

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Blackland Community Development Corp	OWNER : Blackland Community Development Corporation
PROJECT : Fannie Mae Village	FUNDING CYCLE DEADLINE : May 1, 2020
FEDERAL TAX ID NO: 74-2279246	DUNS NO: 8403450
PROJECT ADDRESS: 1904 E. 22nd St.	PROGRAM : RHDA
CONTACT NAME : Joseph Martinez	AMOUNT REQUESTED: \$1,107,000.00
CONTACT ADDRESS AND PHONE : 1902 E. 22nd St.	

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4	PROJECT INFORMATION	4.a.	Market Study	JM
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5	PROPERTY INFORMATION	5.a.	Appraisal	JM
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		5.e.	Phase I ESA	JM
		5.f.	SHPO	NA

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.

SIGNATURE OF APPLICANT

JM

PRINTED NAME

Joseph Martinez

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

8/21/2020

DATE AND TIME STAMP OF RECEIPT

Received 7-31-20 EM

FOR AHFC USE ONLY

8/24/20

EXECUTIVE SUMMARY/PROJECT PROPOSAL

Fannie Mae Stewart Village Executive Summary

Blackland Community Development Corporation (BCDC)'s Fannie Mae Stewart Village will consist of 2.5 lots on the north side of the block on East 22'd Street between Poquito St. and Chicon St. The address is 1906 E. 22nd St.

City of Austin, through an RHDA grant has given BCDC a total of \$40,000 for pre-development costs.

BCDC owns the half block and two of the lots, 1904 and 1908, have already been developed and are the site of two duplexes that are homes to four low-income households.

BCDC has constructed a community center, the Fannie Mae Stewart Community Conservatory, and nine raised-bed gardens at 1900 and 1902 E. 22.

The project is located in an area that is close to jobs downtown and at the University of Texas and is well-served with transit options: pedestrian, bicycling and public transportation.

The project will provide eight new homes on vacant BCDC property.

All units will serve households under 50% of MFI.

The site was rezoned six years ago from SF-3 to MF-4 and a site plan is presently under review by various city departments. It was designated S.M.A.R.T I-housing five years ago.

The apartments will consist of two, four-unit mull-family structures. Four of these will be two-bedroom homes designed to provide affordable housing for very low-income families.

There will be four, one-bedroom units for very low-income people with disabilities and elderly. All units are eligible for housing voucher recipients. Four of the units, two two-bedroom and two one-bedroom, will be fully compliant on the first floor according to Uniform Federal Accessibility Standards (UFAS).

BCDC has applied for the full cost of construction for the project.

Fannie Mae Stewart Village — Sustainability Features and Facilities

BCDC is excited to include several unique feature in the project:

- Stewart Community Conservatory where we will teach domestic arts and crafts such as canning, cooking, quilting, gardening, and arts and crafts. In 2018, we hosted 383 community meetings there.

- Community gardens and an orchard, watered with water harvested from the *roots* of the Multi-family units and the conservatory and stored in a historic cistern built by the Swedish farmers, circa 1890.
- Passive energy systems to include wind and solar energy.

Blackland Community Development Corporation

The Blackland Community Development Corporation (BCDC) was incorporated in August 1983 as a non-profit, 501(c)(3) corporation in the State of Texas. The boundaries of the Blackland Neighborhood are defined as Comal St. on the west, Chestnut St. on the east, MLK Jr. Blvd. on the south and Manor Road on the north.

The BCDC Mission is to foster a safe, sustainable, inclusive community that strives for social equity by preserving and enhancing the stock of affordable housing and providing supportive programs for Blackland residents.

BCDC has a long history in community and neighborhood development. BCDC has a twenty-year history of providing food (vegetable and dairy products) to the Blackland neighborhood residents. The Wellness Committee has for the last two years provided knowledge of health care and wellness to the Blackland residents. Committee members have received information on Advanced Directives, Acupuncture, Caregiving, HIPPA training, etc. BCDC has provided in partnership with the City of Austin, the Miracle Park experience for the Blackland residents. BCDC has provide the Domino Trail through the neighborhood to walk and enjoy the Blackland neighborhood.

BCDC has emergency preparedness plans that include 1) having a solar powered refrigerator for medication, 2) phone tree to disseminate information 3) On call crew to remove downed trees/limbs 4) Developing important emergency numbers sheet to keep in kitchen. BCDC hosts numerous celebrations throughout the year for the BCDC tenants. BCDC has sponsored art classes to children and their parents. BCDC publishes and distributes a monthly neighborhood newsletter, The Blackland Miracle to the Blackland Neighborhood.

Blackland CDC Overview

What BCDC does:

- Provide rental affordable rental housing to residents at or below 60% MFI.
- As financially feasible, provide housing to homeless and near-homeless households

- Maintain and rehabilitate BCDC properties
- Acquire and develop new properties
- Create innovative, environmentally friendly, and socially responsible housing and community spaces.
- Promote economic growth that compliments the needs of the neighborhood's residents.
- Support safety, health, education and recreational activities in the neighborhood.
- Foster a sense of community in the Blackland neighborhood by supporting community activities and events.
- Ensure that BCDC adapts to changing circumstances and contributes to develop as viable, effective, and efficient organization.
- Work with other CDCs, housing organizations, the Blackland Neighborhood Center, Alamo Recreation Center, Upper Boggy Creek Planning Team, the Blackland Neighborhood Association and other organizations that fulfill complimentary functions.
- Shape and promote progressive policies for inclusive communities, affordable housing, social welfare and green building at the city, state and federal levels.
- While the primary focus of BCDC remains within the traditional boundaries of the neighborhood, if opportunities arise from beyond the neighborhood boundaries that fall within the goals, scope and capacity of the organization and which do not jeopardize its mission, overly tax the management and impose financial risks that could negatively affect the existing, in-neighborhood operations, the corporation will consider such opportunities, on a case-by-case basis.

BCDC was formed in 1983 to be an active developer to end blighted conditions and annexations and to provide and manage affordable housing units for individuals and families who want to live in the Blackland Neighborhood.

Since 1983, BCDC has provided decent affordable homes to almost 1,100 individuals and 303 families.

BCDC has built or bought or rehabbed a total of 51 housing units. BCDC has 37-year history of successful delivery of housing services to individuals and families.

The following is the demographic information on current BCDC tenants.

DESCRIPTION	TOTAL #	% OF TOTAL HOUSEHOLDS/INDIVIDUALS
TOTAL TENANT HOUSEHOLDS	47	100%
HISPANIC TENANT HOUSEHOLDS	10	21%
AFRICAN AMERICAN TENANT HOUSEHOLDS	28	60%
TENANT HOUSEHOLDS AT OR BELOW 30% MFI	31	66%
TENANT HOUSEHOLDS WITH EMPLOYED FAMILY MEMBERS	24	51%
TOTAL INDIVIDUAL TENANTS	104	100%
INDIVIDUAL DISABLED TENANTS	22	21%
INDIVIDUAL TENANTS OVER 62 YEARS OF AGE	17	16%
TENANT CHILDREN 18 YEARS OF AGE AND YOUNGER	33	32%

Partners include: City of Austin Park & Recreation, Save the Food, Whole Foods, Wheatsville, Sprouts, Lola Wright Foundation, Hammill Foundation, St. David’s Foundation, Religious Coalition to Assist the Homeless, Foundation for the Homeless, Texas State Affordable Housing Corporation, Austin/Travis Co. Public Health, St. Vincent De Paul, Catholic Charities, and more.

In the future BCDC is planning on partnering with Frost Bank, other groups that would like to be part of the Dream Starts Here.

The following is a list of projects managed by BCDC over the last 36 years.

Year Completed	Address	Number of Units	New or Rehab	Cost	Target Population
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2020 (in progress)	2106 Chicon	1	New	\$171,611	Low income
2020 (in progress)	1910 Salina St.	1	New	\$171,612	Low income
2020 (in progress)	2203 Salina St.	1	New	\$171,612	Low income
2014	1902 E. 22 nd St.	1	New Community Center	\$120,000	Low income
2013	2106 Chestnut	1	New	\$191,000	Disabled
2012	1803 E. 20 th	8	New	\$625,000	Low income
2010	1908 E. 22 nd St.	3	Rehab	\$500,000	Low Income/Disability
2008	1701 E. 22 nd St.	2	Rehab	\$273,000	Low Income
2002	1700 MLK Jr. Blvd	2	New	\$80,000	Low income
	1803 E. 22 nd St.	2	New	\$80,000	Low income
2002	2005 Salina St.	2	New	\$80,000	Low income
	2007 Salina St.	2	New	\$80,000	Low income
	2009 Salina St.	2	New	\$80,000	Low income
1994	Chicon St.	8	Rehab	\$330,000	Homeless
1992	Units divested by UT: 2210 Salina St. 2213 Salina St. 2110 Salina St. 1703 E. 22 nd St.	8	Rehab	\$150,000	Low income

	1702 E. 21 nd St. 1906 Chicon St. 1902 Chicon St. 1806 MLK Jr. Blvd.				
1998	2106 Alamo St.	1	Rehab	\$60,000	Low income
1986	2009 Salina St.	6	New	\$180,000	Senior Citizens
	1910 Salina St.	1	New		Low income
	1708 E. 22 nd St.	1	New		Low income
	1704 E. 22 nd St.	1	New		Low income

PROJECT SUMMARY FORM

Project Summary Form

1) Project Name: Fannie Mae Stewart Village

2) Project Type: 100% Affordable

3) New Construction or Rehabilitation?: New Construction

4) Location Description (Acreage, side of street, distance from intersection): 6656 Acres, Chicon St. corner lot

5) Mobility Bond Corridor: East MLK/FM 969

6) Census Tract: 4.02

7) Council District: District 1

8) Elementary School: CAMPBELL EL

9) Affordability Period: 99 Years

10) Type of Structure: Multi-family

11) Occupied?: No

12) How will funds be used?: re-development and Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		4	4			8
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	4	4	0	0	8

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	4	Continuum of Care Units	
Accessible Units for Sensory Impairments			

Use the City of Austin GIS Map to Answer the questions below

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? Yes

20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	720,000
Equity	400,000
Grants	
Deferred Developer Fee	
Other	
Previous AHFC Funding	40,000
Current AHFC Request	1,107,000

<u>Uses</u>	
Acquisition	400,000
Off-Site	
Site Work	
Sit Amenities	
Building Costs	1,665,000
Contractor Fees	
Contingency	101,000
Financing	
Developer Fees	101,000

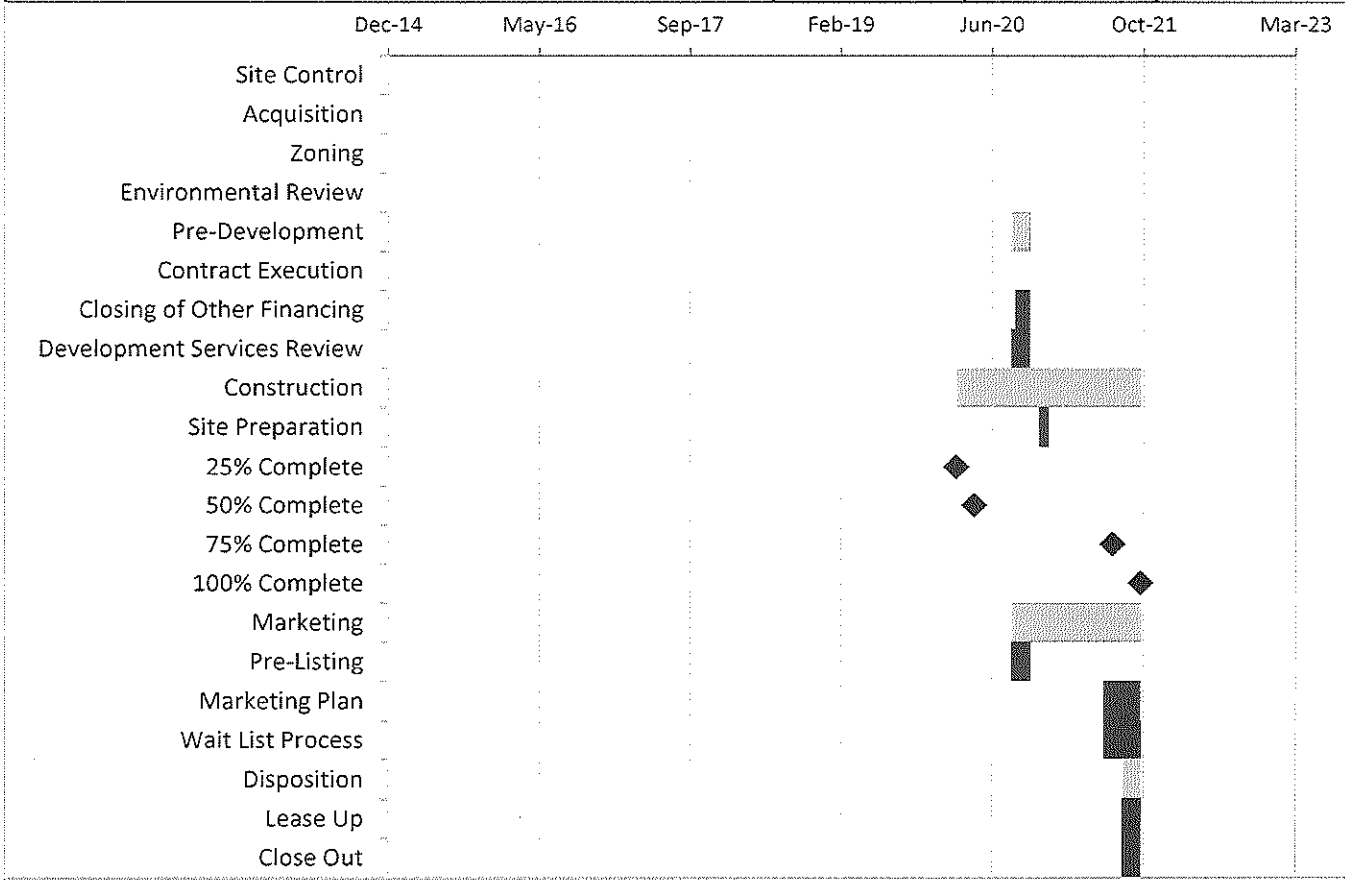
Total 2,267,000

Total \$ 2,267,000

**PROJECT TIMELINE
DEVELOPMENT SCHEDULE**

Development Schedule

	Start Date	End Date
Site Control	Jan-00	Jan-00
Acquisition	N/A	N/A
Zoning	N/A	N/A
Environmental Review	N/A	N/A
Pre-Development	Aug-20	Oct-20
Contract Execution	N/A	N/A
Closing of Other Financing	Sep-20	Oct-20
Development Services Review	Aug-20	Oct-20
Construction	Feb-20	Oct-21
Site Preparation	Nov-20	Dec-20
25% Complete	Feb-20	N/A
50% Complete	Apr-20	N/A
75% Complete	Jul-21	N/A
100% Complete	Oct-21	N/A
Marketing	Aug-20	Oct-21
Pre-Listing	Aug-20	Oct-20
Marketing Plan	Jun-21	Oct-21
Wait List Process	Jun-21	Oct-21
Disposition	Aug-21	Oct-21
Lease Up	Aug-21	Oct-21
Close Out	Aug-21	Oct-21



DEVELOPMENT BUDGET

Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	N/A		
Environmental Review	N/A		
Engineering	N/A		
Survey	N/A		
Architectural	N/A		
Subtotal Pre-Development Cost	\$0	\$0	
Acquisition			
Site and/or Land	400,000		
Structures	N/A		
Other (specify)	40,000		
Subtotal Acquisition Cost	\$440,000	\$0	
Construction			
Infrastructure			
Site Work	365,615	145,179	
Demolition	6,000	6,000	
Concrete	133,524	133,524	
Masonry	72,000	72,000	
Rough Carpentry	172,000	172,000	
Finish Carpentry	16,000	16,000	
Waterproofing and Insulation	8,200	8,200	
Roofing and Sheet Metal	43,500	43,500	
Plumbing/Hot Water	64,400	64,400	
HVAC/Mechanical	48,000	48,000	
Electrical	116,355	116,355	
Doors/Windows/Glass	35,500	35,500	
Lath and Plaster/Drywall and Acoustical	36,800	36,800	
Tiel Work	22,300	22,300	
Soft and Hard Floor	4,800	4,800	
Paint/Decorating/Blinds/Shades	29,600	29,600	
Specialties/Special Equipment	13,220	13,220	
Cabinetry/Appliances	67,822	67,822	
Carpet	4,800	4,800	
Other (specify)	442,104		Other-\$49,104, GC- \$245,000, Overhead - \$148,000
Construction Contingency	57,460		
Subtotal Construction Cost	\$1,760,000	\$1,040,000	
Soft & Carrying Costs			
Legal	10,000	10,000	
Audit/Accounting	10,000	10,000	
Title/Recordin	5,000	5,000	
Architectural (Inspections)	10,000	10,000	
Construction Interest	10,000	10,000	
Construction Period Insurance	4,000	4,000	
Construction Period Taxes	12,000	12,000	
Relocation	4,000	4,000	
Marketing	2,000	2,000	
Davis-Bacon Monitoring	N/A	N/A	
Other (specify)	N/A	N/A	
Subtotal Soft & Carrying Costs	\$67,000	\$67,000	
TOTAL PROJECT BUDGET	\$2,267,000	\$1,107,000	

OPERATING PRO FORMA

**THE EXPENSES ON THE PROFORMA ARE ESTIMATED
BASED ON YEAR-TO-DATE ACTUAL EXPENSES FOR OUR
48 UNITS.**

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
INCOME							
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$96,000	\$97,920	\$99,878	\$101,876	\$103,913	\$122,272	\$134,998
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$96,000	\$97,920	\$99,878	\$101,876	\$103,913	\$122,272	\$134,998
Provision for Vacancy & Collection Loss	-\$4,800	-\$4,896	-\$4,994	-\$5,094	-\$5,196	-\$6,113	-\$6,750
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$91,200	\$93,024	\$94,884	\$96,782	\$98,718	\$116,159	\$128,248
EXPENSES							
General & Administrative Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll, Payroll Tax & Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$6,000	\$7,000
Electric & Gas Utilities	\$1,800	\$1,854	\$1,910	\$1,967	\$2,026	\$4,000	\$5,000
Water, Sewer & Trash Utilities	\$2,460	\$2,534	\$2,610	\$2,688	\$2,769	\$3,200	\$4,000
Annual Property Insurance Premiums	\$960	\$989	\$1,018	\$1,049	\$1,080	\$1,335	\$1,548
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSES	\$10,220	\$10,527	\$10,842	\$11,168	\$11,503	\$14,535	\$17,548
NET OPERATING INCOME	\$80,980	\$82,497	\$84,042	\$85,614	\$87,215	\$101,624	\$110,700
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$31,248	\$31,248	\$31,248	\$31,248	\$31,248	\$31,248	\$31,248
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$49,732	\$51,249	\$52,794	\$54,366	\$55,967	\$70,376	\$79,452
CUMULATIVE NET CASH FLOW	\$49,732	\$100,981	\$153,775	\$208,142	\$264,109	\$579,967	\$954,537
Debt Coverage Ratio	2.59	2.64	2.69	2.74	2.79	3.25	3.54

SCORING SHEET

Project Name	Innie Mae Stewart Village	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	4.02	
Prior AHFC Funding	\$40,000	
Current AHFC Funding Request Amount	\$1,107,000	
Estimated Total Project Cost	\$2,267,000	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	East MLK/FM 969	
SCORING ELEMENTS	Description	
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	8	# of rental units at < 50% MFI
District Goal	1.13%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	1.88%	% of annual goal reached with units
High Frequency Transit	2.92%	% of annual goal reached with units
Imagine Austin	2.92%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	9.42%	% of annual goal reached with units
SCORE	3	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	3	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	4	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	10	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	3	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	4	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	10	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	4	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	27	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	51%	% of total project cost funded through AHFC request
Leverage Score	12	25 - (% Leverage * 25)
AHFC Per Unit Subsidy (including prior amounts)	\$143,375	Amount of assistance per unit
Subsidy per unit score	7	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$95,583	Amount of assistance per bedroom
Subsidy per Bedroom Score	13	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	2.79	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	32	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	62	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ENTITY INFORMATION

1a. Detailed Listing of Developer's Experience



5906 Old Fredericksburg Road
Suite 300
Austin, Texas 78749

(512) 301-3389
www.tdi-llc.net

Company Overview

TDI Engineering, LLC is a full-service engineering company offering civil and structural engineering services for commercial and residential projects. TDI believes in an emphasis on quality engineering work and client interaction. Our focus as a company is to develop long-term relationships with active clients that share our desire to produce high quality projects. The combination of civil and structural engineering expertise allows TDI to offer clients bundled services, increasing project coordination and design efficiency. TDI is registered to provide engineering services nationwide, and is currently registered in over 30 states.

Company Background

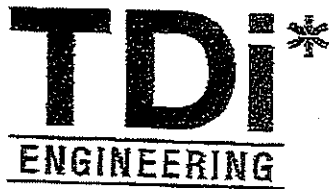
Originally founded in 2005 as Texas Design Interests, LLC and its sister company, TDI Foundation Engineering, LLC, these companies were reorganized as TDI Engineering, LLC in 2018. The founding members include Jeff Cloyd, P.E., Roger Meredith, P.E. and Jeff Shindler, P.E. The three partners bring years of varied and complementary professional expertise to the company. After gaining professional expertise in a wide variety of civil and structural engineering projects throughout Central Texas and across the nation, the three recognized an opportunity to provide professional engineering services to clients in a timely and professional manner while maintaining a level of personal customer interaction sometimes lacking in larger companies. The principals take pride in the fact that over 90% of clients of TDI are either repeat customers or referrals from existing clients.

Scope of Services

Civil Engineering Services

TDI provides a wide range of Civil Engineering Services relating to land development. These services are offered to clients for the entire timeline of a project, from the feasibility and conceptual planning stage through construction and acceptance of the project. While the scope of each project, as well as the needs of each client, is unique; some of the standard services performed throughout a project include the following:

- Feasibility Reports/Determination of Entitlements
- Conceptual Site Planning
- Preliminary Cost Estimating
- Development of Site Plan/Construction Documents
- Coordination of Subcontractors (Surveyors, Geotechnical Engineers, Environmental Engineers, Transportation Engineers, etc.) as necessary
- Value Engineering/Review of Construction Plans



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Multi-Family Residential

TDI Engineering, LLC has performed structural engineering designs on a wide range of challenging multi-family projects. The projects we have worked on have had various sources of funding including conventional loans, private funds, tax credits, and HUD financing. Many projects included LEED and Smart Housing elements. We have worked on many projects that had to meet HUD and TDHCA regulations. Our experience in the design of multi-family residential projects includes the following:

Timber Village Apartments	Marshall, TX	Belterra Springs Apartments	Dripping Springs, TX
Mesa Vista Apartments	Donna, TX	Tecoma Apartments	Austin, TX
Poinsettia Apartments	Alamo, TX	River View at Calallen Apartments	
Figueroa Apartments	Robstown, TX		Corpus Christi, TX
Sunset Way Apartments	Port Arthur, TX	Vista Pointe at Wild Pine	San Antonio, TX
Crescent Village II	Elgin, TX	Think East	Austin, TX
Sandstone Apartments	Gulfport, MS	Santal Ph II Apartments	Austin, TX
Regency Way Apartments	Gulfport, MS	Crystal Falls Town Center	Leander, TX
Hillside Terrace Apartments	Gulfport, MS	Waters at St James Apartments	
Baywood Place Apartments	Gulfport, MS		Summerville, SC
Village Place Apartments	Gulfport, MS	Cesar Chavez Apartments	Eddough, TX
Timber Grove Apartments	D'Iberville, MS		
Back Bay Villas	D'Iberville, MS		
Morrison Village Apartments	Pascagoula, MS		
Taylor Heights Apartments	Pascagoula, MS		
Highland Springs Apartments	Jackson County, MS		
Washington Village	Wichita Falls, TX		
Tuscan II Townhomes	Houston, TX		
Bouldin Lofts	Austin, TX		
Timber Village II Apartments	Marshall, TX		
Horizon Meadow Apartments	Lamarque, TX		
Amber Stone Apartments	Beeville, TX		
Trinity Place	Austin, TX		
Legacy Apartments	Austin, TX		
Cosmopolitan Apartments	Corpus Christi, TX		
Highland Villas Apartments	College Station, TX		
Hearland Village Apartments	Sulphur Springs, TX		
Fine Lake Estates Apartments	Nacogdoches, TX		
Palacio del Sol Apartments	Corpus Christi, TX		
Avenue Terrace Apartments	Houston, TX		
Barton Trails Apartments	Austin, TX		
Windy Ridge Apartments	Austin, TX		
Estates at Ellington Apartments	Houston, TX		
Emma Finke Apartments	Beeville, TX		
Bella Terra Apartments	Brownsville, TX		
Riverstone Apartments	Corpus Christi, TX		
Arbor at Centerbrook Apartments	Live Oak, TX		
Bella Vista Apartments	Alton, TX		
Aspen Heights UNC Apartments	Charlotte, NC		
Aspen Heights Austin Apartments	Austin, TX		
Waters at Magnolia Bay Apartments	Lincolnton, SC		

* THINK DESIGN innovate, integrate, implement...

Tom Hatch

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Our ongoing relationship with those neighborhoods coupled with our work in the Valley, the Panhandle, and El Paso creating farm-worker housing has given our firm the ideal foundation to help local CDC's provide respectable housing to those in need.

Our staff of fourteen along with our experienced consultant team has provided timely and professional services for many project types, the majority of which being multi-family communities in and around Austin. The firm has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined Tom as partners. This made the firm even stronger and allowed Tom to focus predominately on the work that he loves, affordable housing for those in need.

ENTITY INFORMATION

1b. Certificate of Status



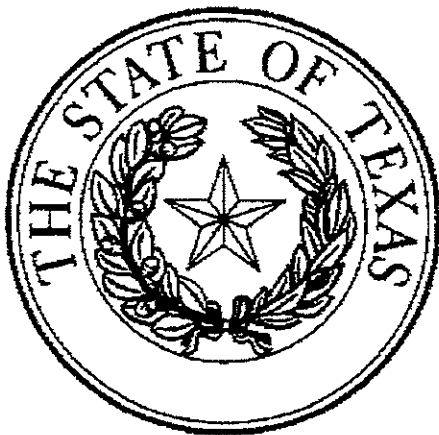
Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for BLACKLAND COMMUNITY DEVELOPMENT CORPORATION (file number 66640301), a Domestic Nonprofit Corporation, was filed in this office on August 04, 1983.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 23, 2016.



A handwritten signature in black ink, appearing to read "Cascos" followed by a horizontal line.

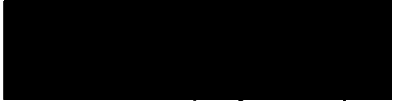
Carlos H. Cascos
Secretary of State

PRINCIPALS

PRINCIPALS

2a. Resumes of Principals

Joseph A. Martinez



QUALIFICATION SUMMARY

Forty-one years of experience in responsible positions of leadership. Founder of two businesses. History of entrepreneurship. A servant-leader. Proven ability to influence others and to develop successful collaborations. Extensive community involvement resulting in positive community change. Eighteen years executive management experience. Twenty-one years of state association experience. Excellent ability to listen to others, gather information, analyze, develop strategies, and take decisive action. Proven ability to forge consensus through quality relationship building. Ability to translate the macro-perspective to the micro-perspective for action and success. Bilingual, bicultural background.

SIGNIFICANT ACCOMPLISHMENTS

Recipient of numerous leadership awards.
Founder and President of Texas Strategies, a consulting firm providing quality services to organizations.
Project Director for *Texas: Planning for the Future*, a major research project that identified major trends in the social, economic, political and philanthropic areas and their potential impact on Texas.
Authored six successful publications.
Authored independent study entitled "*Leadership for Total Quality Initiatives in State Government*."
Provided leadership for two statewide human service projects in collaboration with the Hogg Foundation.
Forty years of volunteer service in the community.

PROFESSIONAL EXPERIENCE

Executive Director Texas Criminal Defense Lawyers Association Texas Criminal Defense Lawyers Educational Institute Austin, Texas	2001-2018
Served as the Chief Executive Officer, plans, organizes, coordinates, controls and directs the staff, programs and activities of the Association, the Institute and the Criminal Defense Lawyers Project. Assist the Boards of Directors (94) in the formation and implementation of policy and business planning. Responsible for setting the Association, Institute and Criminal Defense Lawyers Project budgets. Provides effective leadership and promotes creativity, productivity and good moral. Successfully managed significant financial growth in Association, the Institute and the Criminal Defense Lawyers Project.	
CEO-President Texas Strategies Austin, Texas	1999-present
Provide quality consulting services to a broad range of local, state and national clientele Provide consultation on doing business with governmental agencies and membership associations.	
Executive Director Manor Education Foundation Manor, Texas	2000-2001
Coordinate with the board successful strategies for fulfilling the Foundation mission Plans and oversees fundraising activities Act as spokesperson for the Foundation in all public venues	

EDUCATION

- 1994 Master of Business Administration, University of Texas Graduate School of Business, Austin, Texas.
- 1975 Master of Arts in Psychology, St. Mary's University, San Antonio, Texas.
- 1972 Bachelor's Degree in Psychology, St. Mary's University, San Antonio, Texas.

PUBLICATIONS

- Final Report: 76th Texas Legislative Session, For Nonprofits*, July 1999.
- Texas Public Policy Handbook, 5th Edition*, January 1999.
- Texas: Planning for the Future, Social, Economic, Political and Philanthropic Trends and Impact*, July 1998.
- Final Report: 75th Texas Legislative Session, For Nonprofits*, July 1997.
- Texas Public Policy Handbook, 4th Edition*, January 1997.
- Welfare Reform Toolkit for Communities*, January 1996.

CERTIFICATIONS

- Certified Consultant Auditor, American Corrections Association, Rockville, Maryland.
- Certified Auditor, National Institute on Drug Abuse, Baltimore Maryland

PROFESSIONAL TRAINING

- University of Texas Graduate School of Business, London, England - European Business Seminar.
- Ecole Supérieure de Commerce de Paris, Paris, France - The European Business Strategy.
- Ecole Supérieure de Commerce, Graduate School of Business, Lyon, France - European Style Management.
- Harvard Medical School, Community Psychiatry - Consultation and Education for Mental Health Professionals.

COMMUNITY LEADERSHIP

- President, Board of Directors, Guadalupe Neighborhood Development Corporation (1998-current).
- Commissioner, Vice Chairman, Zoning and Platting Commission, City of Austin (2001-2008).
- Chair, East Cesar Chavez Neighborhood Leadership Team (1998-2008).
- Member, Mayor's Fitness Council, City of Austin (2004-2006)
- Member, Taskforce on Historic Rezoning, City of Austin (2003-2005)
- Member, Austin Neighborhoods Together, Political Action Committee (2001-2004).
- Vice Chairman, Taskforce on Boards and Commissions, City of Austin (2001-2004).
- Member, Board of Directors, Texas Association of Nonprofits (2000-2002).
- Commissioner, Austin Electric Utility Commission, City of Austin (2000-2001).
- First Vice President, Board of Directors, Austin Neighborhoods Council (1999-2001).
- Member, Board of Directors, Catholic Charities, Diocese of Austin (1999-2001).
- Vice President, Board of Directors Austin Habitat for Humanity (1999-2001).
- Member, Board of Directors, Seton Cove, a Spirituality Center (1999-2001).
- Member, Taskforce on Historic Rezoning and Gentrification, City of Austin (2002-2003)
- Member, Citizens Advisory Committee, Capital Area Metropolitan Transit Authority, (2001).
- Member, Light Rail Citizens Advisory Committee, Capital Area Metropolitan Transit Authority (2000-2001).
- Member, Focus on Youth Committee, St. David's Foundation (1998-2001).
- Member, Advisory Council, Texas Immigration and Refugee Coalition (1999-2000).
- Member, Regional Area Consortium, Texas Commission on Alcohol and Drug Abuse (1998-2000).
- Member, Texas Advisory Committee, Adoption of Minority Children, TDPRS (1997-1999).
- Advisor, Newcomers in America (1995-1997).
- Member, Board of Directors, Project TTYME, East Austin Youth Leadership Program (1994-1996).
- Co-Chair Hispanic Heritage Association, Texas Department of Human Services (1995-1996).
- Chairman of the Board, Fr. Joe Znotas Scholarship Fund (1994-1995).
- Volunteer, Austin Meals on Wheels (2007-2009, 1994-1995).
- Member, Child Protective Services, State Advisory Board, Texas Department of Human Services (1990-1993).
- Founder, South Texas Round Table (12 state agency regional administrators in South Texas) (1991-1994).
- Member, Board of Directors, Texas Coalition for Juvenile Justice (1991-1992).
- Member, Giddings Lions Club (1984-1985).

