

## SPOTLIGHT

# LAKEVIEW Pointe

## Waterside Living

Garland, TX



Lakeview-Pointe is an affordable, mixed-income, eco-friendly apartment community located in a picturesque lakefront district along the shores of Lake Ray Hubbard in Garland, Texas. Lake Hubbard is a premier, constant-level and a highly protected lake which provides potable water to the Dallas/Fort Worth metroplex. Lakeview-Pointe provides scenic views while allowing residents to enjoy multimodal access to the benefits of lakeside living such as boating, hiking/biking, and fishing, along with lakefront shopping and dining. Its location along I-30 provides easy access to surrounding cities including Dallas.

Lakeview-Pointe is comprised of 132 apartment homes in one-, two- and three-bedroom units with a healthy mix of 68 percent affordable and 32 percent market rate units. With an emphasis on multi-ethnic community integration and sustainability, the community focuses on fostering a "one community, one family" ideal.

Designed in an urban-style theme, its vital elements include architectural and landscape features that maximize lake views and capitalize on the benefits of waterfront living within a pedestrian-friendly environment. A significant aspect of the project is that it is eco-friendly with green initiatives and is the first National Green Building Standard (NGBS) Certified project in Garland. A wealth of indoor and outdoor amenities, including an abundance of on-site social services, encourage residents to intermingle with their friends, family, and neighbors, while feeling supported and encouraged by the staff.

The gorgeous views and benefits of a large premier lake, with plentiful area and on-site amenities, along with comprehensive social services, make Lakeview-Pointe apartment homes an excellent affordable housing community for family-focused growth and enrichment.

Photos by John B. Sutton Jr.,  
Sutton Pictures, LLC

Location:  
3102 Zion Road  
Garland, TX 75043

“ This is a strong example of housing credits being used as an economic incentive tool in a public-private partnership, to ease traffic patterns, enhance parks and walking trails, encourage existing and new businesses, encourage improvement of existing housing and provide much needed quality, eco-friendly, affordable housing. ”

Deepak Sulakhe, President / CEO  
OM Housing



### AMENITIES

- Community Clubhouse with Kitchen and Coffee Bar
- Business Center with Free WiFi, Print and Fax
- Fitness Center with State-of-the-Art Fitness Equipment
- Outdoor Recreational Areas including a Playscape
- Contemporary Style Swimming Pool with Outdoor Kitchen
- Activity Center for Children
- Laundry Care Center for all Residents
- Well-Designed Accessible Sidewalks that Connect with City's Hike/Bike Trails
- BBQ Grills, Picnic Tables and Seating Benches Located to Maximize Views of the Lake
- Bicycle Racks to Encourage Multimodal Transportation to Lakefront Activities

### SUPPORTIVE SERVICES

- Quarterly Financial Planning Courses (e.g. homebuyer education, credit counseling, retirement advice, retirement plans, etc.)
- Annual Health Fair
- Quarterly Health and Nutritional Courses
- Scholastic Tutoring
- Notary Public Services during regular business hours
- Bi-monthly arts, crafts, and other recreational activities such as Book Clubs and creative writing classes
- Annual income tax preparation (offered by an income tax prep service)
- Bi-monthly on-site social events (i.e. pot luck dinners, game night, sing-a-longs, movie nights, birthday parties, etc.)



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### UNITS & COMPOSITION

132 units / 90 affordable for residents earning 30% - 60% AMI

### FUNDING

9% Housing Tax Credits through Texas Department of Housing and Community Affairs (TDHCA)

### RESIDENT PROFILE

This multifamily affordable community is open to individuals and families with a wide array of professionals across all socio-economic domains. Working class families live alongside others who may possess a higher level of education and income yet share the very same benefits of lakeside and eco-friendly living. Section 811 project rental assistance voucher holders providing eligibility to target populations including people with disabilities, individuals facing challenges due to housing inability.

### SPECIAL DESIGN FEATURES

Lakeview-Pointe is responsible for the Zion Road extension, which has opened-up valuable lakefront property for future development, ease traffic patterns in the area and connect the City's hiking/biking trails. Security, a significant concern in affordable housing, has been addressed by following Crime Prevention Through Environmental Design (CPTED) standards. Additionally, the site includes perimeter fencing with controlled access gates, 40+ HD cameras throughout, strong resident qualification criteria, and periodic crime-watch meetings.

### CREDITS

Developer: OM Housing  
Syndicator: Boston Financial Investment Management, Inc.  
Lenders: Bank OZK, Capital One  
Architect: HEDK Architects  
Consultant: S. Anderson Consulting  
General Contractor: Spring Valley Construction Company  
Landscape Architect: B+A Associates  
NGBS: US Eco-Logic

### Built Green

so Residents Can Save Even More!



- ✓ Energy Star® rated appliances
- ✓ Capped indoor plumbing fixture flow rates
- ✓ Native / regional plants for landscaping
- ✓ Promotes healthy living
- ✓ Environmentally friendly/durable construction practices
- ✓ Superior efficiency in framing measures
- ✓ R-21 exterior wall insulation
- ✓ High efficiency heat pumps/SEER 15 HVAC system
- ✓ 100% LED lighting
- ✓ Project exceeds both NGBS 2015 and IECC 2015 performance levels

#### For More Information please contact:

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# BUILDING THRIVING COMMUNITIES, INSPIRED BY OUR PARTNER IN IMPACT: TEXAS AFFILIATION OF AFFORDABLE HOUSING PROVIDERS



IMPACT  
INITIATIVE

See how we're helping our communities thrive  
at [capitalone.com/about](https://capitalone.com/about)

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