**AUSTIN HOUSING FINANCE CORPORATION**

**Application for Financing for Homeownership Projects**

**PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the City's FY 2012-13 Action Plan goals and policy direction from the Austin City Council.**

**Project Name:** Scenic Point Subdivision Phase 2

**Project Address:** Boyle Drive, Zachary Drive, Farrell Glen Drive, Austin, Texas **Zip Code:** 78741

**Total # units in project:** 67
**Total # units to be assisted with AHFC Funding:** 67

**Project type:** ☐Acquisition ☐Rehabilitation ☐Acquisition & Rehabilitation ☒New construction

**Amount of funds requested:** $2,859,525 **Terms Requested:** 0%

**Role of applicant in Project (check all that apply):** ☒ Owner ☒ Developer ☐ Sponsor

**1. Applicant Information** (If applicant is not acting as the developer, please provide all of the information below for the developer as well as for the applicant. If the developer involves multiple entities, is a partnership or joint venture, please provide duplicative information for each, and identify the entity that will serve as the "lead" organization).

Austin Habitat for Humanity, Inc.
**Name**

310 Comal St., #100
**Street Address**

| Austin | TX,78702 | 512-472-8788 |
|---|---|---|
| **City** | **State, Zip** | **Telephone #** |

| Kelly Weiss | 512-472-8788 | kweiss@ahfh.org |
|---|---|---|
| **Contact Person** | **Contact Telephone #** | **E-mail address** |

[redacted]
**Federal Tax ID Number or SS#**

**The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. *Unsigned/undated submissions will not be considered.***

Austin Habitat for Humanity, Inc.
**Legal Name of Developer/Entity**

**Signature of Authorized Officer**

10/31/2014
**Date**

President and CEO
**Title**

City of Austin
NOV 03 2014
NHCD / AHFC

2. **A. <u>Non-profit applicants/developers</u>, attached copies of the following:**
   1. A "certificate of status" issued by the Texas Secretary of State.
   2. Federal IRS certification granting non-profit tax-exempt status.
   3. Certified financial audit for most recent year which include the auditor's opinion and management letters.
   4. Board resolution approving the proposed project and authorizing the request for funding

   **B. <u>For-profit applicants/developers</u>, attach copies of the following:**
   1. For Corporations, Limited Partnerships, and Limited Liability Companies, a copy of a "certificate of status" issued by the Texas Secretary of State.
   2. A current financial statement
   3. Proof of sufficient reserves or a line of credit available, if necessary, in order to complete the proposed project.

3. **Project Description** – Provide a brief project description that addresses items "A" through "G" below.

   a. Indicate the location by providing an area map with the property highlighted.

   Scenic Point is located in northeast Austin east of SH-183 and south of US-290. The subdivision has 118 lots of which 54 were developed, and one house built. AHFH acquired the remaining 64 platted but undeveloped lots with plans to develop them into buildable lots. See location map and area map (Exhibit A).

   b. Summarize the key financials of the project, clearly indicating total project cost, the amount and intended use of all AHFC funds requested, the amount(s) and provider(s) of other funding and the status of those commitments.

   Austin Habitat for Humanity (AHFH) is requesting $2,500,000 in funding for infrastructure construction to include water, wastewater, streets, drainage, and all other utilities necessary to support the construction of 67 houses. Three (3) of the sixty-seven (67) lots are at the edge of the completed section. It is not known at this time if service has been extended to these lots. A land development cost estimate is included in this application reflecting the costs for infrastructure installation (Exhibit C). Our production capacity as an experienced builder of affordable single-family housing has enabled us to establish a line of credit that can be accessed for construction costs (Exhibit K). AHFH receives corporate contributions annually that go toward the construction of our homes. In addition to our own resources and corporate contributions, AHFH applies for funding from Habitat for Humanity International's Self-Help Homeownership Opportunity Program as needed.

   c. Indicate the type of structure(s) (i.e., single-family detached, etc.), the number of units, the number of bedrooms and bathrooms in each type or style of unit, and the size of the units in square feet.

   Zoning for this tract is SF-4A small lot subdivision, which allows for moderate density single-family residential use on a lot. Our current portfolio of house plans range from 900 S.F. to 1,400 S.F. and include 2 bedrooms 1 bath through 5 bedrooms 2 baths. We will build 67 dwelling units.

   d. Indicate the expected sales price for each type or style of unit.

   The sales price of AHFH's portfolio of single-family detached homes range from between $110,000 and $125,000. A subsidy and buyer contribution of $40,000 reduces the mortgage by that amount making it more affordable. The house prices and mortgages are generally as follows:

| House Plans | Sales Price | Mortgage | Mortgage Payment | Taxes & Insurance | Total |
|---|---|---|---|---|---|
| 2-Bedroom | $110,000 | $73,394 | $204 | $294 | $498 |
| 3-Bedroom | $115,000 | $78,231 | $217 | $299 | $516 |
| 4-Bedroom | $120,000 | $83,374 | $232 | $309 | $541 |
| 5-Bedroom | $125,000 | $88,394 | $246 | $345 | $591 |

   e. List the income levels of proposed homebuyers expressed in terms of the percent of Median Family Income for the Austin-Round Rock MSA.

AHFH focuses on a clientele that earns 60% or less of the median family income. Families are qualified for a 0% mortgage, provided homeownership counseling, mortgage subsidy, and perform a 300-hour sweat equity contribution.

f. If there are existing structures, provide documentation from the taxing authority or other third-party source indicating the year the structure was built.

There are no existing structures on the property. The 67 lots are vacant/undeveloped in a legally platted subdivision. (Exhibit D)

g. Demonstrate the development's compatibility with current Neighborhood Plan (if applicable).

The subject subdivision is not in a Neighborhood Plan Area, and is in an area where there are other single-family homes. The small lot subdivision is currently zoned SF-4A and is near Barbara Jordan Elementary and Gus Garcia Middle School.

**Please attach the following to the description of the above items.**

h. Locate on the "Opportunity Map of Austin" the census tract in which the property lies. The map is attached to the Program Guidelines.

Scenic Point Subdivision is located in a very low opportunity ranking area. (Exhibit E)

**4. Site Control and Demonstration of Value**

Include evidence of site control such as a warranty deed or a current, receipted earnest, and provide a real estate appraisal that is no older than six months and that uses 3 or more comparables, or current tax documentation that substantiates the value of the project.

The property was acquired in May 2013, and we are working with the current owner as agent/developer of this SMART housing certified project (Exhibit F). Attached is the most current tax documentation from Travis Central Appraisal District (TCAD). (Exhibit G)

**5. Zoning**

Include a letter from the City of Austin's Planning and Development Review Department (PDRD) verifying that the current zoning of the site for the proposed project is compatible with the anticipated use, or include documentation verifying that a request to change current zoning has been submitted to PDRD. If the project is approved for funding, appropriate zoning must be in place prior to execution of loan documents.

Scenic Point Subdivision is located in northeast Austin near the intersection of Johnny Morris Road and Loyola Lane. This area is not in a Neighborhood Plan Area and has a small lot subdivision zoning district of SF-4A. The zoning verification letters included with this application. (Exhibit B)

**6. S.M.A.R.T. Housing™**

Include a copy of the letter that indicates the project has been reviewed and meets S.M.A.R.T. Housing requirements.

Scenic Point Subdivision is a certified SMART Housing project. (Exhibit I)

**7. Development Team and Capacity.** Identify below the persons or entities anticipated to be involved in the project, such as lenders, attorneys, accountants, architects, engineers, general contractor, sub-contractors, property managers and consultants. Also, indicate if any person or entity involved is certified by the City of Austin as a minority or women-owned business enterprise **(MBE/WBE),** or if any of the entities are also **non-profit** organizations.

