

**SAFE** | stop abuse for everyone

**CAPITAL  HOUSING**

**RENTAL HOUSING DEVELOPMENT ASSISTANCE  
APPLICATION**

**May 6, 2022**



**The Lancaster**  
**5111-5115 Lancaster Ct**  
**Austin, TX 78723**

**APPLICATION CHECKLIST/ INFORMATION FORM**

<b>DEVELOPER :</b> Capital A Housing	<b>OWNER/BORROWER NAME :</b> Lancaster Ct. Housing Partnership, LP
<b>DEVELOPMENT NAME :</b> The Lancaster	<b>FUNDING CYCLE DEADLINE :</b> May 6, 2022
<b>FEDERAL TAX ID NO:</b> TBD - Grove Place Partners GP, Inc. 71-0876762	<b>DUNS NO:</b> TBD
<b>PROJECT ADDRESS:</b> 5111-5115 Lancaster Ct., Austin, TX 78723	<b>PROGRAM :</b> RHDA
<b>CONTACT NAME :</b> Julia Spann	<b>AMOUNT REQUESTED:</b> \$6,000,000
<b>CONTACT ADDRESS AND PHONE :</b> 4800 Manor Rd., Austin, TX 78723 (512) 689-3007	

APPLICATION TABS		INITIALS
A 1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>	JS
A 2	PROJECT SUMMARY FORM	JS
A 3	PROJECT TIMELINE	JS
A 4	DEVELOPMENT BUDGET	JS
A 5	OPERATING PRO FORMA	JS
A 6	SCORING SHEET	JS

ATTACHMENT TABS			INITIALS	
1	ENTITY INFORMATION	1.a.	<a href="#">Detailed listing of developer's experience</a>	JS
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4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	JS
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5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	JS
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		5.d.	Proof of Site control	JS
		5.e.	<a href="#">Phase I ESA</a>	JS
		5.f.	<a href="#">SHPQ</a>	JS

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**



**PRINTED NAME**

Julia Spann

**TITLE OF APPLICANT**

CEO

**DATE OF SUBMISSION**

5/3/2022

**DATE AND TIME STAMP OF RECEIPT**

FOR AHFC USE ONLY

**THE LANCASTER  
AUSTIN, TEXAS**

**APPLICATION TABS**

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**Tab A1 – Executive  
Summary/Project Proposal**

# EXECUTIVE SUMMARY/PROJECT PROPOSAL

## THE LANCASTER – AUSTIN, TX

The Lancaster is the new construction of 60 units of Supportive Housing that will provide high-quality housing paired with voluntary, wrap-around services for Austin's most housing-fragile. The Lancaster will be built on the track record of The SAFE Alliance and its supporting organization – Grove Place Partners GP, Inc. – who together own and operate 127 shelter beds, 147 short-term housing assistance units, 71 units of transitional housing, 60 units of rapid re-housing, and a 184-unit Low Income Housing Tax Credit (LIHTC) property.

The mission of The SAFE Alliance (SAFE | stop abuse for everyone) is its name: to stop abuse for everyone. SAFE achieves its mission by acknowledging and responding to the intersection of different types of abuse. Its vision is: A just and safe community. SAFE serves locally and influences globally. For 47 years, SAFE has worked to address and end multi-generational cycles of violence and abuse, including sexual assault, sexual harassment, sexual exploitation/trafficking, and family violence (including child abuse and neglect, and domestic/dating violence).

### About the Community:

The Lancaster will be a five-story, stick-frame, elevator-served building that will be designed with comfort and safety in mind for those who have experienced long-term trauma, violence and homelessness. The building will feature a single point of entry with interior corridors on levels 1 and 2 and exterior corridors on levels 3, 4 and 5. The unique design that has been designed using guidance of victims of violence who have lived in Shelter or Supportive Housing will include an elevated courtyard on level three in order to accommodate a green space for residents on the compact site. Elements to assist with trauma such as light, fresh air, doorways that do not open directly into a walkway whenever possible were included. Durability and long-term ownership will be key goals in mind with the selection of finishes and surfaces. The property will be all bills paid by the landlord, so energy and water efficiency features will translate into a healthy cash flow to ensure the property is financially strong.

- 60 units comprised of 0, 1 and 2 bedroom units
- Community spaces including an indoor resident lounge, meeting room, supportive service staff offices, laundry rooms, computer lab, and single-entry/controlled-access reception area
- Trauma informed design imperative to respectfully house target population
- Supportive services by SAFE – including counseling, advocacy, case management, peer support, life skills, parenting support, education enhancement and disability services.

### About the Residents:

The Lancaster will target individuals and small families in need of specialized and specific non-medical services in order to maintain housing. The property will serve persons transitioning out of homelessness, persons at-risk of homelessness, persons with physical, intellectual, and/or developmental disabilities, youth aging out of foster care, persons unable to secure permanent housing elsewhere due to various barriers, and persons with special housing needs including Violence Against Women Act Protections (domestic violence, dating violence, sexual assault, and stalking.)

- 20% of the units for individuals and families making < than 30% Area Median Family Income
- 20% of units for individuals and families making < than 40% Area Median Family Income
- 60% of units for individuals and families making < than 50% Area Median Family Income

NOTE: In total, there will be 23 units set-aside for individuals and families making < than 30% Area Median Family Income through the National Housing Trust Fund.



### About the Location:

The Lancaster is a unique opportunity to create affordable and supportive housing in an amenity-rich, transit-connected urban location just a crosswalk away from the Mueller Re-Development and its abundance of healthcare, employment, retail and educational options. The project is situated within a walkable radius from high-frequency transit and healthy food. Lastly, this site is just over one mile from The SAFE's Rathgeber Village creating a stable pipeline of housing that will allow families to transition from shelter to permanent housing without changing schools.

### About the Service Provider Track Record and Supportive Services:

SAFE will be the supportive service provider for The Lancaster. SAFE and its predecessor agencies, the Austin Rape Crisis Center, Austin Center for Battered Women, SafePlace and Austin Children's Shelter began work in Travis County in 1974. SAFE is recognized in the community for its inclusive, survivor-centered, trauma-informed and holistic response to violence and abuse. SAFE provides many direct services, and comprehensive violence prevention programs and resources. The organization advocates within the housing, child welfare, education, healthcare, criminal justice and other systems, to be more responsive to youth, adults and families affected by violence, and to achieve social change. In 2020, SAFE provided direct services to 6,373 women, children, and men.

- Services are voluntary but will be available to all residents for as long as requested. SAFE will incorporate a progressive engagement approach, meaning that, based on the resident's circumstances, supportive services will increase or decrease over time. Proposed resident to case manager ratio is 10:1.
  - SSI/SSDI Outreach, Access, and Recovery (SOAR) benefits services: Lancaster residents will be assisted to gather information to complete SSI/SSDI applications. SOAR services also include outreach; writing SOAR medical summary reports for individual applications; accompanying individuals to Social Security appointments; and coordinating visits to see medical doctors, psychiatrists, and other specialists to obtain evidence for qualification.
  - Peer Support: Peer support is designed to invite residents to better connect with themselves, others, and reclaim their personal power. Residents on staff are individuals who have experienced violence and are reclaiming their own personal power. The Peer Support philosophy is based on mutual connection and equity. SAFE's Peer Support program is survivor led, trauma-informed, and survivor-centered to support abuse survivors navigating complex criminal justice and social service programs. Peer Support Services nurture hope, reduce isolation, and promote increased self-confidence, safety planning strategies, and empowerment. Activities include weekly individual and peer support groups, volunteer training and supervision, and technical support service coordination.
  - Case Management: Case Managers serve as a resource person/caseworker to tenants requesting case management services from SAFE to help with their immediate and concrete needs through information, referral, and advocacy. Case Managers: provide short- and long-term case management including safety planning and housing permanency; screen and determine tenant eligibility for services and when appropriate, matches tenants with various financial assistance programs; meet individually with tenants to help with immediate problem solving to assess concrete needs; assist tenants in acquiring skills necessary to maintain independent housing, including budgeting, identifying and seeking needed resources, accessing training, life skills, etc.; maintain current information about local social service agencies, medical, legal, housing, transportation, financial support/funding options, crisis services, educational, employment, mental health, childcare, and others; and regularly coordinate tenant services with other direct services staff.

### About History of Fundraising:

SAFE has a powerful fundraising track record to cover the supportive services at The Lancaster through a combination of private and public grants and donations from private foundations, corporations, and individuals. These funds will be sufficient to maintain the service operations at the project for the duration of the affordability period. In 2020-2021, SAFE has a \$25M organizational operating budget which was comprised of \$9M in philanthropic dollars and over \$11M in governmental grants supporting service and housing programs. Further providing strength to SAFE's powerful fundraising track record, are SAFE's deep relationship with community donors, a strong Board Governance and oversight

structure, and a healthy portfolio that perform by both numbers and mission. SAFE has over \$44M in total assets with strong balances in both cash and investments.

Donors and funders that have long-supported the work of SAFE include:

- Kozmetsky Foundation
- Topfer Foundation
- St. David’s Foundation
- Michael and Susan Dell Family Foundation
- Moody Foundation
- City of Austin
- Travis County Health and Human Services Department
- Texas Department of Health and Human Services
- US Department of Justice, Victims of Crime Funding
- US Department of Housing and Urban Development, Continuum of Care
- Individuals donors who year in, year out give in excess of \$8 Million to support the life Changing work of SAFE

Although not anticipated, in the event of operating deficits at The Lancaster, the Board of Grove Place Partners GP, Inc. and supported by SAFE, has made an irrevocable commitment to fund any operating deficits throughout the term of the affordability period and MFDL loan term. As a tax credit project, a guaranty agreement will be executed with the investor limited partner that will meet the requirements of §11.1(d)(126)(B)(iv) of the 2022 Qualified Allocation Plan.

About the Organizational Structure:

Grove Place Partners GP, Inc. is a 501(c)(3) nonprofit organization that will serve as the sole member of the General Partner of the Applicant and Development Owner – Lancaster Ct. Housing Partnership, LP. Grove Place Partners GP, Inc. is a supporting organization to The SAFE Alliance. The SAFE Alliance appoints the board of Grove Place Partners GP, Inc.