PRINCIPALS

2b. Resumes of Development Team



TEXAS
DESIGN
INTERESTS, LLC
AUSTIN • HOUSTON



JEFF SHINDLER, P.E.

CURRENT POSITION

Managing Member

JOB DESCRIPTION

Business responsibilities include daily operations and civil engineering department management.

EDUCATION

B.S. in Civil Engineering
University of Texas at Austin

PROFESSIONAL CERTIFICATIONS

Professional Engineer, P.E. (TX-91160), (MI-6201055379)

Licensed Real Estate Agent, License #511268 (Inactive)
Texas Real Estate Commission

PROFESSIONAL EXPERIENCE

March 2005 to present
Managing Member, Texas Design Interests, LLC
Managing Member, TDI Foundation Engineering, LLC
6001 W. William Cannon, Bldg 2, Suite 203-C
Austin, TX 78749
(512) 301-3389

April 2000 to March 2005
Austin Technical Services (ATS), Austin, TX
Civil Design Manager

Responsibilities include personnel management, client development, and department expansion. Project management of all stages civil engineering projects including writing proposals, coordination of feasibility and conceptual planning, preparation of construction drawings, processing development plans through approval by applicable local, state, and federal authorities, consulting during construction activities, generating invoices and collections.

Representative Projects:

Residential Grading Plans, Austin, TX – Individual grading/site plans and drainage consulting for large homebuilder with up to 8 subdivisions under development
San Felipe Condominiums; Austin, TX – 64-unit condominium project on 6.7-acres
Olive Garden Restaurants; Austin, TX; Round Rock, TX – Multiple locations for national client
San Marcos Fire Station; San Marcos, TX – Commercial site plan for public-sector client
Camino Crest II Subdivision; Uhland, TX – 29-acre residential/commercial subdivision

June 1999 to April 2000
Doucet & Associates, Austin, TX
Project Engineer II

Project management of civil engineering projects. Responsibilities included fulfillment of executed contracts; feasibility and conceptual planning, design and engineering, construction drawing preparation, plan processing through approval, and construction administration; oversight of design technicians and drafters assigned to project.

Residential/Commercial
Civil & Structural Engineering



TEXAS
DESIGN
INTERESTS, LLC
AUSTIN • HOUSTON



Representative Projects:

The Reserve at Hudson Bend; Austin, TX – 72 lot residential subdivision on 80+ acres
Oak Hill United Methodist Church; Austin, TX – Expansion of church facilities including multiple buildings and associated site development
Randalls Expansion; Austin, TX – Expansion of existing facility for national client

March 1998 to June 1999
ThermoRetec Corporation, Austin, TX
Project Engineer II

Project responsibilities included both office and field activities; functioned as a member of a team of professionals serving a major client with over 14 sites nationwide and an annual budget of \$1.5 million. Office responsibilities included remedial design, strategic development, alternative analysis, site assessment, and reporting. Responsibilities in the field included documentation of site activities, interpretation of design documents, oversight of remedial contractors, coordination of sub-contractors and vendors, scheduling work, environmental sampling and monitoring, and quality control. Interfaced and coordinated on projects with federal, state and local regulators as well as community activists.

Representative Projects:

Creek Remediation Project; Buffalo, NY – Design oversight on-site for \$3.5 Million construction contract. Interpreted and clarified design documents for contractor. Documented project progress and represented owner's interests on site.
Drainage Improvement Project; Kansas City, KS – Performed drainage and runoff calculations for 120-acre watershed draining to creek. Instrumental in preparation of design and bidding documents for \$300 thousand construction contract.

June 1997 to Jan 1998
Tuskan Contractors, Austin, TX
Site Superintendent

Construction experience with underground utilities contractor. Experience managing labor, coordinating subcontractors and vendors, interacting with owners, maintaining equipment on site, schedule planning, and materials estimating. Responsible for maintaining a high level of quality while operating on an accelerated construction schedule.
Woodbury Commons Premium Outlets; Harriman, NY – Construction of parking lot lighting improvements at major outdoor retail mall.

RESUME: PROJECT PRINCIPAL

Thomas H. Hatch, FAIA

EDUCATION

Bachelor of Architecture (with Honors)
Texas Tech University, 1969

REGISTRATION

Texas #5485 (1975)

EXPERIENCE

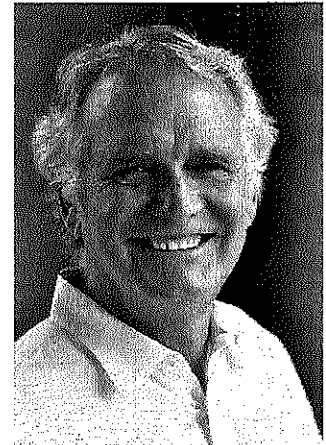
hatch + ulland owen architects (formerly Hatch Partnership)
Austin, Texas (Jan. 1997 - Present)

Tom Hatch Architects
Austin, Texas (March 1978 - December 1996)

3-D International
Austin, Texas (1977 - 1978)

Independent Architects
Austin, Texas (1973 - 1977)

U.S. Coast Guard
Yorktown, Virginia, (1969 - 1971)



SAMPLE PROJECTS



Lakeline Station • Austin, Texas

A new affordable housing development for Foundation Communities with an onsite Learning Center. The Michael and Susan Dell Foundation Learning Center is pending Petal Certification for the Living Building Challenge.



Cardinal Point • Austin, Texas

A new affordable housing community for Foundation Communities with an onsite Learning Center. Like Lakeline Station, Cardinal Point is located in Northwest Austin where heretofore, there have been no affordable housing developments. Currently under construction.



Homestead Oaks • Austin, Texas

A Foundation Communities 140-unit affordable housing community with an onsite Learning Center. This is the first multi-family rental apartments in the City of Austin to pursue 134.16kW solar tied directly to residential units. The apartments also feature 18 - 10,000 gallon rainwater collection cisterns used for irrigation. *Recipient of the Austin Energy Green Building Award Four-Star Rating.*



M Station • Austin, Texas

A 150-unit eco-friendly affordable housing development for Foundation Communities with an on-site learning center. M Station is the first LEED for Homes multi-family project in Austin and the first multi-family LEED for Homes Platinum community in Texas. *Recipient of the Austin Business Journal's Social Impact Award.*

Jeremiah Program Moody Campus • Austin, Texas

New 49,865 sf building that includes 35 two-bedroom apartments, an on-site accredited five-classroom child development center, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices.

La Vista de Guadalupe • Austin, Texas

A 22-unit downtown affordable housing project for the Guadalupe Neighborhood serving our very low income working community.

Lyons Gardens • Austin, Texas

54-unit elder housing community of Family Eldercare in East Austin.

The Chicon • Austin, Texas

A three-building multi-family mixed-use development in East Austin under construction. It was commissioned by neighborhood members as a revitalization effort for the Chicon Street corridor, and will include affordable housing units, market-rate condominiums, and ground floor retail space.

Pease Mansion • Austin, Texas

Complete restoration of the Abner Cook Governor's Mansion in Pemberton Heights.

Various New and Rehabilitated Homes • East Austin, Texas

Numerous new construction and revitalization of homes for AHFC and the Guadalupe Neighborhood Housing Corporation.

RESUME: PROJECT PRINCIPAL

SAMPLE PROJECTS cont.



Threadgill's (both locations) • Austin, Texas

Two iconic restaurant/honky tonks that have proven to be timeless go-to places for comfort/healthy food and fine local music.

Scholtz Garden • Austin, Texas

Restoration and revitalization of an Austin Landmark including the addition of a new kitchen.

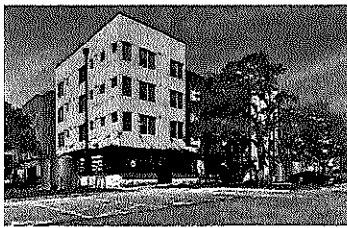
Whole Foods Markets • Nationwide

Designed 65 Whole Foods Markets throughout the United States

Various Congress Avenue Restoration Projects • Austin, Texas

Provided architectural services for the restoration of seven historic structures on Congress Avenue.

AWARDS/PUBLICATIONS



Austin Energy Green Building Award Four-Star Rating, 2016
Homestead Oaks Apartments, Austin, Texas

James D. Pfluger Community Service Award , 2013

Property of the Year | Affordable Housing - Austin Apartment Association
M Station, Austin, Texas, 2012

AIA Fellowship Recipient | Practice Category - AIA Austin Chapter, 2011

Envision Central Texas Community Stewardship Award | New Development
Franklin Gardens, Austin, Texas 2010

Liveable City "Liveable Vision Award" Engagement Category
Franklin Gardens, Austin, Texas 2010

John V. Nyfeler, FAIA Community Service Award, 2008

American Society of Landscape Architects Merit Award
Design - Constructed - Public
The Crossings, Austin, Texas, 2005

Heritage Society Award | Pease Mansion, Austin, Texas, 2005

The National Community Development Association, Terrence R. Duvernay HOME Program
Award of Excellence
Lyons Gardens, Austin, Texas 2005

Austin's Commercial Real Estate Award
Architectural Design of The Crossings, Austin, Texas, 2004

AIA Austin Design Award
Citation for Whole Foods Market and Corporate Headquarters, Austin, Texas, 1996

Heritage Society Awards:

Jobe House, Austin, Texas, 1991

918 Congress, Austin, Texas - 916 Congress, Austin, Texas, 1990

804 Congress Avenue, Austin, Texas, 1985

Texas Society of Architecture Design Award

Robert Shaw ECHO Village, Austin, TX, 1989

In The Public Interest Award

Architectural Record, Robert Shaw ECHO Village, Austin, Texas, 1988

Publications:

Real Austin - September 2012

Rare Magazine - April/May 2010

Tribeza - October 2009

Austin Monthly Home - Summer 2008

The Good Life - May 2007

Construction Perspectives - 2006

Eco-Structure - March 2006

Hospitality Design - July 2005

Design Excellence in Affordable Housing - 1996

Texas Architect - February 1995

Urban Land - July 1990

Texas Architect - January/February 1990

Forbes - October 1988

Architectural Record - November 1988

Progressive Architecture - June 1987

Smithsonian, "Diners" - November 1986



Tom Hatch, Founding Principal of h+uo architects, LLP, has amassed an extensive and varied background while practicing architecture since 1975 and then establishing the firm in 1978. He has worked on a tremendous variety of projects which include retail projects and offices; public institutional buildings such as schools and libraries; large multi-family developments; rural retreats; and private custom residences.

In 2008, Tom was honored with the John V. Nyfeler, FAIA Community Service Award and in 2011, he was elevated to Fellowship in the American Institute of Architects. Most recently, in 2013, he received the James D. Pfluger Community Services Award for his work and advocacy of community based and affordable housing designs.

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PRINCIPALS

2c. Resumes of Property Management Team

Blackland Community Development Corporation

1902 E. 22nd St.

Austin, TX 78722

Property Management Team

7/31/20

Blackland CDC (BCDC) has over 37 years of experience in property management. The current management team consists of the following professionals:

Joseph A. Martinez-Executive Director-21 years in the non-profit/affordable housing area

Jeannette Balandran-Property Manager- 25 years of experience in the affordable housing area

Sarah DePriest- Operations Assistant- 6 years of experience in the affordable housing area

Sheryl Cheatham-Accounting services (contract)-25 years of non-profit financial experience

Jennifer Jackson -12 years of experience in caseworker

Bert Allen-Maintenance Manager-22 years in property maintenance

Jeannette Balandran

Professional Summary:

Integrity, Developing People, Growth, Meeting Sales Goals, Negotiation, Selling to Customer Needs, Territory Management Closing Skills, Prospecting Skills, Professionalism, Internal Communications, Communication Processes.

Strong teamwork, interpersonal and organizational skills. Sensitivity and empathy. Interest in working with diverse social groups. Excellent communication skills (verbal and written). A customer-first approach to work. Negotiation and influencing skills. Leadership skills. The ability to adapt to different situations. Self-motivation and tenacity; problem-solving skills. Common sense and the ability to use initiative when making decisions; the ability to work under pressure and to meet deadlines; Numeracy skills - for calculating rent arrears and service charges; IT skills.

Strong knowledge of LIHTC regulations and project-based Section 8/Tax Credit residential properties. Well-developed administrative skills. Strong management skills-principles and people. Experienced working with multiple types of service programs.

Exhibit good judgment, practical day-to-day experience working with a diverse group of people, and hardworking.

Extensive experience and judgment to plan and accomplish goals. Creativity and latitude.

Strong written and verbal skills, organizational excellence, and team-oriented.

Ability to handle confidential information with discretion and integrity.

Previous experience in a confidential administrative role with the ability to work well independently and ability to prioritize and multitask in a fast-paced environment.

August 2017 to Present

DOMINIUM Management, Property Manager

Processing of payables in a timely manner

Maintaining of the budget

COS Training

Completion of variance, occupancy and collection reports

Creating new vendor accounts

Supervising on site security

Proactive in the tenant's and neighborhood association

Perform all project-based section 8 and tax credit lease recertifications for 173 units

Process all rental applications in Yardi

Interview prospective residents for move in paperwork

Process all move in paperwork

Moved in all new residents

Entered all rental applications in Yardi, updated all information

Supervised staff of three

Performed evictions, move-ins, move outs, writ of possessions, forcible detainer

Collected rent payments, posted water bills, posted/deposited rent daily

Showed, leased, processed rental applications

Performed lease renewals, property inspections, worked with vendors

December 2016 to March 2016

Sage Apartment Communities, Assistant Property Manager

Perform all project-based section 8 and tax credit lease recertifications for

Approximately 300 units
Process all rental applications in Yardi
Interview prospective residents for move in paperwork
Process all move in paperwork
Moved in all new residents
Entered all rental applications in Yardi, updated all information
Supervised staff of six maintenance technician's
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer
Collected rent payments, posted water bills, posted/deposited rent daily
Showed, leased, processed rental applications
Performed lease renewals, property inspections, worked with vendors

**March 2016 to
July 2017**

Quest Asset Management, Assistant Property Manager

Perform all tax credit lease recertification's for 252 unit
Process all rental applications in Tenant Tracker
Interview prospective residents for move in paperwork
Process all move in paperwork
Moved in all new residents
Entered all rental applications in One Site, updated all information
Supervised staff of three maintenance technician's
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer
Collected rent payments, posted water bills, posted/deposited rent daily
Showed, leased, processed rental applications
Performed lease renewals, property inspections, worked with vendors

**Aug 2011 to
May 2013**

Foley Properties, Property Management

Perform all tax credit lease recertification's for 252 unit
Process all rental applications in Tenant Tracker
Interview prospective residents for move in paperwork
Process all move in paperwork
Moved in all new residents
Entered all rental applications in One Site, updated all information
Supervised staff of three maintenance technician's
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer
Collected rent payments, posted water bills, posted/deposited rent daily
Showed, leased, processed rental applications
Performed lease renewals, property inspections, worked with vendors

**April 1993 to
Aug 2001**

Housing Authority City of Austin, Property Manager

Evaluate agency requirements and implement compliance procedures for development test for all properties
Review applications and determine eligibility for the affordable housing program for the specific communities within our portfolio.
Manage resident re-certifications, rent increases, and utility allowance changes
Field incoming inquiries from site staff with questions directly related to income and asset eligibility, legal rents, and property-specific compliance requirements.
Conduct site visits to review resident files and implement standardization of pending and recertification files. Consistent monitoring to ensure each facility complies with regulatory requirements specific to the facility.
Complete annual/quarterly/monthly compliance reports as required.
Prepare for and attend affordable and LIHTC audits performed by state and regulatory agencies.
Perform file audits and identify errors and/or missing documentation.
Follow up with facilities on file audits to make sure corrections have been completed.
Keep a log of files audited and files to be audited.
Review new applications for completeness prior to submission.

Maintain an effective system for reporting and monitoring compliance for all properties.
Ensure that all properties meet compliance requirements for LIHTC, Section 8, and all housing programs.
Maintain maximum income limits, rent limits, and utility allowances and coordinate annual rent adjustments within the portfolio.
Provide and/or coordinate training for property management and program staff.
Build and maintain relationships with funding agencies Assist with the collection of rent at facilities.
Participate in HASA case conferences and legal proceedings as needed.
Assist Associate VP for Real Estate and Asset Management as needed
Perform other duties as assigned.

Skills:

Proficiency: Spanish

Software

AMSI: Property Management and Infor Construction

REMANAGE: Leading provider of property management software systems

AM RENT: Consumer reporting agency that assembles consumer information and provides consumer reports to companies or individuals

ACT: Resource for Property Management services and rentals

**ONE SITE, YARDI VOYAGER (7), DOC U SIGN, BLUE MOON, QUICK BOOKS, OUTLOOK
DEXIS, TREASURY GATEWAY BANKING, BOSTON POST**

Current: Notary Certification

April 2016-May 2020

Education:

Albert Sydney Johnston High School -1989

Austin Community College (Business Management) - 1992

References:

De Marlon Nixon (512) 914-4579

Theresa Stewart (512) 743-2833

Salary Range \$52,000 +

SARAH DEPRIEST

Employment

Blackland Community Development Corporation- 2013 to Present

- Answer phone calls and letters of people looking for affordable housing
- Provide information about other agencies with affordable housing to callers.
- Assist with property management in renting units.
- Work with Maintenance Manager on upkeep of units.
- Pay bills and post rent payments using QuickBooks Online.

AGE of Central Texas – 2011-2013

- Answered phone calls and referred callers to correct office.
- Assisted Operations Manager with maintenance and rental needs.
- Assisted Director of Caregiver U with her secretarial needs including copying manuals for training.
- Took minutes at board meeting, transcribed them, and sent to Executive Director for approval before disseminating to board members.

Wildwood Dreams Studio 2005 - 2011

- Maintained all customer contact for woodworking studio including emails, mailing packages, website graphics, collecting payments.
- Created dollhouse scale miniatures on wood lathe for sale.

US Postal Service – 1982 – 2011

- Supervised up to 13 employees at a large finance unit. Responsible for all reporting, finance accounting, training of staff, scheduling of staff, daily operations of unit, explaining procedures to customers, and resolving complaints.

Martin & Sadler, Attorneys At Law – 1982 – 1980

- Secretary and paralegal for 4 attorney law firm.

State of Georgia, Dept. of Human Services – 1972 – 1980

- Stenographer to the Director of the State Adoption Unit.

BERTRAM ALLEN



Employment

Blackland Community Development Corporation- 2014 to Present

- Maintenance Manager over 48 units and the office.
- Assesses work requirements, performs work, or informs staff to seek outside contractor when needed.
- Performs maintenance checks on smoke detectors and carbon monoxide detectors twice yearly.
- Replaced hvac filters in units on a scheduled basis.
- Coordinates and assists with volunteer projects.

Bert's Maintenance -2013 to Present

- Self-employed maintenance repairman.

Miller Properties 2011 to 2013

- Maintenance and hvac repair.

Ranier Management - 2005 to 2011

- Maintenance and hvac repair along with make-ready of vacant units.

Bert's Maintenance - 2002 to 2011

- Self-employed maintenance and hvac repair.

Oak Run Apartments - 1997 to 2002

- Maintenance Manager oversaw maintenance department including rehab.

FINANCIAL INFORMATION

FINANCIAL INFORMATION

3a. Federal IRS Certification

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: FEB 11 2000

Blackland Community Development Corporation
2005 Salina St.
Austin, TX 78722

Person to Contact:
Andrea Switser 31-00972
Customer Service Representative
Toll Free Telephone Number:
877-829-5500
Fax Number:
513-263-3756
Federal Identification Number:
74-2279246

Dear Sir or Madam:

This letter is in response to your telephone inquiry of February 11, 2000, requesting a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in January 1985, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

FINANCIAL INFORMATION

3b. Certified Financial Audit

STEVEN-MACKAY



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors and Management
Blackland Community Development Corporation

COMMUNICATIONS WITH THOSE CHARGED WITH GOVERNANCE

We have audited the financial statements of Blackland Community Development Corporation (Blackland) for the year ended December 31, 2019, and have issued our report thereon dated July 7, 2020. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated information related to the planned scope and timing of our audit in our engagement letter to you dated February 2, 2020. Professional standards also require that we communicate to you the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards and Uniform Guidance

As stated in our engagement letter, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles, *Government Auditing Standards* and Uniform Guidance. Our audit of the financial statements does not relieve you or management of your responsibilities.

Because an audit is designed to provide reasonable, but not absolute, assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Blackland are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2019. We noted no transactions entered into by Blackland during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

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Board of Directors and Management
Blackland Community Development Corporation
Communications with Those Charged with Governance
Page 2

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

1. Management's estimate of the functional allocation of expenses is based on estimates of time spent by staff on various functional activities and usage of space, as well as general knowledge of the expense accounts.
2. Management's estimate of useful lives of fixed assets is based on historical and practical expectations of the service lives of the particular asset classes.
3. Management's estimate of the interest rate used to value contributed interest is based on comparable market rates for long-term notes payable.
4. Management's estimate of contributed goods is based on general knowledge of market rates for comparable goods.

We evaluated the key factors and assumptions used to develop the allocation of functional expenses, the estimated useful lives of fixed assets, and the values of contributed interest and goods received in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. The attached schedule summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 7, 2020.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Blackland's financial statements or a determination of the type of auditor's opinion that may be



Board of Directors and Management
Blackland Community Development Corporation
Communications with Those Charged with Governance
Page 3

expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Blackland's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors and Management of Blackland and is not intended to be and should not be used by anyone other than these specified parties.

Montemayor Britton Bender PC

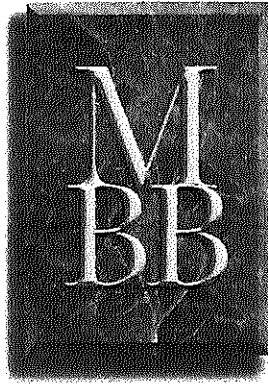
July 7, 2020
Austin, Texas

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

UNCORRECTED MISSTATEMENTS

DECEMBER 31, 2019

<u>Account</u>	<u>Debit</u>	<u>Credit</u>
Salaries and related	4,729	
Accrued vacation		4,729
<i>to record accrued vacation</i>		
Beginning net assets	12,855	
Property taxes		3,549
Accounts payable		9,306
<i>to record property taxes on an accrual basis</i>		



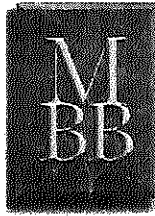
Montemayor Britton Bender PC

CERTIFIED PUBLIC ACCOUNTANTS

BLACKLAND COMMUNITY DEVELOPMENT
CORPORATION

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

DECEMBER 31, 2019



Montemayor Britton Bender PC
CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors
Blackland Community Development Corporation

INDEPENDENT AUDITOR'S REPORT

We have audited the accompanying financial statements of Blackland Community Development Corporation (Blackland), a nonprofit organization, which comprise the statement of financial position as of December 31, 2019, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgement, including the assessment of the risk of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Blackland as of December 31, 2019 and changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Our audit was conducted for the purpose of forming an opinion on the financial statements taken as a whole. The accompanying schedule of expenditures of federal awards (page 16), as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated July 7, 2020, on our consideration of Blackland's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Blackland's internal control over financial reporting and compliance.

Montemayor Brittan Bender PC

July 7, 2020
Austin, Texas

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2019

ASSETS

Current assets

Cash	\$100,927
Accounts receivable	11,369
Prepays and other	<u>37,800</u>
	150,096

Property and equipment	<u>2,282,343</u>
	<u>\$2,432,439</u>

LIABILITIES AND NET ASSETS

Current liabilities

Accounts payable	\$54,990
Accrued payroll liabilities	10,542
Current portion of notes payable	<u>72,178</u>
	137,710

Security and pet deposits	20,225
Long-term portion of notes payable	<u>1,230,946</u>
	<u>1,388,881</u>

Net assets

Without donor restrictions	
Undesignated	952,650
Board designated for construction and development	<u>34,680</u>
	987,330
With donor restrictions	<u>56,228</u>
	<u>1,043,558</u>
	<u>\$2,432,439</u>

The accompanying notes are an integral part of this financial statement presentation.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2019

	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
REVENUE			
Rental income and fees	\$298,112	\$0	\$298,112
Forgiveness of debt	255,700	0	255,700
Grants and contributions, including \$179,244 in contributed goods and interest	184,190	58,108	242,298
Gain on sale of land	97,364	0	97,364
Other	3,931	0	3,931
Net assets released from restriction	<u>66,351</u>	<u>(66,351)</u>	<u>0</u>
	<u>905,648</u>	<u>(8,243)</u>	<u>897,405</u>
EXPENSES			
Program	550,712	0	550,712
Administrative	99,904	0	99,904
Fundraising	<u>16,991</u>	<u>0</u>	<u>16,991</u>
	<u>667,607</u>	<u>0</u>	<u>667,607</u>
CHANGE IN NET ASSETS	238,041	(8,243)	229,798
BEGINNING NET ASSETS	<u>749,289</u>	<u>64,471</u>	<u>813,760</u>
ENDING NET ASSETS	<u>\$987,330</u>	<u>\$56,228</u>	<u>\$1,043,558</u>

The accompanying notes are an integral part of this financial statement presentation.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION

STATEMENT OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES

Change in net assets	\$229,798
Forgiveness of debt	(255,700)
Depreciation	144,209
Gain on sale of land	(97,364)
Change in accounts receivable	(9,651)
Change in contributions receivable	43,000
Change in prepaids and other	(758)
Change in accounts payable	29,074
Change in accrued payroll liabilities	(345)
Change in security and pet deposits	<u>91</u>
	<u>82,354</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Purchases of property and equipment	(72,635)
Proceeds from sale of property and equipment	<u>99,900</u>
	<u>27,265</u>

CASH FLOWS FROM FINANCING ACTIVITIES

Proceeds from note payable	75,755
Repayment of note principle	<u>(128,342)</u>
	<u>(52,587)</u>

NET CHANGE IN CASH 57,032

BEGINNING CASH 43,895

ENDING CASH \$100,927

SUPPLEMENTARY INFORMATION:

Cash paid for interest \$7,329

The accompanying notes are an integral part of this financial statement presentation.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 1: ORGANIZATION

Blackland Community Development Corporation (Blackland) was incorporated under the Texas Non-Profit Corporation Act in 1983 and was established for the purpose of preserving and improving the character of the Blackland neighborhood of the City of Austin, Texas and for engaging in community projects for the benefit and revitalization of the neighborhood. Blackland is supported primarily by grants and contracts, contributions, and rental income.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

FINANCIAL STATEMENT PRESENTATION

Net assets are classified based on the existence or absence of donor imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions

Net assets available for use in general operations and not subject to donor restrictions. The governing board has designated, from net assets without donor restrictions, net assets for an operating reserve.

Net Assets With Donor Restrictions

Net assets subject to donor-imposed restrictions. Some donor restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. Donor-imposed restrictions are released when a restriction expires, that is when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

BASIS OF ACCOUNTING

Blackland uses the accrual method of accounting which recognizes revenue when earned and expenses when incurred.

REVENUE

Contributions are recorded as revenue when the donor makes an unconditional promise to give to Blackland. Conditional promises to give are not recognized until the conditions on which they depend are substantially met, and the promises become unconditional. Government grants are recognized as revenue as services are performed as required by the contracts, which is when the related costs have been incurred. Rental income is recognized monthly as earned.

RECEIVABLES

Receivables consist of government grant and contribution receivables. Blackland considers all receivables to be fully collectible; accordingly, no allowance for doubtful accounts has been recorded.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

SUBSEQUENT EVENTS

Management of Blackland has evaluated subsequent events for disclosure through the date of the Independent Auditor's Report, the date the financial statements were available to be issued.

ESTIMATES

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

FUNCTIONAL EXPENSE ALLOCATION

Blackland incurs some expenses that are applicable to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and related, which are allocated based on estimates of time and effort; depreciation, insurance and utilities, which are based on usage of space; and professional fees, office and other, which are allocated based on management's review and analysis of individual transactions and accounts.

PROPERTY AND EQUIPMENT

Acquisitions of property and equipment valued at \$1,000 or more with a useful life greater than one year are capitalized at cost, or estimated fair market value on the date of donation, if donated. Repairs and maintenance costs are expensed as incurred. Depreciation is computed using the straight-line method based on the estimated useful life of the asset, ranging from 3 to 27.5 years.

INCOME TAXES

Blackland is an organization classified as an other than private foundation exempt from Federal income taxes under IRS Code Section 501(c)(3). Therefore, no provision has been made for federal income taxes in the accompanying financial statements. Blackland's policy is to record interest and penalties related to income taxes as interest and other expense, respectively. At December 31, 2019, no interest and penalties have been or are required to be accrued.

RENTAL OPERATIONS

Blackland leases its housing units (48 as of year end) for use as single family residences under noncancellable operating leases. Generally these leases have twelve month terms, automatically renewing on a month-to-month basis thereafter.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 3: CONCENTRATIONS

93% of notes payable are due to one lender.

NOTE 4: NET ASSETS WITH DONOR RESTRICTIONS

Subject to purpose restrictions at December 31, 2019:

Repairs	\$17,797
Construction and remodeling	16,037
Miscellaneous programs	<u>13,789</u>
	47,623

Subject to time restrictions at December 31, 2019:

For use in 2020	<u>8,605</u>
	<u>\$56,228</u>

Satisfaction of purpose restrictions during the year ended December 31, 2019:

Bouldin Creek CDC	\$19,216
Wellness	7,100
Construction and remodeling	13,463
Repairs	12,203
Miscellaneous programs	<u>5,474</u>
	57,456

Release of time restrictions during the year ended 31 December 2019:	<u>8,895</u>
	<u>\$66,351</u>

NOTE 5: CONTINGENCIES AND COMMITMENTS

Blackland receives forgivable loans from the City of Austin (the City) to assist with implementation of its program. In the event that Blackland does not comply with the terms of these loans or should any costs be determined to be ineligible, Blackland will be liable to the City for such amounts. Management believes there will be no such disallowance.

Under the terms of various agreements with funding agencies, Blackland is required to provide certain services including, but not limited to, using certain properties for low-income housing and maintaining certain levels of insurance.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 5: CONTINGENCIES AND COMMITMENTS

Blackland entered into a 60-year lease on April 1, 1986 with the City for use of the land on which the Robert Shaw Village community was constructed. Under the provisions of the lease, no payments are due to the City and the land must not be used for any other purpose than to provide housing for eligible, low-income families. The lease contains an option to renew for successive 10-year periods at the discretion of the City after the initial 60-year term has expired.

As of December 31, 2019, Blackland had executed a contract for approximately \$473,000 to construct housing units. The entire contract balance was outstanding at year-end.

NOTE 6: PROPERTY AND EQUIPMENT

Buildings and improvements	\$3,888,990
Construction in progress	142,053
Land	245,943
Furniture and fixtures	75,233
Office equipment	7,690
Accumulated depreciation	<u>(2,077,566)</u>
	<u>\$2,282,343</u>

NOTE 7: LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, within one year of the statement of financial position date, comprise the following:

Cash	\$100,927
Accounts receivable	11,369
Less: Board designated for construction and development	(34,680)
Less: donor purpose restrictions	<u>(47,623)</u>
	<u>\$29,993</u>

As part of Blackland's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. Any excess funds are invested in demand deposit accounts such as savings accounts.

NOTE 8: CONTRIBUTED GOODS AND INTEREST

During 2019, Blackland received \$116,776 in contributed food and plants, and \$62,468 in forgiven interest expense, all of which are recorded in the statement of activities.

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 8: CONTRIBUTED GOODS AND INTEREST

Blackland received 1,400 hours of volunteer services during 2019 in support of its programs and administrative activities, with an estimated value of \$35,127. However, these volunteer services do not meet the criteria for recognition in the financial statements.

