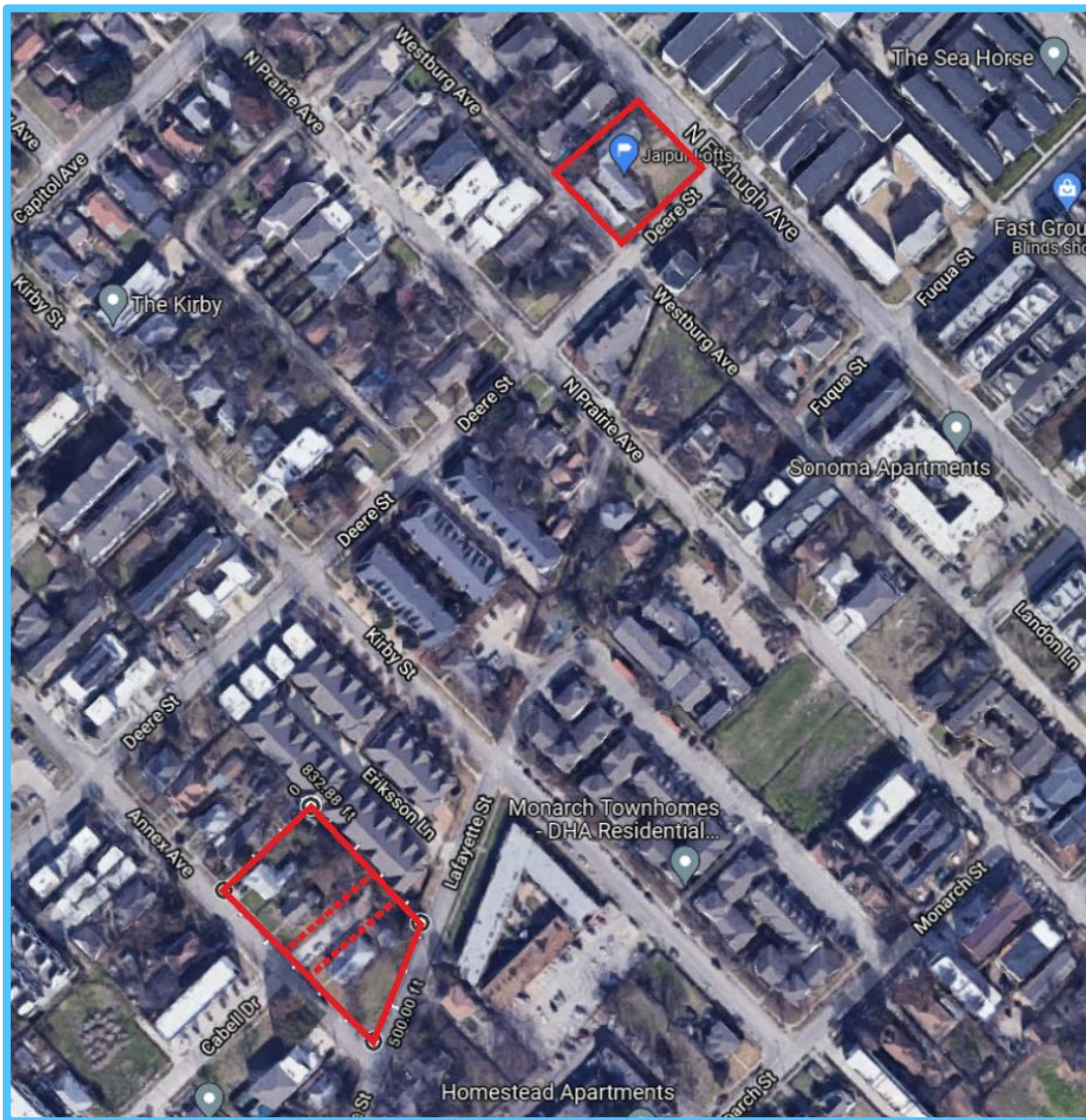




Saigebrook Development & O-SDA Industries

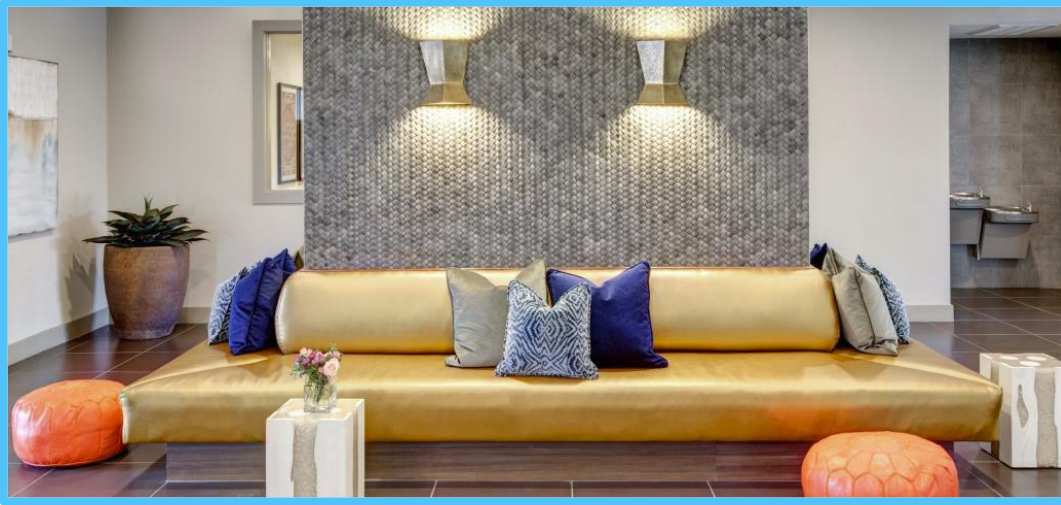
- Texas-based, Woman-owned firms
- 20+ years experience in multi-family development
- Developers of approx. 6,200 units, more than 3,000 units in Texas.
- Innovative, neighborhood-appropriate development
- Developers maintain ownership of communities for 15+ years
- Green Building Practices
- Public Art
- Onsite Management: At minimum two full-time staff: one maintenance and one manager



Jaipur Lofts

**2102, 2108, 2202, 2206
Annex Ave & 2203 N
Fitzhugh Ave**

- 1.1 acres
- 2 min walk from Capitol at Fitzhugh bus stop
- < 1 mile from Sprouts grocery store
- 96 units proposed



Community Amenities

On-site leasing center

Community Kitchen

Cyber lounge

Fitness Center

Onsite recreation
programming

Elevator-served
building



Resident Support Services

Onsite services tailored to resident needs. Onsite services offered at other communities include:

- Nutrition/cooking classes
- Personal finance classes and tax preparation
- Health screenings
- Fitness classes
- Monthly free social events



Onsite Public Art

Saigebrook & O-SDA hire local artists to create art for the community at each development.

At The Abali, in Austin, we hired seven local muralists to paint colorful murals in our parking bays for residents to come home to.