Please also provide narrative information about the skills you or your development team members have in the following areas:

a. **Project Management**—With more than 300 single-family homes constructed, Austin Habitat staff has several years of project management experience. Collectively our staff brings experience that includes all phases of housing development including site acquisition, land development, design, construction, underwriting, and homeownership counseling.
b. **Market Analysis**—With a focus toward affordable housing, our staff has experience in identifying housing demand and capacity for families that earn 60 to 80 percent of the median family income. Austin Habitat established an intake process for prospective families to enter our program. Many have been qualified through our housing counseling and have gone through underwriting to determine their ability to pay a mortgage, and remain on a waiting list.
c. **Site Selection and Control**—Over the years Austin Habitat has acquired finished lots and raw land that were developed for single-family housing development. Scenic Point is a subdivision with 118 residential lots. We are acquiring 67 residential lots—64 of which remain undeveloped but platted.
d. **Planning and Construction**—Austin Habitat staff has experience with the City's Land Development Code, and has the capacity to navigate a housing development project through the entitlement and permitting process. Our organization also employs full-time personnel dedicated to housing construction, including coordinating a core group of experienced volunteers that consistently work on the houses we build.
e. **Design, Architecture and Engineering**—Our organization has a portfolio of house plans for single-family residential that range from 2 to 5 bedroom houses. We currently have working relationships with a variety of professionals including architects and engineers who provide design services as needed to complete our housing development projects. In addition, AHFH employs a registered architect on staff that will coordinate design, permitting, and construction issues. Our organization also collaborates with a non-profit design group in exploring improvements to our current use of green building features in our homes.
f. **Legal and Accounting**—Austin Habitat employs the services of legal counsel assisting as needed. They provide assistance in areas of land acquisition and coordinate title closings for our house sale transactions. Our accountant's provide the necessary services essential to our operation and performs an annual audit that reflects the overall financial position of the organization. We also have on staff a Chief Financial Officer (CFO)/Certified Public Accountant (CPA) and accounting staff that monitor our operating transactions and construction spending activities.
g. **Federal Funding Rules**—On staff we have personnel that have experience in federal funding programs including CDBG, HOME, and NSP. We have a dedicated grants manager with federal program and contract administration experience, and over the years Austin Habitat has received funding from these sources for housing development and construction.

| | **Development Team Name(s) and Contact Information** | **MBE? (Mark X if Yes)** | **WBE? (Mark X if Yes)** | **Non-profit? (Mark X if Yes)** |
|---|---|---|---|---|
| Owner | Austin Habitat for Humanity | | | X |
| Developer | Austin Habitat for Humanity | | | X |
| Architect | Claire Walpole, AIA, LEED AP (AHFH Staff) | | | |
| Engineer | Thompson Land Engineering | | | |
| Construction Lender | Wells Fargo | | | |
| Other Lenders | Habitat for Humanity International (SHOP) | | | X |
| Attorney | Hancock McGill | | | |
| Accountant | Maxwell Locke & Ritter | | | |
| General Contractor | Austin Habitat for Humanity | | | X |
| Consultant (if Applicable) | Austin Community Design and Development Center | | | X |
| Other: | Goodwill Industries of Central Texas | | | X |

8. **Development Schedule.** Complete the grid below. Re-order the steps according to the appropriate sequence for your project, and add in any other significant steps integral to your project's development. If the development schedule differs across several properties to be involved in the project, provide a development schedule for each property. Please be as precise as possible, narrowing dates by 15 day intervals.

| DEVELOPMENT SCHEDULE | DATE(S) |
|---|---|
| Acquisition and/or holding | 5/20/2013 |
| Securing project financing | 12/31/2014 |
| Environmental and/or historic review (AHFC) | 2/28/2015 |
| Construction Plans, Specifications, and Cost estimates | 3/31/2015 |
| Site Plan Approval and Subdivision Construction Permit | 5/31/2015 |
| Construction Bids | 6/30/2015 |
| Construction Start | 8/1/2015 |
| Anticipated Draws (list all) | 9/1/2015 |
| | 10/1/2015 |
| | 11/1/2015 |
| | 12/1/2015 |
| | 1/1/2016 |
| | 2/1/2016 |
| Completion of Subdivision Infrastructure Construction | 2/28/2016 |
| Project Completion-15 Homes Built | 4/1/2016-6/31/2016 |
| Project Completion-35 Homes Built | 8/1/2016-12/31/2016 |
| Project Completion-17 Homes Built | 1/1/2017-4/30/2017 |

9. **Developer Capacity.** Provide narrative information on recent, similar, and successful experience in affordable housing development. Narrative should include information about experience from project conception, execution, and completion. Include experience using multiple fund sources, marketing and sale of homes, and previous working history with the Austin Housing Finance Corporation.

   Austin Habitat has been in existence since 1985, and over the years it has built over 300 single-family houses. We have developed two subdivisions (Devonshire Village and Sendero Hills) and are in the process of the developing a third subdivision called Lee Meadows. Our approach to housing development begins with acquisition of finished vacant residential ready-to-build lots, but we also have experience developing subdivisions and retain the services of a civil engineer to assist us with design.

| COMPLETED PROJECTS | | | | |
|---|---|---|---|---|
| Address | Number of Units | New or Rehab | Type of Property | Year Completed |
| Heritage Village | 13 | New | SF | 2004 |
| Frontier at Montana | 30 | New | SF | 2008 |
| Devonshire Village | 43 | New | SF | 2013 |
| Meadow Lake | 26 | New | SF | 2011 |
| Sendero Hills | 49 | New | SF | 2013 |
| Gilbert Lane | 26 | New | SF | 2014 (in-progress) |

10. **Detailed Project Budget -** Use the following table, or comparable format, to provide a complete project budget. Add line-items as necessary to detail the specific funding being requested. Delineate all prior and currently requested A&D funding by individual line item.

| DETAILED PROJECT BUDGET | | | | |
|---|---|---|---|---|
| | **Total Project Cost** | **Prior A&D Funds Used in Project** | **A&D Funds Being Requested** | **Description** |
| **PREDEVELOPMENT** | | | | |
| Appraisal | $3,000 | | | |
| Environ Assmnt/Hydrologic Report | $3,000 | | | |
| **TOTAL PREDEVELOPMENT** | $6,000 | | $6,000 | |
| | | | | |
| **ACQUISITION** | | | | |
| Site and/or Land | $348,400 | | | |
| Other (specify) | | | | |
| **TOTAL ACQUISITION** | $348,400 | | | |
| | | | | |
| **CONSTRUCTION (HARD COSTS)** | | | | |
| Water | $348,400 | | | |

| | | | | |
|---|---|---|---|---|
| Wastewater | $402,000 | | | |
| Drainage | $402,000 | | | |
| Detention | $536,000 | | | |
| Streets | $670,000 | | | |
| Erosion/Sedimentation Control | $80,400 | | | |
| Other Site Improvements/Services | $80,400 | | | |
| Electric Service (Dry Utilities) | $107,500 | | | |
| Gas Service (Dry Utilities) | $53,600 | | | |
| **TOTAL HARD COSTS** | $2,680,000 | | $2,680,000 | |
| | | | | |
| **HOUSE CONSTRUCTION COSTS** | | | | |
| Complete House ($72,000 Average) | $4,824,000 | | | |
| **TOTAL HOUSE CONST COSTS** | $4,824,000 | | | |
| | | | | |
| **SOFT COSTS** | | | | |
| Project Management and Engineering | $160,800 | | | |
| Geotechnical Report | $5,000 | | | |
| SWPPP (Inspection & TCEQ Permit) | $1,725 | | | |
| Boundary, Tree & Topo Survey | $6,000 | | | |
| **TOTAL SOFT COSTS** | $173,525 | | $173,525 | |
| **TOTAL PROJECT BUDGET** | **$8,031,925** | | **$2,859,525** | |

**11. Funds Proposal** - Provide the following information to facilitate financial review of the proposed project:

a. **Sources and Uses of Funds –** Complete Tables A & B below, identifying all sources and uses of funds to implement project and include evidence of funds anticipated (financial statements, commitment letters, etc.).