NOTE 9: NOTES PAYABLE

Note payable to Austin Housing Finance Corporation (AHFC), collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on January 1, 2023, Blackland is in compliance with all terms and conditions of the Loan Agreement. If property is sold prior to the maturity date, principal and interest on each property is due and payable upon the sale. \$330,000

Note payable to AHFC, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on May 1, 2026, Blackland is in compliance with all terms and conditions of the Loan Agreement. 491,790

Note payable to AHFC, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on March 12, 2033, Blackland is in compliance with all terms and conditions of the Loan Agreement. 201,535

Note payable to AHFC, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on December 31, 2032, Blackland is in compliance with all terms and conditions of the Loan Agreement. 150,095

Note payable to AHFC, collateralized by rental real estate. The note bears a 0% interest rate until maturity and the principal and interest shall be forgiven in its entirety if on January 31, 2032, Blackland is in compliance with all terms and conditions of the Loan Agreement. 40,000

Note payable to CAA Premium Finance. The note bears an 11.04% interest rate, payable in monthly installments of principal and interest until maturity on November 30, 2020. 27,761

Note payable to Wells Fargo, collateralized by rental real estate. The note bears a 7.25% interest rate, payable in monthly installments of principal and interest until maturity on May 15, 2021. 61,943

\$1,303,124

BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
NOTES TO FINANCIAL STATEMENTS

NOTE 9: NOTES PAYABLE

Maturities:

2020	\$72,178
2021	17,526
2022	330,000
2023	0
2024	0
Thereafter	<u>883,420</u>
	<u>\$1,303,124</u>

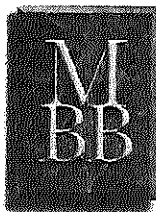
NOTE 10: FUNCTIONAL EXPENSES

	<u>Program</u>	<u>Administrative</u>	<u>Fundraising</u>	<u>Total</u>
Salaries and related	\$86,245	\$56,744	\$15,711	\$158,700
Depreciation	136,999	6,489	721	144,209
Contributed goods	116,776	0	0	116,776
Contributed interest	62,468	0	0	62,468
Insurance	40,716	1,279	0	41,995
Professional fees	9,121	31,536	0	40,657
Utilities	23,985	1,136	126	25,247
Rental property repairs and maintenance	23,615	0	0	23,615
Property taxes	12,855	0	0	12,855
Office	5,256	1,851	296	7,403
Interest	7,329	0	0	7,329
Other	<u>25,347</u>	<u>869</u>	<u>137</u>	<u>26,353</u>
	<u>\$550,712</u>	<u>\$99,904</u>	<u>\$16,991</u>	<u>\$667,607</u>

NOTE 11: SUBSEQUENT EVENTS

In January 2020, Blackland executed a \$150,000 note payable, at an interest rate of 5.6%, with a five-year term, collateralized by real property.

In April 2020, Blackland received loan funding of approximately \$42,000 through the Paycheck Protection Program of the Small Business Administration. Blackland expects this loan to be fully forgiven in 2020.



Montemayor Britton Bender PC

CERTIFIED PUBLIC ACCOUNTANTS

Board of Directors
Blackland Community Development Corporation

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Blackland Community Development Corporation (Blackland) which comprise the statement of financial position as of December 31, 2019, and the related statements of activities and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated July 7, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Blackland's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Blackland's internal control. Accordingly, we do not express an opinion of the effectiveness of Blackland's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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FAX: 512.442.0817
www.montemayor.team



Compliance and Other Matters

As part of obtaining reasonable assurance about whether Blackland's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Blackland's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Blackland's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Montanayor Britton Bender PC

July 7, 2020
Austin, Texas

PRINCIPALS

3c. Board Resolution

**Blackland Community Development Corporation
Regular Monthly Meeting, Tuesday, December 17th, 2019; 6:30pm
Stewart Conservatory, 1902 East 22nd St.**

The Blackland Community Development Corporation Board of Directors meets on Tuesday, December 17th, 2019 at 6:30pm, at the Stewart Conservatory.
Present: Joseph Martinez, Brooke Shannon, Bo McCarver, Austin Dennis, Misael Ramos, Amy Allen, and Lewis Roland.
Meeting called to order: 6:47 pm
Meeting adjourned at 8:41pm.

Item 8: Director's Report

Joseph requests board approval for submits to grants. Will send more information to board before January 2020 board meeting (deadline to submit January 31)

- RHDA grant/ City of Austin: predevelopment costs for construction of Fannie Mae Village (\$150k predevelopment costs for \$1.8 million construction)
- RHDA grant/ City of Austin: acquisition of 2107 Alamo St project (\$190k predevelopment)
- CHDO capacity grant/ City of Austin: grant information and submission criteria not yet released by city (Spring 2020)

Motion to approve resolution to submit for funds for RHDA grant for predevelopment costs for construction of Fannie Mae Village; RHDA grant for acquisition of 2107 Alamo St. project; and CHDO capacity building grant made by Bo. Motion seconded by Austin. Vote to approve resolution was unanimous. No opposition, no abstention.

Signed,



Brooke Shannon
Secretary
Blackland Community Development Corporation

01-27-2020

FINANCIAL STATEMENTS



315 Landa New Braunfels, Texas 78130 Member FDIC

FOR INFORMATION CALL
830-643-3456 OR 1-800-513-7678

STATEMENT ISSUED
07-31-2020

00002300-TDFRST02003900008756-LETTER01_1OZ-000000 REG

Page 1 of 5



BLACKLAND COMMUNITY DEVELOPMENT CORP
1902 E 22ND ST
AUSTIN TX 78722

0

If your small business is experiencing a financial hardship related to illness or workplace closures due to COVID-19, please call (800)972-3301 to discuss your payment options.

FROST BUSINESS CHECKING : ACCOUNT NO. 59 2078953						
BALANCE LAST STATEMENT	DEPOSITS		WITHDRAWALS		BALANCE THIS STATEMENT	
	NO.	AMOUNT	NO.	AMOUNT		
90,210.72	11	12,206.49	21	9,853.22	92,563.99	

Activity Items Processed 46 Cash Processed \$1.54

DEPOSITS/CREDITS

DATE	TRANSACTION	AMOUNT	DATE	TRANSACTION	AMOUNT
07-10	DEPOSIT	1,086.00	07-14	DEPOSIT	1.54
07-14	DEPOSIT	781.00	07-14	DEPOSIT	1,344.80
07-20	DEPOSIT	1,104.00	07-24	DEPOSIT	243.00
07-24	DEPOSIT	1,080.00	07-31	DEPOSIT	950.00

DATE	AMOUNT	TRANSACTION	DESCRIPTION
07-02	97.50	ELECTRONIC DEPOSIT	PAYPAL TRANSFER 1009520579978
07-02	4,751.00	ELECTRONIC DEPOSIT	HACA Payr1 Dedn 74-2279246
07-29	767.65	INTERNET FUND TRANSFER	FROM ACCOUNT XXXXX9003

CHECKS PAID

DATE	CHECK	AMOUNT	DATE	CHECK	AMOUNT	DATE	CHECK	AMOUNT
07-21	13311 #	29.95	07-20	13315 #	320.00	07-03	99704938 * #	21.98
07-27	13312 #	756.25	07-28	13316 #	146.00	07-03	99705266 * #	9.99
07-21	13314 * #	69.66	07-13	99390646 * #	56.73	07-03	99705300 * #	6.98

* A BREAK IN CHECK NUMBER SEQUENCE
RECEIVED ELECTRONICALLY AS AN IMAGE OF THE ORIGINAL CHECK

OTHER WITHDRAWALS/DEBITS

DATE	AMOUNT	TRANSACTION	DESCRIPTION
07-02	2,918.53	ELECTRONIC DEBIT	IPFS214-775-0222 IPFSPMTTXP 25516
07-02	.00	INTERNET STMT COPY REQ	
07-02	.00	INTERNET STMT COPY REQ	
07-13	3,437.50	ELECTRONIC DEBIT	MONTEMAYOR BRITT SALE
07-14	100.00	ELECTRONIC DEBIT	GOOGLE SERVICES US0029GXF7
07-17	700.38	LOAN PAYMENT	FROST BANK LOAN PAYMT 66478619001
07-21	47.99	ELECTRONIC DEBIT	City of Austin T PAYMENT 5556180000
07-21	141.97	ELECTRONIC DEBIT	City of Austin T PAYMENT 4827600000
07-21	230.71	ELECTRONIC DEBIT	City of Austin T PAYMENT 1293734807
07-21	286.42	ELECTRONIC DEBIT	City of Austin T PAYMENT 7641600000
07-21	320.05	ELECTRONIC DEBIT	City of Austin T PAYMENT 7456180000
07-22	.00	INTERNET STMT COPY REQ	
07-22	.00	INTERNET STMT COPY REQ	
07-22	.00	INTERNET CHK COPY REQ	
07-22	.00	INTERNET CHK COPY REQ	
07-22	.00	INTERNET CHK COPY REQ	
07-27	120.60	ELECTRONIC DEBIT	LEASING SERVICES CASH TRANS UBEO of Austin,
07-28	62.06	ELECTRONIC DEBIT	ONE GAS TEXAS PR UTIL PAYMT 100854582394562
07-28	64.47	ELECTRONIC DEBIT	ONE GAS TEXAS PR UTIL PAYMT 100854581473184
07-31	5.00	SUBSCRIPTION	ONLINE BANKING FOR BUSINESS

Please examine your bank statement upon receipt and report any differences or irregularities as specified in the Deposit Account Agreement and Other Disclosures.

00002300-001-1003-TDFRST02003900008756-LETTER01_1OZ-00-0-00001615

FUNDING COMMITMENT LETTERS

From: **Foadey, Angelo** <angelo.foadey@frostbank.com>
Date: Fri, Jul 31, 2020 at 1:47 PM
Subject: RE: [EXTERNAL] Question
To: Joseph Martinez <jmartinez@blacklandcdc.org>

Joseph,

Here are the break-down of the term sheet.

- 8Plex- : 7 year term with 25 year amortization schedule. For \$720,000 = \$3,937 payment a month as of yesterday for principal + interest. We are proposing a 12-18 months interest only period for construction. The payment during that period would \$2,604 as of yesterday

- Single Condo: 7 year term with 25 years amortization schedule. For \$90,000 = \$492 principal + interest payment.

Best,

Angelo Foadey
Vice President | Corporate Lending
Frost – Banking, Investments, Insurance
2421 East 7th Street, Austin, Texas 78702
Office: 512-473-4890 | Customer Service: 512-473-4500
angelo.foadey@frostbank.com | www.frostbank.com

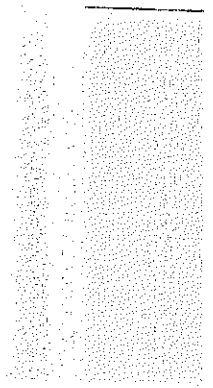
Administrative Assistant:
Sherry Cruz
Relationship Administrative Specialist | Corporate Banking
Frost – Banking, Investments, Insurance
2421 East 7th St., Austin, TX. 78702-3901
Office: (512) 473-4447 | Fax: (512) 473-4494
Sherry.cruz@frostbank.com | www.frostbank.com

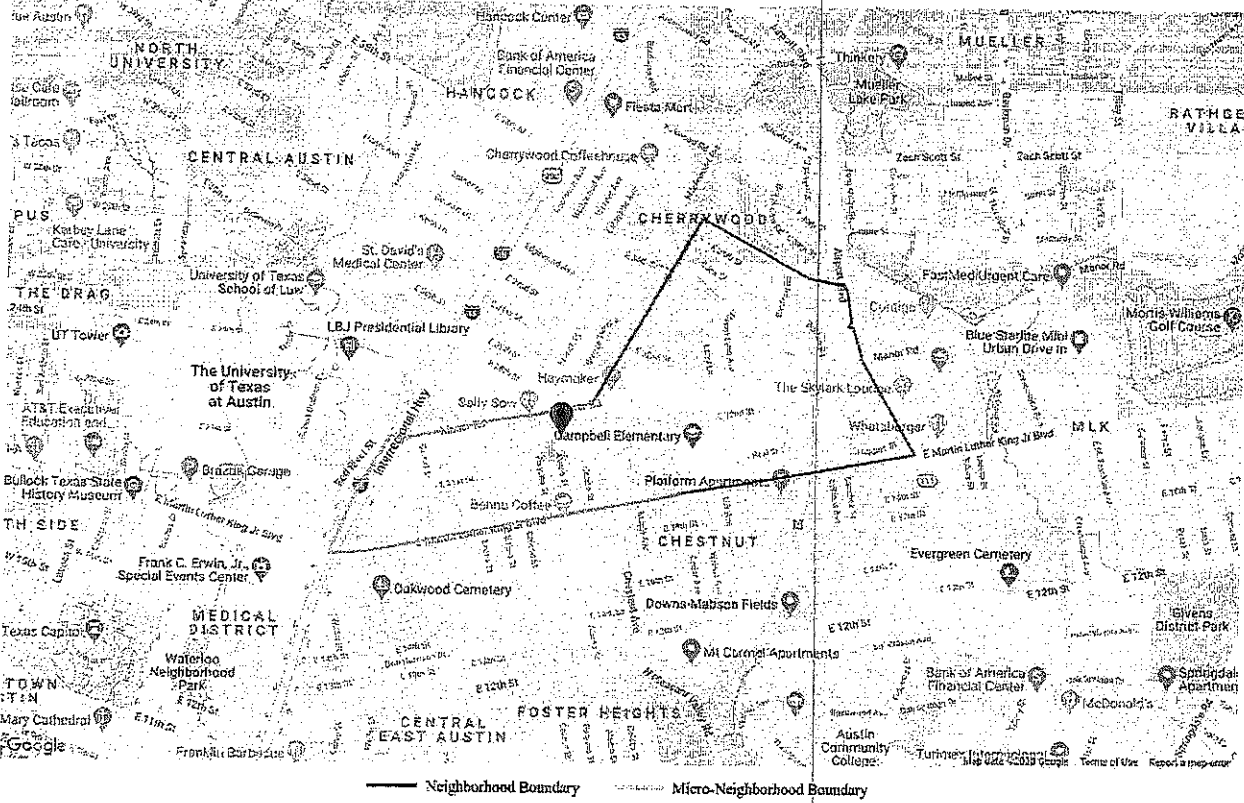
Confidentiality Notice: This e-mail message (including attachments) is covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521 and is legally privileged. Unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact sender and destroy all copies of original message.

PROJECT INFORMATION

PROJECT INFORMATION

4a. Market Study





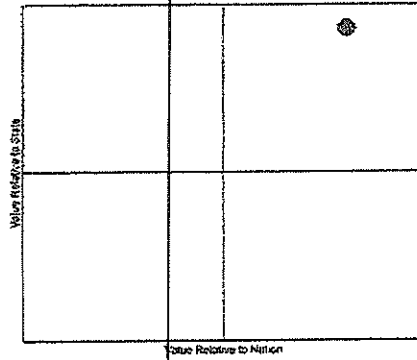
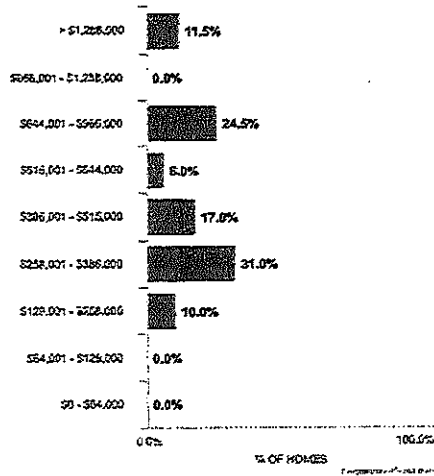
THE 1902 E 22ND ST NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE: 🏠
\$454,591

MEDIAN REAL ESTATE TAXES:
\$6,395 (1.4% effective rate)

NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
🏠 21 YEARS AND 1 MONTHS

AVERAGE MARKET RENT

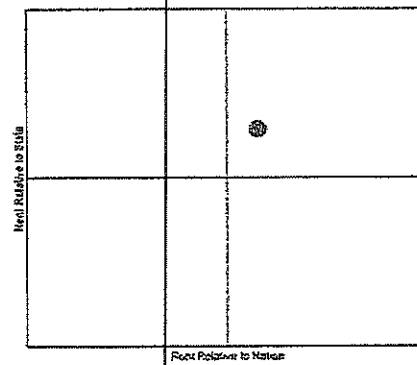
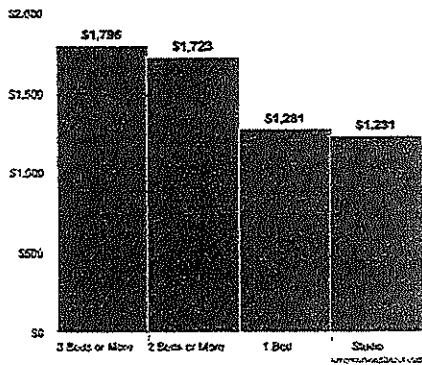


AVERAGE MARKET RENT:
\$1,407 / per month



GROSS RENTAL YIELD: 🏠
4.97

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

COASTAL

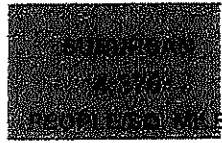
LAKEFRONT

FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN

URBAN



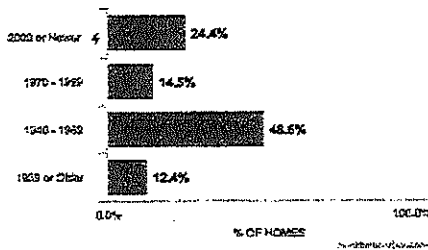
RURAL

REMOTE

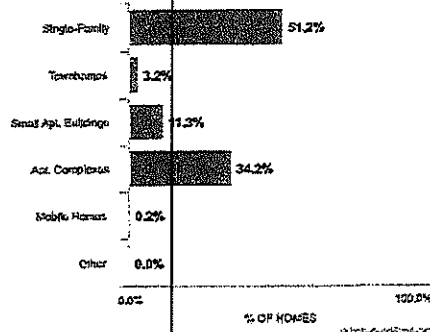
Population Density

HOUSING MARKET DETAILS

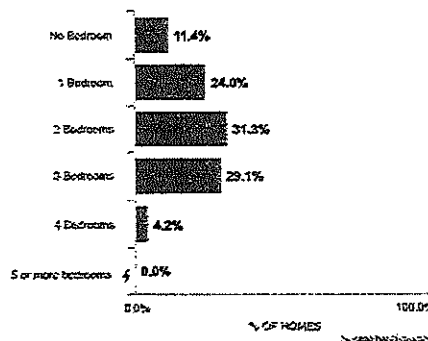
AGE OF HOMES



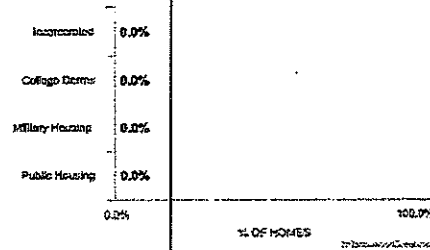
TYPES OF HOMES



HOME SIZE



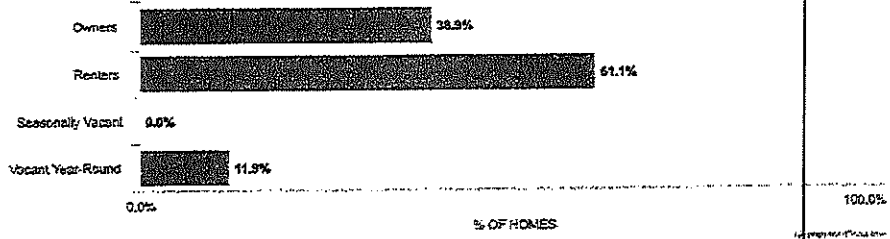
SPECIAL PURPOSE HOUSING





HOMEOWNERSHIP








HOMEOWNERSHIP RATE








THE 1902 E 22ND ST NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

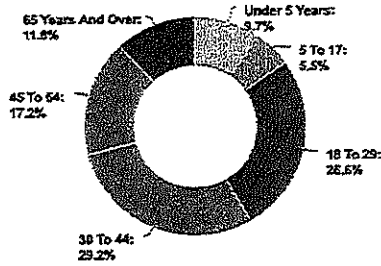
 Young Single Professionals	98.0%	Excellent
 Luxury Communities	77.2%	Good
 College Student Friendly	70.3%	Good
 Retirement Dream Areas	44.0%	Poor
 Family Friendly	18.5%	Poor
 Vacation Home Locations		Poor
 First Time Homebuyers		Poor

SPECIAL CHARACTER

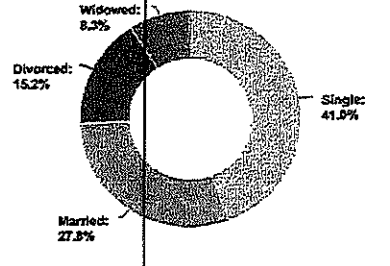
 Hip Trendy	96.0%	Excellent
 Walkable	76.7%	Good
 Urban Sophisticates	67.5%	Fair
 Quiet	29.0%	Poor
 Nautical		Poor

AGE / MARITAL STATUS

AGE



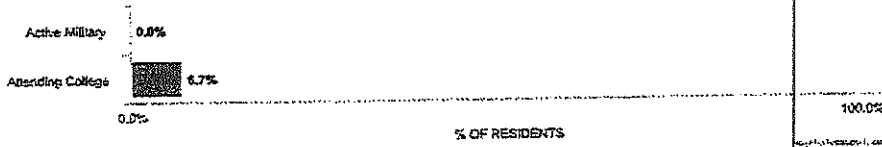
MARITAL STATUS



GENDER RATIO

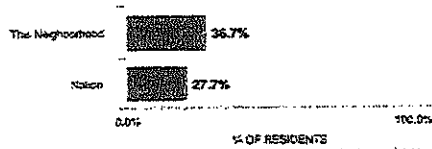


MILITARY & COLLEGE STATUS

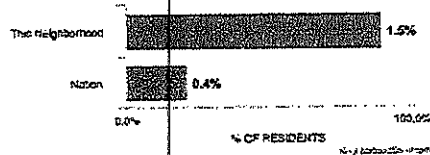


HOUSEHOLD TYPES

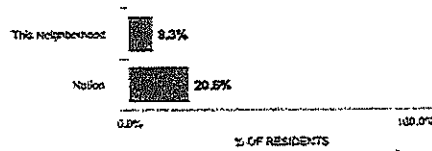
ONE PERSON HOUSEHOLDS



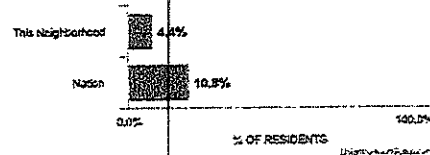
SAME SEX PARTNERS



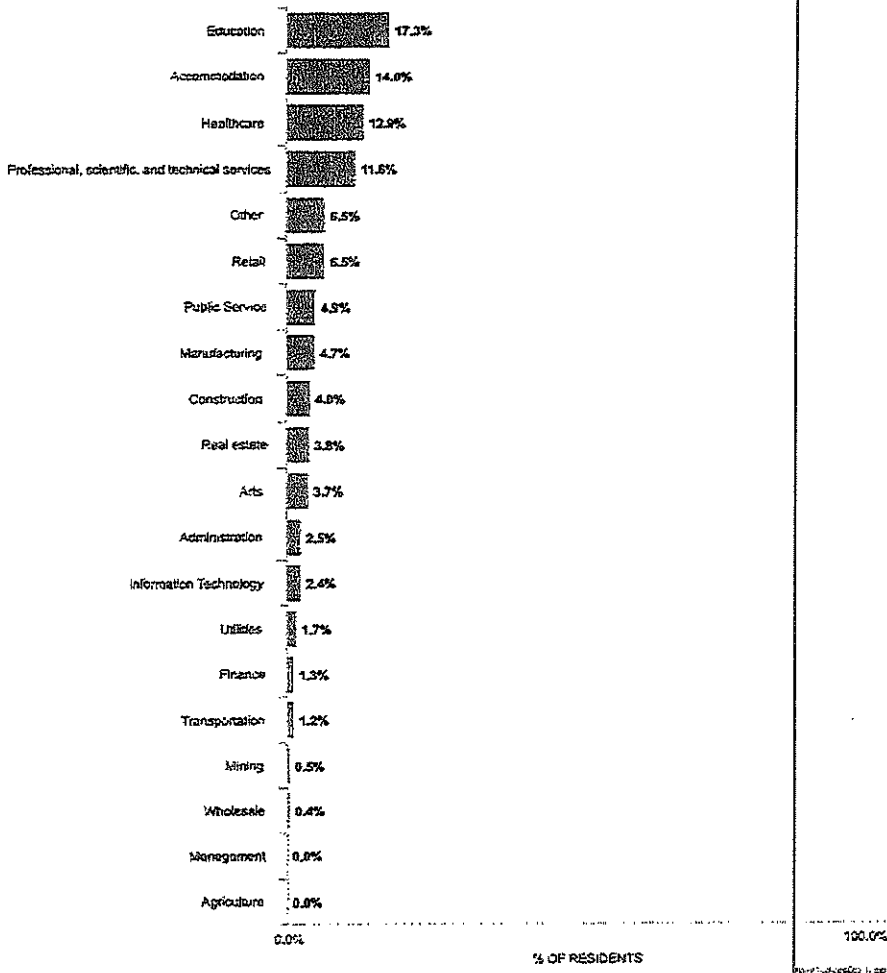
MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD

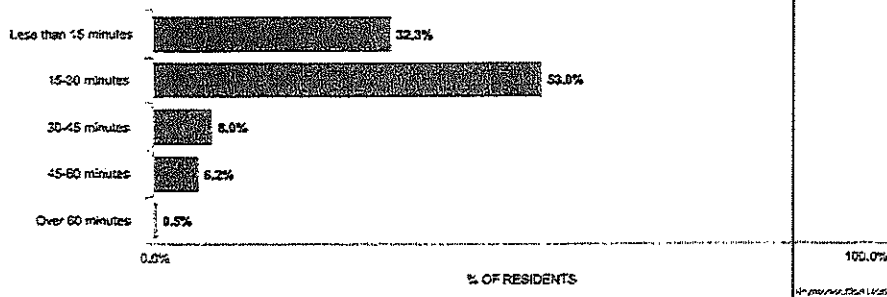


EMPLOYMENT INDUSTRIES

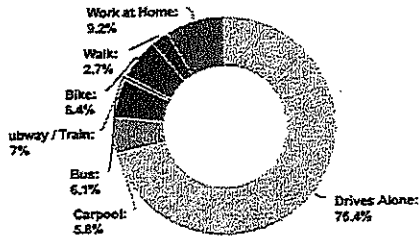


COMMUTE TO WORK

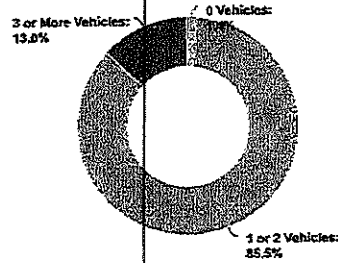
AVERAGE ONE-WAY COMMUTE TIME



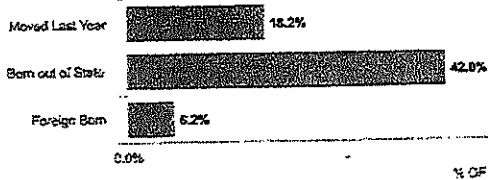
MEANS OF TRANSPORT



VEHICLES PER HOUSEHOLD



MIGRATION & MOBILITY



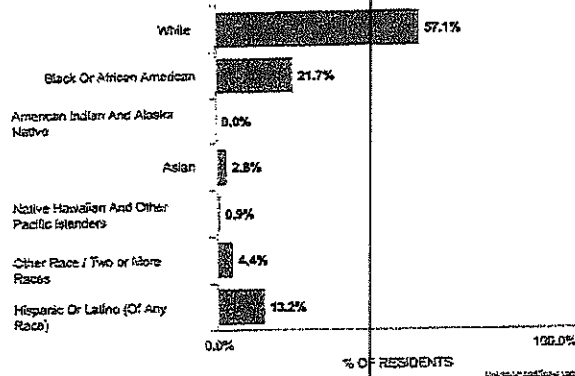
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

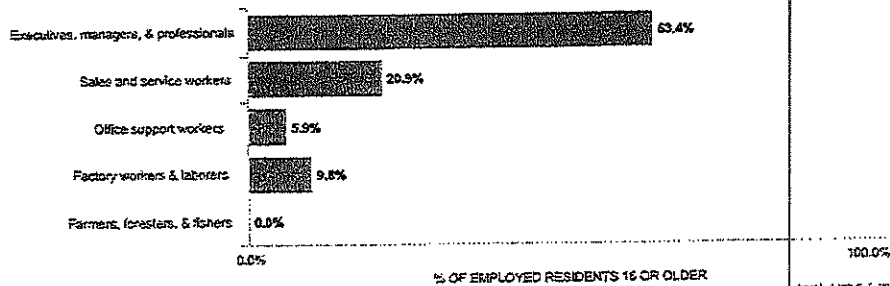
88

(100 is the most diverse)

More diverse than 88% of U.S. neighborhoods.