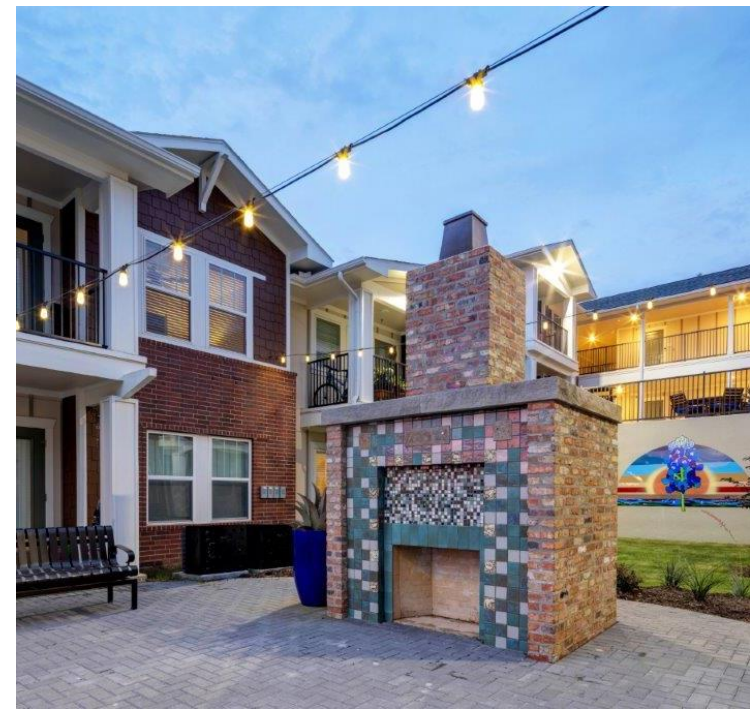
Development Examples

Mistletoe Station

Affordable Family Housing
1916 Mistletoe Blvd, Fort Worth



Sunset at Fash Place
Affordable Senior Housing
2504 Oakland Blvd, Fort Worth



Everly Plaza

Affordable Senior Housing
with Southside Arts
Community Gallery
1801 8th Ave, Fort Worth





Cielo Place

Affordable Family Housing
Historic Rehabilitation of
Riverside Baptist Church
3111 Race Street, Fort Worth



Unit Interiors

Resilient Flooring (no carpet)