About the Development Team:

The SAFE Alliance has partnered with Capital A Housing – a local Austin developer of affordable and mixed-income housing – to develop Lancaster. The project’s primary goal is expand Austin and Travis County’s homelessness response system by providing 60 units of housing for target populations in need of significantly more housing resources in our community.

This project is part of the Travis County Supportive Housing Collaborative, in which seven local non-profits have united to construct new supportive, homelessness response housing by leveraging \$50 million in American Rescue Plan Act funding administered by Travis County. The other members of the Collaborative are A New Entry, Austin Area Urban League, Caritas of Austin, Family Eldercare, Integral Care and Lifeworks. This project aims to leverage tax credits, a TDHCA MFDL loan, ARPA funding and RHDA funding to ensure The Lancaster can be completed without permanent long-term debt.

**THE LANCASTER  
AUSTIN, TEXAS**

**APPLICATION TABS**

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**Tab A2 – Project Summary  
Form**

**Project Summary Form**

1) <b>Project Name</b> The Lancaster	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation</b> New Construction
4) <b>Address(s) or Location Description</b> 5111-5115 Lancaster Ct., Austin, TX 78723		5) <b>Mobility Bond Corridor</b>
6) <b>Census Tract</b> 21.05	7) <b>Council District</b> District 4	8) <b>Elementary School</b> BLANTON EL
9) <b>Affordability Period</b> 45 years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b> 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	3	6	3			12
Up to 40% MFI	3	6	3			12
Up to 50% MFI	6	20	10			36
Up to 60% MFI	In total, there will be 23 units set-aside for individuals and families making < than 30% Area Median Family Income through the National Housing Trust Fund.					0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>12</b>	<b>32</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>60</b>

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
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	60
Accessible Units for Sensory Impairments	2		

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	
Equity	
Grant	
Other	11,264,843
Deferred Developer Fee (not applicable for OHDA)	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	<b>6,000,000</b>

<u>Uses</u>	
Acquisition	2,000,000
Off-Site	180,000
Site Work	899,900
Sit Amenities	205,950
Building Costs	7,843,483
Contractor Fees	1,278,107
Soft Costs	2,215,299
Financing	782,104
Developer Fees	1,860,000
<b>Total \$</b>	<b>17,264,843</b>

**Total \$ 17,264,843**

**Total \$ 17,264,843**

**THE LANCASTER  
AUSTIN, TEXAS**

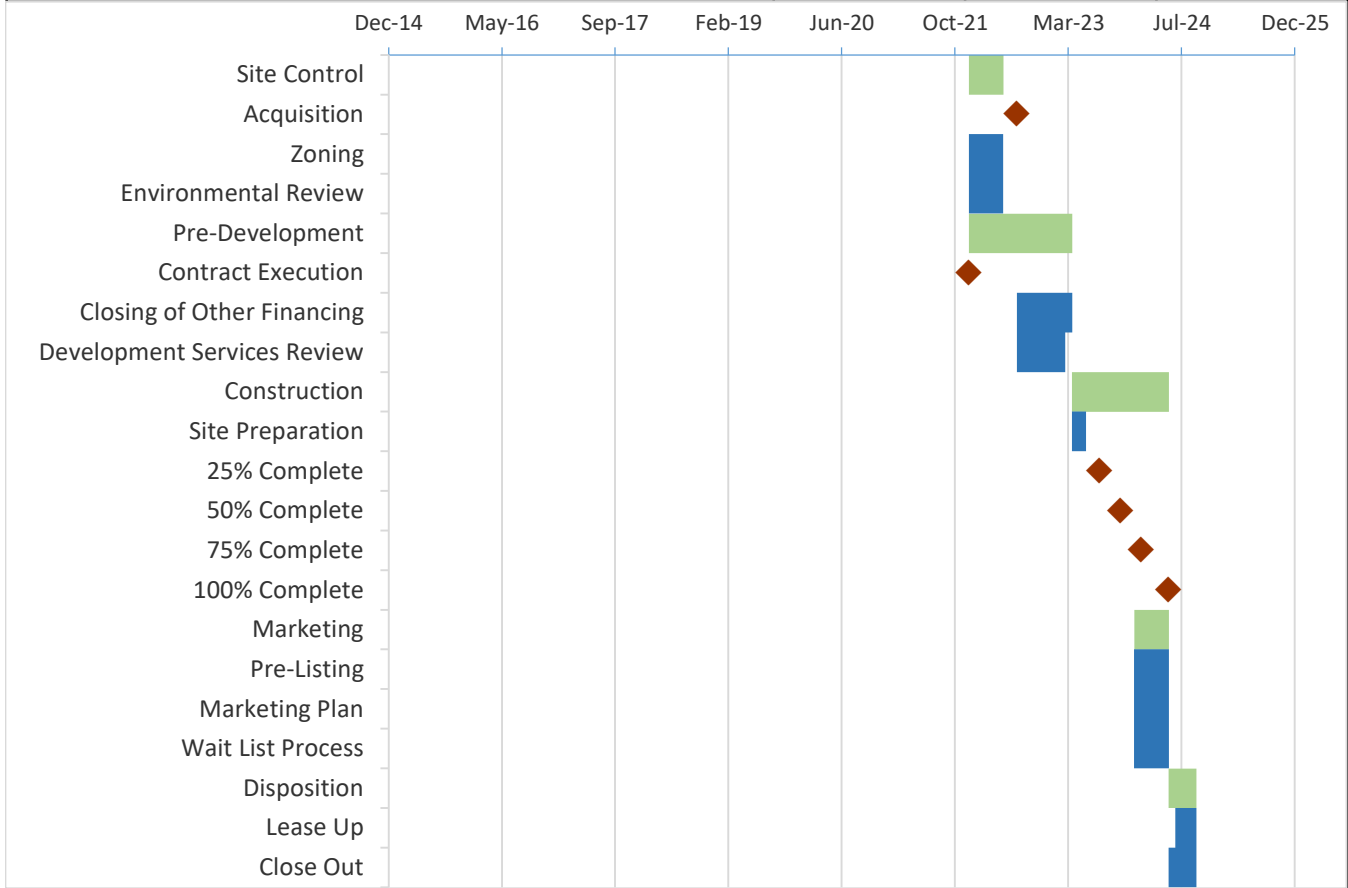
**APPLICATION TABS**

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**Tab A3 – Project Timeline**

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Jan-22	Jun-22
Acquisition	Aug-22	
Zoning	Jan-22	Jun-22
Environmental Review	Jan-22	Jun-22
<b>Pre-Development</b>	Jan-22	Apr-23
Contract Execution	Jan-22	
Closing of Other Financing	Aug-22	Apr-23
Development Services Review	Aug-22	Mar-23
<b>Construction</b>	Apr-23	Jun-24
Site Preparation	Apr-23	Jun-23
25% Complete	Aug-23	
50% Complete	Nov-23	
75% Complete	Feb-24	
100% Complete	Jun-24	
<b>Marketing</b>	Jan-24	Jun-24
Pre-Listing	Jan-24	Jun-24
Marketing Plan	Jan-24	Jun-24
Wait List Process	Jan-24	Jun-24
<b>Disposition</b>	Jun-24	Oct-24
Lease Up	Jul-24	Oct-24
Close Out	Jun-24	Oct-24



**THE LANCASTER  
AUSTIN, TEXAS**

**APPLICATION TABS**

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**Tab A4 – Development  
Budget**

## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	12,500	12,500	
Environmental Review	15,000	15,000	
Engineering	295,611	295,611	
Survey	20,000	20,000	
Architectural	591,222	591,222	
<b>Subtotal Pre-Development Cost</b>	\$934,333	\$934,333	
<b>Acquisition</b>			
Site and/or Land	2,000,000	2,000,000	
Structures			
Other (specify)			
<b>Subtotal Acquisition Cost</b>	\$2,000,000	\$2,000,000	
<b>Construction</b>			
Infrastructure	180,000	21,600	
Site Work	925,850	111,102	
Demolition	180,000	21,600	
Concrete	170,220	20,426	
Masonry	131,348	15,762	
Rough Carpentry	403,206	48,385	metals
Finish Carpentry	2,073,615	248,834	woods and plastics
Waterproofing and Insulation	392,772	47,133	
Roofing and Sheet Metal	245,502	29,460	
Plumbing/Hot Water			
HVAC/Mechanical	1,414,680	169,762	
Electrical	817,565	98,108	
Doors/Windows/Glass	286,950	34,434	
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	753,219	90,386	finishes
Specialties/Special Equipment	614,676	73,761	specialties, equipment, fire sprinkler, fire alarm
Cabinetry/Appliances			
Carpet			
Other (specify)	1,383,107	86,880	elevator and contractor fee
Construction Contingency	434,730	53,035	
<b>Subtotal Construction Cost</b>	\$10,407,440	\$1,170,667	
<b>Soft &amp; Carrying Costs</b>			
Legal	200,000	100,000	
Audit/Accounting	85,000		
Title/Recordin	75,000	45,000	
Architectural (Inspections)	35,000		
Construction Interest	409,050		
Construction Period Insurance	38,500		
Construction Period Taxes	58,500		
Relocation	15,000		
Marketing	5,000		
Davis-Bacon Monitoring			
Developer Fee	1,860,000	750,000	includes consultant fee
Other (specify)	1,142,020	1,000,000	reserves,permits, FFE, sub-metering, AE design, fin fees
<b>Subtotal Soft &amp; Carrying Costs</b>	\$3,923,070	\$1,895,000	
<b>TOTAL PROJECT BUDGET</b>	\$17,264,843	\$6,000,000	



**THE LANCASTER  
AUSTIN, TEXAS**

**APPLICATION TABS**

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**Tab A5 – Operating  
Proforma**



**THE LANCASTER  
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**APPLICATION TABS**

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**Tab A6 – Scoring Sheet**

Project Name	The Lancaster	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	21.05	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$6,000,000	
Estimated Total Project Cost	\$17,438,735	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	12	# of rental units at < 30% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>2</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 40% MFI	12	# of rental units at < 40% MFI
< 50% MFI	36	# of rental units at < 50% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>4</b>	<b>% of annual goal * units * 25%, max of 75</b>
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>6</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	60	Total # of units provided up to 100 per year
Continuum of Care Score	20	(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	15	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	16	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	5	Multi-bedroom Unit/Total Units * 20
TEA Grade	82	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	8	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	<b>45</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	34%	% of total project cost funded through AHFC request
Leverage Score	12	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$100,000	Amount of assistance per unit
Subsidy per unit score	13	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$78,947	Amount of assistance per bedroom
Subsidy per Bedroom Score	15	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	<b>40</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
FINAL QUANTITATIVE SCORE	91	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		

NOTE: As Supportive Housing with no long-term debt, this project does not have a DCR and therefore cannot score points in that category which is counterintuitive to the priority for supportive housing.