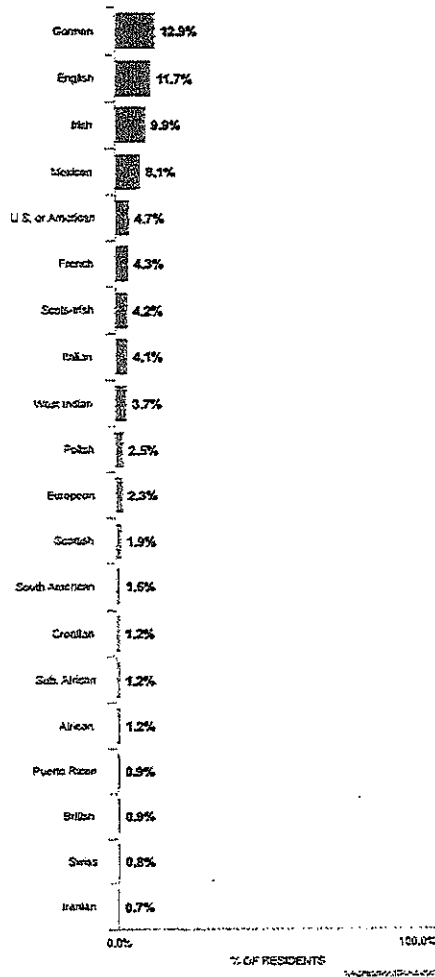


OCCUPATIONS

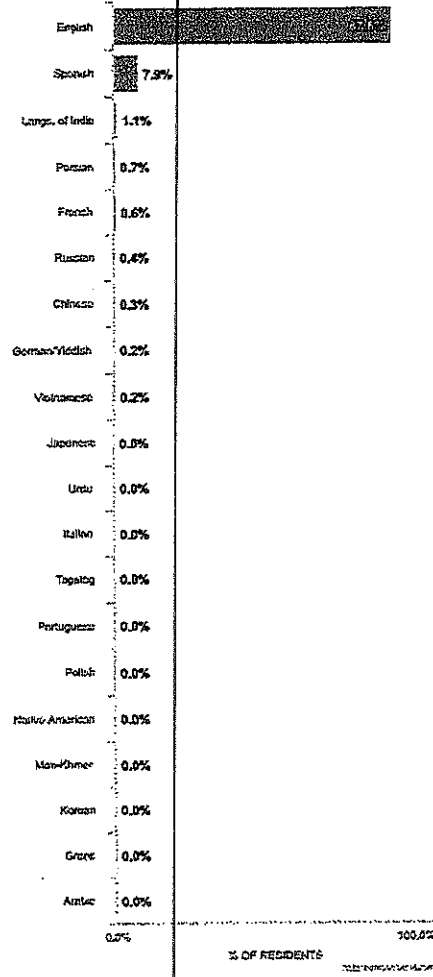


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

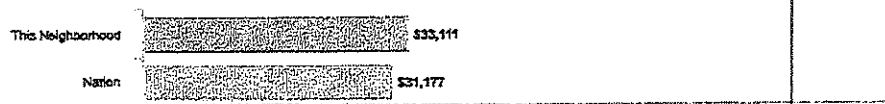


UNEMPLOYMENT RATE



AVERAGE INCOME

PER CAPITA INCOME

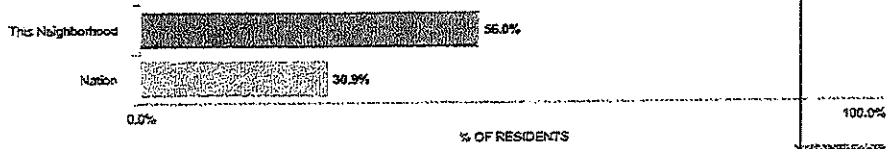




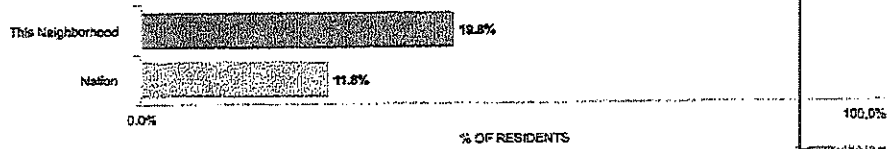
MEDIAN HOUSEHOLD INCOME



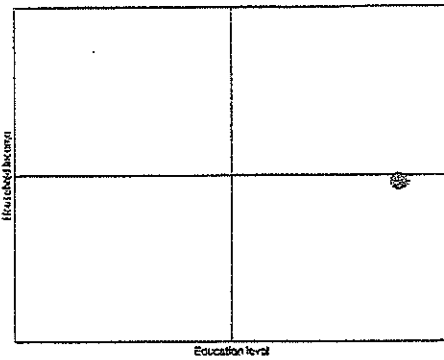
EDUCATION PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION





THE 1902 E 22ND ST NEIGHBORHOOD CRIME

67 Vital Statistics. 2 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

17

(100 is safest) 📉

Safer than 17% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	14	106	120
Crime Rate (per 1,000 residents)	5.37	40.68	46.05

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

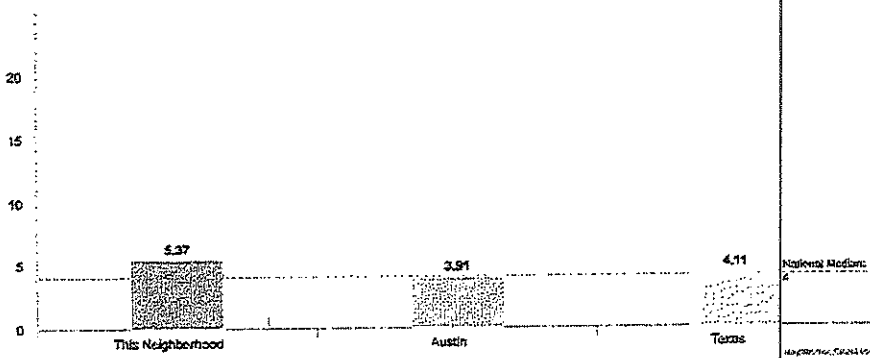
26

(100 is safest)

Safer than 26% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
35	6	24	35
<small>100 is safest</small>	<small>100 is safest</small>	<small>100 is safest</small>	<small>100 is safest</small>

VIOLENT CRIME COMPARISON. (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 186	1 IN 256	1 IN 243
in this Neighborhood	in Austin	in Texas



1902 E 22nd St, Austin, TX 78722
 Report date Thursday, January 30, 2020

AUSTIN VIOLENT CRIMES

POPULATION: 964,254

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	794	1,025	1,919
Rate per 1,000	0.03	0.82	1.06	1.99

UNITED STATES VIOLENT CRIMES

POPULATION: 327,167,434

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,214	139,380	282,061	807,410
Rate per 1,000	0.05	0.43	0.86	2.47

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

16

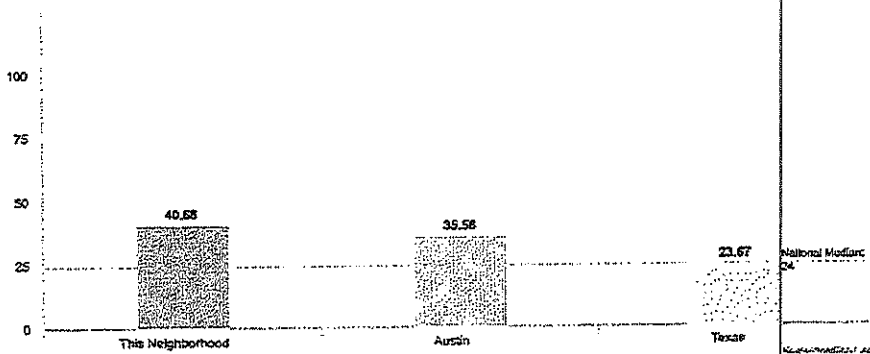
(100 is safest) 📊

Safer than 16% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
25	11	80
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 25	1 IN 28	1 IN 42
in this Neighborhood	in Austin	in Texas



1902 E 22nd St, Austin, TX 78722
 Report date Thursday, January 30, 2020

AUSTIN PROPERTY CRIMES

POPULATION: 964,254

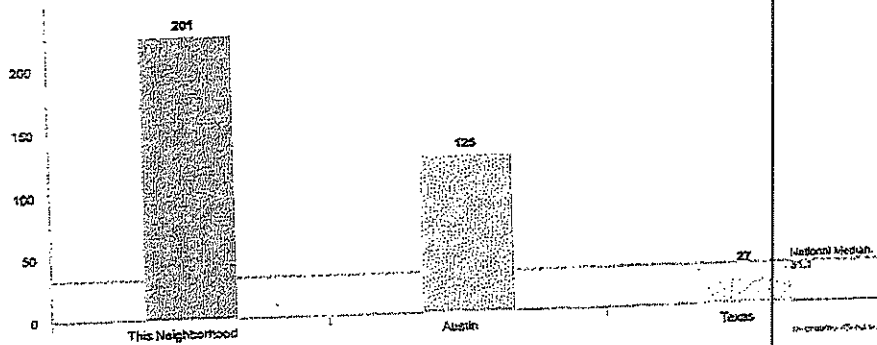
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,571	27,166	2,556
Rate per 1,000	4.74	28.17	2.65

UNITED STATES PROPERTY CRIMES

POPULATION: 327,167,434

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,230,149	5,217,055	748,841
Rate per 1,000	3.76	15.95	2.29

CRIME PER SQUARE MILE





THE 1902 E 22ND ST NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY
63
(100 is best)
Better than 63% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING
Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ①

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<u>Campbell Elementary School</u> 2613 Rogers Ave Austin, TX 78722	PK-05	3	3
<u>Kealing M.S. School</u> 1607 Pennsylvania Ave Austin, TX 78702	D6-08	10	10
<u>Mccallum H.S. School</u> 5600 Sunshine Dr Austin, TX 78756	09-12	3	5

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	56.0%
Children In The Neighborhood Living In Poverty	27.3%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

83,067	130	14
Students Enrolled in This District	Schools in District	Students Per Classroom

DISTRICT QUALITY COMPARED TO TEXAS
8
(10 is best)

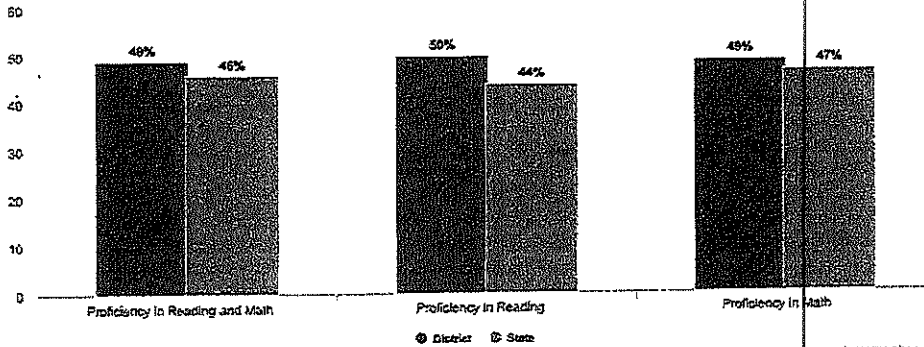
DISTRICT QUALITY COMPARED TO U.S. ①
6
(10 is best)



Better than 72.3% of TX school districts.

Better than 54.3% of US school districts.

Public School Test Scores (No Child Left Behind)



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	28.2%	28.9%
Black	7.8%	12.9%
Hispanic	59.7%	53.3%
Asian Or Pacific Islander	4.1%	4.3%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.2%	58.6%
FREE LUNCH ELIGIBLE	48.0%	52.7%
REDUCED LUNCH ELIGIBLE	5.2%	6.0%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,683	\$475,223,826	37.5%
Support Expenditures			
Student	\$445	\$37,211,790	2.9%
Staff	\$573	\$47,515,406	3.8%
General Administration	\$104	\$8,696,688	0.7%
School Administration	\$615	\$51,427,530	4.1%
Operation	\$815	\$68,151,530	5.4%
Transportation	\$335	\$28,096,692	2.2%
Other	\$470	\$39,302,340	3.1%
Total Support	\$3,356	\$280,802,676	22.2%
Non-Instructional Expenditures	\$6,113	\$511,181,286	40.3%



1902 E 22nd St, Austin, TX 78722
Report date Thursday, January 30, 2020

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Expenditures	\$15,154	\$1,267,207,786	100.0%



THE 1902 E 22ND ST TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ①



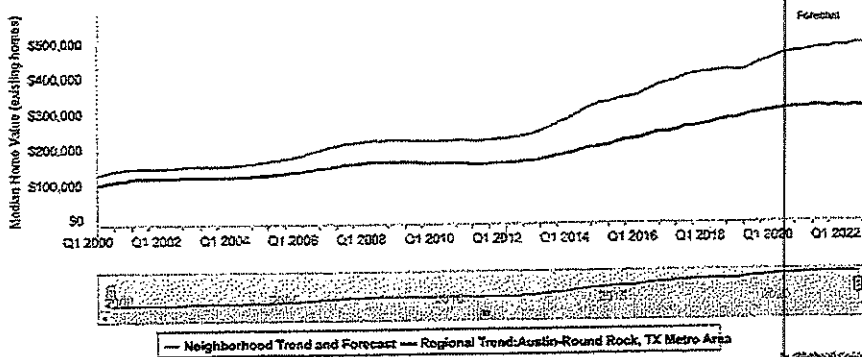
Appreciation Potential (3 years)
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Rising Star

BLUE CHIP INDEX ①



Past Appreciation and existing fundamentals
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ①



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q4 - 2022 Q4	9.03% ↑	2.92% ↑	10	3
Latest Quarter: 2019 Q2 - 2019 Q3 ②	2.68% ↑	11.14% ↑	5	5
Last 12 Months: 2018 Q3 - 2019 Q3	4.90% ↑	4.90% ↑	3	3
Last 2 Years: 2017 Q3 - 2019 Q2	7.94% ↑	3.89% ↑	1	5
Last 5 Years: 2014 Q3 - 2019 Q3	37.25% ↑	6.54% ↑	5	3
Last 10 Years: 2009 Q3 - 2019 Q3 ②	92.97% ↑	6.79% ↑	5	10
Since 2000: 2000 Q1 - 2019 Q3 ②	188.34% ↑	5.73% ↑	10	10

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

Factors likely to drive home values upward over the next few years or indicators of upward trends already underway.

- ⊕ Access to High Paying Jobs
- ⊕ Income Trend
- ⊕ School Performance

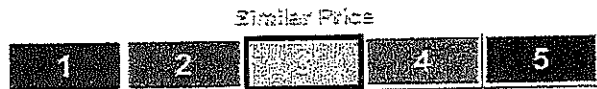
Cons

Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- ⊖ Vacancies
- ⊖ Regional Housing Market Outlook
- ⊖ Crime
- ⊖ Educated Population Trend

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price
 4=Advantage 5=Strong Advantage

\$274
 Neighborhood price per sqft
\$291

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ



Jobs score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good
 5=Excellent

JOBS WITHIN AN HOUR

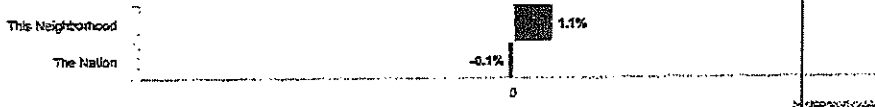
WITHIN	HIGH-PAYING* JOBS
5 minutes	39594
10 minutes	116056
15 minutes	211538
20 minutes	283981
30 minutes	364853
45 minutes	407931
60 minutes	429668

*Annual salary of \$75,000 or more

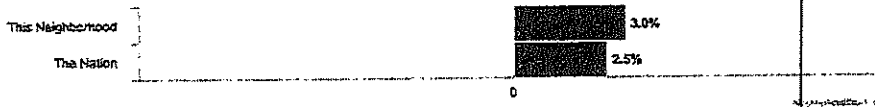


SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

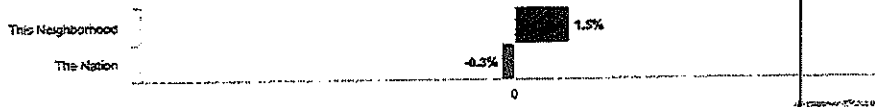
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



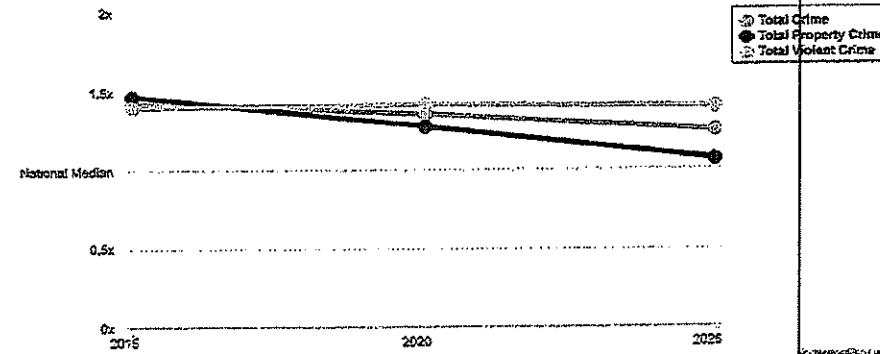
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years

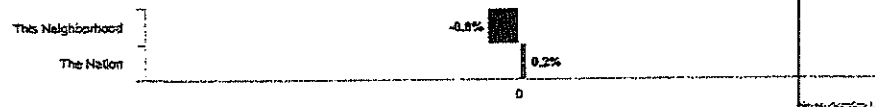


SCOUT VISION® CRIME TRENDS AND FORECAST

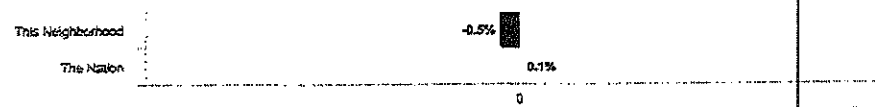


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



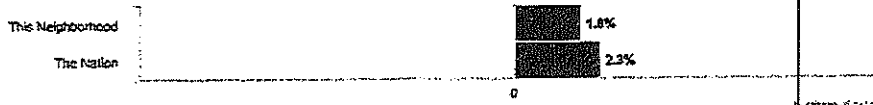
AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



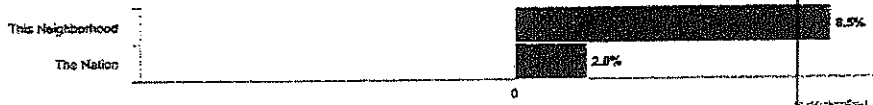


SCOUT VISION® ECONOMIC TRENDS AND FORECAST

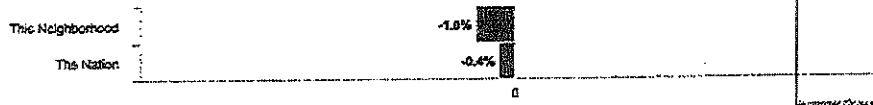
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	4,028	4,866	20.80% ↑
1 Mile	12,456	14,305	14.85% ↑
3 Miles	135,521	147,800	9.06% ↑
5 Miles	300,292	324,780	8.15% ↑
10 Miles	714,591	781,146	9.31% ↑
15 Miles	1,095,554	1,208,320	10.29% ↑
25 Miles	1,623,213	1,866,817	15.01% ↑
50 Miles	2,038,351	2,354,480	15.51% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ



Regional Appreciation Potential (3yr)

RATINGS: 1=Very Low 2=Low 3=Moderate 4=High 5=Very High



HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ①

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.96

Current ②

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	7 10	2.50% ↑	7 10
Job Growth	5.56% ↑	7 8	1.49% ↑	7 10
Income Trend (Wages)	15.57% ↑	7 10	8.35% ↑	7 10
Unemployment Trend	-0.34% ↓	7 8	-0.13% ↓	7 8
Stock Performance of Region's Industries	14.00% ↑	7 10	14.15% ↑	7 10
Housing Added	5.66% ↑	7 10	3.17% ↑	7 10
Vacancy Trend	-0.39% ↓	7 8	-0.63% ↓	7 8

* 10 is highest

Disclaimer

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1902 E 22nd St, Austin, TX 78722
Report date Thursday, January 30, 2020

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ABOUT THE 1902 E 22ND ST NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$454,591, which is more expensive than 93.1% of the neighborhoods in Texas and 80.9% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,407, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 64.7% of the neighborhoods in Texas.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

This neighborhood has a 11.9% vacancy rate, which is well above average compared to other U.S. neighborhoods (higher than 64.2% of American neighborhoods). Most vacant housing here is vacant year round. This could either signal that there is a weak demand for real estate in the neighborhood or that large amount of new housing has been built and not yet occupied. Either way, if you live here, you may find many of the homes or apartments are empty.

Notable & Unique Neighborhood Characteristics

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

Notable & Unique: Modes of Transportation

Would you like to be able to ride your bike to work? If you are attracted to the idea of getting a little exercise of the two-wheeled type while reducing your carbon footprint, bicycling to work might be the answer. But which neighborhood you live in can make this either impossible, or alternatively, a great and realistic option. NeighborhoodScout's analysis revealed that the Manor Rd / Airport Blvd neighborhood is a fantastic option for bicycle commuters, as 6.4% of commuters here do ride their bikes to and from work on a daily basis. This is a higher amount than we found in 98.4% of the neighborhoods in America.

Notable & Unique: Diversity

Did you know that the Manor Rd / Airport Blvd neighborhood has more West Indian and Scots-Irish ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 3.7% of this neighborhood's residents have West Indian ancestry and 4.2% have Scots-Irish ancestry.

Manor Rd / Airport Blvd is also pretty special linguistically. Significantly, 0.7% of its residents five years old and above primarily speak Persian at home. While this may seem like a small percentage, it is higher than 96.5% of the neighborhoods in America.



The Neighbors

The Neighbors: Income

There are two complementary measures for understanding the income of a neighborhood's residents: the average and the extremes. While a neighborhood may be relatively wealthy overall, it is equally important to understand the rate of people - particularly children - who are living at or below the federal poverty line, which is extremely low income. Some neighborhoods with a lower average income may actually have a lower childhood poverty rate than another with a higher average income, and this helps us understand the conditions and character of a neighborhood.

The neighbors in the Manor Rd / Airport Blvd neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 48.4% of the neighborhoods in America. With 27.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 72.5% of U.S. neighborhoods.

The Neighbors: Occupations

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the Manor Rd / Airport Blvd neighborhood, 63.4% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 20.9% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (9.8%), and 5.9% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in the Manor Rd / Airport Blvd neighborhood is English, spoken by 87.6% of households. Some people also speak Spanish (7.9%).

The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture - some more unique than others - based on lifestyle, occupations, the types of households - and importantly - on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Manor Rd / Airport Blvd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as German (12.9%). There are also a number of people of English ancestry (11.7%), and residents who report Irish roots (9.9%), and some of the residents are also of Mexican ancestry (8.1%), along with some French ancestry residents (4.3%), among others.



Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Manor Rd / Airport Blvd neighborhood spend between 15 and 30 minutes commuting one-way to work (53.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (76.4%) drive alone in a private automobile to get to work. In addition, quite a number also bicycle to get to work (6.4%) and 6.1% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

PROJECT INFORMATION

4b. Good Neighbor Policy

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)

(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.

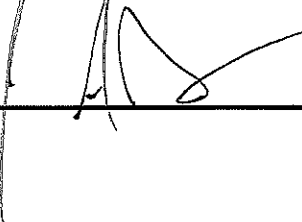
(3) Pre-Application Engagement

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

(4) Application requirements

- 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.

Signed  Joseph MARTIN printed name 2/12/20 date

SMART HOUSING LETTER

Updated Letter Requested



City of Austin

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

Neighborhood Housing and Community Development Department

Update Requested

January 28, 2020 (revision to letter dated July 11, 2018)

S.M.A.R.T. Housing Certification

Blackland Community Development Corporation: Fannie Mae Stewart Village (ID 419)

TO WHOM IT MAY CONCERN:

Blackland Community Development Corporation. (Development contact: Joseph Martínez; 512.220.8751 jmartinez@blacklandcdc.org) is planning to construct an 8-unit multi-family development in the Upper Boggy Creek Neighborhood Planning area at 1900-1908 E. 22nd Street. The development will also include a community center that will serve the residents. The development is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This revision is only updating the certification date.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units in this development will serve households with incomes at or below 50% (MFI) the development is eligible for a waiver of 100% of the fees listed in the City of Austin's, Land Development Code, Chapter 25-1-704, as amended. Expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@AustinEnergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, 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).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed

PROPERTY INFORMATION

5a. Appraisal

Uniform Residential Appraisal Report

File # 013r20

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **1902 E 22nd St** City **Austin** State **TX** Zip Code **78722**

Borrower **N/A** Owner of Public Record **Blackland Community Development County Travis**

Legal Description **Lot 2, Block 16, OLT 46, Division B, C.R. Johns Addition**

Assessor's Parcel # **0211090309** Tax Year **2018** P.E. Taxes \$ **7,137**

Neighborhood Name **East Austin** Map Reference **East Austin** Census Tract **0004.02**

Occupant Owner Tenant Vacant Special Assessments \$ **0** PUD HOA \$ **0** per year per month

Assignment Type Purchase Transaction Refinance Transaction Other (describe) **Estimate market value**

Lender/Client **Blackland Community Development Corp** Address **1902 E. 22nd St, Austin, TX 78702**

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No

Report data source(s) used, offering price(s), and date(s). **MLS, tax records.**

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE \$ (000)	AGE (yrs)	One-Unit	75 %			
Build-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	325	Low	2-4 Unit	5 %			
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	700	High	Multi-Family	5 %			
Neighborhood Boundaries East 12th to the south, IH-35 to the west, Airport to the east and north. The		445	Prod.	Other	5 %			

Austin ISD serves the neighborhood. Major streets include Manor and Chicon.

Neighborhood Description **The subject is located in an established residential neighborhood characterized by a blend of medium sized homes, duplexes, and commercial units. The neighborhood has experienced continued demand and rising property values. Access to employment, shopping, schools, and the road system is good for the Austin market.**

Market Conditions (including support for the above conclusions) **Demand for rental housing in Austin is currently stable with vacancy rates below 10% and stable rents. Property values are stable to increasing with good demand, investor confidence, positive cash flows, and good potential for appreciation. Construction of new multifamily units is mostly restricted to apartment complexes in the upper end of the rental spectrum. The average marketing period is approximately 0.200 days. Financing is available via Conventional, FHA, and VA at 6 to 11 percent.**

Dimensions **See survey** Area **9685 sf** Shape **Rectangular** View **N, Res.**

Specific Zoning Classification **SF-3-NP** Zoning Description **Single family residential with a neighborhood plan**

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe _____

Utilities **Public** Other (describe) _____ Public **Other (describe)** _____ Off-site Improvements - Type **Public** **Private**

Electricity Gas Water Sanitary Sewer Street Asphalt Alley Asphalt

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone **X** FEMA Map # **48453C0465J** FEMA Map Date **01/06/2016**

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe _____

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe _____

General Description	Foundation	Exterior Description	Materials/Condition	Interior	Materials/Condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Pier & beam/average	Floors	Wood, vinyl/avg
# of Stories 1.0	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Siding/average	Walls	Drywall/average
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp Shing/average	Trim/Finish	Paint wood/average
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/average	Bath Floor	Vinyl/average
Design (Style) Bungalow	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pmpo	Window Type	Aluminum/average	Bath Wainscot	Fiberglass/average
Year Built 1937	Evidence of <input type="checkbox"/> Infiltration	Storm Sash/Insulated	None	Car Storage	None
Effective Age (Yrs) 50	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Screens/average	Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel	Fireplace(s) # 0	Fence None	Garage	# of Cars 0
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Covd	<input checked="" type="checkbox"/> Porch Covered	Carport	# of Cars 0
<input type="checkbox"/> Finished <input checked="" type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe) _____

Finished area above grade contains: **5 Rooms** **2 Bedrooms** **1.0 Bath(s)** **1,027 Square Feet of Gross Living Area Above Grade**

Additional features (special energy efficient items, etc.): **Covered front porch, covered rear and side porches**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.): **C4: No updates in the prior 15 years. The subject maintained in average condition, is functional, marketable, and in conformity with its surroundings. Quality of construction is considered to average for the area.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe _____

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe _____

Uniform Residential Appraisal Report

File # 013r20

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350,000 to \$ 700,000		There are 59 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,000 to \$ 750,000																										
FEATURE Address 1902 E 22nd St Austin, TX 78722		SUBJECT 2002 Maple Ave Austin, TX 78722																										
COMPARABLE SALE # 1 2006 Poquibb St Austin, TX 78722		COMPARABLE SALE # 2 2801 E 22nd St Austin, TX 78722																										
Proximity to Subject: 0.30 miles E		Proximity to Subject: 0.12 miles SE																										
Sale Price: \$ 365,000		Sale Price: \$ 415,000																										
Sale Price/Gross Liv. Area: \$ 335.48 sq.ft.		Sale Price/Gross Liv. Area: \$ 576.39 sq.ft.																										
Data Source(s): MLS/Tax/Agent/DOM 49		Data Source(s): MLS/Tax/Agent/DOM 5																										
Verification Source(s): MLS-ABOR #8269672		Verification Source(s): MLS-ABOR #4600399																										
Verification Source(s): MLS-ABOR #4402272																												
VALUE ADJUSTMENTS																												
DESCRIPTION		DESCRIPTION																										
Sales or Financing Concessions: ArmLth Cash:0		Sales or Financing Concessions: ArmLth Cash:0																										
Date of Sale/Time: s09/19;c08/19		Date of Sale/Time: s06/19;c06/19																										
Location: N;Res; Fee Simple		Location: N;Res; Fee Simple																										
Leasehold/Fee Simple: Fee Simple		Leasehold/Fee Simple: Fee Simple																										
Site: 9685 sf		Site: 6882 sf																										
View: N;Res;		View: N;Res;																										
Design (Style): DT1.0:Bungalow		Design (Style): DT1.0:Bungalow																										
Quality of Construction: Q4		Quality of Construction: Q4																										
Actual Age: 83		Actual Age: 83																										
Condition: C4		Condition: C3																										
Above Grade Room Count: Total Bdrms. Baths: 5 2 1.0		Above Grade Room Count: Total Bdrms. Baths: 5 2 1.0																										
Gross Living Area: 1,027 sq.ft.		Gross Living Area: 720 sq.ft.																										
Basement & Finished Rooms Below Grade: 0sf		Basement & Finished Rooms Below Grade: 0sf																										
Functional Utility: Average		Functional Utility: Average																										
Heating/Cooling: Central		Heating/Cooling: Central																										
Energy Efficient Items: None		Energy Efficient Items: None																										
Garage/Carport: 2dw		Garage/Carport: 2dw																										
Porch/Patio/Deck: Porches		Porch/Patio/Deck: Porches																										
Net Adjustment (Total): \$ 22,400		Net Adjustment (Total): \$ 23,700																										
Adjusted Sale Price of Comparables: \$ 387,400		Adjusted Sale Price of Comparables: \$ 417,480																										
Net Adj. 6.1% Gross Adj. 11.9%		Net Adj. 6.0% Gross Adj. 18.7%																										
Net Adj. 8.4% Gross Adj. 15.8%		Net Adj. 8.4% Gross Adj. 15.8%																										
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales, if not explain																												
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																												
Data Source(s) MLS and Tax Records																												
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.																												
Data Source(s) MLS and Tax Records																												
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>ITEM</th> <th>SUBJECT</th> <th>COMPARABLE SALE #1</th> <th>COMPARABLE SALE #2</th> <th>COMPARABLE SALE #3</th> </tr> </thead> <tbody> <tr> <td>Date of Prior Sale/Transfer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Price of Prior Sale/Transfer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Data Source(s)</td> <td>MLS/Tax</td> <td>MLS/Tax</td> <td>MLS/Tax</td> <td>MLS/Tax</td> </tr> <tr> <td>Effective Date of Data Source(s)</td> <td>01/17/2020</td> <td>01/17/2020</td> <td>01/17/2020</td> <td>01/17/2020</td> </tr> </tbody> </table>				ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3	Date of Prior Sale/Transfer					Price of Prior Sale/Transfer					Data Source(s)	MLS/Tax	MLS/Tax	MLS/Tax	MLS/Tax	Effective Date of Data Source(s)	01/17/2020	01/17/2020	01/17/2020	01/17/2020
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3																								
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Effective Date of Data Source(s)	01/17/2020	01/17/2020	01/17/2020	01/17/2020																								
Analysis of prior sale or transfer history of the subject property and comparable sales: There were no sales or the subject property of the comparable sales in the mandated period.																												
Summary of Sales Comparison Approach: See attached sheets for additional comments.																												
Indicated Value by Sales Comparison Approach \$ 400,000																												
Indicated Value by: Sales Comparison Approach \$ 400,000 Cost Approach (if developed) \$ 423,715 Income Approach (if developed) \$																												
The Income Approach supports the value of the Sales Comparison Approach and the final estimate of value for the subject. The Cost Approach was not considered reliable and was not utilized in the report.																												
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair.																												
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 400,000, as of 01/17/2020, which is the date of inspection and the effective date of this appraisal.																												

Uniform Residential Appraisal Report

File # 013r20

See attached sheet.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) **Lot sales in close proximity to the subject over the past year range between \$310,000 to \$510,000 depending on size. Houses considered tear downs on similar sized lots sold between \$310,000 to \$390,000 and were all on 0.14-.016 acre lots. The estimated value of the subjects lot is \$375,000.**

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	375,000
Source of cost data	Marshall and Swift Cost Service-2020 online		DWELLING	1,027 Sq.Ft. @ \$ 90.00	= \$ 92,430
Quality rating from cost service	Average	Effective date of cost data	01/17/2020	0 Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
Data for the Cost Approach was obtained from	Marshall and Swift		Garage/Carport	Sq.Ft. @ \$	= \$
Residential Cost Handbook. Physical depreciation was calculated via the Age-Life Method estimating an effective age of 50 years and a remaining economic life of 50 years. The resulting depreciation factor is 50%.	Total Estimate of Cost-New		Less	Physical	Functional
			External		
			Depreciation	46,215	= \$(46,215)
			Depreciated Cost of Improvements		= \$ 46,215
			"As-Is" Value of Site Improvements		= \$ 2,500

Estimated Remaining Economic Life (HUD and VA only) **50 Years** INDICATED VALUE BY COST APPROACH = \$ **423,715**

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ **X** Gross Rent Multiplier = \$ **Indicated Value by Income Approach**

Summary of Income Approach (Including support for market rent and GRM)

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File # 013120

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 013R20

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

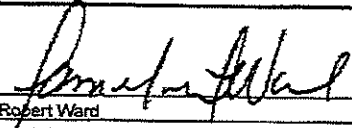
File # 013r20

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name James Robert Ward
 Company Name Ward Appraisals
 Company Address 1707 Romeria Dr
Austin, TX 78757-3323
 Telephone Number 512.452.7305
 Email Address bobwardatwork@gmail.com
 Date of Signature and Report 01/20/2020
 Effective Date of Appraisal 01/17/2020
 State Certification # 1321560
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 11/30/2021

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

ADDRESS OF PROPERTY APPRAISED

1902 E 22nd St
Austin, TX 78722
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 400,000

LENDER/CLIENT

Name No AMC
 Company Name Blackland Community Development Corp.
 Company Address 1902 E. 22nd St. Austin, TX 78702
 Email Address _____

SUBJECT PROPERTY

- Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Uniform Residential Appraisal Report

File # 013r20

FEATURE	SUBJECT	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address	1902 E 22nd St Austin, TX 78722	2205 E 17th St Austin, TX 78702		1705 E 22nd St Austin, TX 78722			
Proximity to Subject		0.43 miles SE		0.11 miles SW			
Sale Price	\$	\$ 362,250		\$ 450,000		\$	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 343.89 sq.ft.		\$ 444.66 sq.ft.		\$ sq.ft.	
Data Source(s)		MLS/Tax/Agent:DOM 56		MLS/Tax/Agent:DOM 25			
Verification Source(s)		MLS-ABOR #4432279		MLS-ABOR #2771187			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth		Listing	-4,500		
Date of Sale/Time		Cash:0					
Location		s10/19:c10/19		c11/19			
Leasehold/Fee Simple		N;Res;		N;Res;			
Site		Fee Simple		Fee Simple			
View		9685 sf	+27,200	6708 sf	+29,600		
Design (Style)		N;Res;		N;Res;			
Quality of Construction		DT1.0:Bungalow		DT1.0:Bungalow			
Actual Age		Q4		Q4			
Condition		83	0	76	0		
Above Grade		C4		C4			
Room Count		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area		5 2 1.0	6 3 1.0	0 5 2 1.0			
Basement & Finished Rooms Below Grade		1,027 sq.ft.	-1,400	1,012 sq.ft.	0	sq.ft.	
Functional Utility		0sf		0sf			
Heating/Cooling		Average		Average			
Energy Efficient Items		Central	+5,000	Wall/window	+5,000		
Garage/Carport		None		None			
Porch/Patio/Deck		2dw	-2,500	1dw	0		
		Porches		Porches			
Net Adjustment (Total)			\$ 28,300		\$ 30,300		\$
Adjusted Sale Price of Comparables		Net Adj. 7.8 %		Net Adj. 6.7 %		Net Adj. %	
		Gross Adj. 10.0 %	\$ 390,550	Gross Adj. 8.7 %	\$ 480,300	Gross Adj. %	
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE #4	COMPARABLE SALE #5	COMPARABLE SALE #6			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	MLS/Tax	MLS/Tax	MLS#2942137				
Effective Date of Data Source(s)	01/17/2020	01/17/2020	01/17/2020				
Analysis of prior sale or transfer history of the subject property and comparable sales See attached sheet.							
Analysis/Comments							

Market Conditions Addendum to the Appraisal Report

FHANA Case No.