| **TABLE A: SOURCES OF FUNDS SUMMARY** | | | | | **Intended Use of Funds (Predevelopment, Acquisition, Construction, Soft Costs)** |
|---|---|---|---|---|---|
| | Amount | Term | Interest Rate | Evidence (Deed, Sales Contract) | |
| Owner Equity | $348,400 | | | | Acquisition |
| | | | | | |
| | | | | | |
| Private Financing (List Below) | | | | | |
| Austin Habitat for Humanity | $4,824,000 | | | | House Constr |
| | | | | | |
| | | | | | |
| | | | | | |
| Other Sources (List Below) | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| **Proposed AHFC Funds** | **$2,859,525** | | | | Infrast/Soft Costs |
| **TOTAL** | | | | | |

| TABLE B: USES OF FUNDS SUMMARY | | |
|---|---|---|
| | Total Cost | Cost/Unit |
| Predevelopment | $6,000 | $90 |
| Acquisition | $348,400 | $5,200 |
| Hard Costs (House Constr) | $4,824,000 | $72,000 |
| Hard Costs (Infrastructure) | $2,680,000 | $40,000 |
| Soft & Carrying Costs | $173,525 | $2,590 |
| Other Costs | | |
| **Total Project Costs** | **$8,031,925** | **$119,880** |

**b. Leveraging** – Complete Table C below. Include evidence of other funds leveraged by AHFC funds to implement the project such as owner equity and commitments from private and/or other public resources.

| TABLE C: LEVERAGE SUMMARY | |
|---|---|
| | |
| **TOTAL AHFC FUNDS** | **$2,859,525** |
| **TOTAL OTHER FUNDS** | **$5,172,400** |
| **LEVERAGE % – AHFC FUNDS** | **35.60%** |

**TABLE D: AFFORDABILITY DATA**

| | House Model One | House Model Two | House Model Three | House Model Four |
|---|---|---|---|---|
| **Number of Bedrooms** | 2 | 3 | 4 | 5 |
| **Square Footage** | 900 | 1,095 | 1,200 | 1,400 |
| **Anticipated Sale Price** | $110,000 | $115,000 | $120,000 | $125,000 |
| **Borrower Contribution** | $5,000 | $5,000 | $5,000 | $5,000 |
| **Homebuyer Subsidy** (List all sources separately) | $35,000 | $35,000 | $35,000 | $35,000 |
| | | | | |
| | | | | |
| **Total Principal Amount of Mortgage** | $70,000 | $75,000 | $80,000 | $85,000 |
| **Anticipated Interest Rate** | 0% | 0% | 0% | 0% |
| | | | | |
| **Monthly Principal Amount** | $194 | $208 | $222 | $236 |
| **Monthly Interest** | $0 | $0 | $0 | $0 |
| **Estimated Monthly Taxes** | $199 | $212 | $224 | $237 |
| **Estimated Monthly Insurance** | $38 | $38 | $38 | $38 |
| **TOTAL Estimated PITI** | $431 | $458 | $484 | $511 |

**13. Partnership with Non-profit entities.** Include commitments from other non-profit organizations or a City of Austin-certified Community Housing Development Organization (CHDO) to partner on the project in some way.

**ATTENTION:**

**Please submit with the Application a completed "self-evaluation" using the following Scoring Criteria.**

AUSTIN HOUSING FINANCE CORPORATION

**Scoring Criteria**
**Acquisition & Development Program**

**Applications received will be reviewed and evaluated according to the following criteria:**

## REQUIRED INFORMATION:

| | | | |
|---|---|---|---|
| 1. Applicant Information | X | 9. Developer Capacity | X |
| 2a. Non-profit List of Items | X | 10. Project Budget | X |
| or | | 11. Funds Proposal: | |
| 2b. For-profit List of Items | X | a. Sources | X |
| 3. Project Description | X | b. Uses | X |
| 4. Site Control/Value | X | c. Leveraging | X |
| 5. Zoning | X | 12. Good Neighbor Checklist | X |
| 6. S.M.A.R.T. Housing | X | | |
| 7. Development Team | X | | |
| 8. Development Schedule | X | | |

## EVALUATION CRITERIA:

Proposed projects will be reviewed and scored on a competitive basis relative to the evaluation criteria below. A maximum possible score is **160** points. Proposed projects must receive a minimum score of **100** points. A score above the minimum score does not guarantee funding.

1. **DEVELOPER EXPERIENCE AND QUALIFICATIONS** (maximum 15 points) 15

**15 points:** Developer has recent, similar, and successful completion of a development similar in size and scope with income-restricted units.
**10 points:** Developer has recent, similar, and successful completion of a development **smaller** in size and scope with income-restricted units.
**8 points:** Consultant directly involved who has successfully completed a development similar in size and scope with income-restricted units.
**5 points:** Developer has recent, similar, and successful completion of a development similar in size and scope **without** income-restricted units

2. **SOURCES & USES OF FUNDS** (maximum 10 points) 10

**10 points:** All sources and uses of funds are clearly indicated and sufficient evidences of funding availability and/or commitments are included.
**5 points:** All sources and uses of fund are clearly indicated, but evidence of funding availability or commitments are incomplete.

3. **LEVERAGE (**maximum 10 points) 4

AHFC funding relative to Total Project Costs equals:
**10 points:** 25% or less
**8 points:** 26% - 30%
**6 points:** 31% - 35%
**4 points:** 36% - 50%
**0 points:** 51% or greater

4. **AFFORDABLE UNITS** (maximum 25 points) 25

If the development has a mix of units at different income levels, add the results for the percentage of units in each income category up to the maximum of 25 points. If the project has a percentage of units in a given income category that is not an exact multiple of ten as shown in the chart, please round up to the next multiple of 10 and use that point value.

| | % of AHFC Assisted Units in Total Development | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| % of MFI | 10% | 20% | 30% | 40% | 50% | 60% | 70% | 80% | 90% | 100% |
| 80% | 0 | 5 | 7 | 10 | 12 | 15 | 17 | 20 | 22 | 25 |
| 65% | 5 | 7 | 10 | 12 | 15 | 17 | 20 | 22 | 25 | |
| 60% | 7 | 10 | 12 | 15 | 17 | 20 | 22 | 25 | | |
| 50% | 10 | 12 | 15 | 17 | 20 | 22 | 25 | | | |
| 30% | 12 | 15 | 17 | 20 | 22 | 25 | | | | |

**5. AVERAGE INVESTMENT PER UNIT** (maximum 20 points) 16

| | Single-Unit Structures | Multi-Unit Structures |
|---|---|---|
| **20 points** | <$40/unit | <$40/unit |
| **16 points** | <$50/unit | <$45/unit |
| **12 points** | <$60/unit | <$50/unit |
| **8 points** | <$70/unit | <$55/unit |
| **4 points** | <$80/unit | <$60/unit |

6. **AFFORDABILITY PERIOD** (maximum 25 points) 15

**25 Points:** Affordability of project is for 99-years or project is in a Community Land Trust.
**15 Points:** Affordability period of less than 99 years but enforced through "re-sale" provisions, i.e., home must be re-sold to low- to moderate-income buyer during the affordability period.

7. **PRIORITY LOCATION** (10 points) 0

**10 points:** Project is located in a Vertical Mixed-Use (VMU) Corridor, or is a Planned-Unit Development (PUD) or Transit Oriented Development (TOD).

8. **GEOGRAPHIC DISPERSION** (maximum 25 points) 5

Project is located in an area identified according to the Kirwan institute's opportunity map of Austin (Map #2) as having greater opportunity for affordable housing for low-income households.

| | |
|---|---|
| **25 points:** | Very High |
| **20 points** | High |
| **15 points:** | Moderate |
| **10 points:** | Low |
| **5 points:** | Very Low |

9. **PROJECT READINESS** (maximum 10 points) 8

**New construction**
**2 points each; maximum 10 points**

_____The project meets the normal eligibility requirements under the existing program guidelines.
_____The property is already owned by the developer.
_____The project has completed all necessary design work and received site plan approval.
_____All environmental reviews have been completed.
_____The project has firm commitments from **all** financing sources.