Kitchen Tile Backsplash

Tile Tub Surrounds

Granite Kitchen
Countertops and
Bathroom Vanities

Washer and Dryer
Hookups

Energy Efficient Lighting

Energy Efficient
Appliances





Canova Palms, Irving TX





Fitness Center, Stillhouse Flats

2022 Application/Development Timeline



Kiva East, Affordable Family
Housing, Dallas TX

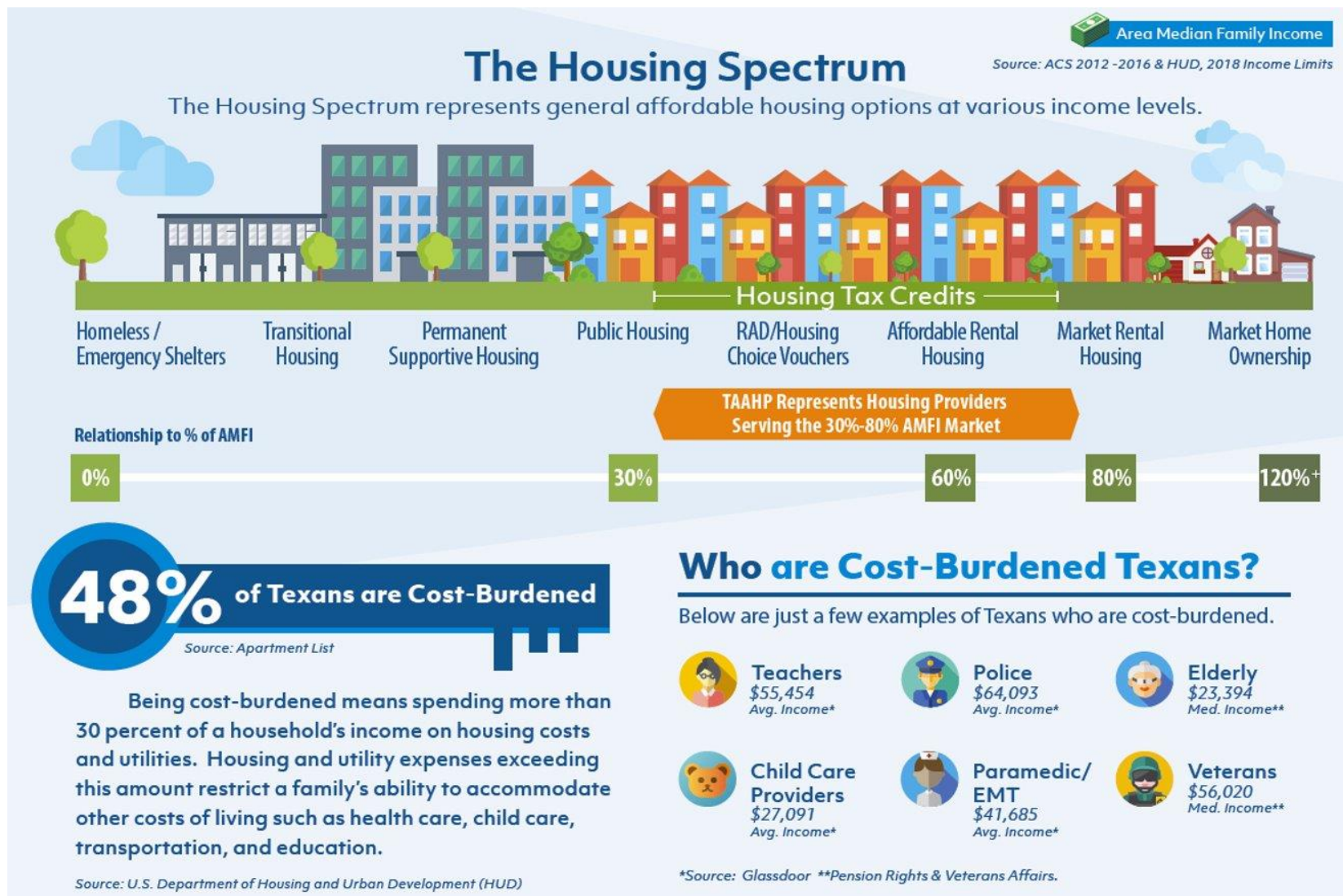


New and Upcoming Communities



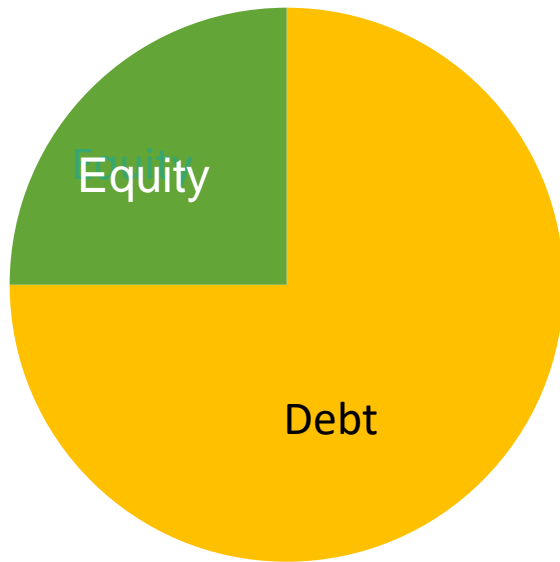
Left: *June West*, Affordable Family Housing, Austin TX
Right: *Vi Collina*, Affordable Family Housing, Austin TX