File No. 013r20

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **1902 E 22nd St** City **Austin** State **TX** ZIP Code **78722**

Borrower **N/A**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory/Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)	36	16	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Absorption Rate (Total Sales/Months)	6.00	5.33	2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total # of Comparable Active Listings	3	5	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Housing Supply (Total Listings/Ab. Rate)	0.5	0.9	2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	403,000	449,500	448,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Sales Days on Market	8	8	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable List Price	450,000	399,900	445,000	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Median Comparable Listings Days on Market	30	55	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Median Sale Price as % of List Price	89.6	112	100	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seller (developer, builder, etc.) paid financial assistance prevalent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions appear to be consistent with market sellers offering to pay approximately 3-4% of the buyer's costs. This does not appear to be increasing or decreasing at the present. No adjustments are indicated.						

MARKET RESEARCH & ANALYSIS

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. **MLS, Federal Housing Finance Agency, News Reports**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. An analysis of the above data indicates that the area market is in a period of stability. This is confirmed by data from the Federal Housing Finance Agency that places Texas in a slightly positive market category overall. The number of foreclosures serve as a break on housing prices which have been at a steady appreciation rate over the past few years. Both median sales price and list price are increasing, otherwise, the market is stable. The data used in the analysis represents the market in the area. ** It should be recognized that the number of listings on page 2 of the report will not be the same as that on the 1004mc form. The 1004mc form measures listings for the past 3 months while page 2 reflects current listings. Some of the listings on the 1004mc form will have closed or expired or been withdrawn.

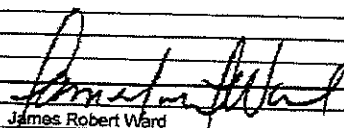
If the subject is a unit in a condominium or cooperative project, complete the following:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
				Increasing	Stable	Declining
Total # of Comparable Sales (Settled)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Absorption Rate (Total Sales/Months)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total # of Active Comparable Listings				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

CONDO/CO-OP PROJECTS

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature
Appraiser Name James Robert Ward	Supervisory Appraiser Name
Company Name Ward Appraisals	Company Name
Company Address 1707 Romeria Dr, Austin, TX 78757-3323	Company Address
State License/Certification # 1321560 State TX	State License/Certification # State
Email Address bobwardatwork@gmail.com	Email Address

General Text Addendum

File No. 013r20

Borrower	N/A			
Property Address	1902 E 22nd St			
City	Austin	County	Travis	
Lender/Client	Blackland Community Development Corp.		State	TX
			Zip Code	78722

COMMENTS ON THE SALES COMPARISON APPROACH:

The subject, a one story single family house contains approximately 1,027 square feet of living space. The improvements have been maintained in average condition and are functional, marketable, and in conformity with its surroundings.

Due to the condition of the improvements, the comparable sales were selected due to their similarity in land size and condition. Land values in the area are quite high due to strong demand and good location (see below). The improvements are toward the end of their economic lives and require extensive renovation. All of the comparables used in the report were drawn from the subject's immediate and general neighborhood. All were adjusted accordingly for dissimilar features and felt to most accurately reflect the current market in the area. Gross net adjustments may exceed typical guidelines. The sales used were the best available, they indicate the range of options available and are felt to reflect the current market in the area.

It is recognized that the subject's land to improvement value ratio is higher than normal guideline limits, however, it is typical for the area marketplace. The subject is situated in the established and very desirable neighborhood in East Austin (the Blackland neighborhood). This area is just east of the Central Business District, the Texas Capitol complex and the University of Texas main campus. It is within easy commuting distance to major employers and the freeway system. The area is well known for its community atmosphere with local shops, restaurants and strong neighborhood associations. Due to these factors, land value within the area is typically higher because of strong demand in the market for favorable sites and the limited supply of vacant tracts. The majority of houses in the area are medium sized, older homes and the newer houses are generally built after the older improvements have either been destroyed or have reached the end of their economic cycles. Land to improvement ratios are therefore typically weighted toward higher land values versus in the subject's area.

ADJUSTMENTS:

FINANCING: Active sale #5 was adjusted downward since sales tend to sell for less than the full asking price as per the 1004mc form.

LOT SIZE: Due to the land values in the neighborhood, all comparables were all adjusted for lot size differences.

CONDITION: Sales #2 and #3 were adjusted for being in superior condition and partially renovated according to the agent and photos in MLS.

BATHS: Comparable #1 was adjusted for number of baths.

SIZE OF IMPROVEMENTS: All comparables, except #5, were adjusted accordingly for size differences.

HVAC: Comparables #1, #4 and #5 were adjusted for not having central systems.

PARKING: Comparables #1 and #4 were adjusted downward for parking facilities.

The comparable sales used in the report were all closed, except for listing #5. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$380,300 to \$480,300 which translates into a per square foot range of \$370.30 to \$467.67. The estimated value of the subject property is \$400,000, or \$389.48 per square foot which is considered appropriate due to the subject's size and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

USPAP ADDENDUM**APPRAISAL PURPOSE / INTENDED USER:**

This appraisal report is intended for use in a mortgage finance transaction by Blackland Community Development Corporation, its successors and assigns. This report is not intended for any other use or user.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

General Text Addendum

File No. 013r20

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Lender/Client	Blackland Community Development Corp.				
				Zip Code	78722

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

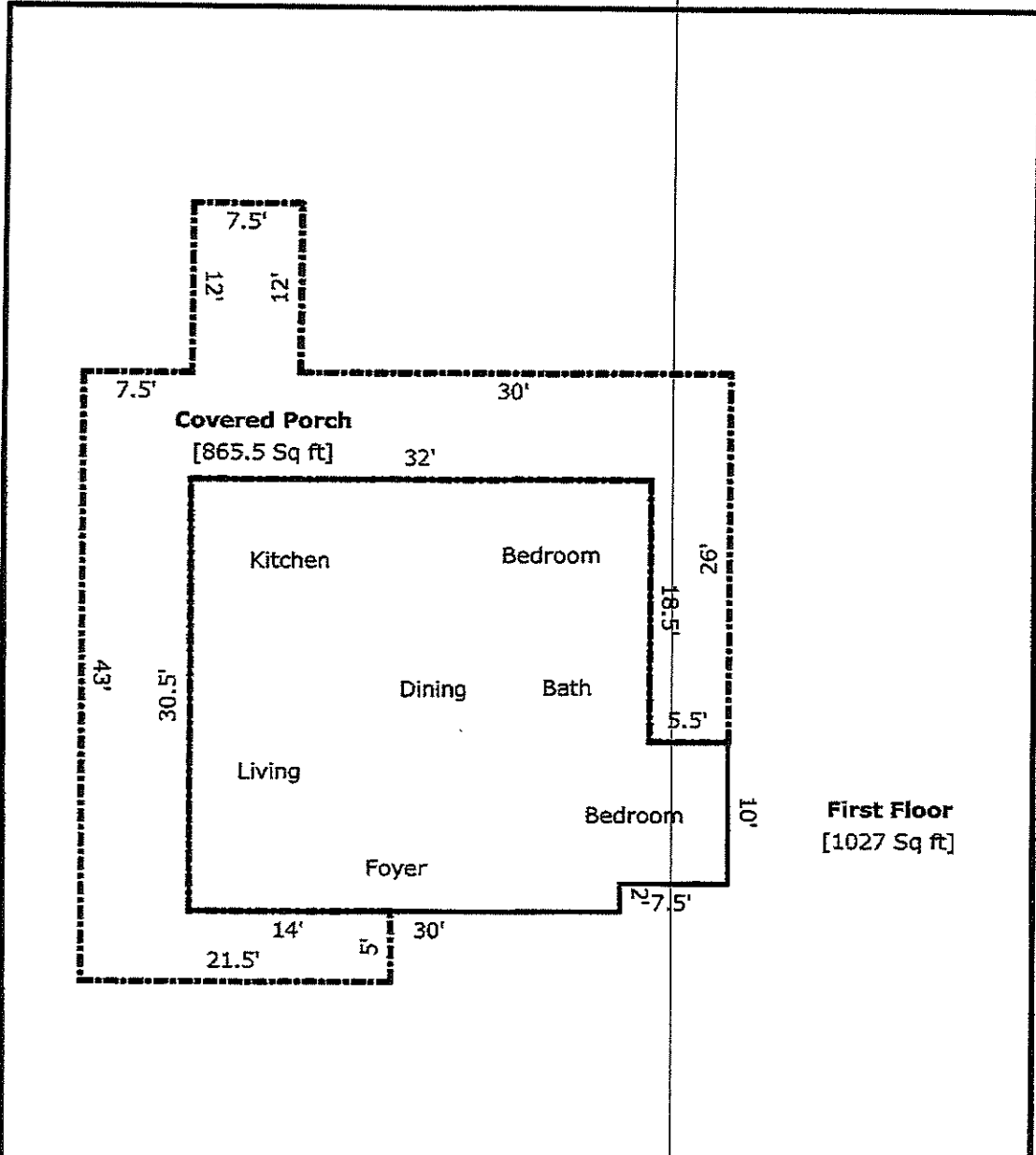
The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide of property valuation, and is not to be used as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I/we strongly recommend that a home inspector, licensed by the Texas Real Estate Commission, be retained for a detailed inspection.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Building Sketch

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Zip Code	78722				
Lender/Client	Blackland Community Development Corp.				



Area Calculations Summary		Calculation Details	
Living Area:	1027 Sq ft	30.5 x 30 =	915
First Floor:	1027 Sq ft	7.5 x 10 =	75
		2 x 18.5 =	37
Total Living Area (Rounded):	1027 Sq ft		
Non-Living Area:			
Covered Porch:	865.5 Sq ft	7.5 x 12 =	90
		21.5 x 5 =	107.5
		7.5 x 30.5 =	228.75
		5.5 x 18.5 =	101.75
		7.5 x 45 =	337.5

Subject Photos

Borrower	N/A		
Property Address	1902 E 22nd St		
City	Austin	County	Travis
Lender/Client	Blackland Community Development Corp.	State	TX
		Zip Code	78722



Subject Front

1902 E 22nd St
Sales Price
Gross Building Area
Age 83



Subject Rear



Subject Street

Subject Photo Page

Borrower	N/A		
Property Address	1902 E 22nd St		
City	Austin	County	Travis
Lender/Client	Blackland Community Development Corp.	State	TX
		Zip Code	78722



Left side

1902 E 22nd St
Sales Price
Gross Building Area
Age 83



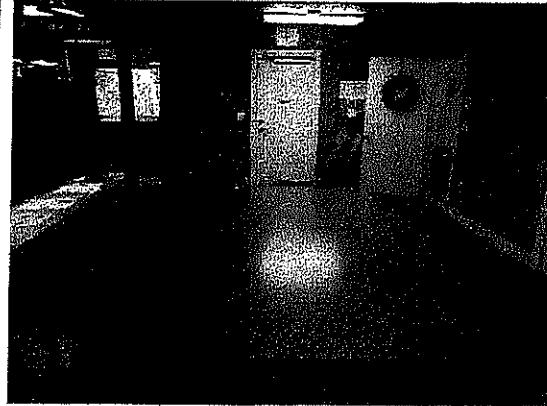
Right side

Interior Photos

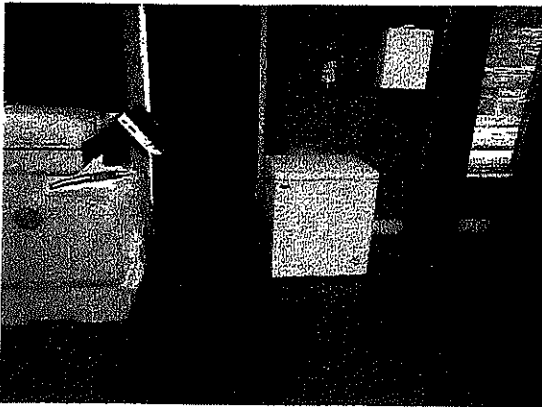
Borrower	N/A				
Property Address	1902 E 22nd St				
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Kitchen



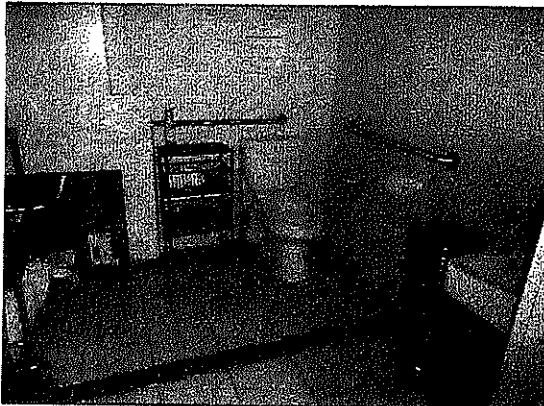
Dining



Living



Bedroom



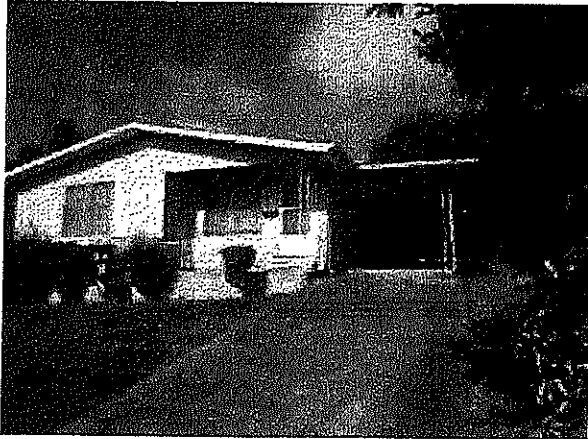
Bath



Bedroom

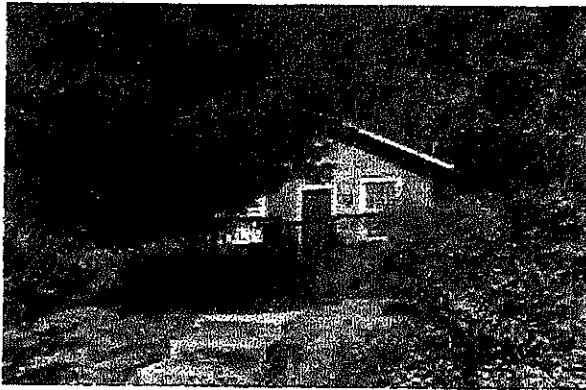
Comparable Photo Page

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Lender/Client	Blackland Community Development Corp.				
				Zip Code	78722



Comparable 1

2002 Maple Ave
 Prox. to Subject 0.30 miles E
 Sales Price 365,000
 Gross Living Area 1,088
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6882 sf
 Quality Q4
 Age 59



Comparable 2

2006 Pequito St
 Prox. to Subject 0.12 miles SE
 Sales Price 393,780
 Gross Living Area 720
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6360 sf
 Quality Q4
 Age 85

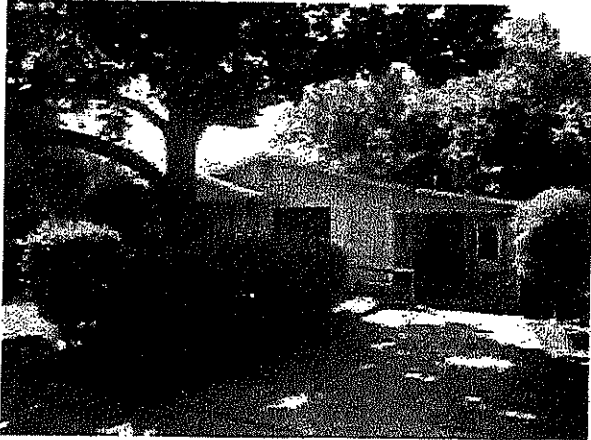


Comparable 3

2801 E 22nd St
 Prox. to Subject 0.57 miles E
 Sales Price 415,000
 Gross Living Area 720
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 12197 sf
 Quality Q4
 Age 85

Comparable Photo Page

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Lender/Client	Blackland Community Development Corp.				
				Zip Code	78722



Comparable 4

2205 E 17th St
 Prox. to Subject 0.43 miles SE
 Sales Price 362,250
 Gross Living Area 1,054
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6970 sf
 Quality Q4
 Age 59



Comparable 5

1705 E 22nd St
 Prox. to Subject 0.11 miles SW
 Sales Price 450,000
 Gross Living Area 1,012
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6708 sf
 Quality Q4
 Age 76

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Borrower	N/A	File No.	013r20
Property Address	1902 E 22nd St		
City	Austin	County	Travis
Lender/Client	Blackland Community Development Corp.	State	TX
		Zip Code	78722

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

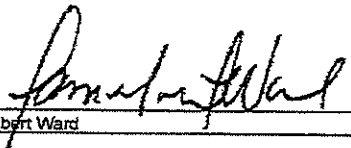
My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-60 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The highest and best use for the property is considered single family residential due to deed restrictions/zoning and area land use economics.

APPRAISER:

Signature: 

Name: James Robert Ward

State Certification #: 1321560

or State License #:

State: TX Expiration Date of Certification or License: 11/30/2021

Date of Signature and Report: 01/20/2020

Effective Date of Appraisal: 01/17/2020

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 01/17/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #:

State: _____ Expiration Date of Certification or License: _____

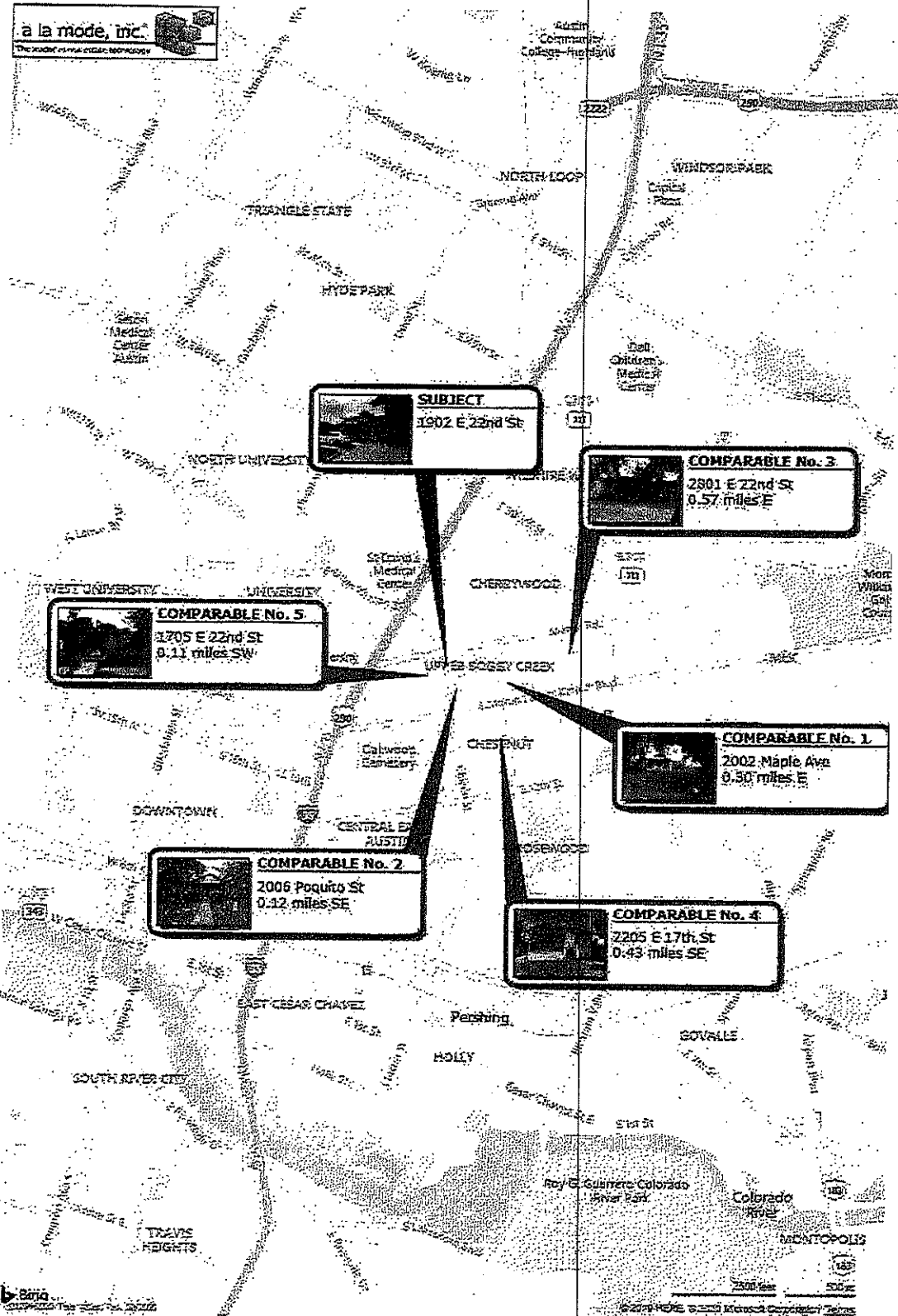
Date of Signature: _____

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

Location Map

Borrower	N/A			
Property Address	1902 E 22nd St			
City	Austin	County	Travis	State TX Zip Code 78722
Lender/Client	Blackland Community Development Corp.			



Appraiser Certification

PIA/VA Case No.

JAMES ROBERT WARD
1707 ROMERIA DRIVE
AUSTIN, TX 78757



Certified Residential Real Estate Appraiser

Appraiser: **JAMES ROBERT WARD**

License #: **TX 1321560 R**

License Expires: **11/30/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title: Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Douglas E. Oldmixon
Commissioner

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM
 (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

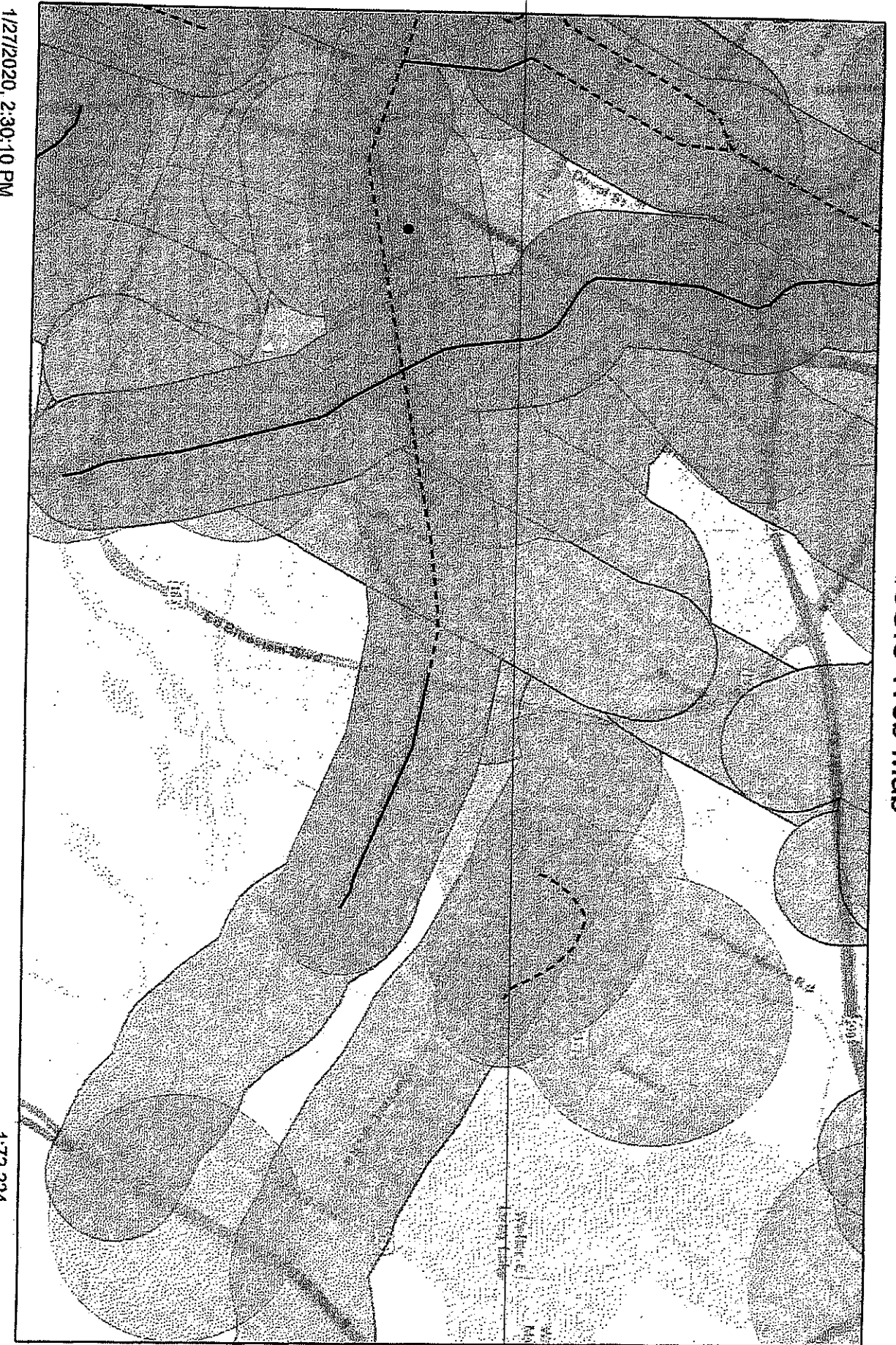
Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Arml.th	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CitySky	City View Skyline View	View
CityStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
In	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
c	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REQ	REQ Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

PROPERTY INFORMATION

5b. Property Maps

ArcGIS Web Map



1/27/2020, 2:30:10 PM

2016 Mobility Bond Corridor Projects

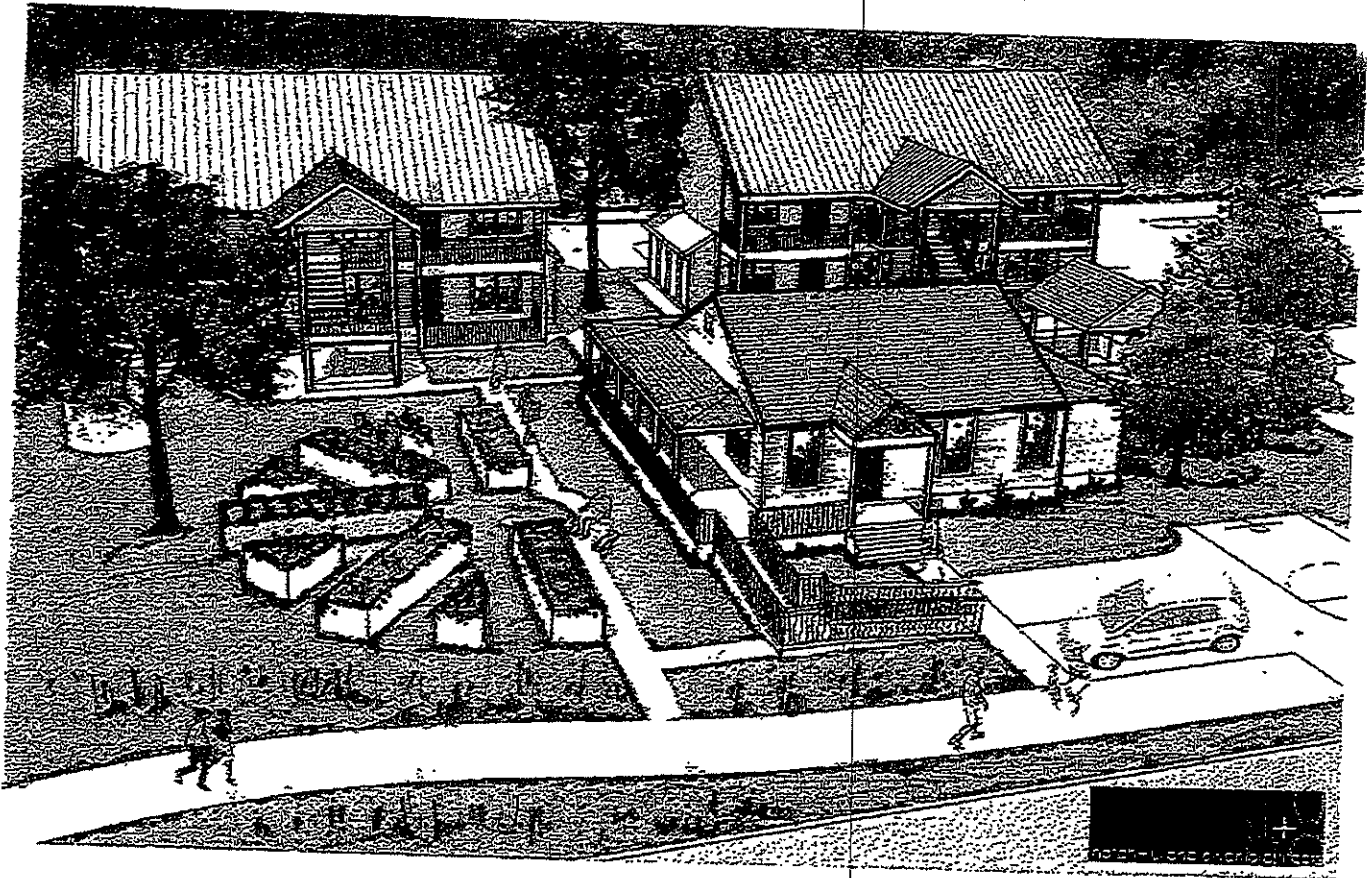
- Construction Eligible Corridor
- Preliminary Engineering and Design

Mobility Bond Corridor: 1/2-Mile Buffer

Imagine Austin Center: 1/2-Mile Buffer

Imagine Austin Corridor: 1/2-Mile Buffer

Sources: Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Intermap, INCREMENT P, NRCan, Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Planning and Development Review Department |



Relatix Surveyors Inc.
SURVEY PLAN

NOTE: THE ELEVATIONS SHOWN HEREON ARE NAVD83 BASED ON LOCAL NETWORK GPS OBSERVATION.

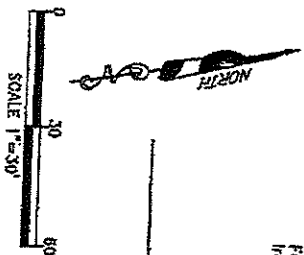
ADDRESS:
1600-1604 EAST 22ND STREET
AUSTIN, TEXAS 78722

LEGAL DESCRIPTION:
LOTS 1, 2, 3, BLOCK 16, SUBDIVISION OF QUILTON NO. 5 57.36, 37 AND 46 TRACTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS

NOTE: THE LOTS SURVEYED ARE SUBJECT TO RESTRICTIONS AND EASEMENT RIGHTS OF RECORD

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER EASEMENTS, RESTRICTIONS AND CONDITIONS MAY APPLY

NOTE: THE TREE CIRCLES SHOWN HEREON HAVE ONE (1) FOOT RADIUS STRAIN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER AS MEASURED 4.5 FEET FROM GROUND UP. ALL TRUNK TRESSES ARE DISPLAYED USING THE FOLLOWING FORMULA:
SON OF THE LARGEST TRUNK + 1/2 OF THE SIZE OF SMALLER TRUNKS.