**Acquisition and Rehab**
**2 points each; maximum 10 points**

_____The project meets the normal eligibility requirements under the existing program guidelines
_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.

_____A General Contractor has been selected.
_____Closing on the acquisition of the property can be achieved in less than 30 days.

**Acquisition of Completed Units**
**2.5 points each (round up to nearest whole number); maximum 10 points**

_____The project meets the normal eligibility requirements under the existing program guidelines
_____All environmental reviews have been completed.
_____The project has firm commitments from all financing sources.
_____Closing on the acquisition of the property can be achieved in less than 30 days.

11. **MBE/WBE PROJECT PARTICIPATION** (5 points) 0

**5 points:** Development team includes registered City of Austin minority or women-owned business enterprises (M/WBE).

12. **PARTNERSHIP WITH NON-PROFIT ENTITIES** (5 points) 5

**5 points:** Applicant provides evidence of commitment from another certified non-profit organization to partner on the project in some way.

**TOTAL SCORE** **103**

# Exhibits

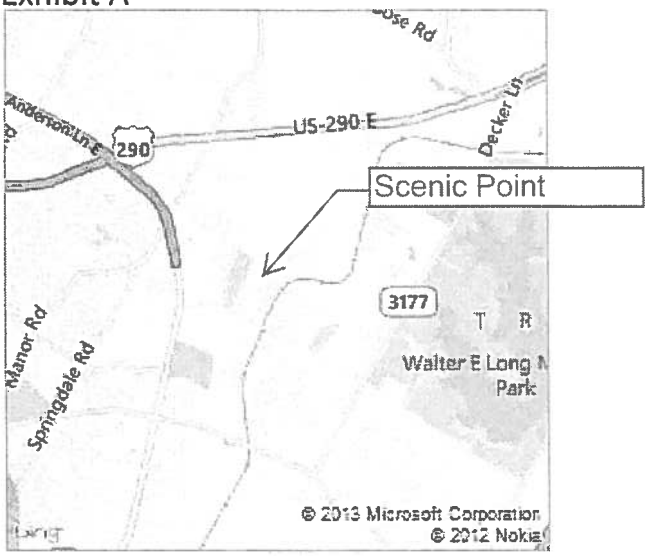
- Exhibit A: Location Map + Area Map
- Exhibit B: Zoning Verification Letters (5 of 5)
- Exhibit C: Land Development Cost Estimate
- Exhibit D: Plat Phases
- Exhibit E: Opportunity Map
- Exhibit F: Agent Authorization
- Exhibit G: Appraisal Summary Report
- Exhibit H: No Exhibit
- Exhibit I: S.M.A.R.T. Housing Letter
- Exhibit J: Non-Profit Partnership
- Exhibit K: Line of Credit
- Exhibit L: Good Neighbor Checklist

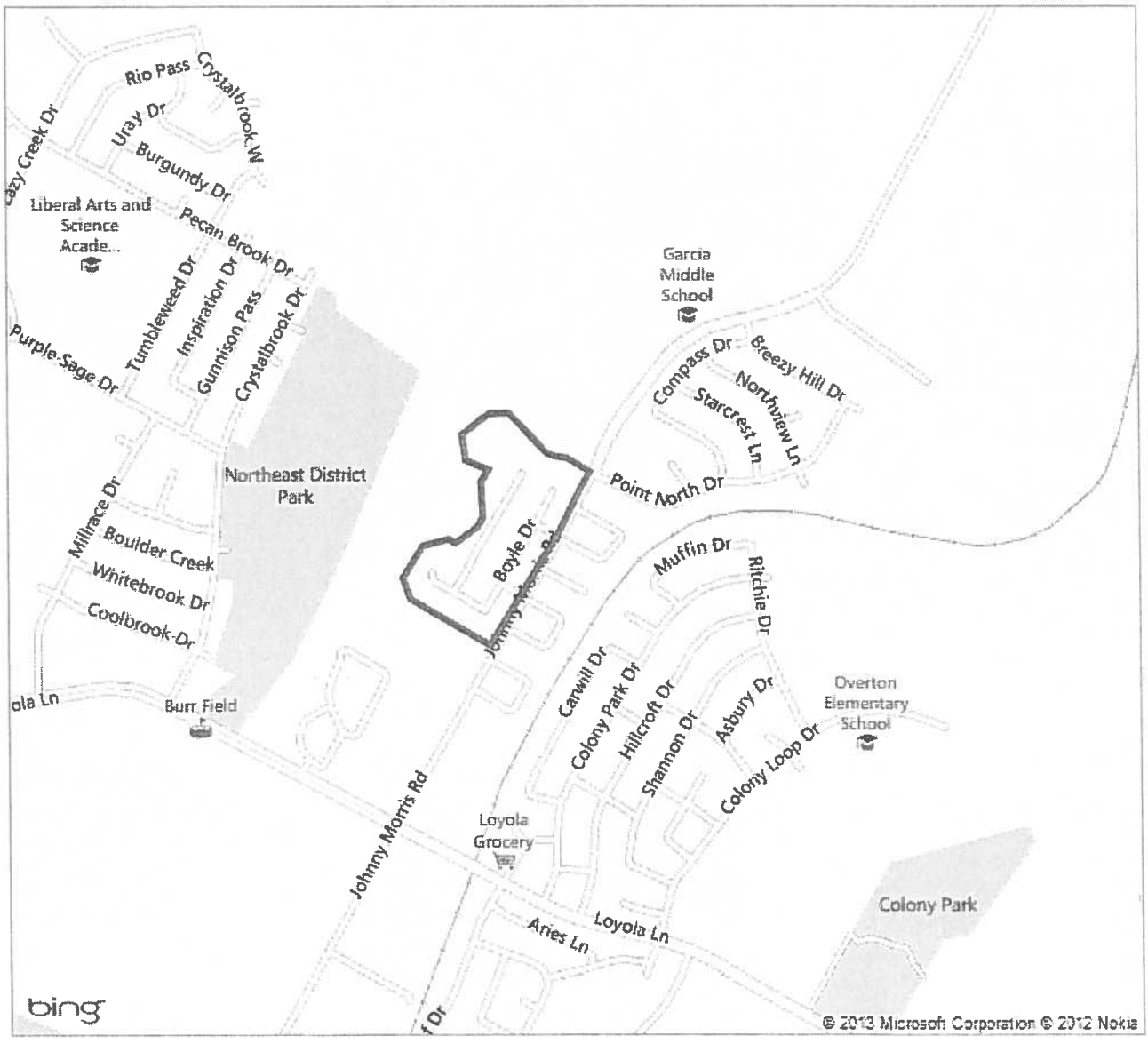
Exhibit A

bing Maps

Scenic Point Subdivision

On the go? Use **m.bing.com** to find maps, directions, businesses, and more



# CITY OF AUSTIN - ZONING VERIFICATION LETTER

Exhibit B

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

## Party Requesting Verification

Name: Andy Alarcon, Austin Habitat for Humanity
Mailing Address:
310 Comal St., Ste.100
Austin, TX. 78702

## Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 546005-546040

## Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-4A: Lots 30-65, Block C, Scenic Point Subd., Phs 2

## Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-00-2249SH

## Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

010125-55

For Address Verification visit:
http://austintexas.gov/addressverification

To access zoning ordinance documentation visit:
http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit:
http://austintexas.gov/department/austin-city-code-land-development-code
http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Tony Castro, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

5/12/2014

765049

# CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

## Party Requesting Verification

Name: Andy Alarcon, Austin Habitat for Humanity
Mailing Address:
310 Comal St., Ste.100
Austin, TX. 78702

## Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 546041

## Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-4A: Lot 122, Block C, Scenic Point Subd., Phase 2

## Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-00-2249SH

## Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

010125-55

For Address Verification visit:
http://austintexas.gov/addressverification

To access zoning ordinance documentation visit:
http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit:
http://austintexas.gov/department/austin-city-code-land-development-code
http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Tony Castro, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

5/12/2014

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## Party Requesting Verification

Name: Andy Alarcon, Austin Habitat for Humanity
Mailing Address:
310 Comal St., Ste.100
Austin, TX. 78702

## Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 546043--546047

## Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-4A: Lots 25-29, Block C, Scenic Point Subd., Phase 2

## Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-00-2249SH

## Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

010125-55

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## Party Requesting Verification

Name: Andy Alarcon, Austin Habitat for Humanity
Mailing Address:
310 Comal St., Ste.100
Austin, TX. 78702

## Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 546072-546079

## Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-4A: Lots 91-98, Block A, Scenic Point Subd., Phase 2

## Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-00-2249SH

## Zoning Ordinance Number(s)

Look up ordinances at http://austintexas.gov/edims/search.cfm

010125-55

For Address Verification visit:
http://austintexas.gov/addressverification

To access zoning ordinance documentation visit:
http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chaper 25-2 Division 6) visit:
http://austintexas.gov/department/austin-city-code-land-development-code
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## Party Requesting Verification

Name: Andy Alarcon, Austin Habitat for Humanity
Mailing Address:
310 Comal St., Ste.100
Austin, TX. 78702

## Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 546097-546115

## Zoning Classification(s)

Find definitions at http://www.austintexas.gov/page/zoning-districts

SF-4A: Lots 99-117, Block A, Scenic Point Subd., Phase 2

## Zoning Case Number(s)

Look up case info at https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp

C14-00-2249SH

## Zoning Ordinance Number(s)

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010125-55

For Address Verification visit:
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5/12/2014

765049

Scenic Point

EXHIBIT C

DEVELOPMENT BUDGET

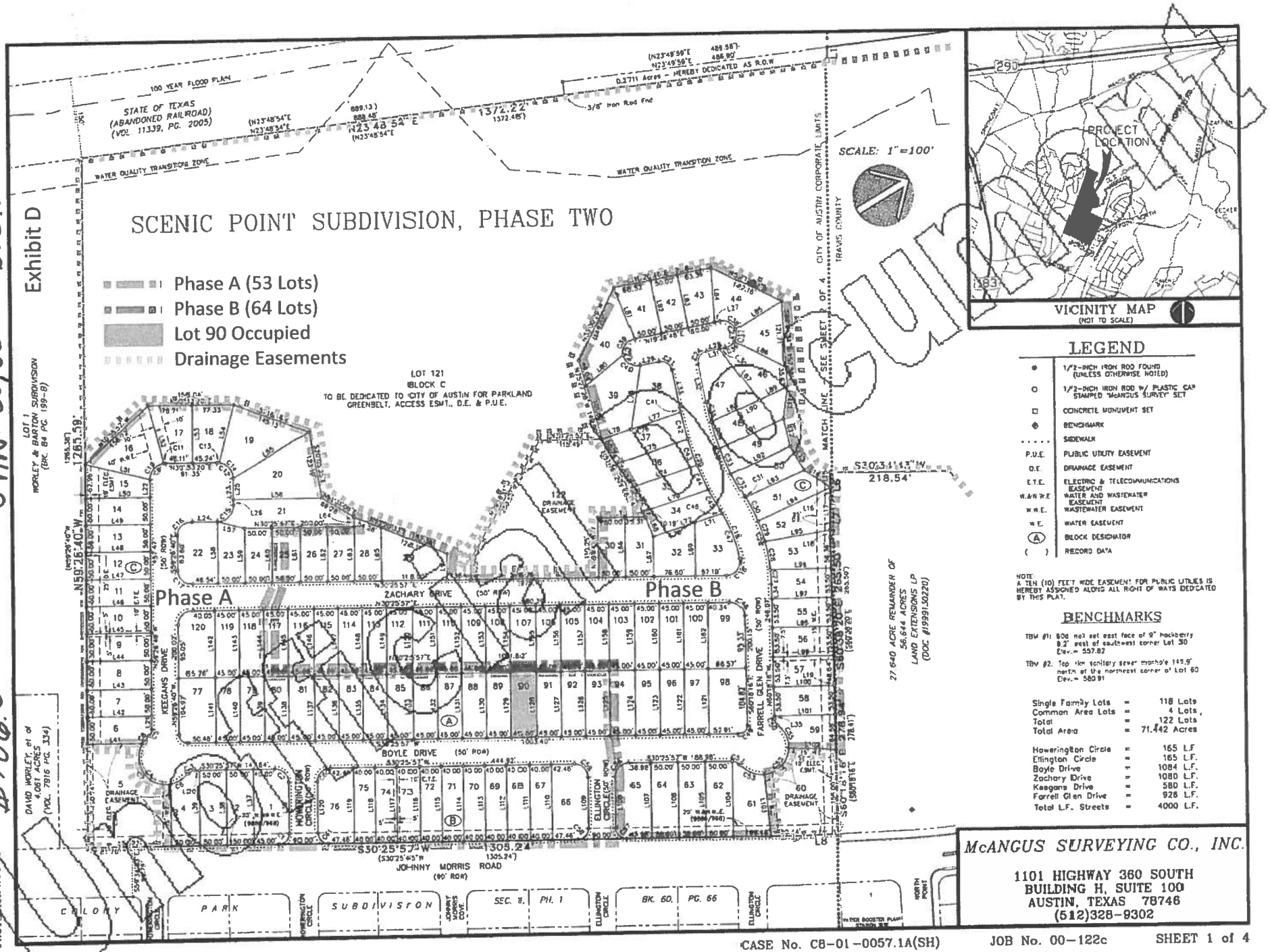
| | | | |
|---|---|---|---|
| Number of Units | 67 | | |
| Appraisal | | $ 3,000.00 | |
| Environmental/Hydrologic Report | | $ 3,000.00 | $ 6,000.00 |
| Acquisition | | $ 348,400.00 | $ 348,400.00 |
| Water | $ 276,608.88 | $ 348,400.00 | |
| Wastewater | $ 319,164.10 | $ 402,000.00 | |
| Drainage | $ 319,164.10 | $ 402,000.00 | |
| Detention | $ 425,552.13 | $ 536,000.00 | |
| Street | $ 531,940.16 | $ 670,000.00 | |
| Erosion Control | $ 63,832.82 | $ 80,400.00 | |
| Other Misc Impr and Costs | $ 63,832.82 | $ 80,400.00 | |
| Electric (Dry Utilities) | $ 85,110.43 | $ 107,200.00 | |
| Gas (Dry Utilities) | $ 42,555.21 | $ 53,600.00 | |
| TOTAL HARD COSTS | $ 2,127,761 | $ 2,680,000.00 | $ 2,680,000.00 |
| Project Management | | $ 160,800.00 | |
| Geotechnical Report | | $ 5,000.00 | |
| SWPPP (Inspection and TCEQ Permit) | | $ 1,725.00 | |
| Boundary, Tree, and Topo Survey | | $ 6,000.00 | |
| | | $ 173,525.00 | $ 173,525.00 |
| Total Costs | | | $ 3,207,925.00 |
| House Construction | $ 72,000.00 | | $ 4,824,000.00 |
| Total Project Costs | | | $ 8,031,925.00 |

Exhibit D

Doc# 200200 35

JAN. 30, 02

# SCENIC POINT SUBDIVISION, PHASE TWO







## LEGEND

| | |
|---|---|
| ● | 1/2-INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED) |
| ○ | 1/2-INCH IRON ROD W/ PLASTIC CAP STAMPED "McANGUS SURVEY" SET |
| □ | CONCRETE MONUMENT SET |
| ◆ | BENCHMARK |
| ..... | SIDEWALK |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| E.T.E. | ELECTRIC & TELECOMMUNICATIONS EASEMENT |
| W.&W.W.E. | WATER AND WASTEWATER EASEMENT |
| W.W.E. | WASTEWATER EASEMENT |
| W.E. | WATER EASEMENT |
| (A) | BLOCK DESIGNATOR |
| ( ) | RECORD DATA |

NOTE:
A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS HEREBY ASSIGNED ALONG ALL RIGHT OF WAYS DEDICATED BY THIS PLAT.