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 1 – Entity Information**

**1a. Detailed listing of developer's  
experience**

# CAPITAL A HOUSING

Firm Bio



## Firm Name

Capital A Housing

## President

Eyad Kasemi

## Address

5110, Lancaster Ct, Austin, TX 78723

## Point of Contact

Conor Kenny, Principal

512.968.3050

conor@civilitudegroup.com

Capital A Housing is an Austin development company that specializes in residential projects with a heavy income-restricted affordable housing component. Capital A Housing maintains close relationships with Civilitude, an Austin civil engineering firm, and Constructinople, an Austin construction company, that together allow Capital A to handle affordable and market-rate housing development from soup to nuts. Capital A Housing and Constructinople specialize in development and construction for housing non-profit and governmental clients, as well as their own projects.

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, “A at Lamppost”, nearing its completion in fall 2021. A at Lamppost was the first project to be built under the city’s Affordability Unlocked policy, which principal Conor Kenny worked on during his tenure at the city’s Planning Commission. Capital A also partnered with the City of Austin to secure \$1.3 million in development assistance funding to keep 100% of the units there below-market-rate, with buyers falling below 80% of the city’s Median Family Income.

Austin faces significant challenges in creating adequate affordable housing in the coming years, and Capital A Housing is deeply invested in meeting that challenge. Capital A’s developments and overall strategy are built around Austin programs like Affordability Unlocked and Housing Development Assistance funding, the state’s Low-Income Housing Tax Credit programs, and the Austin Transit Partnership’s upcoming anti-displacement programs. Capital A applies its extensive knowledge of these policies and programs not only for its own developments, but also for other developers, in part because Austin’s affordable housing needs are so great. Capital A also specializes in harmonizing its projects with the city’s strategies around housing, transportation, and other intersecting issues, as well as with the needs and wishes of the city’s diverse neighborhoods and communities.





**Project Name**

A at Lamppost

**Total Construction Cost**

\$4,700,000

**Unit Count or Sq ft.**

17 multi-bedroom units

**Location**

12500 Lamppost Lane, Austin, TX 78727

**Completion Date**

Est. Fall 2021

Capital A Housing’s “A at Lamppost” development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin’s Median Family Income. It is the first development utilizing the “Affordability Unlocked” ordinance to break ground in Austin. The development qualified for the “Tier 1” ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin’s Ownership Housing Development Assistance program, and is on-track for completion by Fall 2021. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.





# CAPITAL A HOUSING

Project Experience



## Project Name

Blackland CDC Alley Flats

## Total Construction Cost

\$454,686

## Unit Count or Sq ft.

3 units

## Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

## Completion Date

October 2020

## Owner

Blackland CDC

The Blackland CDC Alley Flats were built by A at St Johns team members Constructinople as the General Contractor and Community Powered Workshop as the Architect. These income restricted Alley Flats were designed in collaboration with Blackland CDC to fit behind existing single family residences. Three 2-bed, 2-bath accessory dwelling units were completed on an expedient 7 month timeline.





**Project Name**

Jordan at Mueller

**Total Construction Cost**

\$26,700,000

**Unit Count or Sq ft.**

132 units

**Location**

2724 Philomena St, Austin, TX 78723

**Completion Date**

December 2019

Capital A Housing President Eyad Kasemi and St Johns Village's civil engineer Civiltude designed the site for the Jordan at Mueller, receiving a site development permit in a record four months. Open in 2019, the Jordan is located in the Mueller neighborhood in East Austin. This new community provides 132 deeply affordable, service-rich homes for low-income families. The Jordan features housing for people making about 50 to 60 percent of the median family income, with 14 units reserved for families who are homeless or at risk of homelessness. The Jordan was built utilizing low-income housing tax credits from the Texas Department of Housing and Community Affairs and bond funding via the City of Austin's Rental Housing Development Assistance program.



**Project Name**

La Vista de Lopez

**Total Construction Cost**

\$5,800,000

**Unit Count or Sq ft.**

27 units

**Location**

809 E. 9th St, Austin, TX 78702

**Completion Date**

Est December 2022

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.





**Project Name**

Cedar Alley Flat

**Total Construction Cost**

\$167,000

**Unit Count or Sq ft.**

1 units

**Location**

1608 Cedar Avenue, Austin, TX 78702

**Completion Date**

December 2019

The Cedar Alley Flat was built by St Johns Village team members Constructinople as General Contractor, Civiltude as civil engineer, and Community Powered Workshop as architect. The 3 Star Green Building home is income-restricted for a 3 person family at 80% of Austin's MFI or below. Designed in collaboration with the landowners to fit behind an existing home by Community Powered Workshop's Alley Flat Initiative, the Cedar Alley Flat is the kind of thoughtful infill housing that Capital A Housing aims to deliver in addition to other forms of missing middle housing.



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 1 – 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, Certificate of Formation for Capital A Housing, LLC (file number 804127906), a Domestic Limited Liability Company (LLC), was filed in this office on June 28, 2021.

It is further certified that the entity status in Texas is converted. The entity became inactive on December 07, 2021.

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 April 19, 2022.



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott  
Secretary of State

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 1 – Entity Information**

**1c. Statement of Confidence**

**All Ownership and  
Development Entities  
have housing experience  
in the City of Austin.**

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 2 – Principals Info**

**2a. Resumes of principals**



Mr. Kazi has over 24 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on ADA improvements projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

### Relevant Project Experience

#### **La Vista de Lopez, Austin, TX,**

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

#### **Lakeline Station Apartments, Austin, TX**

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rudledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

#### **Cardinal Points Apartments, Austin, TX**

120-unit SMART Housing multi-family development at the southwest corner of Four Points Dr and River Place Blvd. The project site has several critical environmental issues such as caves, underground voids, golden cheeked warblers endangered species, and densed inventory of trees. In addition to developing the site, Civiltude also assisted Foundation Communities to extend almost one mile of sidewalk to connect the site to the nearest job center and modify Four Points Drive

#### **Guadalupe Saldana Apartments, Austin, TX**

Project Principal & Project Manager for 90-unit fully affordable detached condominium and single-family Netzero development in East Austin. Design included flood plain modeling and modification, low-impact development techniques such as raingardens and biofiltration pond.

#### **Sierra Vista Apartments, Austin, TX**

Civiltude teamed up with the non-profit consultant Community Powered Workshop to design Foundation Community's Sierra Vista Apartments. First developed in the early 1980's, the site had entered a state of disrepair and required extensive interior renovation and site improvements, including several foundation repairs and bringing parking & pathways into ADA compliance.

#### **Gaston Place Apartments, Austin, TX**

Civiltude collaborated with HACA, AHA! and Community Powered Workshop to design a 27-unit complex in northeast Austin. Gaston Place Apartments provides one and two-bedroom apartments for households with incomes below 50% of the median family income.

### **Years of Experience** 24 years

### **Education:**

- MS Engineering &
- BS Architectural Engineering, The University of Texas at Austin

### **Registration:**

- Texas PE# 96489,
- LEED Accredited Professional

### **Community Leadership:**

- Former Chair, Planning Commission
- Associate Professor, Department of Civil, Architectural & Environmental Engineering at UT Austin
- Former Vice Chair, Zero Waste Advisory Commission
- Real Estate Council of Austin Board
- Austin Asian Chamber Board
- Former Chair, South Congress Combined Neighborhood
- Asian American Resource Center, Design Advisory Panel
- UT Austin Projects for Underserved Communities, Service Learning Advisory Board
- Austinites for Action Advisory Board





Mr. Kasemi is a civil engineer with a construction management academic background. He has over 12 years of experience in land acquisitions, land development, and pro formas. Mr. Kasemi also has worked effectively using financing instruments in the capital stack to maximize IRR for over 6 years. Through years of experience, he has developed a deep understanding and expertise in identifying infill properties with development potential and managing multiple consultants and contractors from feasibility to move-in ready as well as recapturing properties in floodplains or infrastructure burdened and optimizing infrastructure requirements through negotiations with municipalities.

### Relevant Project Experience

**Years of Experience**

7 years

**Years in the Firm**

3 years

**Education:**

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

**Registration:**

TX EIT # 51951

**A at Lamppost, Austin, TX**

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

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**Waterloo Terrace, Austin, TX**

Project Manager for 132-unit permanent supportive housing for single adults on 2.5 acres near the Mo Pac Expressway and Parmer Lane intersection - near the Domain, job opportunities, medical services at St. David's Hospital and the Walnut Creek Greenbelt. Eyad performed grading, drainage, utilities and site plan production and permitting.

**Colony Park, Austin, TX**

Located in Northeast Austin, the project site offers a unique opportunity to meet the needs of the community & provide a catalyst for economic development & growth for the area. Funded through a US HUD Sustainable Communities Challenge Grant to further its six livability principles, the development will incorporate best practice strategies for energy-efficient, building design, water conservation & zero-waste technology to create a model sustainable & livable mixed-use, mixed-income community. Civiltude provided utility infrastructure design services for the 258-acre masterplanned community and Eyad served as a design team member



Conor Kenny is a longtime government, politics, and policy professional at the local, state, and federal levels, having worked for a variety of government-focused non-profits and the state government. He has been deeply engaged in Austin housing and development policy as a member of the city's Design Commission and Planning Commission, where he served as chair and led the commission's Transportation Working Group and the Land Development Code Re-Write working groups on residential and non-residential zoning. At Capital A Housing he performs a wide variety of roles, including planning, community engagement, advocacy, government relations, strategy, and business development. Mr. Kenny specializes in putting together projects that are responsive to the city's - and particular neighborhoods' - needs and priorities, for development that breaks the usual mold and is welcomed by communities.

