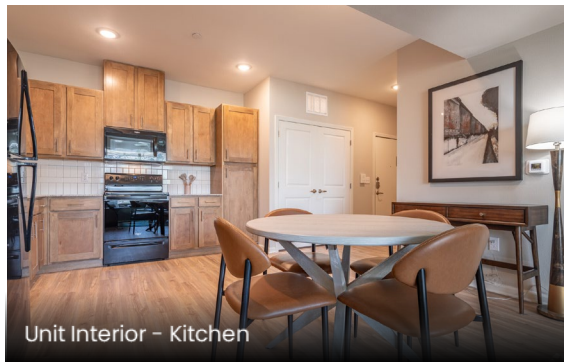
Mixed-income with RAD, LIHTC, and market rate units.

- 174 RAD units
- 87 LIHTC units at 60% AMI
- 87 Market Rate units

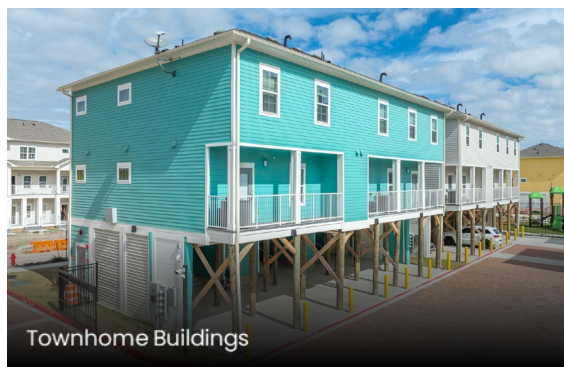
Unit mix of 1, 2, 3, 4 BRs

- 133 1BR
- 173 2BR
- 37 3BR
- 5 4BR

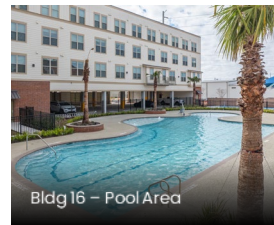
No living space on ground floor



Unit Interior - Kitchen



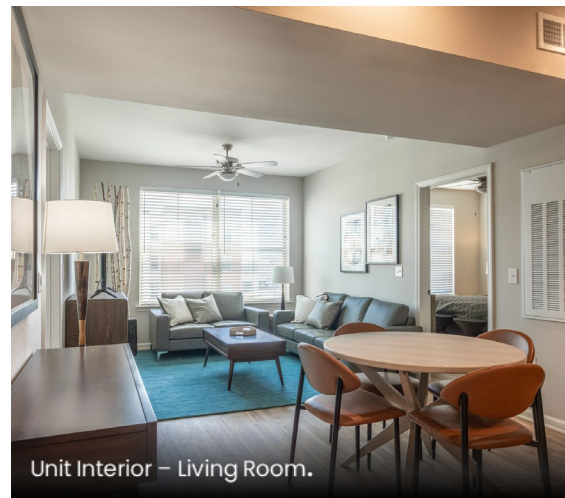
Townhome Buildings



Bldg 16 - Pool Area



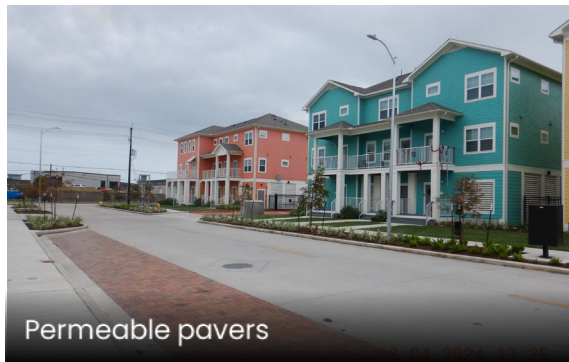
Bldg 16 - Community Space



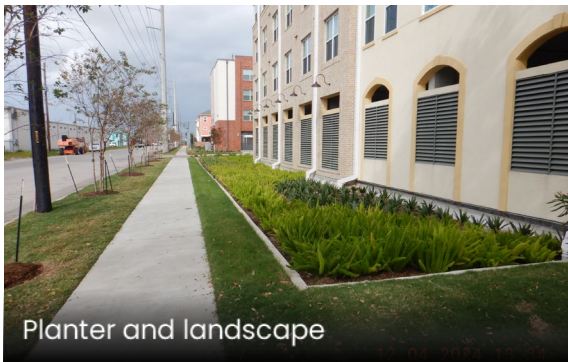
Unit Interior - Living Room.

GALVESTON, TEXAS

Stormwater Design – Completion



Permeable pavers



Planter and landscape



Broadway with stormwater planter



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12.04.2

Planter and landscape

Stormwater Design – Construction



60%

Stormwater Runoff Detention

- One of the first developments in Galveston with storm water detention system.
- 60% of storm water runoff detained on site either above or below ground.
- Use of rain tanks underground in various areas throughout the site.
- Use of planters with water tolerant landscape to collect storm water.



GALVESTON, TEXAS

Stormwater Design – Completion



Restore Rebuild – Operation Considerations

Initial Occupancy – Two Options

- As Public Housing and then covert to RAD
- As PBV/PBRA after RAD closing

Oleanders initially occupied as Public Housing

- Large development with building completion over several months
- Occupancy deadlines of funders

Considerations

- Time between construction completion and closing
- Process for switching from Public Housing to RAD

Other Consideration

- Waiting list options
- Policy revisions if required

Restore Rebuild – Operation Considerations

Resident Engagement – New Construction

- New Construction requirements
- Used individual resident engagement
- Available templates contain a lot of information that does not apply
- Make sure you include all the requirements
- We missed a Fact Sheet and were required to offer a meeting

Resident Engagement – Existing Development

- Process is similar to other conversions with existing residents
- Some timing differences

Restore Rebuild – Operation Considerations

Load Unit Information in PIC

- Work with Field Office
- Spreadsheet for Uploading

Initial Year Funding–Operating Subsidy Eligibility

- After DOFA
- Timing to avoid the non-funded period
- No Capital Fund portion
- Timing of availability of funding if qualify
- Size lease-up reserve appropriately

Restore Rebuild – Construction Completion

Notify the Office of Recap 60 days before DOFA

- Follow the requirements in the Guide
- Reopens RAD Resource Desk for submissions

CHAP Issued

- DOFA
- Construction Completion Update

DOFA

- Occupancy certificates for 95% of units
 - Temporary certificates acceptable
- Work with Field Office
- HUD form

Restore Rebuild – Conversion

Streamline Finance Plan

- DDA # – from PIC
 - Contact information is RAD Resource Desk – pay attention to the signature blocks
 - Transaction Log – Source and Uses for conversion and updated Operating Proforma
 - Title Report
 - PILOT Opinion
 - Environmental Assessment – Part 58
 - If the initial assessment required mitigation, you need documentation that mitigation actions are complete
 - In our case, noise attenuation, flood insurance, and maintenance procedures and lease addendum for groundwater contamination.
 - Radon Test – Post Construction
- These items take time to obtain, if you want a quick conversion need to start gathering before the project is complete

Restore Rebuild – Conversion

Issue RCC

- Transmit executed RCC
- Closing Coordinator assigned

Closing Documents

- The checklist is the same as for other conversions
- If you want to close quickly, draft documents early
- You can upload anytime don't have to wait for RCC
- Pay attention to signature blocks to ensure they match
- Can take up to 90 days for review and closing
- To ensure funding for the next full calendar year, must close by December 1

Question & Answer Session