PRM# 1012440
© Copyright 2017
www.RelatixSurveyors.com

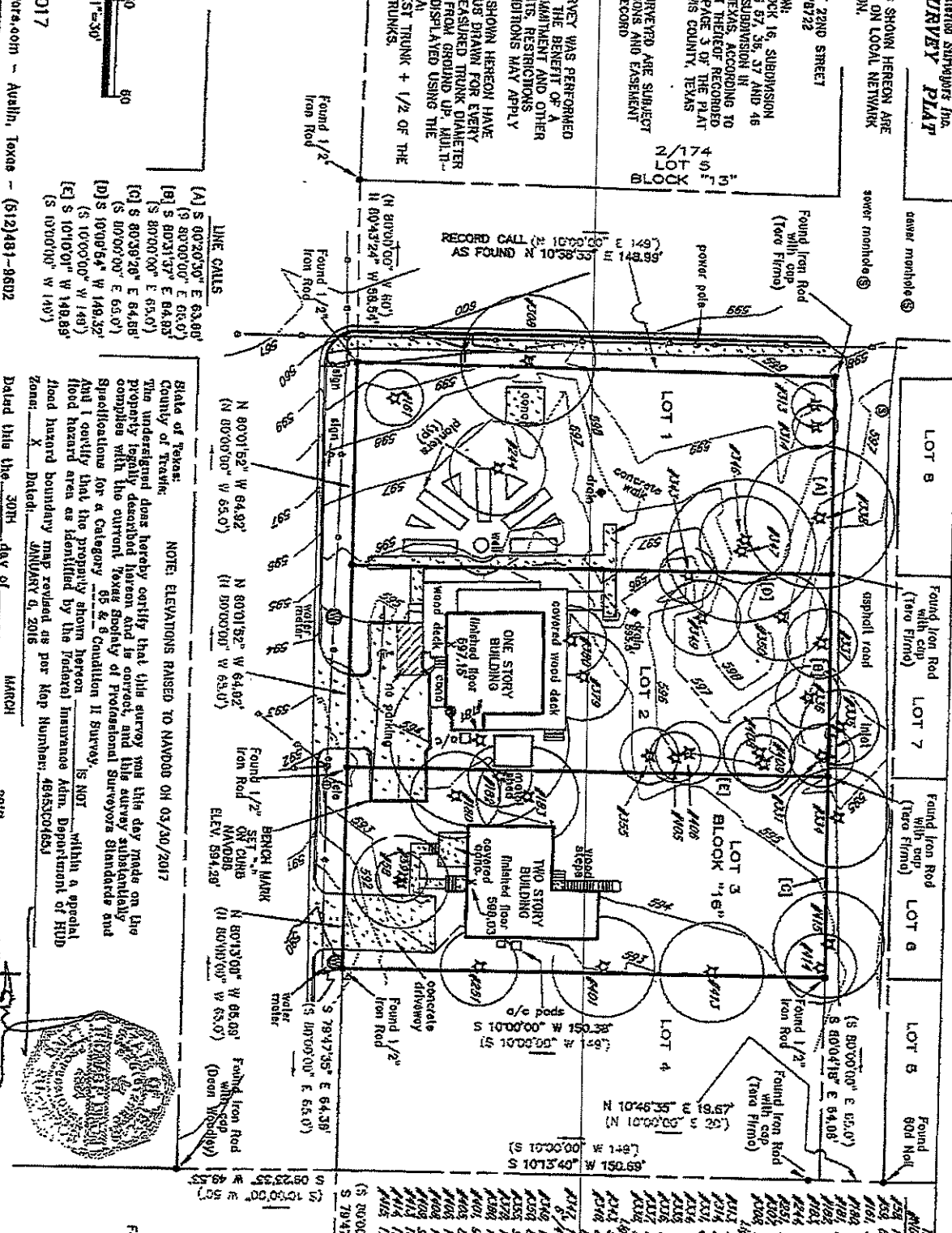
Austin, Texas - (512)481-8602

Dated this the 30th day of MARCH 2017.

Thomas P. Dixon R.P.L.S. 4284

U1405883

U1405883



Tree List	U1405883
123 11.25" Hackberry	
124 8" Hackberry	
125 9" Pecan	
126 14" Red Oak	
127 11" Red Oak	
128 10" Elm	
129 16" Red Oak	
130 16" Red Oak	
131 15" Pecan	
132 12" Hackberry	
133 10" Elm	
134 12" Hackberry	
135 12" Hackberry	
136 10" Hackberry	
137 11" Elm	
138 9" Red Oak	
139 9" Pecan	
140 9" Pecan	
141 9" Pecan	
142 10" Pecan	
143 10" Pecan	
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250 10" Pecan	

STATE OF TEXAS
COUNTY OF TRAVIS

NOTE: ELEVATIONS RANGED TO NAVD83 ON 03/30/2017

The undersigned does hereby certify that this survey was made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 65 & 6 Condition II Survey.

I, NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Zone: X Dated: JANUARY 9, 2016

is NOT within a special flood hazard boundary map revised as per Map Number: 45453004653

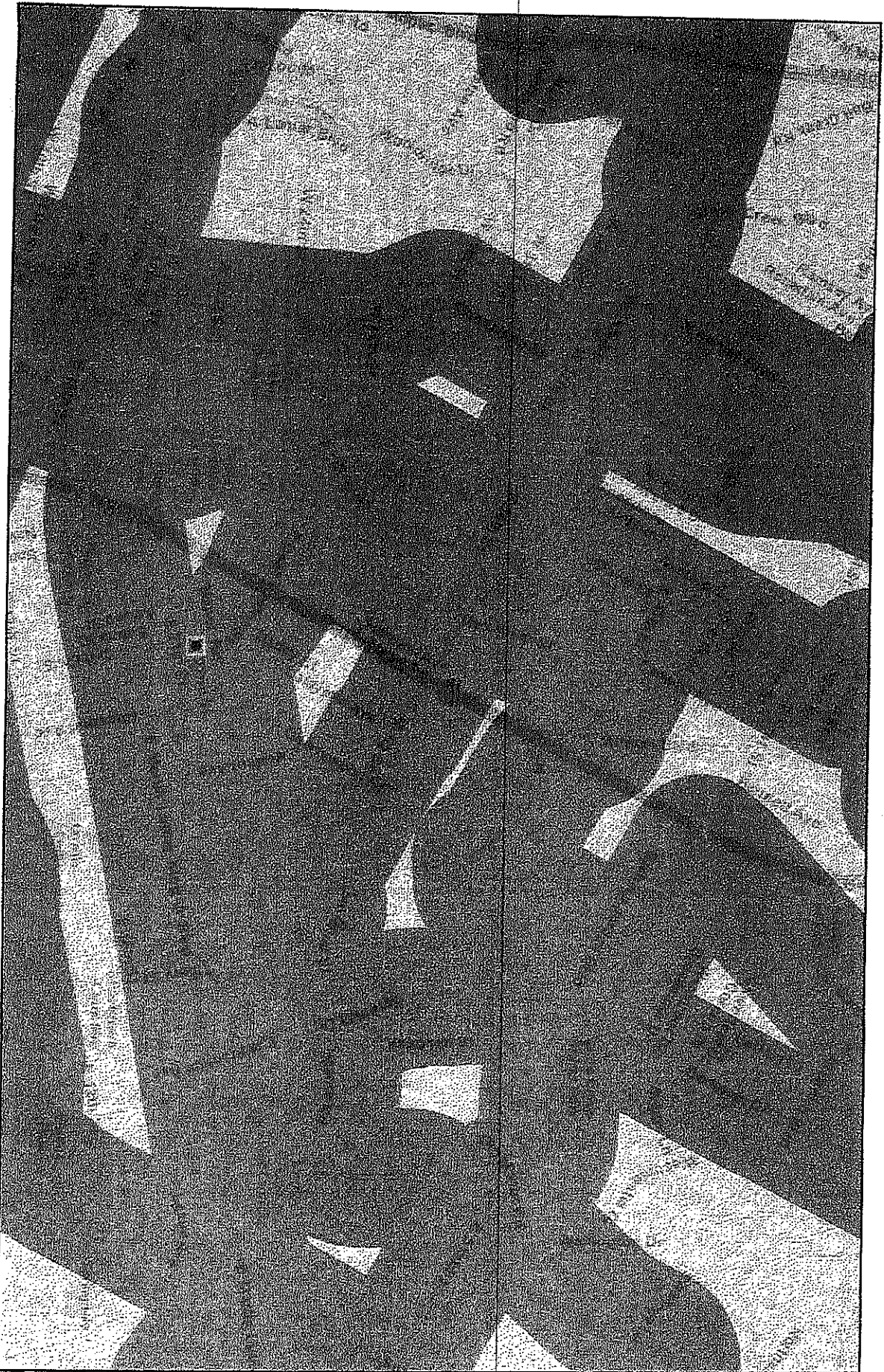
Dated this the 30th day of MARCH 2017.

Thomas P. Dixon R.P.L.S. 4284

U1405883

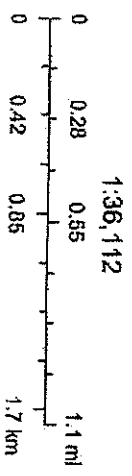
U1405883

ArcGIS Web Map



1/27/2020, 3:10:52 PM

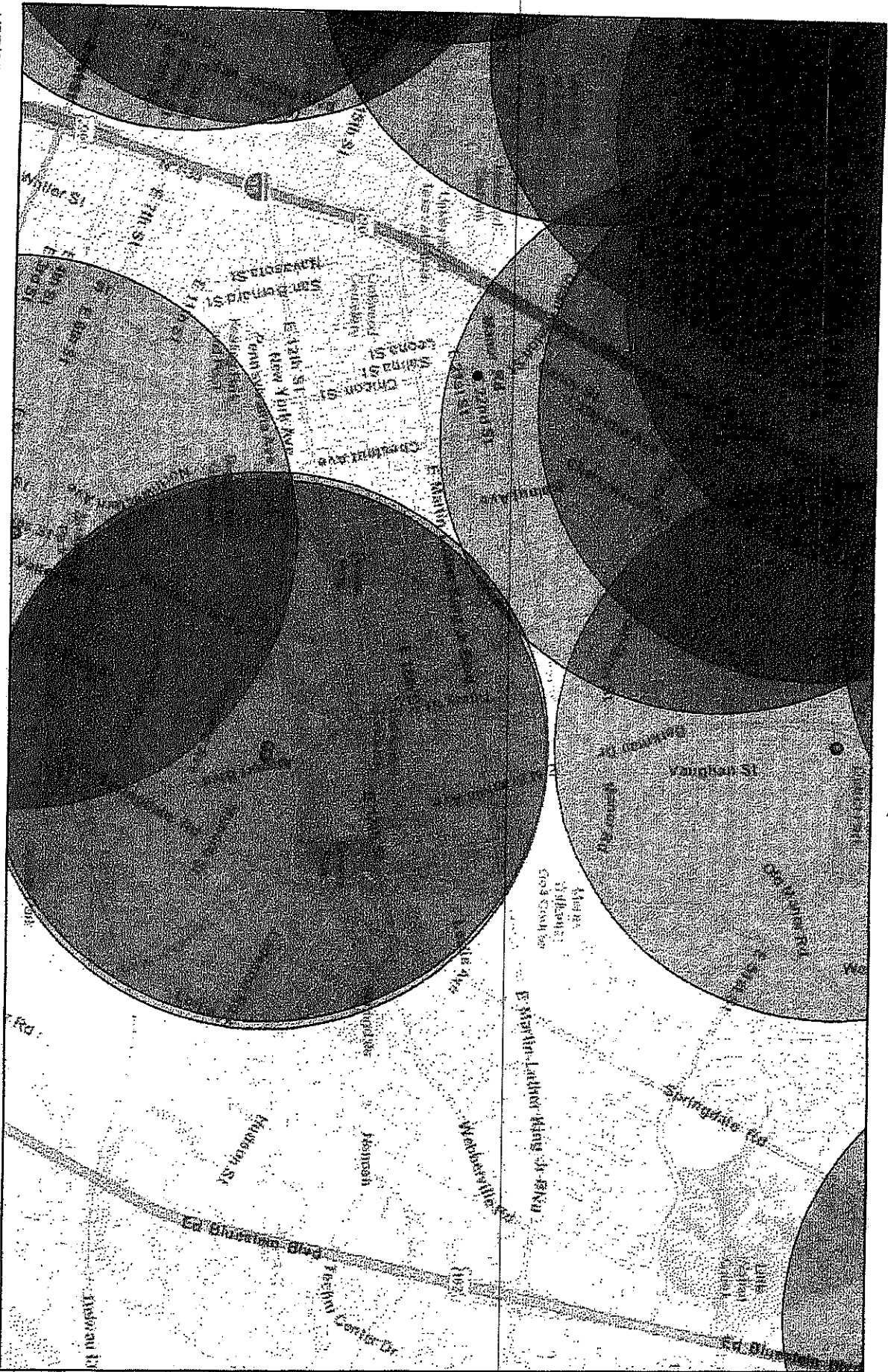
- High Frequency Bus Routes: 1/4-Mile Buffer
- Bus Routes: 3/4-Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

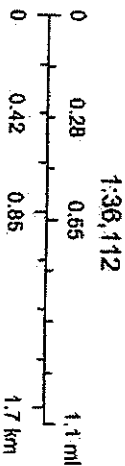
ARCGIS Web Map



1/27/2020, 3:14:10 PM

Healthy Food

Healthy Food Retail Locations

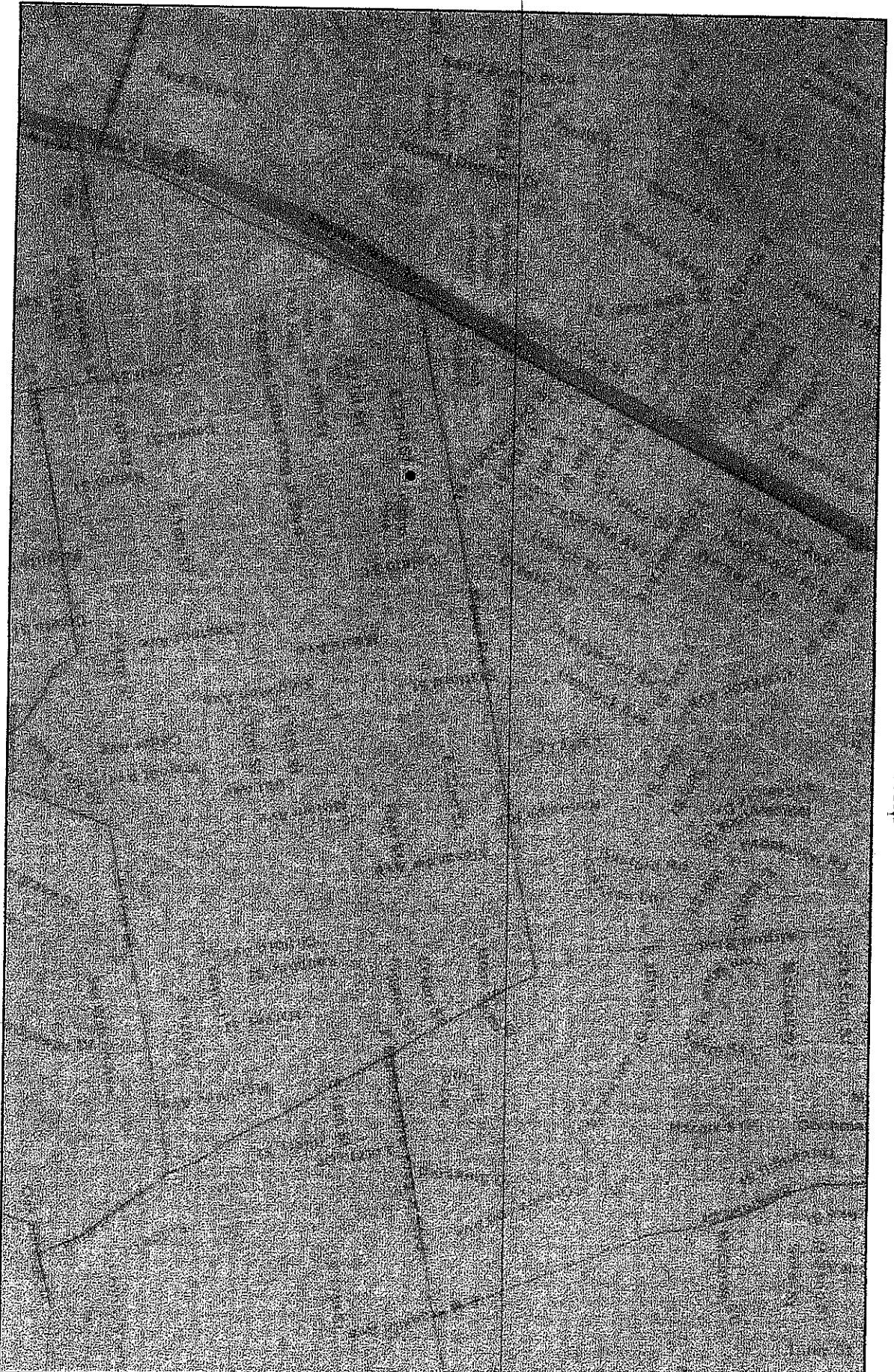


1:36,112

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS I

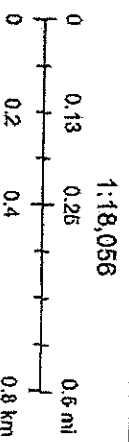
ArcGIS Web Map



1/27/2020, 3:17:32 PM

Austin Elementary School Attendance Areas

Austin ISD



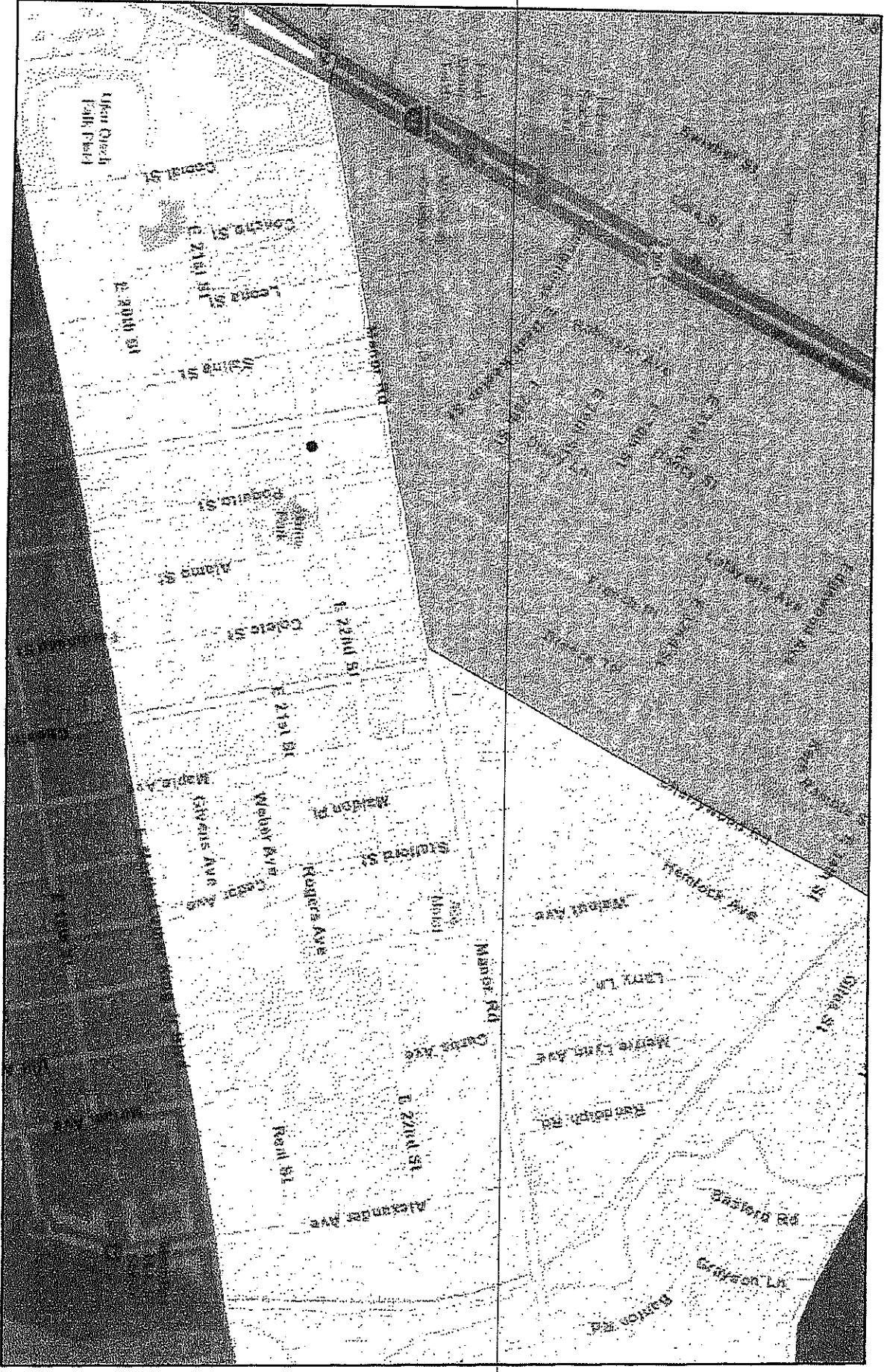
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

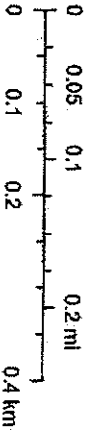
ArcGIS Web Map

1/27/2020, 3:04:58 PM

- High Opportunity
- Emerging Opportunity



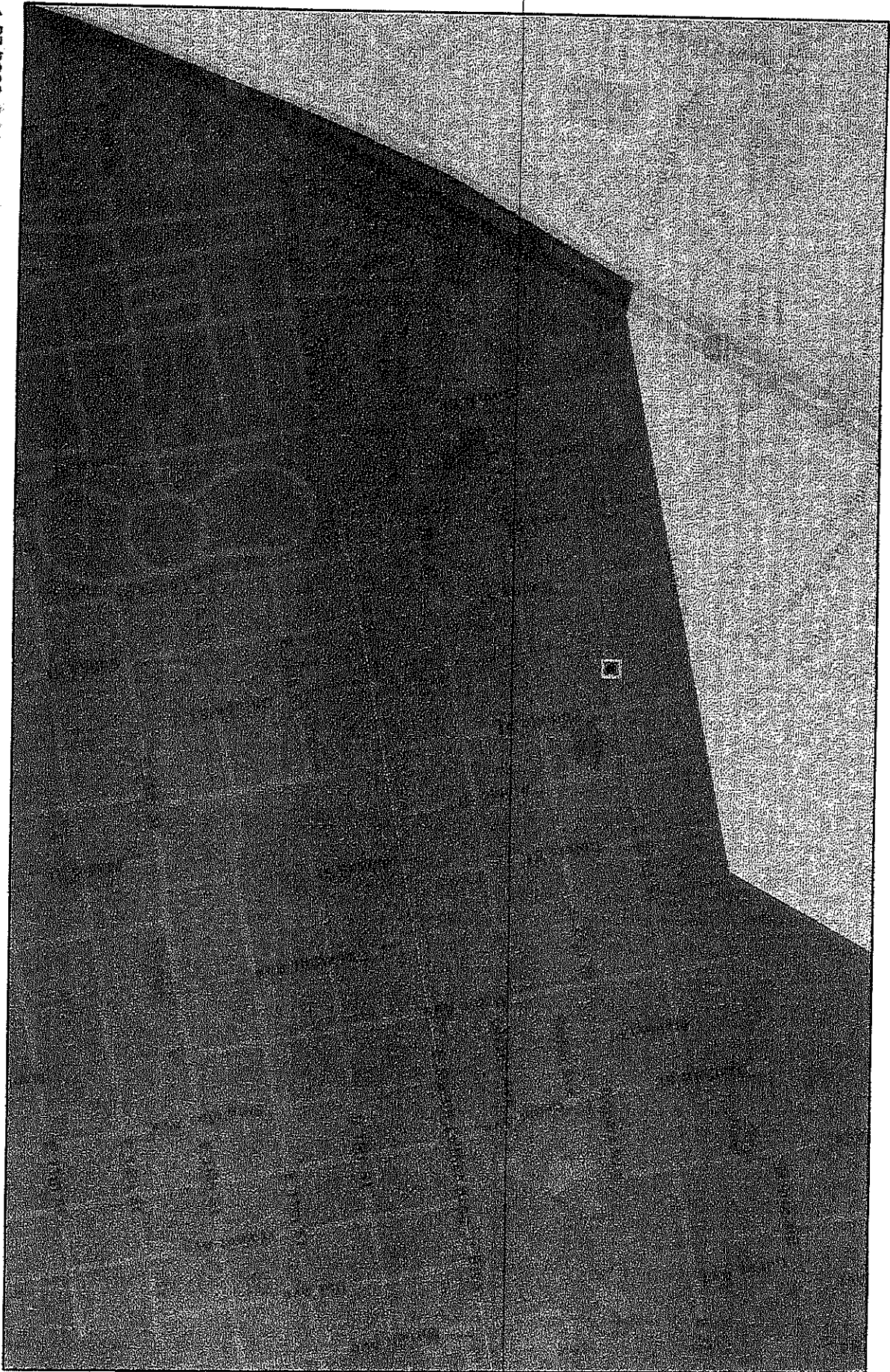
1:9,028



Sources: Esri, HERE, Garmin, USGS, Imagery, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS I

ArcGIS Web Map



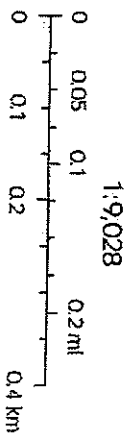
1/27/2020, 3:06:42 PM

Gentrification_RHDAHODA_View

Dynamic

Continued Loss

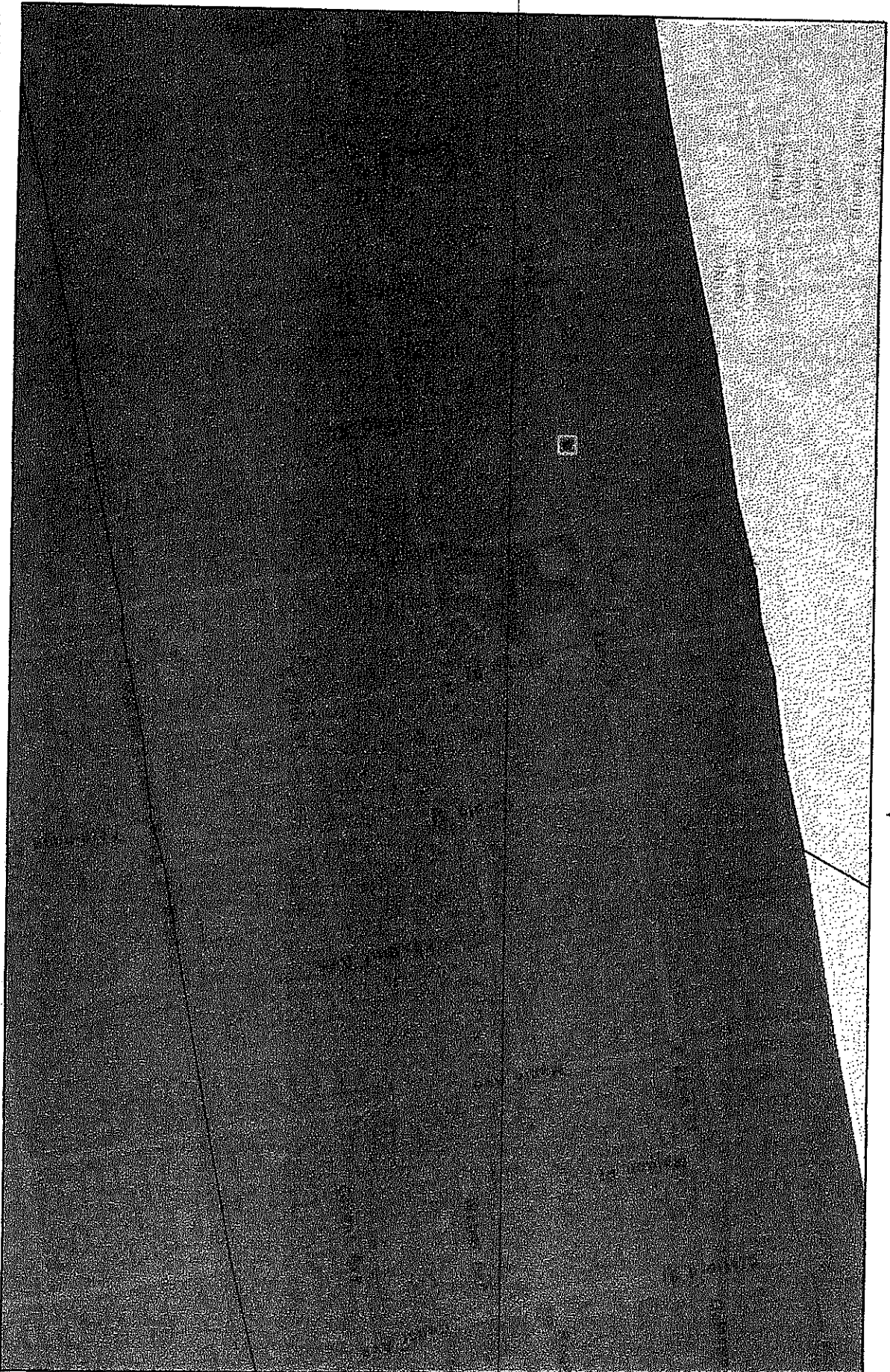
Not Gentrifying



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan

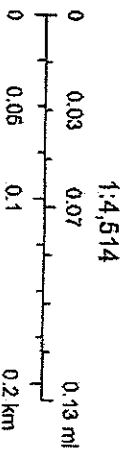
Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS

ArcGIS Web Map



1/27/2020, 3:08:26 PM

402 Census Tracts City Council Districts



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS



FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0211090309		Date Processed: 01/27/2020	
Property Address: 1902 E 22ND ST			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: N/A	
Community Number: 480624		100-Year Flood Elevation**: N/A	
Panel Number: 48453C0465J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 01/06/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A, AE, AO, or AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard (500-year floodplain)** are located or partially located within the shaded zone **X** portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- ** The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. **THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION.** Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

PROPERTY INFORMATION

5c. Zoning Verification Letter

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: Joseph Martinez
Mailing Address:
1902 E 22nd St
Austin, TX 78722

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 202217, 2022178, 202219

Zoning Classification(s)

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

MF-2-CO-NP

Zoning Case Number(s)

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

C14-02-0057, C14-05-0204, C14-2009-0104.SE, NPA-2009-0012.01

Zoning Ordinance Number(s)

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

020801-92, 20060406-051, 20091210-087, 20091210-088

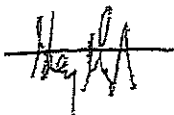
For Address Verification visit:
<http://austintexas.gov/addressverification>

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

To access zoning overlay documentation (Land Development Code Chapter 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, Stacy Meeks, 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.



4/16/2019

202217,
2022178,
202219

PROPERTY INFORMATION

5d. Proof of Site Control

03 00104736-SMR

TRV 2001007543
12 PGS

GENERAL WARRANTY DEED

THE STATE OF TEXAS

§

COUNTY OF TRAVIS

§

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Annie Maxine Ross and Claire Denise Johnson n/k/a Claire Denise Ockletree Johnson Givens, not joined by our spouses because the property conveyed herein does not constitute any part of our community homestead, of Victoria County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars \$(10.00) and other good and valuable considerations cash in hand paid by Blackland Community Development Corporation, a Texas non-profit corporation, the receipt of, all of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said Blackland Community Development Corporation, a Texas non-profit corporation, whose address is 2005 Salina, Austin, Travis County, Texas, 78722, hereinafter called "Grantee", the following described tract or parcel of land lying and being situated in Travis County, Texas, to-wit:

Lot 1 and 2, Block 16, C-R JOEN'S SUBDIVISION OF OUTLOT 46, Division B, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 3 of the Plat Records of Travis County, Texas.