**Years in the Industry**  
· 18 years

**Years in the Firm**  
· 1 years

**Education:**

- Master of Public Affairs, LBJ School of Public Affairs, University of Texas at Austin
- BA in Liberal Arts from the Evergreen State College.

**Community Engager Experience**

**A at Lamppost, Austin, TX**

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

**2011 Franklin Ave, Austin, TX**

Community engagement representative for EM Franklin LLC's 2011 and 2015 Franklin Ave development. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.

**ST Georges Green, Austin, TX**

Capital A Housing's "A at St. Georges Green" development, at 5300 St Georges Green, is an affordable housing community that will provide eight rental units affordable to households earning 50% or less of Median Family Income. This high-impact property will be nestled in a single-family, high-opportunity neighborhood right off of Manchaca and Stassney Lanes and a stone's throw from Austin Community College's South Austin campus. The project will provide affordable homes in a family-centric neighborhood where the average market rent is \$1,487 per month

**A at E St Johns Ave, Austin, TX**

Community engagement representative for Capital A Housing's A at St Johns. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.



Nicole Joslin is a licensed Architect and experienced community planner with a diverse professional and academic background in community engaged design and housing advocacy. Her 14 years of civic engagement and leadership has provided her with a deep understanding of equitable design and development processes that support more complete communities. Ms. Joslin has joined Capital A Housing from the nonprofit world where she previously served as Executive Director of Austin-based community design center, Community Powered Workshop.

### Relevant Project Experience

#### **Austin's Strategic Housing Blueprint Implementation Plan**, Austin, TX

##### *Community Powered Workshop*

The plan to help the creation of 60,000 affordable units over the coming decade for households earning approximately \$60k or less through funding sources, potential regulations and creative approaches. Ms. Joslin served as the lead in crafting and implementing a comprehensive community-engagement process for the creation of an Implementation Plan for the City of Austin's first documented housing strategy framework. This process helped to inform place-based strategies for achieving the housing goals set by City leadership and the community at large.

#### **Montopolis Right to Remain Plan**, Austin, TX

##### *Community Powered Workshop*

The Montopolis neighborhood initiative, with a focus on 238 homes, to help the current residents stay in their homes while facing gentrification. Under Ms. Joslin's leadership, this collaboration of Community Powered Workshop, the Guadalupe Neighborhood Development Corporation, and community members of the Montopolis neighborhood aimed to understand the needs and challenges of low-income families in the historically Latino Montopolis neighborhood and identify opportunities for the development and preservation of affordable homes. In order to compile information that accurately reflected the community history, culture, and trauma, the team brought together existing community leaders and residents through workshops and focus groups. By listening to the needs, concerns, and priorities of the residents, the team created a report that reflects their voices and highlighted potential action items that could address local concerns. This activity and advocacy continues today under the leadership of Mi/My Montopolis, a resident-led organization dedicated to the preservation of affordability and community culture in the Montopolis neighborhood.

#### **Central Williamson Creek Greenway Community Vision Plan**, Austin, TX

##### *Community Powered Workshop*

A community-led vision for a resilient and connected urban floodplain across 76 acres of underutilized parkland and flood-buyout properties. Ms. Joslin secured and managed multiple funding sources to support a community-led vision plan that re-imagined Central Williamson Creek and its immediate surroundings as a resilient, healthy and connected area that all residents of the surrounding vibrant South Austin community can enjoy. Under her leadership, this multidisciplinary team facilitated a robust community engagement process that produced a community vision plan that was adopted by the City of Austin Watershed Protection Department and Parks and Recreation Department as the guiding document for public and private investments in the area.

#### **The Alley Flat Initiative**, Austin, TX

##### *Community Powered Workshop*

The Alley Flat Initiative created an adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. Ms. Joslin stewarded the growth of this award winning program, which seeks to assist long-time homeowners in developing income-restricted Accessory Dwelling Units in the backyards of single family homes. Her leadership in advocacy, housing finance, design, and development innovation elevated this program to the national spotlight with the awarding of the Ivory Prize in 2019 and has produced numerous affordable infill housing opportunities across Austin.

### Years of Experience

14 years

### Education:

M.S. Community and Regional Planning, University of Texas at Austin

Bachelor of Architecture, University of Oklahoma

### Registration:

TX Architect #23568  
LEED Accredited Professional

### Community Leadership:

Co-Chair, Community Engaged Design Committee, Texas Society of Architects

Advocacy Committee member, HousingWorks Austin

Former Chair, Austin Housing Coalition

Former Board Member, Evolve Austin

Former Vice-Chair and Co-Founder, Women Design Build

Adjunct Faculty, University of Texas School of Architecture

# JULIA SPANN, MSW

## CO-CEO – THE SAFE ALLIANCE

### Experience:

Julia Spann is Co-CEO at The SAFE Alliance (SAFE), where she has spent 24 years with SAFE and its predecessor agencies, the Center for Battered Women (CBW), and SafePlace, honing her expertise in women and children's, poverty, victimization, and homeless services and non-profit management.

Today, Julia provides primary leadership for SAFE client service programs, human resources, operations, and major community initiatives for The SAFE Alliance. During her tenure at SAFE, Julia has provide lead staff support for all building and renovation projects. These include:

1. 1995. Design and construction of Ph. 1 of SAFE's Supportive Housing Program (SHP), a 25 unit multi-family complex for family violence survivors and their children (CBW, Grove Blvd)
2. 1996. Renovation of a15 bed Single Women's Shelter (CBW, Faro St.)
3. 1997. Renovation of a 45 bed Family Shelter for family violence survivors and their children. (CBW, Tannahill Rd.)
4. 1998. New construction of a 25,000 sq. ft. non-residential Resource Center. (SafePlace, Grove Blvd.)
5. 2000. Oversaw concept, design and construction of a new 100 bed Family Shelter, Warehouse, School and Child Development Center and significant security features. (SafePlace, Grove Blvd.)
6. 2001. Addition of Phase 2 of SAFE's Supportive Housing Program, added 15 apartments, plus a Community Building that includes children's play/group space. (SafePlace, Grove Blvd)
7. 2001. Completion of SAFE's 12.5 acre, 9 building flagship campus at 1515 Grove Blvd.
8. 2015. Siting of Eloise House, Sexual Assault Forensic Exam Clinic, (SafePlace, Grove Blvd.)
9. 2017. Modest renovations to SAFE's Teen Parent/Early Childhood Cottage, a residential program for moms in foster care and their babies. (SAFE, 4800 Manor Rd.)
10. 2017. Project management of SAFE Headquarters administrative and training offices in the Big Brother Big Sister Building. (SAFE, 4800 Manor Rd, Bldg K.)
11. 2018. New construction of a 2nd clinic building that doubled the size of Eloise House. (Grove Blvd.)
12. 2018. Updating and interior refresh of the 20-yr old Resource Center (see #4.)
13. 2019. Renovate of Elizabeth Ann Seton House, a 1930's house donated to SAFE by to serve as a drop-in center for survivors of trafficking/exploitation.

Since 2005, Julia has also served as the Executive Director of Grove Place Partners, GP which holds the responsibility for operating Grove Place apartments, a 184 unit tax credit multifamily apartment community that provides affordable housing to Austinites, including victims of violence. Grove Place Partners is a subsidiary corporation of The SAFE Alliance

Prior to SAFE, Julia has served as Executive Director at Caritas of Austin, Social Service Director at The Salvation Army in Austin, and as Associate Vice-President at United Way of Tarrant County. She has a Bachelor's degree in Psychology from Texas A&M University, and a Master's degree in Social Work, Administration and Planning, from The University of Texas in Arlington.



### Education

University of Texas at Arlington  
Master of Science, Social Work, emphasis in Administration and Planning - 1989

Texas A&M University  
Bachelor of Science, Psychology major;  
Spanish minor - 1978

### Current Community Involvement

- Texas Council on Family Violence. Board member, Chair of Strategic Planning Committee, Past Board Secretary, Past Chair of the Sustainability Committee, Past Chair of the Finance Committee. Active in non-board committees including Public Policy Committee and the Allocations Committee
- One Voice Central Texas. Member and Past Chair
- Interagency Sexual Assault Coalition Executive Committee Member

### Past Community Involvement

- Ending Community Homeless Coalition (ECHO). Past Member of the Membership Council Board
- Travis County Court House Citizens Advisory Committee. Past Member and Past Chair
- Basic Needs Coalition of Central Texas, Past Chair. Past Member and Past Chair
- I Live Here, I Give Here. Advisory Committee member
- Austin Community Foundation, Women's Fund. Lead a study of women's issues in Austin; and co-chair, Membership Committee
- Downtown Austin Alliance, Board Member; Security and Maintenance Committee member
- United Way Impact Council: Basic Needs/ Safety and Security Committee member
- Envision Central Texas, Social Equity Committee member
- Texas Council of Family Violence, Member of Public Policy Committee, Co-Chair of the Family Violence and CPS Work Group, Member of the statewide Allocations Committee.

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 2 – Principals Info**

**2b. Resumes of Development Team**

FIRM BIOS REDUCED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

# DEVELOPMENT TEAM

The following high-quality development team has been assembled to oversee the development of The Lancaster:

<b>Development Team for The Lancaster</b>	
<b>Lead Developer</b>	Capital A Housing Fayez Kazi (512) 699-3793 fayez@civiltude.com
<b>Co-Developer/Development Owner/Supportive Service Provider</b>	The SAFE Alliance Julia Spann (512) 689-3007 jspann@safeaustin.org
<b>Financing Consultant</b>	True Casa Consulting, LLC Jennifer Hicks (512) 203-4417 jennifer@truecasa.net
<b>Engineer</b>	Civiltude LLC Fayez Kazi (512) 761-6161 fayez@civiltude.com
<b>Architect</b>	Hatch Ulland Owen Architects Jason Haskins (512) 293-2460 jasonhaskins@huoarchitects.com
<b>General Contractor</b>	TBD
<b>Property Manager</b>	Asset Living Hugh A. Cobb hugh.cobb@assetliving.com

The assembled team brings together vast experience in real estate development, gap funding, affordable housing, local development and supportive housing.