Housing Tax Credit Program



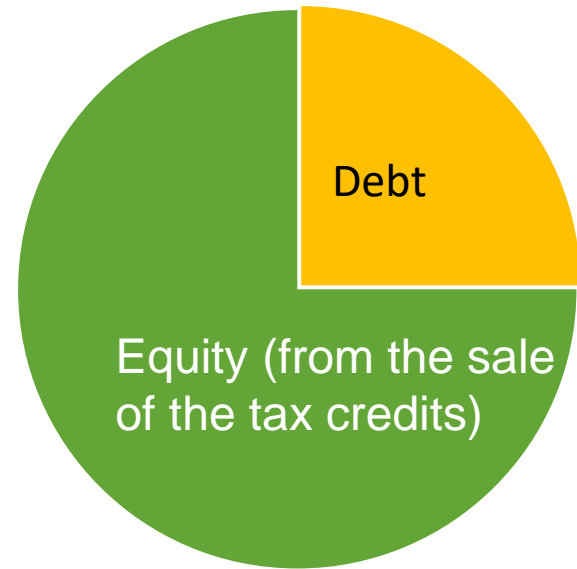
Conventional Financing vs. Tax Credit

Conventional Financing



Conventional: 75% Debt, 25% Equity

9% HTC Financing

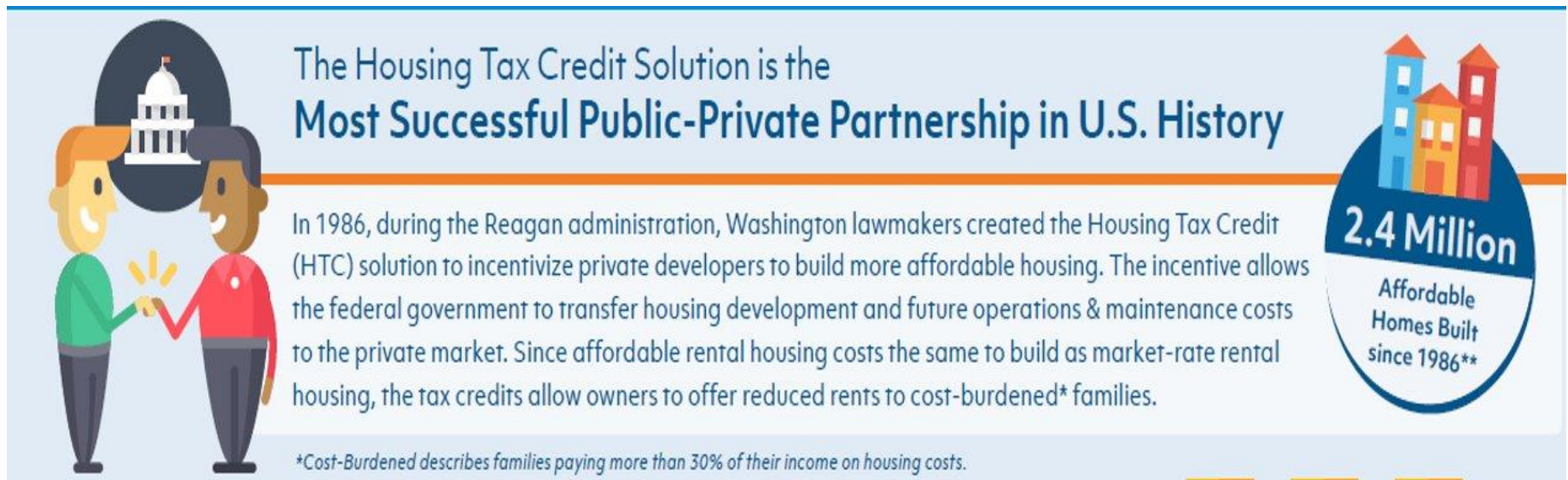


Tax Credit Financing: 25% Debt, 75% Equity

- Less debt means lower monthly mortgage payments and therefore more affordable rents
- Housing is made affordable through the financing programs we utilize

Program Restrictions and Information

- Residents must meet screening, background, credit and income requirements.
- Rents are based on Area Median Income (AMI) of the **COUNTY**
 - Program has created 2.4 million affordable homes since 1986
 - Pay for performance accountability has driven private sector discipline to the program, resulting in a foreclosure rate of less than 0.1%



The infographic features a light blue background with a horizontal orange line. On the left, two stylized figures, a man with orange hair in a green shirt and a woman with dark hair in a red shirt, are shaking hands. Above them is a dark circle containing a white illustration of the U.S. Capitol building. To the right of the figures, the title 'The Housing Tax Credit Solution is the Most Successful Public-Private Partnership in U.S. History' is written in blue. Below the title, a paragraph explains the program's history and purpose. On the far right, a circular badge with a blue border contains an illustration of three colorful houses (blue, orange, and red) and the text '2.4 Million Affordable Homes Built since 1986**'. At the bottom, a small footnote explains the term 'Cost-Burdened'.

The Housing Tax Credit Solution is the
Most Successful Public-Private Partnership in U.S. History

In 1986, during the Reagan administration, Washington lawmakers created the Housing Tax Credit (HTC) solution to incentivize private developers to build more affordable housing. The incentive allows the federal government to transfer housing development and future operations & maintenance costs to the private market. Since affordable rental housing costs the same to build as market-rate rental housing, the tax credits allow owners to offer reduced rents to cost-burdened* families.

2.4 Million
Affordable
Homes Built
since 1986**

*Cost-Burdened describes families paying more than 30% of their income on housing costs.