THIS CONVEYANCE is expressly made SUBJECT TO any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind and character, and any and all other similar matters affecting the above-described property, excluding liens, life estates, and/or fee interests in third parties, and appearing of record in the Office of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the Grantee herein, their heirs and assigns, forever; and Grantor does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee herein, its heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof

The real property conveyed hereby is conveyed and delivered to Grantee in its present condition and on an "as is" basis, and Grantor expressly disclaims any warranty as to the condition of such property or the suitability of any such property for the use and purpose for which the same is intended, and Grantee acknowledges it has inspected the property or caused it to be inspected, and in accepting the property "as is" it is not relying upon any statements or representations of Grantor regarding the condition of the property or improvements.

Taxes having been prorated to the satisfaction of the parties, the Grantee has assumed the obligation for payment of taxes for 2001 and subsequent years.

DATED this the 8th day of January, 2001.

Annie Maxine Ross
Annie Maxine Ross

Claire Denise Ockletree Johnson Givens
Claire Denise Ockletree Johnson Givens

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on



Dana DeBeauvoir, County Clerk

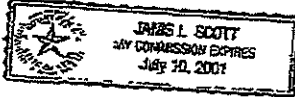
By Deputy: SAMANTHA LOPEZ

Samantha Lopez

JUL 02 2010

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 10 day of January, 2001, by Annie Maxine Ross.



James I. Scott
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF ECTOR §

This instrument was acknowledged before me on the 10th day of Jan, 2001, by Claire Denise Ockletree Joanson Givens.

Cindy Reese
NOTARY PUBLIC, STATE OF TEXAS

After consulting, refer to
Heather K. Way
Attorney at Law
Legal Aid of Central Texas
2201 Post Road, Ste 104
Austin, Texas 78704



Ret:
Heather K Way
Legal Aid of Central Tx
2201 Post Rd Ste 104
Austin Tx 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
01-15-2001 04 15 PM 2001087543
GUERRAY 311 00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on



JUL 02 2018
Dana DeBeauvoir, County Clerk
By Deputy: **SAMANTHA LOPEZ**

Samantha Lopez

500

04-08-5190

THE STATE OF TEXAS
COUNTY OF TRAVIS

WARRANTY DEED

2000

247593

5.00 DEED
2 05/26/86

} KNOW ALL MEN BY THESE PRESENTS:

That I, Fannie Mae Stewart, a femme sole, never having used this property as my homestead, of the County of Travis and State of Texas, for and in consideration of the sum of Ten and no/100's ***** (\$10.00) ***** DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Blackland Community Development Corporation of the County of Travis and State of Texas, all of the following described real property in Travis County, Texas, to-wit: Lot 3, Block 16, C.R. JOHNS SUBDIVISION, a subdivision of part of Outlot 46, Division "B", in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 3, of the Plat Records of Travis County, Texas, further identified as City Tax Parcel 2-1109-0309.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee its heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This conveyance is made pursuant to the terms and conditions of the contract between the City of Austin and Blackland Community Development Corporation which is attached hereto as Exhibit A.

EXECUTED this 15th day of October, A.D. 1985

Fannie Mae Stewart
FANNIE MAE STEWART

REAL PROPERTY RECORDS
Travis County, Texas

09757 0962



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

By:

JAR
J. ANDREW RAMIREZ
Deputy Clerk

Mailing address of each grantor:

Name: BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
Address: 800 E. 31st Street Austin, Tx. 78702

STATE OF TEXAS
COUNTY OF TRAVIS

(Acknowledgment)

This instrument was acknowledged before me on the
by FANNIE MAE STEWART

15th day of October

1985

Sylvia R. Gomez
Notary Public, State of Texas
Notary's name (printed): Sylvia R. Gomez
Notary's commission expires: 6-28-89

NOTARY SEAL

STATE OF TEXAS
COUNTY OF

(Acknowledgment)

This instrument was acknowledged before me on the
by

day of

19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

FILED

1986 JUN 26 PM 2:36

Dana DeBeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF

(Corporate Acknowledgment)

This instrument was acknowledged before me on the
by of a corporation, on behalf of said corporation.

day of

19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

PIPER & POWERS
Attorneys at Law
1012 E. 38th Street
AUSTIN, TEXAS 78751

PIPER & POWERS
Attorneys at Law
1012 E. 38th Street
AUSTIN, TEXAS 78751

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED in
my office and it is the one stamped hereon by me and
was duly RECORDED in the books and pages of the
Public Records of Travis County, Texas on

JUN 26 1986



Dana DeBeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

89757 0988



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

By:

JARJ

Deputy Clerk

J. ANDREW RAMIREZ

03 00104736-SMR

TRV 2001007643
2 PGS

GENERAL WARRANTY DEED

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§ KNOW ALL MEN BY THESE PRESENTS:

THAT we, Annie Maxine Ross and Claire Denise Johnson n/k/a Claire Denise Ockletree Johnson Givens, not joined by our spouses because the property conveyed herein does not constitute any part of our community homestead, of Victoria County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations cash in hand paid by Blackland Community Development Corporation, a Texas non-profit corporation, the receipt of all of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY unto the said Blackland Community Development Corporation, a Texas non-profit corporation, whose address is 2005 Salina, Austin, Travis County, Texas, 78722, hereinafter called "Grantee", the following described tract or parcel of land lying and being situated in Travis County, Texas, to-wit:

Lot 1 and 2, Block 16, C-R JOHN'S SUBDIVISION OF OUTLOT 46, Division B, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume 1, Page 3 of the Plat Records of Travis County, Texas.

THIS CONVEYANCE is expressly made SUBJECT TO any and all easements, rights-of-way, restrictions, ordinances, mineral or royalty reservations or conveyances, leases of every kind or character, and any and all other similar matters affecting the above-described property, excluding liens, life estates, and/or fee interests in third parties, and appearing of record in the Office of the County Clerk of Travis County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anyway belonging unto the Grantee herein, their heirs and assigns, forever; and Grantor does hereby bind themselves, their heirs and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the Grantee herein, its heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof

The real property conveyed hereby is conveyed and delivered to Grantee in its present condition and on an "as is" basis, and Grantor expressly disclaims any warranty as to the condition of such property or the suitability of any such property for the use and purpose for which the same is intended, and Grantee acknowledges it has inspected the property or caused it to be inspected, and in accepting the property "as is" it is not relying upon any statements or representations of Grantor regarding the condition of the property or improvements.

Taxes having been prorated to the satisfaction of the parties, the Grantee has assumed the obligation for payment of taxes for 2001 and subsequent years.

DATED this the 8th day of January, 2001.

Annie Maxine Ross
Annie Maxine Ross

Claire Denise Ockletree Johnson Givens
Claire Denise Ockletree Johnson Givens



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

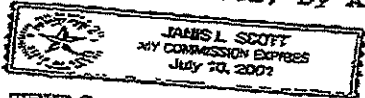
By: JAR

Deputy Clerk

J. ANDREW RAMIREZ

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 10 day of January, 2001, by Annie Maxine Ross.



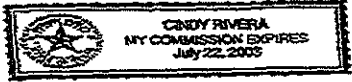
James L. Scott
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF ECTOR §

This instrument was acknowledged before me on the 10th day of Jan, 2001, by Claire Denise Ockletree Johnson Givens.

Cindy Rivers
NOTARY PUBLIC, STATE OF TEXAS

ACT NOTARIAL, HEATH K
Way
K Way
Legal Aid of Central Texas
2201 Post Road Suite 104
Austin, Texas 78704



Ret:
Heather K Way
Legal Aid of Central Tx
2201 Post Rd Ste 104
Austin Tx 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
01-15-2001 04 15 PM 2001007643
QUERRY \$31.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

By: JARJ Dana DeBeauvoir, Travis County Clerk
Deputy Clerk

J. ANDREW RAMIREZ

PROPERTY INFORMATION

5e. Phase I ESA



Professional Service Industries, Inc.
2600 McHale Court, Suite 125
Austin, TX 78758
Phone: 512-491-0200
Fax: 512-491-0221

July 23, 2020

Mr. Joseph A. Martinez
Blackland Community Development Corporation
1902 E. 22nd Street
Austin, Texas 78722

RE: Phase I Environmental Site Assessment Report
Blackland Property
1900, 1902, & 1904 E. 22nd Street
Austin, Texas 78722
PSI Work Order Number 0435-4512

Dear Mr. Martinez:

Thank you for choosing Professional Service Industries, Inc. (PSI), an Intertek company. The information you requested is attached.

PSI performed the Phase I Environmental Site Assessment that you requested in general accordance with our agreement dated June 24, 2020. PSI transmits one electronic pdf copy with this letter.

We thank you for your business and we look forward to finding ways to grow our partnership, expand our services, and continue Building Better Together.

For Professional Service Industries, Inc.

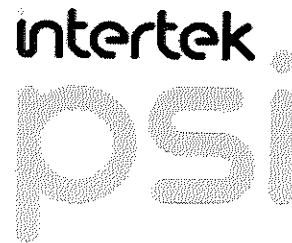
A handwritten signature in black ink that reads "Andrea Clements".

Andrea Clements
Staff Scientist

A handwritten signature in black ink that reads "John Langan".

John Langan
Environmental Services
Department Manager

Attachments



Phase I Environmental Site Assessment

Blackland Property
1900, 1902, & 1904 E. 22nd Street
Austin, Texas 78722

Prepared for:

Blackland Community Development Corporation
1902 E. 22nd Street
Austin, Texas 78722

Prepared by:

Professional Service Industries, Inc.
2600 McHale Court, Suite 125
Austin, TX 78758

July 23, 2020

PSI Project Number: 0435-4512

A handwritten signature in black ink that reads "Andrea Clements".

Andrea Clements
Staff Scientist

A handwritten signature in black ink that reads "John Langan".

John Langan
Environmental Services
Department Manager

Project Summary

Report Section		No Issues Identified	Routine Solution	REC	HREC	CREC	VEC	De-Minimis	Notes
3.0	USER-PROVIDED INFORMATION	✓							
5.0	SITE RECONNAISSANCE	✓							
5.2	SUBJECT PROPERTY OBSERVATIONS	✓							
5.3	OFF-SITE OBSERVATIONS	✓							
6.0	HISTORICAL USES	✓							
7.0	ENVIRONMENTAL REGULATORY RECORDS REVIEW				✓				HREC: NW adjacent property closed LPST case, soils only.
8.0	VAPOR ENCROACHMENT SCREENING	✓							



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LIST OF COMMONLY USED ACRONYMS AND ABBREVIATIONS

AST	Above-ground Storage Tank
AUL	Activity and Land Use Limitation
AHERA	Asbestos Hazard Emergency Response Act
ACM	Asbestos-Containing Materials
AMSL	Above Mean Sea Level
APN	Assessor's Parcel Number (also referred to as a PIN)
ASTM	American Society for Testing and Materials
BER	Business Environmental Risk
Bgs	Below ground surface
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
COC	Chemical(s) of Concern
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System (now called SEMS)
CESQG	Conditionally Exempt Small Quantity Generator of Hazardous Waste
CREC	Controlled Recognized Environmental Condition
EDR	Environmental Data Resources, Inc.
EP	Environmental Professional
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
HREC	Historical Recognized Environmental Condition
HVAC	Heating, Ventilation, and Air Conditioning
LLP	Landowner Liability Protection
LQG	Large Quantity Generator of Hazardous Waste
LBP	Lead-Based Paint
LPST	Leaking (Underground) Petroleum Storage Tank
MCL	Maximum Concentration Level
MSDS	Material Safety Data Sheets (now referred to as Safety Data Sheets)
MTBE	Methyl tert Butyl Ether
µg/L	Micrograms per Liter
Mg/kg	Milligrams per Kilogram
Mg/L	Milligrams per Liter
NPL	National Priorities List (aka/Superfund)
NFA	No Further Action (also known as No Further Remediation)
ND	Not Detected
NOV	Notice of Violation
OSHA	Occupational Safety and Health Administration
ppb	Parts per billion
ppm	Parts per million
PCE	Perchloroethylene (also known as Tetrachloroethylene)
pCi/L	Picocuries per liter
PCB	Polychlorinated Biphenyls
REC	Recognized Environmental Condition



RCRA	Resource Conservation and Recovery Act
TPH	Total Petroleum Hydrocarbons
TCE	Trichloroethylene
TCEQ	Texas Commission on Environmental Quality
UST	Underground Storage Tank
USDA	United States Department of Agriculture
USGS	United States Geological Survey
VEC	Vapor Encroachment Condition
VIC	Vapor Intrusion Condition
VOC	Volatile Organic Compound



CERTIFICATION

Professional Service Industries, Inc. (PSI), an Intertek company, has completed a Phase I Environmental Site Assessment of the Blackland Property located at 1900, 1902, & 1904 E. 22nd Street in Austin, Texas ("the Subject Property"). PSI performed the Phase I ESA in general accordance with ASTM E1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the Practice). The assessment was completed at the request of Blackland Community Development Corporation ("the client") in accordance with the scope of work outlined in PSI's Proposal Number 0435-312354, which was authorized by the client on June 24, 2020.

The conclusions developed herein represent our professional judgment based on information and data available to us at the time of the assessment, and observations made at the time of our site reconnaissance. In accordance with ASTM E1527-13 § 4.6, the report is valid for a period of 180 days from the time of issuance.

Site Assessor:



Andrea Clements
Staff Scientist

Reviewed by:



John Langan
Environmental Services Department Manager

Environmental Professional Certification

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of this part. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Environmental
Professional:



John Langan
Environmental Services Department Manager



1.0 EXECUTIVE SUMMARY

PSI, an Intertek company, performed a Phase I ESA of the Blackland Property located at 1900, 1902, & 1904 E. 22nd Street, in Austin, Texas, 78722. PSI performed the assessment to comply with the contract between Blackland Community Development Corporation (the client) and PSI.

Our assessment included a Phase I ESA and did not include evaluation of business environmental risks that are beyond the scope of ASTM E1527 (e.g., asbestos, mold, lead based paint, radon, wetlands, etc.).

1.1 FINDINGS

A summary of findings is provided below. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

1.1.1 SITE DESCRIPTION AND CURRENT USE

The subject property consists of an approximately 0.6657 acre tract that is located at 1900, 1902, & 1904 E. 22nd Street, in Austin, Texas. The subject property at 1900 E. 22nd Street is developed with a garden, the Fannie Mae Conservatory. The subject property at 1902 E. 22nd Street is developed with an approximately 1,038 square feet (sf) one-story single-family residential structure that is used at the office for Blackland Community Development Corporation. The subject property at 1904 E. 22nd Street is developed with an approximately 2,392 square feet (sf) two-story multi-family dwelling with associated landscaping, and is currently occupied by residents whom are utilizing the services of Blackland Community Development Corporation (CDC). Blackland CDC provides affordable housing via single family homes, duplexes, and an apartment complex.

1.1.2 ADJOINING PROPERTY DESCRIPTION AND USE

The subject property is located near a primarily commercial corridor along Manor Road, with a single family residential area located to the west and south. Usage of the immediately surrounding properties is summarized in the table below.

Direction	Description of Adjoining Property Use
North	Salty Sow American restaurant and associated parking lot followed by Manor Road
East	Apparent single family residential property followed by Poquito Street
South	E. 22nd Street followed by single family residences
West	Chicon Street followed by single and multi-family residential properties



1.1.3 HISTORICAL USE OF SITE AND SURROUNDING AREA

The subject property has consisted of residential or vacant properties at least from 1922 through the late 1980s according to the Fire Insurance Maps and other historical resources reviewed. Based on a review of the local tax assessor's records, the subject property at 1900 and 1902 E. 22nd Street was transferred from Annie Maxine Ross to the current owner, Blackland Community Development Corporation, in 2001. Prior to that, these parcels were transferred from Fannie Mae Stewart to Annie Maxine Ross in 1987. The subject property at 1904 E. 22nd Street was transferred from Fannie Mae Stewart to the current owner, Blackland Community Development Corporation, in 1985.

The northwest adjacent property across Chicon Street had permitted UST facilities in the 1950s according to The City of Austin records discussed in Section 7.2.2 below. The closest filling station was listed in the city directories reviewed at least from 1959 through 1970, and the filling station was apparent in the 1962 through 1971 Fire Insurance Maps of all the historical resources reviewed. Subsequently, the northwest adjacent property was used as an automotive repair and trucking business at least from 1976 through 1985 according to the city directories. From the lack of further listings and aerial photographs, the northwest adjacent property was vacant or used as a parking lot after 1985 through the time of site reconnaissance in 2020. The database records discussed in Section 7.1.2 below indicate that the parking lot may have contained USTs and was used by the University of Texas Physical Plant as a parking lot at least in the late 1980s and early 1990s.

The immediately north adjoining property appears to have been used residentially in 1922 and was first listed commercially as a grocery store at least from 1959 through 1970. Then, the immediately north adjoining property was listed as a Community Auto Co-op in in 1976, unlisted in the early to mid 1980s, and used as various apparent restaurant or catering businesses at least since 1989 through the time of site reconnaissance.

The east adjacent properties were primarily residential properties and also included a church at least from 1922 through 2015 according to Fire Insurance Maps and Aerial Photographs reviewed. Additionally, the south and west adjacent properties were residential at least since 1922 from the historical resources reviewed.

1.1.4 GOVERNMENTAL RECORDS REVIEW

PSI subcontracted with Environmental Risk Information Services (ERIS) to provide a review of governmental database records for spill sites, tanks, hazardous waste handlers, and other facilities of potential concern within proximity to the subject property.

The subject property was not identified as a spill site or regulated facility on the regulatory databases that were searched. However, off-site facilities were identified in the database search within the appropriate AMSD and were evaluated by PSI during this assessment. These facilities are discussed in Section 7.1 of this report, and the regulatory radius map report is appended.



1.1.5 SIGNIFICANT DATA GAPS

The ASTM E1527 Standard Practice defines a significant data gap as a lack of or inability to obtain information required by the practice that would limit our ability to draw conclusions with regard to RECs in connection with the subject property. Based on our experience, the information that we gathered and evaluated did not present significant data gaps that affected our ability to identify RECs in connection with the subject property.

1.2 CONCLUSIONS

PSI performed a Phase I ESA of the subject property in general accordance with the scope and limitations of ASTM Practice E 1527-13. Any exceptions to or deletions from this practice are described in Section 2.3 of this report. The following conclusions have been made with regard to evidence of RECs, HRECs, CRECs, VECs, and *de minimis* conditions on the subject property, as defined in ASTM E 1527-13.

1.2.1 RECOGNIZED ENVIRONMENTAL CONDITIONS

This assessment has revealed no evidence of RECs in connection with the subject property.

ON-SITE CONDITIONS

None

OFF-SITE CONDITIONS

None

1.2.2 CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM E1527 Standard Practice defines a CREC as a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of a regulatory agency with chemicals of concern allowed to remain in place subject to the implementation of institutional and/or engineering controls to prevent future exposure. In some cases, certain uses or activities (e.g., residential use) may be limited or prohibited on the property. By definition, the ASTM E1527 Standard Practice considers a CREC to also represent an REC, since residual chemicals may remain present in the subsurface.

This assessment has revealed no evidence of CRECs in connection with the subject property.



1.2.3 HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITIONS

The ASTM Standard Practice defines an HREC as a past release of hazardous substances or petroleum products that has impacted the property, but the release has been addressed to the satisfaction of a regulatory agency or meets unrestricted use criteria established by the regulatory agency without the need for institutional or engineering controls. PSI has identified the following HRECs in connection with the subject property:

- Former Fueling Facility / Arthur P Watson / Abandoned UST Facility
1900 Manor Road
Austin, TX 78722

This former fueling facility was located over 200 feet to the north and does not represent evidence of a current REC based on the separation distance from the subject property, closure of the LPST case, the cleanup status in the Brownfields program, and the removal of the USTs and lack of active USTs. The LPST case and Brownfields listing do appear to represent evidence of an HREC in connection with the subject property; however, the TCEQ file room is closed from the emergency declaration regarding coronavirus, and records were not available for review.

- UT Physical Plant Parking Lot
1815 Manor Road
Austin, TX 78722

This facility was located adjacent to the northwest of the subject property across Chicon Street. The TCEQ LPST case was reported in October 1990 and closed in April 1991. Contamination reportedly only impacted the soils. The UST Facility status is inactive, and the USTs were removed from the ground in 1990. Files were not available for review from the TCEQ due to coronavirus related closure of the central file room. This off-site petroleum release on an adjacent property appears to represent evidence of an HREC in connection with the subject property.

1.2.4 VAPOR ENCROACHMENT CONDITIONS

The ASTM E1527 Standard Practice requires that the environmental professional evaluate the potential for VECs on the subject property. A VEC is defined in ASTM E2600 as the presence or likely presence of volatile chemicals in the subsurface that are caused by the release of vapors from contaminated soil or groundwater either on or near the subject property.

This assessment has revealed no VECs in connection with the subject property.

1.2.5 DE MINIMIS CONDITIONS

A de minimis condition is a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.



PSI did not identify evidence of de minimis conditions on the subject property.

1.3 RECOMMENDATIONS

PSI recommends no further assessment for RECs in connection with the subject property at this time.



2.0 PHASE I ESA SCOPE AND METHODOLOGY

2.1 PURPOSE OF SERVICES

PSI performed the Phase I ESA in conformance with ASTM E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (the Practice). The purpose of the Practice was to define good commercial practice for conducting a Phase I ESA and as such, the Practice is intended to permit the user to satisfy one of the requirements to qualify for the LLPs. The goal of the processes established by the Practice is to identify RECs in connection with the property.

Based on the information provided, PSI understands that your purpose for having the Phase I ESA performed is to satisfy one of the requirements to qualify for one of the LLPs.

2.2 PHASE I ESA METHODOLOGY

PSI performed a Phase I ESA of the subject property. The scope of our services and general methodology is presented below.

The information sources that PSI used, including published material, material obtained from commercial and other sources, is listed below and cited as it is presented in the report. The information or excerpts thereof is appended.

This assessment included the following components:

- Records review;
- Reconnaissance;
- Interviews;
- Vapor Encroachment Screen (VES) in accordance with ASTM E2600-15; and
- Preparation of this report, including our evaluation.

2.3 LIMITATIONS, EXCEPTIONS, DEVIATIONS AND DATA GAP

PSI considers that limitations, exceptions, and deviations from the Practice manifest as a lack of or inability to obtain information required by the Practice. This represents the definition of the 'data gap' contained in the Practice. PSI listed the component objectives of the Practice on the appended Data Gap Worksheet and tracked the information obtained against the objectives. Therefore the limitations, exceptions and deviations are identified in the Worksheet.

In general, when required information was incomplete, not provided, otherwise not obtained, or indicated a need for additional information, PSI attempted to use information from other sources to meet the Practices' performance objectives. When the data gaps affected the Environmental Professional's ability to identify RECs, PSI considered the data gap(s) to be significant. PSI identified significant data gaps (if any) on the Data Gap Worksheet and reported them in Section 1.1.5.



2.4 SIGNIFICANT ASSUMPTIONS

PSI made the following assumptions in developing our Phase I ESA findings and conclusions:

- Regulatory Agency Information - PSI considers all information provided by our environmental database subcontractor regarding regulatory status of facilities to be complete, accurate, and current.
- Other Regulatory Information - PSI considers all information obtained from regulatory or enforcement agencies to be complete, accurate, and current.
- Title, Lien and AUL Information - PSI considers all information provided by real estate title record review firms regarding property use or ownership, encumbrances or other limitations, if provided, to be complete, accurate and current.
- Interviews - PSI considers all information provided through interviews to be complete, unbiased and provided in good faith.
- Groundwater - PSI interpreted and inferred the direction of the shallow groundwater movement based on the information we obtained and our experience. Actual groundwater flow may be locally influenced by many factors beyond the scope of this assessment. Subsurface investigation would be necessary to determine site-specific groundwater flow direction.



3.0 USER-PROVIDED INFORMATION

PSI considers the client to be the 'User' of our assessment, defined in ASTM Practice E 1527 as "the party seeking to use ASTM E 1527 to complete a Phase I ESA of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager. The User has specific obligations for completing a successful application of this practice...."

3.1 USER QUESTIONNAIRE

The EPA All Appropriate Inquiry Rule (40 CFR Part 312) and ASTM E1527 Section 6 require the User to answer certain questions related to the property, in order to obtain certain LLPs from CERCLA liability. To facilitate this process, PSI provided the client with a User Questionnaire, which is provided in the Appendix if it has been returned. A summary of the required questions and client responses is provided below:

Question	Yes	No	Unknown	N/A	Client did not respond
Did a review of recorded land title records or other sources identify any environmental liens filed or recorded against the subject property under federal, tribal, state or local law?			✓		
Did a review of land title records or other sources identify any activity use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place on the subject property?			✓		
Do you have specialized knowledge or experience related to the subject property or nearby properties?	✓				
Does the purchase price being paid for the property reasonably reflect the fair market value of the property?				✓	
If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?				✓	
Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of a releases or threatened releases?					



Question	Yes	No	Unknown	N/A	Client did not respond
Do you know of the past uses of the property?	✓				
Do you know of specific chemicals that are present or were once present at the property?		✓			
Do you know of spills or other chemical releases that have taken place at the property?		✓			
Do you know of any environmental cleanups that have taken place at the property?		✓			
Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the subject property?		✓			
Do you know of any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property?		✓			
Do you know of any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?		✓			

NOTES

Known past uses of the subject property and surrounding area are residential according to explanations provided in the User Questionnaire appended for questions 3 and 5.

PSI was not provided with supplemental documentation about environmental cleanup liens or AULs, but the Client indicated in the User Questionnaire that they were not aware of environmental liens or AULs recorded on the subject property. All Appropriate Inquiry is based upon the client conducting a title review to search for liens/AULs outside the scope of this assessment. This limitation and our evaluation are recorded on the appended Data Gap Worksheet.



3.2 TITLE RECORDS

Based on a review of the local tax assessor's records, the subject property at 1900 and 1902 E. 22nd Street is currently owned by Blackland Community Development Corporation; the property was transferred from Annie Maxine Ross to the current owner in 2001. Prior to that, it was transferred from Fannie Mae Stewart to Annie Maxine Ross in 1987.

The subject property at 1904 E. 22nd Street is currently owned by Blackland Community Development Corporation; the property was transferred from Fannie Mae Stewart to the current owner in 1985.

PSI was not provided with land title records by the client in order to obtain information about the past owners of the subject property and past uses and tenancies. However, given the availability of other historic resources, we do not consider this limitation to represent a significant data gap.

3.3 SUGGESTED INFORMATION

The client provided PSI with the following suggested information described by the Practice.

- The reason for performing the Phase I ESA.
- The type of property and type of property transaction.
- The complete and correct address of the property.
- The scope of services desired for the Phase I ESA, including any evaluation for business environmental risk that is beyond the scope of ASTM E1527.
- Identification of all parties who will rely upon the report.
- Identification of the key site contact and contact information.

3.4 HELPFUL DOCUMENTS

The Practice requires that the environmental professional ask the property owner, the key site manager (if any is identified), and the User for certain helpful documents about the property and certain legal proceedings involving hazardous substances and the subject property. PSI mailed or e-mailed questions or performed interviews requesting this information. The responses documenting the persons we corresponded with, and relevant information obtained, are appended where practical.

The client did not provide prior environmental reports or other helpful documents within the performance period of this assessment.



4.0 PHYSICAL SETTING

PSI reviewed a USGS topographic (topo) map, information from the USDA and/or Natural Resources Conservation Service (NRCS) and/or other information regarding the physical setting of the subject property to assist with the interpretation of subsurface water movement near the subject property. Physical setting information is summarized in the table below.

Summary of Physical Setting Information

Physical Setting Attributes	Description	Source
Subject property elevation:	Approximately 594.1-feet AMSL	USGS Topo Map "Austin East, TX" & "Austin West, TX" 7.5 minute Quadrangle 2016 (Year revised)
Topographic gradient:	The subject property and surrounding area slopes in general to the south-southeast.	ERIS Physical Setting Report
Closest surface water:	Boggy Creek: ~3,900 ft to the Northeast	ERIS Physical Setting Report
Other resource or physical characteristics mapped on the subject property?	No	ERIS Physical Setting Report
Is a flood hazard zone mapped on the subject property?	No	ERIS Physical Setting Report



Physical Setting Attributes	Description	Source
Predominant soil type(s) mapped on the subject property:	<p>Urban land, Austin, and Whitewright soils, 1 to 8 percent slopes (UtD): parent material is residuum weathered from chalk; variable soil horizon profile; approximately 10 to 40 inches to paralithic bedrock; well drained; medium to high runoff class; moderately low to high capacity of most limiting layer to transmit water; very low available water storage in profile; not a hydric soil.</p> <p>Urban Land includes soils that have been reworked, constructed on or otherwise disturbed so that the parent materials cannot be identified and the characteristics of the soils have been altered from the native conditions.</p>	USDA NRCS Custom Soil Resource Report (retrieved from website on July 6, 2020)
Geology/Hydrogeology:	High gravel deposits (Qhg): Quaternary Period, Pleistocene Series; No Group; gravel commonly exposed to the surface on southeastern part of Austin Sheet; thickness of limestone gravel 5-25 feet.	Texas Water Development Board, USGS Geologic Atlas of Texas, Austin Sheet, Revised 1981
Anticipated regional groundwater flow direction:	South-southeast	ERIS Physical Setting Report
Oil and Gas Resources:	None mapped on or adjacent to the subject property	ERIS Physical Setting Report
Mining Resources:	None mapped on or adjacent to the subject property	ERIS Physical Setting Report



5.0 SITE RECONNAISSANCE

The location and approximate boundaries of the subject property are illustrated on the appended figures. The legal description of the subject property, if provided to PSI, is appended.

Mr. Joseph A. Martinez, Executive Director, granted PSI access to the subject property and escorted PSI during the site reconnaissance.

The ground reconnaissance consisted of observing the periphery of the subject property and viewing the subject property from accessible adjoining public access areas. Visual reconnaissance of adjoining properties was limited to areas and facilities that were readily observable from the subject property or from public access areas. PSI also systematically toured the interior portions of the subject property parcels to provide an overlapping field of view.

The peripheries of surface features and/or structures, where present on the subject property, were observed along with accessible interior common areas. PSI photo-documented selected features. The photo log is included in the Appendix.

5.1 SUBJECT PROPERTY DESCRIPTION AND CURRENT USES

General Site Information	
Subject Property Address	1900, 1902, & 1904 E. 22nd Street, Austin, Texas 78722
Parcel Size (acres)	0.6657 +/-
Site Contact/Escort	Mr. Joseph A. Martinez / Mr. Joseph A. Martinez
Date of Reconnaissance	July 1, 2020
Building Information	
Building Description	Residential structures constructed of wood siding
Size (square feet)	1,038 sf & 2,392 sf
Number of Stories	One-Story & Two-Story
Approx. Construction Date	1937 & 1988
Utilities	
Water	City of Austin
Wastewater/Sewer	City of Austin
Electricity	City of Austin Energy
Natural Gas	City of Austin Energy



Heating Source	Unknown
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Improvements to the subject property consist of an appropriately 1,038 square feet (sf) one-story single-family residential structure that is used as the office for Blackland Community Development Corporation and an approximately 2,392 square feet (sf) two-story multi-family dwelling with associated landscaping. According to the owner interview with the Executive Director of Blackland CDC, the structures were moved to the subject property by the current owner, Blackland CDC.

5.2 SUBJECT PROPERTY OBSERVATIONS

A summary of the subject property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the listing.

Identified? (check if Yes)	Item Description
Equipment/Activities/Uses	
	Emergency Generators
	Elevators
	Hydraulic Lifts
	Dry Cleaners/Laundromats
	Photo Processing
	Medical/Dental Offices - Biomedical Wastes
	Automotive/Equipment Repair
	Grease Traps and Oil/Water Separators
	Wastewater Treatment Systems
	Septic or Sewage Tanks
	Air Compressors
✓	Transformers or Other Mech./Elec. Equipment That Could Contain PCBs
	Pipeline Markers
	Oil and Gas Wells
	Stormwater Ponds
	Quarries, Pits, Lakes, or Lagoons
	Use, Storage, or Disposal of Hazardous Substances



Identified? (check if Yes)	Item Description
	Use, Storage, or Disposal of Petroleum Products
	ASTs/USTs
	Drums or Other Bulk Chemical Containers
	Suspect Containers/Unidentified Contents
✓	Drains and Sumps
✓	Drinking Water, Irrigation or Monitoring Wells
	Agrochemical Use/Application
	Railroad Spur/Tracks
Potential Evidence of Releases	
	Interior/Pavement Stains or Corrosion
	Stained Soil/Stressed Vegetation
	Chemical Odors
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges/Unknown Pipes/Effluent Discharges
	Pools of Liquid or Standing Water
	Solid Waste Dumping/Landfilling/Suspect Fill Material
✓	Construction Debris/Material Stockpiles
	Other Uses or Conditions of Concern

5.2.1 TRANSFORMERS OR OTHER ELECTRICAL OR MECHANICAL EQUIPMENT THAT COULD CONTAIN PCBS

A pole-mounted electrical transformers was observed along the south property boundary on the subject property between 1902 and 1904 E 22nd Street. PSI did not observe non-PCB labeling on the transformers at the time of the site reconnaissance. PSI believes the electrical equipment is the property and responsibility of Austin Energy, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.