Mr. Kazi has over 24 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on ADA improvements projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

### Relevant Project Experience

#### La Vista de Lopez, Austin, TX,

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

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128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rudledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

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Project Principal & Project Manager for 90-unit fully affordable detached condominium and single-family Netzero development in East Austin. Design included flood plain modeling and modification, low-impact development techniques such as raingardens and biofiltration pond.

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### Years of Experience

24 years

### Education:

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- BS Architectural Engineering, The University of Texas at Austin

### Registration:

- Texas PE# 96489,
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- Former Chair, Planning Commission
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### Relevant Project Experience

#### Years of Experience

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#### Years in the Firm

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#### Education:

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

#### Registration:

TX EIT # 51951

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#### **Waterloo Terrace, Austin, TX**

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#### **Colony Park, Austin, TX**

Located in Northeast Austin, the project site offers a unique opportunity to meet the needs of the community & provide a catalyst for economic development & growth for the area. Funded through a US HUD Sustainable Communities Challenge Grant to further its six livability principles, the development will incorporate best practice strategies for energy-efficient, building design, water conservation & zero-waste technology to create a model sustainable & livable mixed-use, mixed-income community. Civiltude provided utility infrastructure design services for the 258-acre masterplanned community and Eyad served as a design team member





Conor Kenny is a longtime government, politics, and policy professional at the local, state, and federal levels, having worked for a variety of government-focused non-profits and the state government. He has been deeply engaged in Austin housing and development policy as a member of the city's Design Commission and Planning Commission, where he served as chair and led the commission's Transportation Working Group and the Land Development Code Re-Write working groups on residential and non-residential zoning. At Capital A Housing he performs a wide variety of roles, including planning, community engagement, advocacy, government relations, strategy, and business development. Mr. Kenny specializes in putting together projects that are responsive to the city's - and particular neighborhoods' - needs and priorities, for development that breaks the usual mold and is welcomed by communities.

**Years in the Industry**  
· 18 years

**Years in the Firm**  
· 1 years

**Education:**

- Master of Public Affairs, LBJ School of Public Affairs, University of Texas at Austin
- BA in Liberal Arts from the Evergreen State College.

**Community Engager Experience**

**A at Lamppost, Austin, TX**

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

**2011 Franklin Ave, Austin, TX**

Community engagement representative for EM Franklin LLC's 2011 and 2015 Franklin Ave development. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.

**ST Georges Green, Austin, TX**

Capital A Housing's "A at St. Georges Green" development, at 5300 St Georges Green, is an affordable housing community that will provide eight rental units affordable to households earning 50% or less of Median Family Income. This high-impact property will be nestled in a single-family, high-opportunity neighborhood right off of Manchaca and Stassney Lanes and a stone's throw from Austin Community College's South Austin campus. The project will provide affordable homes in a family-centric neighborhood where the average market rent is \$1,487 per month

**A at E St Johns Ave, Austin, TX**

Community engagement representative for Capital A Housing's A at St Johns. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.



Nicole Joslin is a licensed Architect and experienced community planner with a diverse professional and academic background in community engaged design and housing advocacy. Her 14 years of civic engagement and leadership has provided her with a deep understanding of equitable design and development processes that support more complete communities. Ms. Joslin has joined Capital A Housing from the nonprofit world where she previously served as Executive Director of Austin-based community design center, Community Powered Workshop.

### Relevant Project Experience

#### **Austin's Strategic Housing Blueprint Implementation Plan**, Austin, TX

##### *Community Powered Workshop*

The plan to help the creation of 60,000 affordable units over the coming decade for households earning approximately \$60k or less through funding sources, potential regulations and creative approaches. Ms. Joslin served as the lead in crafting and implementing a comprehensive community-engagement process for the creation of an Implementation Plan for the City of Austin's first documented housing strategy framework. This process helped to inform place-based strategies for achieving the housing goals set by City leadership and the community at large.

#### **Montopolis Right to Remain Plan**, Austin, TX

##### *Community Powered Workshop*

The Montopolis neighborhood initiative, with a focus on 238 homes, to help the current residents stay in their homes while facing gentrification. Under Ms. Joslin's leadership, this collaboration of Community Powered Workshop, the Guadalupe Neighborhood Development Corporation, and community members of the Montopolis neighborhood aimed to understand the needs and challenges of low-income families in the historically Latino Montopolis neighborhood and identify opportunities for the development and preservation of affordable homes. In order to compile information that accurately reflected the community history, culture, and trauma, the team brought together existing community leaders and residents through workshops and focus groups. By listening to the needs, concerns, and priorities of the residents, the team created a report that reflects their voices and highlighted potential action items that could address local concerns. This activity and advocacy continues today under the leadership of Mi/My Montopolis, a resident-led organization dedicated to the preservation of affordability and community culture in the Montopolis neighborhood.

#### **Central Williamson Creek Greenway Community Vision Plan**, Austin, TX

##### *Community Powered Workshop*

A community-led vision for a resilient and connected urban floodplain across 76 acres of underutilized parkland and flood-buyout properties. Ms. Joslin secured and managed multiple funding sources to support a community-led vision plan that re-imagined Central Williamson Creek and its immediate surroundings as a resilient, healthy and connected area that all residents of the surrounding vibrant South Austin community can enjoy. Under her leadership, this multidisciplinary team facilitated a robust community engagement process that produced a community vision plan that was adopted by the City of Austin Watershed Protection Department and Parks and Recreation Department as the guiding document for public and private investments in the area.

#### **The Alley Flat Initiative**, Austin, TX

##### *Community Powered Workshop*

The Alley Flat Initiative created an adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. Ms. Joslin stewarded the growth of this award winning program, which seeks to assist long-time homeowners in developing income-restricted Accessory Dwelling Units in the backyards of single family homes. Her leadership in advocacy, housing finance, design, and development innovation elevated this program to the national spotlight with the awarding of the Ivory Prize in 2019 and has produced numerous affordable infill housing opportunities across Austin.

### Years of Experience

14 years

### Education:

M.S. Community and Regional Planning, University of Texas at Austin

Bachelor of Architecture, University of Oklahoma

### Registration:

TX Architect #23568  
LEED Accredited Professional

### Community Leadership:

Co-Chair, Community Engaged Design Committee, Texas Society of Architects

Advocacy Committee member, HousingWorks Austin

Former Chair, Austin Housing Coalition

Former Board Member, Evolve Austin

Former Vice-Chair and Co-Founder, Women Design Build

Adjunct Faculty, University of Texas School of Architecture

# JULIA SPANN, MSW

## CO-CEO – THE SAFE ALLIANCE

### Experience:

Julia Spann is Co-CEO at The SAFE Alliance (SAFE), where she has spent 24 years with SAFE and its predecessor agencies, the Center for Battered Women (CBW), and SafePlace, honing her expertise in women and children's, poverty, victimization, and homeless services and non-profit management.

Today, Julia provides primary leadership for SAFE client service programs, human resources, operations, and major community initiatives for The SAFE Alliance. During her tenure at SAFE, Julia has provide lead staff support for all building and renovation projects. These include:

1. 1995. Design and construction of Ph. 1 of SAFE's Supportive Housing Program (SHP), a 25 unit multi-family complex for family violence survivors and their children (CBW, Grove Blvd)
2. 1996. Renovation of a15 bed Single Women's Shelter (CBW, Faro St.)
3. 1997. Renovation of a 45 bed Family Shelter for family violence survivors and their children. (CBW, Tannahill Rd.)
4. 1998. New construction of a 25,000 sq. ft. non-residential Resource Center. (SafePlace, Grove Blvd.)
5. 2000. Oversaw concept, design and construction of a new 100 bed Family Shelter, Warehouse, School and Child Development Center and significant security features. (SafePlace, Grove Blvd.)
6. 2001. Addition of Phase 2 of SAFE's Supportive Housing Program, added 15 apartments, plus a Community Building that includes children's play/group space. (SafePlace, Grove Blvd)
7. 2001. Completion of SAFE's 12.5 acre, 9 building flagship campus at 1515 Grove Blvd.
8. 2015. Siting of Eloise House, Sexual Assault Forensic Exam Clinic, (SafePlace, Grove Blvd.)
9. 2017. Modest renovations to SAFE's Teen Parent/Early Childhood Cottage, a residential program for moms in foster care and their babies. (SAFE, 4800 Manor Rd.)
10. 2017. Project management of SAFE Headquarters administrative and training offices in the Big Brother Big Sister Building. (SAFE, 4800 Manor Rd, Bldg K.)
11. 2018. New construction of a 2nd clinic building that doubled the size of Eloise House. (Grove Blvd.)
12. 2018. Updating and interior refresh of the 20-yr old Resource Center (see #4.)
13. 2019. Renovate of Elizabeth Ann Seton House, a 1930's house donated to SAFE by to serve as a drop-in center for survivors of trafficking/exploitation.

Since 2005, Julia has also served as the Executive Director of Grove Place Partners, GP which holds the responsibility for operating Grove Place apartments, a 184 unit tax credit multifamily apartment community that provides affordable housing to Austinites, including victims of violence. Grove Place Partners is a subsidiary corporation of The SAFE Alliance

Prior to SAFE, Julia has served as Executive Director at Caritas of Austin, Social Service Director at The Salvation Army in Austin, and as Associate Vice-President at United Way of Tarrant County. She has a Bachelor's degree in Psychology from Texas A&M University, and a Master's degree in Social Work, Administration and Planning, from The University of Texas in Arlington.