## BENCHMARKS

TBM #1: BM not set east face of 9" hackberry 8.2' east of easement corner Lot 30
Elev.= 557.82

TBM #2: Top rim sanitary sewer manhole 145.9' north of the northeast corner of Lot 60
Elev.= 580.91

| | | |
|---|---|---|
| Single Family Lots | = | 118 Lots |
| Common Area Lots | = | 4 Lots, |
| Total | = | 122 Lots |
| Total Area | = | 71.442 Acres |
| Howerington Circle | = | 165 L.F. |
| Ellington Circle | = | 165 L.F. |
| Boyle Drive | = | 1084 L.F. |
| Zachary Drive | = | 1080 L.F. |
| Keegans Drive | = | 580 L.F. |
| Farrell Glen Drive | = | 926 L.F. |
| Total L.F. Streets | = | 4000 L.F. |


McANGUS SURVEYING CO., INC.
1101 HIGHWAY 360 SOUTH
BUILDING H, SUITE 100
AUSTIN, TEXAS 78746
(512)328-9302


CASE No. C8-01-0057.1A(SH) JOB No. 00-122c SHEET 1 of 4

PHOTOGRAPHIC MYLAR $106.00

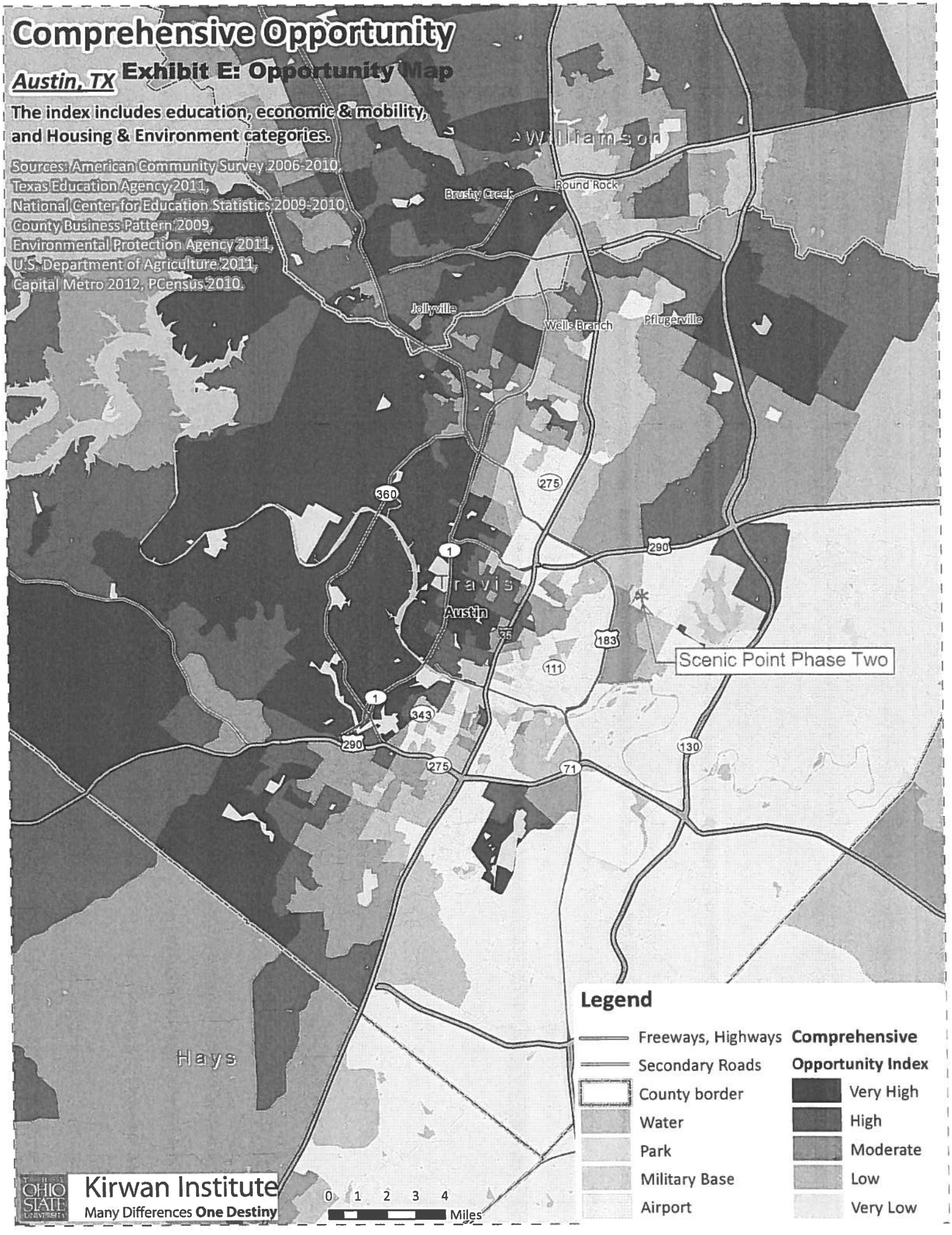

Comprehensive Opportunity
Austin, TX Exhibit E: Opportunity Map
The index includes education, economic & mobility, and Housing & Environment categories.
Sources: American Community Survey 2006-2010, Texas Education Agency 2011, National Center for Education Statistics 2009-2010, County Business Pattern 2009, Environmental Protection Agency 2011, U.S. Department of Agriculture 2011, Capital Metro 2012, PCensus 2010.
Williamson
Brushy Creek
Round Rock
Jollyville
Wells Branch
Pflugerville
Travis
Austin
Hays
Scenic Point Phase Two
360
275
290
1
35
183
111
343
71
130
Legend
Freeways, Highways
Secondary Roads
County border
Water
Park
Military Base
Airport
Comprehensive Opportunity Index
Very High
High
Moderate
Low
Very Low
0 1 2 3 4
Miles
Kirwan Institute
Many Differences One Destiny
The Ohio State University

Exhibit F

September 19, 2014

JD Equity LLP
Austin, Texas

To Whom it May Concern,

As owner of the property located at SCENIC POINT SUBDIVISION PHASE 2, I hereby authorize Austin Habitat for Humanity to act as my agent to the entitlement, review and plan approvals for the aforementioned property, in order to develop the property into affordable housing.