5.2.2 DRAINS OR SUMPS

A landscape drain was observed on the south portion of 1900-1902 E. 22nd Street. No unusual staining, odors, stressed vegetation or other indications of possible misuse were observed in the vicinity of the landscape drain; therefore, the landscape drain does not represent evidence of a REC in connection with the subject property.

5.2.3 DRINKING WATER/IRRIGATION/MONITORING WELLS

PSI observed a cistern or potable water well at the subject property at 1900-1902 E. 22nd Street. No unusual staining, odors, or other indications of possible misuse were observed at the time of site reconnaissance. This potable water well or cistern is not considered to be evidence of a REC in connection with the subject property.

5.2.4 CONSTRUCTION DEBRIS/MATERIAL STOCKPILES

PSI observed stacked piles of metal siding, wood porch railing and other building supplies in the backyards at 1902-1904 E. 22nd Street. PSI also observed landscaping materials in portable sheds used as a garage at 1904 E. 22nd Street. No obviously hazardous chemicals were observed. No indications of leaks, spills, dumping, nor buried materials were noted at the time of site reconnaissance; no odor, staining, or stressed vegetation was observed. The presence of these construction and landscaping materials is not considered to be evidence of a REC in connection with the subject property.

5.3 OFF-SITE OBSERVATIONS

A summary of the adjoining property uses and conditions is tabulated below. Detailed information is discussed following the summary for any "yes" answers, along with an opinion about the significance of the listing.

Identified? (check if Yes)	Item Description
Equipment/Activities/Uses	
	Emergency Generators
	Elevators
	Hydraulic Lifts
	Dry Cleaners/Laundromats
	Photo Processing
	Medical/Dental Offices - Biomedical Wastes



Identified? (check if Yes)	Item Description
	Automotive/Equipment Repair
✓	Grease Traps and Oil/Water Separators
	Wastewater Treatment Systems
	Septic or Sewage Tanks
	Air Compressors
✓	Transformers or Other Mech/Elec. Equipment That Could Contain PCBs
	Pipeline Markers
	Oil and Gas Wells
	Stormwater Ponds
	Quarries, Pits, Lakes, or Lagoons
	Use, Storage, or Disposal of Hazardous Substances
	Use, Storage, or Disposal of Petroleum Products
	ASTs/USTs
	Drums or Other Bulk Chemical Containers
	Suspect Containers/Unidentified Contents
	Drains or Sumps
	Drinking Water, Irrigation or Monitoring Wells
	Agrochemical Use/Application
	Railroad Spur/Tracks
Potential Evidence of Releases	
	Interior/Pavement Stains or Corrosion
	Stained Soil/Stressed Vegetation
	Chemical Odors
	Surface Water Sheen or Discoloration
	Exterior Pipe Discharges/Unknown Pipes/Effluent Discharges
	Pools of Liquid or Standing Water
	Solid Waste Dumping/Landfilling/Suspect Fill Material



Identified? (check if Yes)	Item Description
	Construction Debris/Material Stockpiles
	Other Uses or Conditions of Concern

5.3.1 GREASE TRAPS AND OIL/WATER SEPARATORS

An above ground grease receptacle and an in-ground grease interceptor are likely present on the north adjoining property, Salty Sow. Manholes associated with an in-ground grease interceptor were not observed near the building from public thoroughfares. The internal conditions of the in-ground grease interceptor were not able to be inspected due to access restrictions; however, no exterior staining or obvious odors were noted. Grease interceptors are commonly associated with food preparation businesses to prevent clogging of sewer pipes. The drains from the interior of the building, likely the kitchen or food preparation areas may be connected to the in-ground grease interceptor. An in-ground grease interceptor would likely discharge to the municipal sewage system. Based on the use of the north adjoining property building as a restaurant, the in-ground grease interceptor does not appear to represent evidence of a REC in connection with the subject property.

5.3.2 TRANSFORMERS OR OTHER MECH./ELEC. EQUIPMENT THAT COULD CONTAIN PCBs

Pole-mounted transformers were observed in the surrounding vicinity. PSI did not observe non-PCB labeling on the transformers at the time of the site reconnaissance. PSI believes the electrical equipment is the property and responsibility of Austin Energy, the local electrical utility company, who would be responsible for cleanup related to the equipment that could not be attributed to tenant negligence. The identified electrical equipment appeared to be in good condition, with no apparent evidence of staining, leakage, or corrosion noted. Based on their observed condition and the local utility ownership, the observed transformers are not considered to be evidence of a REC in connection with the subject property.



6.0 HISTORICAL USES

PSI utilized readily ascertainable historical data resources in order to research the history of the site and surrounding area. The intent of this review was to identify historical tenancies or uses of the subject property and surrounding area, which might be considered evidence of a REC. Generally, PSI reviewed the following readily ascertainable historic data resources, where they were available:

- Readily available historical topographic maps were reviewed to evaluate land development in the area over time. It should be noted that the scale of topographic maps in some cases does not allow for mapping of individual structures and developed areas may be shown by shading only.
- Selected historical aerial photographs were reviewed at 5-10 year intervals to obtain information concerning the development and history of the subject property and surroundings.
- PSI reviewed readily ascertainable historical city directories at 5-10 year intervals in order to obtain information on tenancies on the subject property and adjoining properties.
- PSI requested available historical fire insurance maps from ERIS. The Sanborn® Map Company and other regional providers historically mapped urban areas for use by insurance underwriters. In some cases these maps provide useful information in evaluating previous tenancies and uses of the subject property and surrounding area. "Sanborn", "Sanborn Map", "Sanborn Map Company", and "Sanborn Fire Insurance Maps" are recognized trademarks of the Sanborn Map Company, a subsidiary of EDR.

Copies of select historical documents are provided in the report appendix; however, it should be noted that some of the resources used by PSI may be copyrighted and PSI has summarized these resources herein, but we have not included copies of these resources in the appendix.

6.1 SUMMARY OF RESOURCES

PSI reviewed the following resources in order to evaluate the historic uses of the subject property and surrounding area:

Source Type	Years Reviewed	Source
USGS Topo Maps "Austin, TX" & "Austin East, TX"	1896, 1910, 1954, 1966, 1988	USGS TopoView (accessed online on July 2, 2020)
Aerial Photographs	1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	ERIS
City Directories	1924, 1930, 1935, 1940, 1944, 1949, 1954, 1959, 1966, 1970, 1976, 1980, 1984-85, 1989-90, 1994-95, 1998, 2002, 2006, 2010, 2014, 2018	ERIS



Source Type	Years Reviewed	Source
Fire Insurance Maps	1922, 1935, 1962, 1971	ERIS

6.2 CURRENT AND PRIOR USE INTERVIEWS

PSI conducted interviews with persons who are knowledgeable of the current use and history of the site. The following individuals were interviewed:

Name	Title/Role	Date Interviewed	Comments
Mr. Joseph Martinez	Executive Director, Blackland Community Development Corporation	July 1, 2020	<p>Mr. Martinez was not aware of any environmental conditions or uses of concern on the subject property or adjoining properties. Blackland CDC does not use or store petroleum chemicals or hazardous chemicals of concern.</p> <p>He believes that the Blackland CDC has owned the property since approximately 2001 and that it was purchased from Fannie Mae. Blackland CDC owns the adjoining three lots. Prior to Blackland CDC, he indicated that the subject property was vacant and had some household type non-hazardous debris on site. Blackland CDC moved the current residential structures on the subject property and adjoining property for use as housing and office space. The Phase I ESA is intended to satisfy the requirements of future lenders for a proposed multi-family housing development in the back of the subject property.</p>

No evidence of RECs were identified as a result of the interviews conducted during this assessment. Complete records of communication detailing information obtained and reviewed, have been appended to this report.



6.3 PRIOR INVESTIGATIONS

The client did not provide PSI with prior environmental or geotechnical reports, permits or registrations, or other pertinent information regarding the history of the site for review.

6.4 CITY DIRECTORIES

The following table lists the chronological city directories for the subject property and immediately adjoining properties.



Property	Address: Listing Description by Year
Subject Property	<u>1900 E. 22nd Street</u>
	1994/95: NP
	1989/90 - 1984/85: No Listing
	1980: Alfred E Lee
	1976: Pearl Sims
	1970: Stella Wilson
	1959: Holman Bertha
	1954: Calvert Mahaly Mrs
	1949: Marshal Kermit
	1944: Fitzhugh Maggie
	1940 - 1935: Johnson Jos O
	1930 - 1924: Unlisted
	<u>1902 E. 22nd Street</u>
	2018: Blackland Community Development Corporation
	2014 - 1924: Unlisted
	<u>1904 E. 22nd Street</u>
	2018 - 1998: Unlisted
	1994/95: NP
	1989/90: B - Rhonda Musgrove
	1984/85 - 1924: Unlisted
	<u>1906 E. 22nd Street</u>
2018 - 1998: Unlisted	
1994/95: NP	
1989/90: No Listing	



Property	Address: Listing Description by Year
	1984/85 - 1949: Fannie M. Stewart 1944: Alexander J D 1940 - 1924: Unlisted



Property	Address: Listing Description by Year
North	<u>1809 Manor Road (Further Northwest Across Chicon Street)</u>
	2018 - 2014: El Chile Cafe y Cantina
	2002: Gaby And Mo's
	1998: The Seventh Flame, The Manor Road Coffeeshouse
	1994-95: Building, A- Black Hair Unlimited, B- Raymond's TV Service
	1989-90: A- Black Hair Unlimited, B- Raymond's TV Service
	984-85: A- Spocks Upholstery, B- Raymond's TV Services
	1980: B- Raymond's TV Service
	1970-1966: Standard Automotive
	1959-1940: Swinney Clayton Co
	1935: Vacant
	1930 - 1924: Unlisted
	<u>1815 Manor Road (Northwest Across Chicon Street)</u>
	2018 - 1989/90: Unlisted
	1984/85 - 1980: Monroe's Auto Repair
	1976: A Marshall Trucking
	1970-1959: Phillips 66 Service Station
	1944: Vacant
	1940: Smith Roy
	1935 - 1924: Unlisted
	<u>1901 Manor Road</u>
2018 - 1998: Unlisted	
1994/95 - 1966: Howard S Walton	
1959: Freeman Nelson	



Property	Address: Listing Description by Year
	1954: Walton Stacy H 1949: Freeman Nelson 1944 - 1935: Walter Carrie 1930 - 1924: Unlisted <u>1903 Manor Road</u> 2018 - 1976: Unlisted 1970 - 1966: Elzie Jones 1959 - 1954: Washington Vada L 1949 - 1924: Unlisted <u>1917 Manor Road</u> 2018 - 2014: Salty Sow 2010 - 2006: El Gringo 2002: Kum By Yah 1998: Private Idaho 1994/95 - 1989/90: S & M Catering 1984/85-1980: Unlisted 1976: Auto & Stereo Co-op 1976: Community Auto Co-op 1970 - 1966: Shaws Food Store 1959 - 1949: Shaw's Food Store & Bar-B-Q 1944 - 1940: Macom Jos G 1935: Vacant 1930 - 1924: Unlisted



Property	Address: Listing Description by Year
East	<u>1908 E. 22nd Street</u> 2018 - 1924: No Listings
South	<u>1907 E. 22nd Street</u> 2018 - 1998: Unlisted 1994/95 - 1949: J D ALEXANDER 1944 - 1940: Unlisted 1935: Edmerson J R 1930 - 1924: Unlisted <u>1905 E. 22nd Street</u> 2018 - 1998: Unlisted 1994/95: Lewis Roland 1989/90 - 1980: Lewis Roland 1976 - 1970: Multi Tenant Residential 1966: unlisted 1959: B- Lewis Arth; A- Lott Howard Mo; Vacant 1954: B- Hill Janelle Mrs; A- Roberts Charlie; Carrington Elva Mrs Beauty Shop; Carrington Ralph 1949: Golden Pearl 1944 - 1940: Golden Hudie 1940 - 1924: Unlisted



Property	Address: Listing Description by Year
West	<u>1808 E. 22nd Street</u> 2018-1998: Unlisted 1994/95: Multi Tenant Residential 1989/90 - 1984/85: Dorothy Black 1980: Marie Rhone 1976 - 1959: Proutt Lang 1954 - 1935: Atkinson H P 1930 - 1924: Unlisted

6.5 SUMMARY HISTORY OF SITE AND SURROUNDING AREA

A chronological summary of the history/use of the subject property and immediately adjacent properties is provided in the following table.

Date	Resource	Interpreted Use/Observations
SUBJECT PROPERTY		
1896, 1910, 1954, 1966, 1988	Topographic Maps	1896: No structures or special features of environmental concern were mapped. 1910: A structure was present on the central portion of the subject property. 1954-1988: Red shading, indicating dense urban development, was present.
1922, 1935, 1962, 1971	Fire Insurance Maps	1922-1935: A single family residential structure or dwelling was present at 1200 E. 22nd Street in 1922 and 1900 E. 22nd Street in 1935. 1962-1971: A second dwelling was present at the central lot now identified as 1906 E. 22nd Street.



Date	Resource	Interpreted Use/Observations
1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	Aerial Photographs	<p>1940: An apparent residential structure was present on the southwest corner lot. The central and east lot were primarily cleared and vacant.</p> <p>1952-1981: A second residential structure was present on the central lot.</p> <p>1995-2005: A third residential structure was present on the east lot. Vegetation or tree canopy cover obscured the subject property structures.</p> <p>2010-2012: At least by this time, the structure on the west lot was absent.</p> <p>2014-2018: The conservatory or garden on the west lot and the parking lot around the central lot appears to have been present with the current configuration.</p>
2020	Site Reconnaissance	The subject property was developed with the Fannie Mae Conservatory garden, a single family residential structure used as an office space for Blackland CDC, and a two story multi-family residential structure.
NORTH ADJOINING PROPERTY		
1896, 1910, 1954, 1966, 1988	Topographic Maps	<p>1896: Four structures were mapped followed by a road.</p> <p>1910: Three structures were mapped.</p> <p>1954-1988: Red shading, indicating dense urban development, was present.</p>
1922, 1935, 1962, 1971	Fire Insurance Maps	<p>1922-1935: An alley followed by a residential structure or dwelling was present on the northwest portion, and two dwellings were present on the northeast portion. Manor Road was identified further north.</p> <p>1962-1971: Three more dwellings were present on the west, north central, and east portions. A commercial store was present on the northeast corner. To the northwest, a UST filling station was present.</p>



Date	Resource	Interpreted Use/Observations
1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	Aerial Photographs	<p>1940: Residential structures were apparent.</p> <p>1952-1981: Commercial retail stores were present along Manor Road and replaced prior residential structures. A commercial structure, currently the Salty Sow restaurant, appears to have been present immediately adjoining to the north.</p> <p>1995: Further northwest across Chicon Street, the property parking lot appears to have been cleared with soil disturbances.</p> <p>2004-2005: Further northwest across Chicon Street, the property parking lot appears to have been repaved with both concrete and asphalt.</p> <p>2010-2016: The property immediately adjoining property to the north was developed with the current configuration; the vegetation was cleared and a paved parking lot was apparent.</p> <p>2018: Further northeast across Poquito Street, the property was undergoing a major redevelopment.</p>
2020	Site Reconnaissance	The north adjoining property consisted of three structures for the Salty Sow restaurant on the east portion and the associated parking lot followed by Manor Road. The alley was still present between the subject property and north adjoining property.
EAST ADJOINING PROPERTY		
1896, 1910, 1954, 1966, 1988	Topographic Maps	<p>1896-1910: Vacant lot followed by a road followed by more apparent vacant land. No structures or special features of environmental concern were mapped.</p> <p>1954-1988: Red shading, indicating dense urban development, and a church was present.</p>
1922, 1935, 1962, 1971	Fire Insurance Maps	<p>1922-1962: A single family residential structure or dwelling was present followed by Poquito followed by a Baptist Church.</p> <p>1971: A second dwelling was present immediately east adjoining.</p>



Date	Resource	Interpreted Use/Observations
1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	Aerial Photographs	<p>1940: The existing roads were present. The properties appear to have been used as single family residences.</p> <p>1952: Across Poquito Street, the closest residential structure was absent.</p> <p>1966: A residential structure on the middle lot across Poquito Street was absent.</p> <p>1973-2015: A non-residential structure was present, likely the church from the topographic map.</p> <p>2016: Across Poquito Street, the closest church structure was absent.</p> <p>2018: Across Poquito Street, the prior church property was cleared and appeared to be used as a construction staging area.</p>
2020	Site Reconnaissance	An apparent single family residential property was present followed by Poquito Street.
SOUTH ADJOINING PROPERTY		
1896, 1910, 1954, 1966, 1988	Topographic Maps	<p>1896-1910: A road was present followed by primarily a vacant lot with one structure on the central portion near the south property boundary.</p> <p>1954-1988: Red shading, indicating dense urban development, was present.</p>
1922, 1935, 1962, 1971	Fire Insurance Maps	<p>1922: East 22nd Street was present followed by vacant lots with residential structures further to the southwest and southeast.</p> <p>1935: A dwelling was present on the west and central-east portions.</p> <p>1962-1971: Approximately seven dwellings and a garage were present.</p>
1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	Aerial Photographs	1940-2018: The existing roads were present. The south adjoining properties appear to have been used as single or multi-family residential properties.



Date	Resource	Interpreted Use/Observations
2020		East 22nd Street followed by four single family residences was present.
WEST ADJOINING PROPERTY		
1896, 1910, 1954, 1966, 1988	Topographic Maps	1896-1910: A road followed by apparent vacant land was present. No structures or special features of environmental concern were mapped. 1954-1988: Red shading, indicating dense urban development, was present.
1922, 1935, 1962, 1971	Fire Insurance Maps	1922-1935: Chicon was present followed by a single family residential structure or dwelling, two vacant lots and another dwelling. 1962-1971: Single and multi-family residential structures filled in the block.
1940, 1952, 1966, 1973, 1981, 1995, 2004, 2005, 2010, 2012, 2014, 2015, 2016, 2018	Aerial Photographs	1940-2018: The existing roads were present. The south adjoining properties appear to have been used as single or multi-family residential properties.
2020	Site Reconnaissance	Chicon Street followed by single and multi-family residential properties were present.

The subject property has consisted of residential or vacant properties at least from 1922 through the late 1980s according to the Fire Insurance Maps and other historical resources reviewed. Based on a review of the local tax assessor's records, the subject property at 1900 and 1902 E. 22nd Street was transferred from Annie Maxine Ross to the current owner, Blackland Community Development Corporation, in 2001. Prior to that, these parcels were transferred from Fannie Mae Stewart to Annie Maxine Ross in 1987. The subject property at 1904 E. 22nd Street was transferred from Fannie Mae Stewart to the current owner, Blackland Community Development Corporation, in 1985.

The northwest adjacent property across Chicon Street had permitted UST facilities in the 1950s according to The City of Austin records discussed in Section 7.2.2 below. The closest filling station was listed in the city directories reviewed at least from 1959 through 1970, and the filling station was apparent in the 1962 through 1971 Fire Insurance Maps of all the historical resources reviewed. Subsequently, the northwest adjacent property was used as an automotive repair and trucking business at least from 1976 through 1985 according to the city directories. From the lack of further listings and aerial photographs, the northwest adjacent property was vacant or used as a parking lot after 1985 through the time of site reconnaissance in



2020. The database records discussed in Section 7.1.2 below indicate that the parking lot may have contained USTs and was used by the University of Texas Physical Plant as a parking lot at least in the late 1980s and early 1990s.

The immediately north adjoining property appears to have been used residentially in 1922 and was first listed commercially as a grocery store at least from 1959 through 1970. Then, the immediately north adjoining property was listed as a Community Auto Co-op in 1976, unlisted in the early to mid 1980s, and used as various apparent restaurant or catering businesses at least since 1989 through the time of site reconnaissance.

The east adjacent properties were primarily residential properties and also included a church at least from 1922 through 2015 according to Fire Insurance Maps and Aerial Photographs reviewed. Additionally, the south and west adjacent properties were residential at least since 1922 from the historical resources reviewed.



7.0 ENVIRONMENTAL REGULATORY RECORDS REVIEW

7.1 DATABASE FINDINGS

PSI retained ERIS to provide environmental database information attributed to the subject property and its surroundings. ERIS obtains environmental databases published by local, state, tribal, and federal agencies and maps the information for electronic searches. ERIS's service includes reporting Standard Environmental Records Sources and, in most cases, some Additional Environmental Records Sources.

The search was performed to AMSDs listed in ASTM E 1527-13. The search radius required by ASTM varies by database.

Unplottable (orphan) sites (if any were listed) having insufficient address information to be mapped were evaluated for potential location within the AMSD. Those that could be determined to be within the AMSD are discussed, as appropriate.

The distribution of listed sites with respect to the subject property is tabulated and mapped in ERIS's Database Report, which is appended. The reader is referred to the table, which can be found near the front of ERIS's report. The full names of the abbreviations and acronyms used below and in ERIS's report can be found in the Database Descriptions appendix of ERIS's report.

7.1.1 SUBJECT PROPERTY

The subject property was not listed on the searched governmental databases as a spill site or regulated facility.

7.1.2 SURROUNDING PROPERTIES

ERIS identified a number of regulated facilities and/or spill sites within the search radius. Those sites that are adjacent to the subject property are summarized and discussed in the table below. PSI considered the remaining database listings unlikely to impact the subject property based upon factors including (but not limited to):

- The nature of the listing;
- The use of the facility;
- When the facility was listed and its current listed status;
- The developmental density of the setting;
- The potential for vapors to encroach from the property to the subject property;
- The distance between the listing and subject sites related to whether releases are likely to migrate based on local surface and subsurface drainage conditions; and/or
- The presence of intervening drainage divides; and/or inferred groundwater movement.



Facility Name & Address	Distance (feet) & Direction	Elevation Difference (feet)	Database(s)	Comments
Former Fueling Facility / Arthur P Watson / Abandoned UST Facility 1900 Manor Road Austin, TX 78722	North 215 ft	8 ft Higher	LPST, UST, Fed Brownfields, UST Austin	HREC. Not a REC. See below. Permanently Closed Tank Facility. City of Austin (COA) UST ID UT System ID: N0083 2305
Capital City Oil Co. Manor & Chicon Austin, TX	Northwest Adjacent	5 ft Higher	UST Austin	Not a REC. See below. Historical Tank Records Available. COA UST ID UT System ID: H0674 539
University of Texas 1815 Manor Road Austin, TX	Northwest Adjacent	6 ft Higher	UST Austin	Not a REC. See below. Permanently Closed Tank Facility. COA UST ID UT System ID: N0134 2337
Texas Company Manor Road and Lafayette Austin, TX	West-northwest 277 ft	6 ft Higher	UST Austin	Not a REC. See below. Historical Tank Records Available. COA UST ID UT System ID: H0517 418
UT Physical Plant Parking Lot 1815 Manor Road Austin, TX 78722	Northwest Adjacent	6 ft Higher	LPST, UST	HREC. Not a REC. TCEQ LPST case was closed in 1991. Contamination only impacted the soils. The UST Facility status is inactive, and the USTs were removed from the ground in 1990.
Austin Foundation Co 1803 Manor Road Austin, TX	West-northwest 406 ft	10 ft Higher	UST Austin	Not a REC. See below. Historical Tank Records Available. COA UST ID UT System ID: H0487 389



Facility Name & Address	Distance (feet) & Direction	Elevation Difference (feet)	Database(s)	Comments
Pak N Go / Manor Express / Gulf Oil Co. 2101 Manor Road Austin, TX 78722	Northeast 450 ft	18 ft Higher	LPST, UST, UST Austin	Not a REC. See below. TCEQ LPST case closed in 1995. UST Facility status is active, and prior USTs were removed from the ground in 1981 and 1995. Facility Currently Permitted Through COA. COA UST ID UT System ID: 01809 1340 Historical Tank Records Available. COA UST ID UT System ID: H0661 525
University of Texas Main Campus / Physical Plant 1800 Manor Road Austin, TX	489 ft West-northwest	13 ft Higher	IHW, UST, LPST, RCRA SQG	Not a REC. See below. Violations are associated with the RCRA-SQG facility registration (EPA ID TXD988063731).

Former Fueling Facility / Arthur P Watson / 1900 Manor Road

This site is listed in the UST, LPST, City of Austin UST, and Federal Brownfields databases. The site is located approximately 215 ft to the north across Manor Road from the subject property. The site consists of approximately 0.27 acres and was impacted by petroleum products.

The TCEQ maintains the UST and LPST databases regarding the presence of registered petroleum storage tanks and associated releases. The LPST case initial assessment for the prioritization of the cleanup was described as, "No groundwater impact no apparent threats or impacts to receptors." The LPST case or petroleum release was reported in March 2008 and achieved regulatory closure in December 2017. The LPST ID number is 117899, and the former facility number is 23278. The USTs were reportedly installed in 1952, registered in 1986, and removed from the ground in 2008. Tank 1 had an approximately 550 gallon capacity and held used oil, and tank 2 had an approximately 2,000 gallon capacity and held gasoline.

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off green spaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA). The Federal Brownfields EPA ID number is 49541. From the ERIS database report, the assessment started in September 2006; the cleanup started and was completed in 2008; and the



redevelopment started in January 2011.

This former fueling facility does not represent evidence of a REC based on the separation distance from the subject property, closure of the LPST case, the cleanup status in the Brownfields program, and the removal of the USTs and lack of active USTs. The LPST case and Brownfields listing do appear to represent evidence of an HREC in connection with the subject property; however, the TCEQ file room is closed from the emergency declaration regarding coronavirus, and records were not available for review.

The City of Austin UST listing was described as a permanently closed tank facility with little other information documented. Based on the separation distance and time since these USTs were in operation, the historic City of Austin UST registration does not represent evidence of RECs in connection with the subject. Further, the property has been redeveloped.

Capital City Oil Co. / SW Corner of Manor & Chicon

The City of Austin UST listing was described as a new filling station that was council approved in October 1956 on the southwest corner of the intersection of Manor Rd. & Chicon Street. This facility was located adjacent to the northwest of the subject property across Chicon Street. The site has been redeveloped as a parking lot and restaurant, currently El Chile Cafe Y Cantina. This historic UST listing does not represent evidence of a REC in connection with the subject property at this time based on the separation distance, time since the operation of the facility began, and lack of reported releases.

University of Texas Main Campus / Physical Plant Parking Lot / 1815 Manor Road

This facility is located adjacent to the northwest across Chicon Street and is listed in the UST Austin and the TCEQ UST and LPST databases.

The City of Austin UST listing permit status was described as a Permanently Closed Tank Facility. The site has been redeveloped as a parking lot and restaurant, currently El Chile Cafe Y Cantina.

The TCEQ LPST ID is 96947 and the facility ID is 48817. A petroleum release or LPST case was reported in October 1990. The prioritization of the cleanup was described as, "Soil contamination only requires full site assessment [and a] Remedial Action Plan." The LPST case achieved closure by April 1991.

Another UST facility ID is 50480 for the same physical address. The facility is reported as an inactive fleet refueling facility that began in August 1989. USTs - with ID numbers 173, 274, 375, and 76 - were reportedly installed in 1959 and removed from the ground in 1990. IDs # 173 and 274 capacity and contents were not listed in the ERIS database report reviewed. ID # 375 contained used oil and had an unlisted capacity. ID # 76 had an approximately 3,000 gallon capacity and contained diesel.

Based on the database information summarized above, this off-site petroleum release on an adjacent property appears to represent evidence of an HREC in connection with the subject property; however, based on the closed status and lack of groundwater impact, it does not represent evidence of a current REC in connection with the subject property.



Texas Company / Manor Road & Lafayette

The City of Austin UST listing was described as a filling station that was council approved in December 1951 on the northeast corner of the intersection of Manor Road and Lafayette Street. This facility was located approximately 276 feet to the northwest of the subject property according to the ERIS database report reviewed. The site location as described indicates its the same site as the property listed at 1900 Manor and discussed above. This historic UST listing does not represent evidence of a REC in connection with the subject property at this time based on the separation distance, time since the operation of the facility began, and subsequent redevelopment.

Austin Foundation Co /1803 Manor Road

The City of Austin UST listing was described as a private filling station that was council approved in July 1950. This facility was located approximately 406 feet to the west-northwest of the subject property according to the ERIS database report reviewed. This historic UST listing does not represent evidence of a REC in connection with the subject property at this time based on the separation distance, time since the operation of the facility began, and subsequent redevelopment.

Pak N Go / Manor Express / Gulf Oil Co. / 2101 Manor Road

This site is listed in the UST, LPST, and City of Austin UST databases. The site is located approximately 450 ft to the northeast from the subject property.

A petroleum release or LPST case was reportedly discovered and closed in 1995. The description of the initial assessment for the prioritization of the cleanup reads, "No groundwater impact no apparent threats or impacts to receptors."

Two USTs were removed from the ground in March 1995. Three USTs are active and were installed in January 1981.

The City of Austin UST permit records state that the Manor Express facility is currently permitted, and the Gulf Oil Company is associated with historical tank records.

This facility does not represent evidence of a REC in connection with the subject property based on the separation distance, lack of reported groundwater impact, and closure of the LPST case in 1995.

University of Texas Main Campus / Physical Plant / 1800 Manor Road

This facility is located approximately 489 feet to the west-northwest and is listed in the IHW, UST, LPST, and RCRA-Small Quantity Generator (SQG) databases.

The EPA RCRA Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The database includes selective information on sites which generate, transport, store and/or dispose of hazardous waste as defined by RCRA. SQGs generate between 100 kilograms (kg) and 1,000 kg of hazardous waste per month. The facility reported numerous RCRA hazardous wastes including and not limited to ignitable waste, corrosive waste, spent halogenated solvents, spent non-halogenated solvents,



used oil, various metals, cresol, benzene, and trichloroethylene. Violations were noted in 2008 and 2014 associated with Compliance Evaluation Inspections On-Site with the RCRA-SQG facility registration (EPA ID TXD988063731). Historically, at least in 1992, the facility was registered as a Large Quantity Generator (LQG).

A petroleum release or LPST case was reported in March 1989. Groundwater was impacted; however, no apparent threats or impacts to receptors were noted. The LPST case achieved closure by August 2000.

The university is an active UST facility with a record of at least 53 USTs including those that have been removed from the ground.

The Industrial & Hazardous Waste (IHW) database is maintained by the TCEQ and violations/enforcement actions were not implemented in this program. The facility initially registered in July 1993, last amended its registration in in 2014.

Based on the database information summarized above, separation distance and size of the UT campus in relation to the subject property, this facility does not represent evidence of a REC in connection with the subject property.

7.2 REGULATORY AGENCY INQUIRIES

PSI requested records or information about the subject property and/or surrounding area from the governmental agencies listed in the following sections. Information was requested by telephone, in person, via e-mail or through a written FOIA or equivalent request, as appropriate.

7.2.1 CITY OF AUSTIN/FIRE DEPARTMENT

PSI submitted a request for information (RFI) to the City of Austin Environmental Assessments Team, which queries records from the Fire Department for information related to any spills or hazardous materials incidents on the subject property. The responsive documents are appended in Interview Documentation. No RECs were identified from the records, which are summarized below.

It appears that 1900 E 22nd St was granted a waiver from providing on-site stormwater detention (BOG 2019-0020-O, Boggy Creek watershed). The response to the request for a waiver of on-site detention can be found appended in Interview Documentation. Additionally, 1902 E 22nd St is located within approved RSMP project BOG RS 2012-0003-W Boggy Creek watershed. A copy of the approval letter can be found appended in Interview Documentation.

A complaint was registered with the city regarding that condition and signage of an original residential structure at 1900 E 22nd Street, which was abandoned prior to plans to demolish it in 2005. This portion of the property appears to be a community garden now. An additional complaint was registered with the city regarding a broken fire hydrant in 2018. Austin water public works made the repair.