### Education

University of Texas at Arlington  
Master of Science, Social Work, emphasis in  
Administration and Planning - 1989

Texas A&M University  
Bachelor of Science, Psychology major;  
Spanish minor - 1978

### Current Community Involvement

- Texas Council on Family Violence. Board member, Chair of Strategic Planning Committee, Past Board Secretary, Past Chair of the Sustainability Committee, Past Chair of the Finance Committee. Active in non-board committees including Public Policy Committee and the Allocations Committee
- One Voice Central Texas. Member and Past Chair
- Interagency Sexual Assault Coalition Executive Committee Member

### Past Community Involvement

- Ending Community Homeless Coalition (ECHO). Past Member of the Membership Council Board
- Travis County Court House Citizens Advisory Committee. Past Member and Past Chair
- Basic Needs Coalition of Central Texas, Past Chair. Past Member and Past Chair
- I Live Here, I Give Here. Advisory Committee member
- Austin Community Foundation, Women's Fund. Lead a study of women's issues in Austin; and co-chair, Membership Committee
- Downtown Austin Alliance, Board Member; Security and Maintenance Committee member
- United Way Impact Council: Basic Needs/ Safety and Security Committee member
- Envision Central Texas, Social Equity Committee member
- Texas Council of Family Violence, Member of Public Policy Committee, Co-Chair of the Family Violence and CPS Work Group, Member of the statewide Allocations Committee.

**CONI HUNTSMAN STOGNER**  
VICE PRESIDENT OF PREVENTION  
& COMMUNITY SERVICES – **THE SAFE ALLIANCE**

**Summary of qualifications:**

Over thirty years of program management experience in the social services field. Through my employment history, I have developed strong leadership, planning, implementation, organizational & communication skills. I am highly efficient, hard-working & especially enjoy collaborative work & program design.

**Experience:**

The SAFE Alliance Austin, TX

Vice President of Prevention & Community Services Dec. 2014- Present

- Oversees the Division of Prevention and Community Service programs, which include Counseling and Therapeutic Services, Strong Start (a child abuse prevention program), SAFE Health Services, Disability Services, Expect Respect (a teen dating violence and sexual assault prevention program), Legal Services, Planet SAFE (a supervised visitation and exchange center), Forensic Nursing (a sexual assault response program), and SAFE Futures (services geared toward the intersection of child maltreatment and domestic violence)
- Addresses organizational gaps, coordinates services & identifies new initiatives
- Sets direction for development of programs, hires, trains & supervises senior directors & program directors who oversee the direct services programs
- Works as part of Senior Management Team to set direction agency wide. Serves as agency representative to multiple task forces & coalitions on related issue areas including interpersonal violence, sexual assault, child abuse & homelessness

Senior Director of Community Services Oct. 2012 – Dec. 2014

- Responsible for oversight, planning/implementation & evaluation of multiple direct service programs including legal & hospital advocacy, survivor advocacy (residential & non-residential case management), CPS Advocacy, adult education programs & Planet SAFE, a supervised visitation & exchange center
- Hire, train & supervise program directors & managers who oversee direct services staff
- Serve as agency representative to multiple task forces & coalitions on related issue areas including interpersonal violence & homelessness
- Provide leadership & coordination of larger agency planning & direct service program implementation

Director of Transitional Services Jun 2005 – Oct 2012

- Responsible for the planning, implementation & evaluation of the Supportive Housing Program, Resource Advocacy & Passages programs (case management) & Life Skills
- Served on Client Services Team which planned & evaluated multiple direct service programs across the agency
- Hired, trained & supervised managers & advocates.
- Served on agency Risk Assessment Team

Manager of Family Advocacy Jun 2002 – Jun 2005

- Responsible for the planning, implementation & evaluation of the family advocacy (case management) program at the emergency shelter
- Hired, trained & supervised family advocates who supported/assisted clients with housing, childcare, employment, legal issues & basic needs
- Assist with the scheduling & coordination of an on-site medical clinic
- Coordinate monthly agency-wide advocates meetings for the purpose of information sharing around community resources



**Education**

Aug 1994

St. Edwards University, Master of Arts in Human Services, Psychological & Sociological Services, Graduated with a 4.0 GPA

Dec 1989

The University of Texas at Austin, Bachelor of Arts in Psychology with a Minor in Sociology

**Other Related Responsibilities**

Jan 2000 – Jun 2001, Co-Chair of the Advocacy & Outreach Committee of the Austin/Travis County Family Violence Task Force

Jun 2001 – Jun 2003, Co-Chair, Austin/Travis County Family Violence Task Force

Nov 2009 – Jun 2011, Co-Chair, Austin/Travis County Homelessness Task Force

Oct 2010 – Dec 2011, Co-Chair of Homelessness Prevention/Housing Stability Subcommittee, a joint workgroup of Travis County Basic Needs Coalition & ECHO (Ending Community Homelessness Coalition)

Oct 2012 – Dec. 2014, Co-Chair of Family Violence Supervisors, Subcommittee of the Austin/Travis County Family Violence Task Force

2016 and 2018, Texas Council on Family Violence, Public Policy Committee

2018, Texas Association Against Sexual Assault, Public Policy Committee



## ERIN GOODISON

SENIOR DIRECTOR OF HOUSING –  
THE SAFE ALLIANCE

### Experience:

Responsible for leading SAFE's Housing Department programs and services, comprised of 24 full-time staff and a \$3.1 million budget. Works collaboratively with other agency programs, external service providers and governmental agencies to ensure client, community and agency goals for housing are met. Responsible for cooperative development and articulation of SAFE's strategic direction for housing, and ensuring that specific program objectives are defined and met.

- Designed and Implemented SAFE's Rapid Rehousing Program. Secured new Housing and Urban Development (HUD) grants targeted for transition-age youth and survivors of domestic violence. Developed effective partnerships with other non-profit organizations, governmental agencies, healthcare providers, and landlords in order to deliver efficient and effective services. Increased number of housing units available to homeless survivors of abuse from 50 to 135 over 4 years, with additional growth expected in the coming year.
- Analyzed outcome data, client feedback, current research and best practice recommendations, and expanded supportive services available to program participants to include Supported Employment, SOAR Services, and Housing Location & Placement. These new services have led to significant increases in participant income and economic opportunity; faster placement in permanent housing; and higher housing retention rates.
- Plans, implements, manages and evaluates SAFE's Housing programs: 50 units of Transitional Housing, 85 units of Rapid Rehousing, Life Skills Training, and all related support services.
- Employs reflective supervision, collaborative leadership, and healthy communication skills in order to provide staff with a supportive and empowering work environment.
- Manages ambiguity associated with meeting survivors' needs, while operating efficiently and effectively; meeting performance standards; addressing risk; reducing liability; and simultaneously addressing individual and communal safety.
- Ensures we provide trauma-responsive, client-centered, and culturally-grounded services to homeless survivors of domestic and sexual violence, human trafficking, and child abuse.

### Additional Experience:

Supportive Housing Advocacy Manager | The SAFE Alliance, Austin, TX 2006-2015

Supportive Housing Advocate | The SAFE Alliance, Austin, TX 2003-2006

Shelter Advocate | The SAFE Alliance, Austin, TX 2002-2003

Detainee Project Coordinator/Researcher | Human Rights Documentation Exchange, Austin, TX 2001-2002



### Education

Bachelor of Arts, Art History | University of Kansas, Lawrence, KS

### Thought leadership & systems advocacy - highlights

- Advisor, National Safe Housing Task Force & Violence Against Women Act (VAWA) Reauthorization Subcommittee, November 2020 to present
- Co-Founder & Co-Chair, VAWA Housing Protections Work Group, Austin Continuum of Care, 2018 - present
- Advisor, Ending Youth Homelessness Leadership Advisory Council, 2017 – present
- Speaker, Ending Community Homelessness Coalition (ECHO) Spotlight Video Fiercely Focused: The SAFE Alliance, April 2021
- Presenter, Implementing Survivor Peer Support in Housing Programs, Texas Council on Family Violence (TCFV) webinar, January 2020
- Presenter, Assessing Voluntary Services in Transitional Housing: A Collaborative Approach, TCFV webinar, November 2019
- Panelist, Violence Against Women Act (VAWA) Implementation in Continuum of Care, Housing Justice Network Conference, March 2019
- Writer, Survivors Need Affordable Housing, SAFE Blog Post, June 2018
- Presenter, Peer to Peer Support Services, Effective Programming with Voluntary Services Conference, National Network to End Domestic Violence (NNEDV), February 2018
- Presenter, Peer to Peer Support Services, Advanced Voluntary Services Conference, NNEDV, August 2017
- Speaker, Transitional Housing for Survivors of Domestic and Sexual Violence: Podcast Interview & Transcript, American Institutes on Research, November 2016
- Founder & Chair, LGBTQIA+ Task Force at SAFE, 2014 – 2019
- Contract Writer, "The Essential Guide: An Introduction to Advocating for Survivors of Domestic Violence" for TCFV, 2009
- Advisor, Domestic Violence Work Group, Texas Office of the Attorney General – Child Support Division, 2007 Get Child Support Safely

## JENNIFER HICKS

### TRUE CASA CONSULTING, LLC

#### Experience:

Jennifer Hicks has over 20 years of affordable housing development and finance experience working for Foundation Communities - the State's premier nonprofit, affordable housing developer. As Director of Housing Finance, Hicks led the development of 14 innovative and high-impact communities that provided 1,559 units of affordable housing. While at Foundation Communities, Hicks also helped create and implement the first supportive housing model in Austin and grew the model to 783 units before her departure. As founder of True Casa Consulting, LLC, Hicks has continued working with nonprofits to help structure and access capital for affordable housing projects in Texas. Hicks' passion and expertise is centered around high-impact housing and enjoys the complexity and challenge these projects provide. She marries her development and finance skills with a deep understanding of the target population that helps inform both the physical and programmatic design of the project that best suits the target population.

#### Affordable Housing Development Experience:

True Casa has the following experience in Affordable Housing Development:

- 1) Leading affordable housing site selection for new communities including analyzing sites for scoring and threshold requirements with Housing Tax Credit program.
- 2) Structuring purchase contracts to meet requirements of Housing Tax Credit program.
- 3) Reviewing purchase contracts and ensuring milestones are all achieved.
- 4) Coordinating professionals to conduct third party due diligence reports and reviewing all reports (i.e. Phase I ESA, appraisals, market studies, property condition assessments, civil engineering reports, and surveys.)
- 5) Managing the required follow-up for any third-party due diligence reports (i.e. Phase II ESA work.)
- 6) Coordinating RFQ's for architect and general contractor selection, including participating in selection committee.
- 7) Overseeing the financial structuring and development of 2,200 units of affordable housing.
- 8) Running project budgets and proformas for proposed affordable housing developments.
- 9) Managing the construction budget process including reviewing bids and participating in value engineering.
- 10) Leading the contract review and finalization for general contractor and architect and ensuring all federal requirements are properly referenced and adhered to, as well.
- 11) Participating in design review and input to ensure housing is designed with target population in mind.
- 12) Creating the organizational structure for new affordable housing developments including name registration and new entity creation with the Texas Secretary of State.