If you have any questions, please do not hesitate to contact me at 512-415-8435

Sincerely,

Jeff Serra

CAROLINE BOWERS
Notary Public, State of Texas
My Commission Expires
May 24, 2017

Caroline Bowers
9/19/14
State of Texas
Travis County

SCENIC POINT PHASE 2 (67 lots)
Travis Central Appraisal District (TCAD) Data

Exhibit G

| Property ID | Geographic ID | Type | Property Address | Legal Description | Appraised Value |
|---|---|---|---|---|---|
| 546005 | 221330711 | Real | 7217 BOYLE DR TX 78724 | LOT 65 BLK C SCENIC POINT SUBD PHS 2 | $4,313 |
| 546006 | 221330712 | Real | 7221 BOYLE DR TX 78724 | LOT 64 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546007 | 221330713 | Real | 7225 BOYLE DR TX 78724 | LOT 63 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546008 | 221330714 | Real | 7229 BOYLE DR TX 78724 | LOT 62 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546009 | 221330715 | Real | 7233 BOYLE DR TX 78724 | LOT 61 BLK C SCENIC POINT SUBD PHS 2 | $3,938 |
| 546010 | 221330716 | Real | 6520 FARRELL GLEN DR TX 78724 | LOT 60 BLK C SCENIC POINT SUBD PHS 2 (DRAINAGE EASEMENT) | $188 |
| 546011 | 221330717 | Real | 6516 FARRELL GLEN DR TX 78724 | LOT 59 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546012 | 221330718 | Real | 6512 FARRELL GLEN DR TX 78724 | LOT 58 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546013 | 221330719 | Real | 6508 FARRELL GLEN DR TX 78724 | LOT 57 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546014 | 221330720 | Real | 6504 FARRELL GLEN DR TX 78724 | LOT 56 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546015 | 221330721 | Real | 6500 FARRELL GLEN DR TX 78724 | LOT 55 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546016 | 221330722 | Real | 6424 FARRELL GLEN DR TX 78724 | LOT 54 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546017 | 221330723 | Real | 6420 FARRELL GLEN DR TX 78724 | LOT 53 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546018 | 221330724 | Real | 6416 FARRELL GLEN DR TX 78724 | LOT 52 BLK C SCENIC POINT SUBD PHS 2 | $3,938 |
| 546019 | 221330725 | Real | 6412 FARRELL GLEN DR TX 78724 | LOT 51 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546020 | 221330726 | Real | 6408 FARRELL GLEN DR TX 78724 | LOT 50 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546021 | 221330727 | Real | 6404 FARRELL GLEN DR TX 78724 | LOT 49 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546022 | 221330728 | Real | 6400 FARRELL GLEN DR TX 78724 | LOT 48 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546023 | 221330729 | Real | 6316 FARRELL GLEN DR TX 78724 | LOT 47 BLK C SCENIC POINT SUBD PHS 2 | $4,125 |
| 546024 | 221330730 | Real | 6312 FARRELL GLEN DR TX 78724 | LOT 46 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546025 | 221330731 | Real | 6308 FARRELL GLEN DR TX 78724 | LOT 45 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546026 | 221330732 | Real | 6304 FARRELL GLEN DR TX 78724 | LOT 44 BLK C SCENIC POINT SUBD PHS 2 | $3,938 |
| 546027 | 221330733 | Real | 6300 FARRELL GLEN DR TX 78724 | LOT 43 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546028 | 221330734 | Real | 6301 FARRELL GLEN DR TX 78724 | LOT 42 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546029 | 221330735 | Real | 6305 FARRELL GLEN DR TX 78724 | LOT 41 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546030 | 221330736 | Real | 6309 FARRELL GLEN DR TX 78724 | LOT 40 BLK C SCENIC POINT SUBD PHS 2 | $4,125 |
| 546031 | 221330737 | Real | 6313 FARRELL GLEN DR TX 78724 | LOT 39 BLK C SCENIC POINT SUBD PHS 2 | $4,313 |
| 546032 | 221330738 | Real | 6317 FARRELL GLEN DR TX 78724 | LOT 38 BLK C SCENIC POINT SUBD PHS 2 | $3,938 |
| 546033 | 221330739 | Real | 6401 FARRELL GLEN DR TX 78724 | LOT 37 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546034 | 221330740 | Real | 6405 FARRELL GLEN DR TX 78724 | LOT 36 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546035 | 221330741 | Real | 6409 FARRELL GLEN DR TX 78724 | LOT 35 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546036 | 221330742 | Real | 6413 FARRELL GLEN DR TX 78724 | LOT 34 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546037 | 221330743 | Real | 7220 ZACHARY DR TX 78724 | LOT 33 BLK C SCENIC POINT SUBD PHS 2 | $3,938 |
| 546038 | 221330744 | Real | 7216 ZACHARY DR TX 78724 | LOT 32 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546039 | 221330745 | Real | 7212 ZACHARY DR TX 78724 | LOT 31 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546040 | 221330746 | Real | 7208 ZACHARY DR TX 78724 | LOT 30 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546041 | 221330747 | Real | 7116 ZACHARY DR TX 78724 | LOT 122 BLK C SCENIC POINT SUBD PHS 2 (DRAINAGE EASEMENT) | $188 |
| 546043 | 221330749 | Real | 7104 ZACHARY DR TX 78724 | LOT 29 BLK C SCENIC POINT SUBD PHS 2 | $4,125 |
| 546044 | 221330750 | Real | 7100 ZACHARY DR TX 78724 | LOT 28 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546045 | 221330751 | Real | 7020 ZACHARY DR TX 78724 | LOT 27 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546046 | 221330752 | Real | 7016 ZACHARY DR TX 78724 | LOT 26 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546047 | 221330753 | Real | 7012 ZACHARY DR TX 78724 | LOT 25 BLK C SCENIC POINT SUBD PHS 2 | $3,750 |
| 546072 | 221331001 | Real | 7232 BOYLE DR TX 78724 | LOT 98 BLK A SCENIC POINT SUBD PHS 2 | $4,125 |
| 546073 | 221331002 | Real | 7228 BOYLE DR TX 78724 | LOT 97 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546074 | 221331003 | Real | 7224 BOYLE DR TX 78724 | LOT 96 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546075 | 221331004 | Real | 7220 BOYLE DR TX 78724 | LOT 95 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546076 | 221331005 | Real | 7216 BOYLE DR TX 78724 | LOT 94 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546077 | 221331006 | Real | 7212 BOYLE DR TX 78724 | LOT 93 BLK A SCENIC POINT SUBD PHS 2 | $15,000 |
| 546078 | 221331007 | Real | 7208 BOYLE DR TX 78724 | LOT 92 BLK A SCENIC POINT SUBD PHS 2 | $15,000 |
| 546079 | 221331008 | Real | 7204 BOYLE DR TX 78724 | LOT 91 BLK A SCENIC POINT SUBD PHS 2 | $15,000 |
| 546097 | 221331026 | Real | 7013 ZACHARY DR TX 78724 | LOT 117 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546098 | 221331027 | Real | 7017 ZACHARY DR TX 78724 | LOT 116 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546099 | 221331028 | Real | 7021 ZACHARY DR TX 78724 | LOT 115 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546100 | 221331029 | Real | 7025 ZACHARY DR TX 78724 | LOT 114 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546101 | 221331030 | Real | 7101 ZACHARY DR TX 78724 | LOT 113 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546102 | 221331031 | Real | 7105 ZACHARY DR TX 78724 | LOT 112 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546103 | 221331032 | Real | 7109 ZACHARY DR TX 78724 | LOT 111 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546104 | 221331033 | Real | 7113 ZACHARY DR TX 78724 | LOT 110 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546105 | 221331034 | Real | 7117 ZACHARY DR TX 78724 | LOT 109 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546106 | 221331035 | Real | 7121 ZACHARY DR TX 78724 | LOT 108 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546107 | 221331036 | Real | 7125 ZACHARY DR TX 78724 | LOT 107 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546108 | 221331037 | Real | 7129 ZACHARY DR TX 78724 | LOT 106 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546109 | 221331038 | Real | 7201 ZACHARY DR TX 78724 | LOT 105 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546110 | 221331039 | Real | 7205 ZACHARY DR TX 78724 | LOT 104 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |

| | | | | | |
|---|---|---|---|---|---|
| 546111 | 221331040 | Real | 7209 ZACHARY DR TX 78724 | LOT 103 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546112 | 221331041 | Real | 7213 ZACHARY DR TX 78724 | LOT 102 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546113 | 221331042 | Real | 7217 ZACHARY DR TX 78724 | LOT 101 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546114 | 221331043 | Real | 7221 ZACHARY DR TX 78724 | LOT 100 BLK A SCENIC POINT SUBD PHS 2 | $3,750 |
| 546115 | 221331044 | Real | 7225 ZACHARY DR TX 78724 | LOT 99 BLK A SCENIC POINT SUBD PHS 2 | $3,938 |
| | | | | | $289,130 |

# City of Austin

Exhibit I

*P.O. Box 1088, Austin, TX 78767*
*www.cityofaustin.org/housing*

**Neighborhood Housing and Community Development Department**

May 2, 2014

**S.M.A.R.T. Housing- Preliminary Certification**
**Austin Habitat for Humanity- Scenic Point Subdivision Phase Two**
**(id #65679)**

TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity (development contact: Kelly Weiss 512-472-8788; kweiss@austinhabitat.org) has submitted a S.M.A.R.T. Housing application for the construction of a **67 single-family** units at the Scenic Point Subdivision Phase 2.The development is located near the intersection of Johnny Morris Road & Ellington Circle.