#### Education

Texas Tech University with a B.A. in Journalism and a graduate of the LBJ School of Public Affairs with a Master of Public Affairs.



## TAYLOR STEED

### OWNER AND PRINCIPAL OF FourT REALTY

#### Experience:

Mrs. Steed is an owner and principal of FourT Realty responsible for developing and asset managing commercial real estate ventures. Over the past eleven years, FourT Realty has developed four retail centers from the ground up, acquired and repositioned three retail centers, developed one condominium project, and sold three land investments for multi-family housing. The residential portfolio includes the multi-phased development of the LAAN condominiums, a 53-unit project on 3 acres in the heart of South Austin averaging \$625,000 per unit. The retail portfolio totals approximately 63,400 square feet, of which approximately 58,000 square feet is still managed and owned by FourT Realty under Mrs. Steed's direction.

Prior to relocating to Austin, Mrs. Steed was an Associate in the Debt Placement group at Eastdil Secured, a wholly owned subsidiary of Wells Fargo. During her time at Eastdil Secured, Mrs. Steed successfully closed over \$1.5 billion of permanent and interim financings and over \$500 million of secondary loan sales. Prior to joining Eastdil Secured, Mrs. Steed was an Associate with Capmark in New York City and an Analyst with Clark Realty Capital in Washington, D.C.

Mrs. Steed served as a board member for the Hill Country Conservancy for six years, co-chairing the annual fundraiser Hill Country Nights in 2013, chairing the Violet Crown Trail Committee in 2016, serving on the capital campaign committee, and serving on the executive committee for three years. Mrs. Steed also served on the board and executive committee for The Real Estate Council of Austin. Mrs. Steed served as the Vice Chair of Policy and chaired the Membership Committee, Research and Education Committee, and the Affordability Committee. In addition, Mrs. Steed's was actively involved in the review of the draft zoning chapter of the new land development code and educating the membership about the code's potential impacts to our community. Mrs. Steed is also a graduate of RECA's 2012 Leadership Development Council program and served on its oversight committee in 2013.

Mrs. Steed currently serves on the board of SAFE Alliance and is actively involved in the Strategic Initiatives committee. She was also an active participant of the 2013-2014 Travis County Economic Development Task Force and of the 2018 Opportunity Austin 4.0 solicitation committee.



#### Education

B.A University of Pennsylvania,  
Philadelphia, PA  
Graduated cum laude with distinction  
as a Benjamin Franklin Scholar

#### Professional

Licensed salesperson

#### City of Residence

Austin, Texas

#### Number of Years with Firm

11 Years

#### Affiliations

Real Estate Council of Austin  
Urban Leadership Institute  
International Council of Shopping  
Centers  
Hill Country Conservancy

## **WILLIAM C. SKEEN**

REAL ESTATE DEVELOPMENT MANAGER –  
**FASKEN OIL AND RANCH LTD.**

### **Capabilities Profile:**

Areas of expertise include real estate development, construction management, feasibility analysis, project acquisition, marketing, real estate/commercial finance, mortgage finance, non-profit financial management. Highly effective administrative and management skills gained through diverse work challenges related to real estate management, marketing, development, financial management, and managing the project teams to ensure that projects are completed on schedule and within budget. Beginning in 1995, became active in various issues along the Texas-Mexico Border in the development of affordable rental housing, market rate rental housing, master planned community development, and town-home/condominium development.

### **Experience:**

FASKEN OIL AND RANCH LTD. 2012-Present  
Real Estate Development Manager

Coordination of Real Estate Development activities focusing on multifamily development, master planned community development, property management and operations. Management and coordination of various special projects.

MADISON AUSTIN DEVELOPMENT LLC. 2010-2012  
President

In March 2010, Bill Skeen and Adam Nyer established Madison Austin Development LLC, dba Skybeck Development LLC and Skybeck Construction LLC. The company was established to focus on the development and construction of multifamily housing. Under the leadership and Skeen and Nyer the company has secured a core group of experienced development and construction professionals to execute its business plan to develop and construct multifamily housing with a focus on secondary markets throughout Texas. Key responsibilities include:

- Business development
- Financial management
- Project management
- Property Management Oversight
- Review and coordination with Owners in the analysis of potential projects for development and construction

EKO PARTNERS LTD./MADISON INTERESTS INC. 2002-2010 Vice President/Principal

Vice President Tekoa Interests LLC. the General Partner of Tekoa Partners Ltd. Tekoa is a Partnership between Madison Interests Inc. and Vaquillas Development Ltd. The Partnership combined and experienced team of professionals that are experts in the development and rehabilitation of multi-family housing. Any many respects, Tekoa is a successor to Covenant Communities Inc.

- Coordinate with local governmental agencies and non-profits to develop multi-family and single family communities utilizing financing provided by the tax credit program and loan guarantees from FHA
- Analyze and review potential sites prior to acquisition
- Construction project management
- Homeowner Association establishment and management oversight
- Negotiate construction contracts with General and Sub-Contractors
- Coordinate planning with land planners, architects, engineers, structural engineers, MEP engineers and related consultants
- Preparation and presentation of financing projections and applications



### **Education**

Austin College - B.A. Business Administration Economics

### **Professional Affiliations**

Urban Land Institute  
National Apartment Association  
Real Estate Council of Austin  
Former Director Laredo Builder Association  
Former Chairman Laredo Builder Association Development Committee

### **Community Service**

Safe Austin- Member of the Capital Improvement/Building Committee

Austin Center for Battered Women/  
Safeplace- Board Member for seven (7) years, chairman of building committee responsible for planning and development of major projects including the Women's Shelter, Supportive Housing Project (Apartments), Resource Center, land acquisition and assistance with grant applications to the City of Austin and U.S. Department of Housing and Urban Development. Honoree for outstanding service at the 20th anniversary celebration.

Former Member of Laredo Affordable Housing Committee- Promote development of affordable housing. Sponsor and participant of various affordable housing seminars and programs to promote housing for low to moderate-income families along the Texas Mexico Border. Participants include Texas Department of Housing and Community Affairs, Federal Home Loan Bank, U.S. Department of Housing and Urban Development, Texas House Urban Affairs Committee.

Texas A&M Colonia Program- Received appreciation award for efforts to improve living conditions in Webb County Colonias.

## JESSE B. MALONE, P.E.

PROJECT MANAGER – MALONE/WHEELER, INC.

**Experience:** Mr. Malone has produced civil engineering designs for a variety of projects in the public and private sectors. Projects which Mr. Malone has worked on include numerous projects ranging from large single- family subdivisions to complex site plans and roadway projects. Engineering design work performed by Mr. Malone on these projects has included:

- Preparation and analysis of water models for transmission and distribution networks,
- Water transmission and distribution pipe design,
- Wastewater force main design,
- Lift station design and gravity wastewater/interceptor design,
- Low pressure sewer modeling and design,
- Storm sewer, channel and drainage network modeling and design,
- Detention modeling and design,
- Design of temporary and permanent water quality best management practices,
- Roadway design,
- City of Austin Permitting; FEMA floodplain permitting,
- Preparation of technical reports,
- Cost estimating,
- Project schedule development

Work Experiencing both public and private sector development and improvement project has allowed Mr. Malone to excel at recognizing project challenges early and quickly taking steps to ensure that a project is completed on time and on budget.

Project Management services provided by Mr. Malone have included preparation of contract Bid Documents; Bidding support and evaluation; review of contractor pay applications; issuance of change orders; review of contractor submittal; site inspections; preparation of field change documents; development of project baseline schedules; project management and coordination with the contractor, owner and other design consultants; permitting; master planning; and project presentation to P&Z and City Council.

Mr. Malone possesses the technical and leadership skills critical in the successful delivery of projects. As the Project Manager, Mr. Malone will be responsible for providing the project leadership necessary to deliver a successful project to the City of Austin. Project leadership tasks include identifying realistic project goals and milestones, establishing the project schedule and communication of said goals/milestones to City of Austin and the Project Team.



### Education

B.S. Civil Engineering  
University of Colorado, Boulder  
2003

### Professional

Registered Engineer  
State of Texas  
No. 108734

### City of Residence

Austin, Texas

### Number of Years with Firm

14 Years

### Affiliations

American Society of Civil  
Engineers

Real Estate Council of Austin

Austin Contractor and  
Engineers Association

Urban Leadership Institute

SAFE Board Member

Shoal Creek Conservancy –  
Technical Advisory committee

Barton Springs Conservancy –  
Construction Committee

## Firm Address

5110 Lancaster Ct, Austin, TX 78723

## Telephone Number

+1 512 761 6161

## Contact Person

Fayez Kazi, PE, LEED AP

fayez@civiltude.com

## Date of Organization

April 2010

## Type of Organization

Limited Liability Company

## Firm's Registration Number

F-12469

## Firm Overview & History

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Led by Fayez Kazi, PE, Civiltude's core principle was to deliver effective design solutions and experienced project management competitive to large companies while providing personal, flexible and timely communication that is unique to a small, nimble firm. Nhat Ho, PE, started as an engineer with Civiltude since its early inception and joined the management team in 2014. Jim Schissler, PE, joined Civiltude's leadership team in early 2018 after three decades of practice and management with several major local firms.

Civiltude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team packs a combined 65 years of

experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, our team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

When it comes to growth, our focus is not only on our team size and expanding public and private sector portfolios but also deepening trust with our clients. In 2010, our team of three dedicated our expertise to serving public school and affordable housing segments which were largely underserved, especially when there were fewer and smaller projects.

Today, with our team size of 23 employees, Civiltude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructure such as pipelines, roadways, trails, ponds, and parks; educational and sports facilities; tax credit and market-rate multi-family housing; master planned communities; and mixed use complexes for office, retail, entertainment and industrial. Our core services include land feasibility studies; site and infrastructure construction documents; site permitting and acceleration strategies; bid review, value engineering and cost control; project management; and construction administration. Civiltude specializes in pipeline design, site and right-of-way permitting and acceleration, and karst void mitigation. Our clients are just as diverse, from individual home owners, to neighborhood associations, housing authorities, municipalities, non-profit affordable housing providers, transportation authorities, and private developers.