NHCD certifies that the proposed construction will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **100% of the units (67 units)** will serve households at or below **80%** Median Family Income (MFI), the development will be eligible for **100%** waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

| | | |
|---|---|---|
| Capital Recovery Fees | Site Plan Review | Land Status Determination |
| Building Permit | Misc. Site Plan Fee | Building Plan Review |
| Concrete Permit | Construction Inspection | Parkland Dedication (*by separate ordinance*) |
| Electrical Permit | Subdivision Plan Review | |
| Mechanical Permit | Misc. Subdivision Fee | |
| Plumbing Permit | Zoning Verification | |

In addition, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Bryan Bomer at 512- 482-5549).
- Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado
Neighborhood Housing and Community Development

| | | | |
|---|---|---|---|
| Cc: | Laurie Shaw, Capital Metro | Bryan Bomer, AEGB | Alma Molieri, PDRD |
| | Maureen Meredith, PDRD | Gina Copic, NHCD | Susan Kinel, NHCD |
| | M. Simmons-Smith, PDRD | Chris Yanez, PARD | Stephen Castleberry, PDRD |
| | Kath. Murry, Austin Energy | Heidi Kasper, AEGB | George Zapalac, PDRD |
| | AWU TAPS Office, AWU | Danny McNabb, WPDR | Cande Coward, PDRD |

Austin Habitat for Humanity®
CHANGE LIVES™

TEL 512.472.8788 FAX 512.476.1304
Administration & Family Services 55 North IH 35, Ste. 240 Austin, TX 78702
ReStore 310 Comal, Ste. 100 Austin, TX 78702
Construction 916 Springdale Rd. Austin, TX 78702
www.AustinHabitat.org

Supported by United Way
United Way Capital Area

April 13, 2012

Gerald L. Davis
President and CEO
Goodwill Industries of Central Texas
1015 Norwood Park Blvd.
Austin, TX 78753

Dear Mr. Davis:

Austin Habitat for Humanity submits this letter of commitment to partner with Goodwill Industries of Central Texas (GICT) to implement a service-learning site for the Turning Point program, in response to the U.S. Department of Labor Solicitation for Serving Young Adult Ex-Offenders through Training and Service Learning (RExO). The Habitat for Humanity service-learning site would offer 50 Travis County young adult ex-offenders ages 18-21 the opportunity to build construction, plumbing, and electrical skills while simultaneously giving back to their community.

Austin Habitat for Humanity, founded in 1985, is dedicated to financing and building homes that low-income Central Texans can afford through zero-interest, no-profit mortgages. Since that time, the agency has built more than 270 homes for low-income, hardworking families. Austin Habitat also offers home-buying counseling, home repair services for low-income families, foreclosure intervention, and other housing-related services. *The need for affordable housing in Central Texas is critical.* More than 25% of the city's workforce earns less than $13.50 per hour. Thirty-six percent of Austin residents earn less than $34,550 annually, or 50% of median family income. As poverty has increased, housing costs have soared—affordable housing in Austin is consistently ranked as one of the city's most urgent issues.

The proposed service-learning site will enable youth in the Turning Point program to learn valuable work-related skills and earn certifications that will start them on the road to a better future. The community also benefits, as youth help to build additional affordable housing units for those most in need. Austin Habitat for Humanity fully supports Goodwill's proposal and looks forward to the opportunity to develop a service-learning site for youth ex-offenders enrolled in the Turning Point project.

Sincerely,

Kelly Weiss
Executive Director
Austin Habitat for Humanity

Dr. George Gau • Chairman | Everett Plante • Vice Chair | Robbi Millest • Secretary | Sarah Stasney-Chun • Treasurer
Joe Arenella, Bruce Coleman, Mildred Davis, Dan Doman, Chris Elliott, Luke Ellis, Mark Hutcheson, Mitch Jacobson, Nikelle Meade, Lana Morris, Rep. Eddie Rodriguez, Jeff Serra, Brian Sharples, Judge Eric Shepperd, Sherine Thomas
Emeritus Members: Damon Silvestry, Gina Wey | Kelly Weiss • Executive Director

**City of Austin Good Neighbor Checklist**

The Neighborhood Housing and Community Development Office (NHCD) offers a Good Neighbor Policy to standardize process and identify expectations for all projects funded through the City of Austin's Rental Housing Development Assistance (RHDA) and Acquisition and Development (A&D) programs. Applicants of these programs are required to prepare and begin implementing a community engagement plan, including neighborhood notification activities. The community engagement plan is required whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful community engagement plan leads to open, ongoing two-way communication between developers and neighbors. This requires good-faith efforts and cooperation by developers, City officials and residents. A positive, open dialogue between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of resolving differences.

The following checklist of items is required of all applicants for funding:

**(1) Preliminary Research**

☒ Review the Neighborhood Plan (if applicable)

The proposed project location is not in a Neighborhood Plan Area.

**(2) Neighborhood Notification**

☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.

Will notify property owners and neighborhood organizations when we get started. Subdivision already exists.

**(3) Pre-Application Engagement**

☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*Will notify property owners and neighborhood organizations when we get started. Subdivision already exists.

☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

See application cover sheet and name below.

**(4) Application requirements** Will provide after acquisition.

☒ Provide communications plan

☒ Provide documentation showing the content of the notice, and proof of delivery

☒ Provide signed copy of this checklist.

I have reviewed and completed all of the above checklist items required by the City of Austin's Good Neighbor Guidelines.

Andy Alarcón Digitally signed by Andy Alarcon DN: cn=Andy Alarcon, o, ou, email=aalarcon@austinhabitat.org, c=US Date: 2014.10.31 10:59:34 -05'00'

| Signed | Andy Alarcón | 10/31/2014 |
|---|---|---|
| | printed name | date |

City of Austin
NOV 03 2014
NHCD/AHFC

Austin Habitat for Humanity

10/31/2014

David Potter
Housing Development Manager
City of Austin/Austin Housing Finance Corporation
1000 E. 11th Street, 2nd Floor
Austin, TX 78702

RE: Scenic Point Subdivision Phase 2

Dear Mr. Potter:

Attached is the Scenic Point Subdivision financing application for land development. Scenic Point is an existing subdivision but only half of it was built. We are developing the remaining undeveloped section. Included with request are all the required attachments and exhibits. Please contact at your earliest convenience to confirm that you have received this application and if you require additional information.

Thank you for your time and consideration.

Sincerely,

Andy Alarcón

Andy Alarcón

Attachments (COA application)/AA

Board Members:

George Gau, Chair

Everett Plante, Vice Chair

Robbi Millest, Secretary

Sarah Stasney-Chun, Treasurer

Ross Buhrdorf

Bruce Coleman

Mildred Davis

Chris Elliott

Sr. Teresa George

Mark Hutcheson

Lana Morris

Nikelle Meade

Representative
Eddie Rodriguez

Jeff Serra

Judge
Eric Shepperd

Eric Smith

Sherine Thomas

Suzanne Weinert

Kelly Weiss, President & CEO

310 Comal, Suite 100
Austin, Texas 78702