**Years of Experience:**  
24 years

**Education:**  
MS Engineering &  
BS Architectural Engineering,  
The University of Texas at Austin

**Registration:**  
Licensed Professional Engineer Texas PE # 96489  
LEED Accredited Professional

**Affiliations:**  
Former Chair, Planning Commission  
Associate Professor, Department of Civil, Architectural & Environmental Engineering at UT Austin  
Former Vice Chair, Zero Waste Advisory Commission  
Real Estate Council of Austin Board  
Austin Asian Chamber Board  
Former Chair, South Congress Combined Neighborhood Asian American Resource Center, Design Advisory Panel  
UT Austin Projects for Underserved Communities, Service Learning Advisory Board  
Austinites for Action Advisory Board

**Mr. Kazi** has over 20 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on projects as small as ADA improvement projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

### Relevant Project Experience

#### **Trails at Vintage Creek – Foundation Communities – Austin, Texas**

Design Engineer on two separate contracts for water utility improvement and construction documents to upgrade water meter connections and a structural retaining wall design. Responsibilities include working with Austin Fire Department, Austin Water Utility, and commercial building inspectors, preparing construction plans, spoils calculation, and specifications for reuse of elevated pathways.

#### **Sierra Vista Apartments – Foundation Communities – Austin, Texas**

Project Principal on three separate contracts beginning with a tree & topographical survey of 9-acre tract with existing multi-family apartment units. The survey was used to provide a report with profiles of the accessible paths and sections at every 5' to help identify non-compliant slopes. Involvement led to preparation of well plugging plan and permitting through the Barton Springs Edwards Aquifer Conservation District for a 4' wide, 37' deep unrecorded well on the property. Currently developing construction plans for sidewalk & grading to provide ADA accessibility and improve drainage. Design includes 315 LF stormwater line & area inlets and site improvements for proposed Learning Center.

#### **Greenwater Redevelopment – Trammel Crow – Austin, Texas**

Project Principal for site/civil construction documents and permitting for utility infrastructure design for \$550 million redevelopment project of the former City of Austin Green Water Treatment Plant that will provide nearly 2 million square feet of new space. Planned development includes high-rise mixed use buildings, apartment residential units with provisions for affordable housing, hotel, office and retail space. Nueces Street and 2nd Street will be extended through the site to connect the Second Street and Seaholm Power District.

#### **Presidium Riverside Apartments – Cadence McShane – Austin, TX**

Project Principal for site/civil construction documents and permitting for utility infrastructure development will provide 1, 2 and 3 bedroom apartments and amenities.

#### **Jenkins Design Center Office Complex – Jenkins Custom Homes – Bee Cave, TX**

Project Principal for the civil/site design for office complex on a 1-acre tract in Bee Cave, Texas. Development included a 7,000 SF Luxury Home Idea Center at Jenkins Park Plaza with high-end custom home fit and finish within walking distance of the Hill Country Galleria and residential apartments. Designed with professional architects, engineers and artists in mind, the site incorporates an interior tree grove and rock outcropping into the visual aesthetics. Civiltitude team designed and permitted the first full infiltration raingarden in the City – educated local government and regulatory officials. Contaminant removals satisfied the stringent water quality regulations of the City of Bee Cave while promoting low impact development thus enhancing the site.

#### **Colony Park – City of Austin – Austin, Texas**

Located in Northeast Austin, the project site offers a unique opportunity to meet the needs of the community & provide a catalyst for economic development & growth for the area. Funded through a US HUD Sustainable Communities Challenge Grant to further its six livability principles, the development will incorporate best practice strategies for energy-efficient, building design, water conservation & zero-waste technology to create a model sustainable & livable mixed-use, mixed-income community. Civiltitude provided utility infrastructure design services for the 258-acre masterplanned community



**Years of Experience:**

10 years

**Education:**

BS Architectural Engineering, The University of Texas at Austin

**Registration:**

Licensed Professional Engineer Texas PE # 119194  
LEED Green Associate

**Affiliations:**

Water & Wastewater Commissioner  
Joint Sustainability Committee  
Chair of Mueller Neighborhood Association  
Real Estate Council of Austin  
Greater Austin Asian Chamber of Commerce  
Downtown Austin Alliance  
South Congress Combined Neighborhood Contact Team  
Structural Engineering Institute

Mr. Ho brings over ten years of versatile experience from different areas of **civil engineering, structural engineering**, architectural design, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management systems, wet utilities, and sports running tracks to retaining structures, spatial arrangement of buildings and site integration. His land development experience includes site feasibility studies, zoning changes, subdivisions, and commercial site plans. He has cultivated relationships with review staff, especially at the City of Austin, and has built a reputation for effective and responsible design. His in-depth expertise includes utilities, innovative water quality management and accelerated site plan permitting. Specifically with RRISD & AISD, Mr. Ho has extensive knowledge with the inter-local agreements and dedicated review teams that control school projects for the City of Austin.

**Relevant Project Experience**

**Trails at Vintage Creek - Foundation Communities - Austin, Texas**

Design Engineer on two separate contracts for water utility improvement and construction documents to upgrade wa-ter meter connections and a structural retaining wall design. Responsibilities include working with Austin Fire Department, Austin Water Utility, and commercial building inspectors, pre-paring construction plans, spoils calculation, and specifica-tions for reuse of elevated pathways.

**Sierra Vista Apartments - Foundation Communities - Austin, Texas**

Field Engineer responsible for quantifying soil volume and dynamic cost estimate for contract work required to plug a 4' wide, 37' deep unrecorded well discovered on the prop-erty. Work also included site investigation, coordination with licensed well driller, and on-field direct response regarding material and procedure of the plugging process.

**Greenwater Redevelopment - Trammel Crow - Austin, Texas**

Project Manager designing utility infrastructure to serve the redevelopment of the former Green Water Treatment Plant. Responsible for producing water, wastewater and chilled water construction documents and obtaining development permits with Austin Water Utility and Austin Energy on an accelerated timeline. Performed coordination with other entities to avoid conflicts with a congested downtown underground utility network while existing in harmony with the aboveground Great Streets elements.

**Edison Riverside Apartments - Presidium - Austin, Texas**

Project Manager leading site permit, license agree and providing construction documents and permitting for utility infrastructure design for 353 unit residential apartments, leasing office and resident amenities.

**The Yard Redevelopment - The Yard LLC - Austin, Texas**

Project Principal overseeing the public water and wastewater improvements to serve over 150,000 SF of mixed use redevelopment. In charge of wastewater capacity analysis for over 8,000 properties near the project site to develop accurate demand for the proposed

**Colony Park Masterplan - Urban Design Group - Austin, Texas**

Project Manager in charge of preliminary utility plan, Service Extension Request, design and permitting of phase 1 infrastructures. Working closely with the urban planner to provide utility placement for multiple street cross sections to allow narrow urban street width.

**Woodbridge Subdivision - Polis Properties - Austin, Texas**

Project Manager for subdivision construction documents and permitting for public street, utility, and storm-water infrastructure design for 9 lot subdivision in Austin. Design included over 800 LF of 8" water and wastewater lines. The development will provide 18 duplex housing units in East Austin close to downtown.

**Fox Sparrow Subdivision - Verdant Frontiers - Cedar Park, TX**

Project Manager for site/civil construction documents and permitting for public street, utility, and stormwater infrastructure design for 17 lot subdivison in Cedar Park. Design included over 1,710 LF of 8" water and wastewater lines.





**Years of Experience:**  
14 years

**Education:**  
BS Architectural Engineering, The University of Texas at Austin

**Registration:**  
Licensed Professional Engineer Texas PE #111664

**Software Proficiency:**  
AutoCAD Civil 3D  
Autodesk Hydraflow Express  
Autodesk SSA  
Microstation  
ESRI ArcGIS  
WaterCAD  
EPANET  
StormCAD  
PondPack  
HEC-HMS  
HEC-RAS

**Current Workload Availability:**  
70%

Mr. Reyes's career includes more than 14 years of extensive experience in the design, construction management, review, and approval of civil engineering land development projects throughout the Greater Austin area and the State of Texas. Current projects consist of the design and construction management of several concurrent municipal and private projects in Central Texas. Duties include working closely with clients and development teams, feasibility studies, site development, drainage and innovative water quality design, utility design, regulatory permitting through local and state agencies, cost estimating and construction management as demonstrated by the list of selected projects below:

### Relevant Project Experience

#### **CLMP220 Mobility Rotation List - Phase 2** - City of Austin - Austin, Texas

QA/QC for civil engineering on several projects under this rotation list. The successful completion of these projects required close coordination with City agencies, a thorough knowledge of local conditions and construction practices, familiarity with TDLR and ADA accessibility regulations, efficient deadline setting, and the ability to respond to public input during the design and construction processes.

#### **Austin Water Utility Smart Meter Installation** - ACLARA - Austin, Texas

QA/QC for Civiltitude's traffic control plan for over 150 sites of Data Collection Unit installation across Austin Water's service area. Civiltitude works closely with Aclara and construction vendors in developing optimized traffic control scenarios based on means and methods. Civiltitude also collaborates with Austin transportation department staff in developing pre-approved new traffic control details specifically for the workflow of this public project.

#### **BondWide Technical Review & Permitting Support** - AECOM & McKissack&McKissack - Austin, Texas

Project Manager that provided technical peer review for the civil discipline to ensure code compliance, constructability and risk mitigation for the District. We also reviewed, benchmarked and developed permitting strategies for the design team to ensure the project's success.

#### **Highland & Brownie Park** - City of Austin - Austin, Texas

Project Manager for the improvements at Highland and Brownie Park. Mike leads/coordinates the site permitting, and site plan exemption for both sites.

#### **Fontain Plaza** - RedLeaf Properties & Austin Community College-Highland - Austin, Texas

Project Manager for the site, drainage, and utility relocation and improvements at Fontaine Plaza, a former mall surface parking lot transformed into an urban park. Coordinated ADA compliant paths throughout the park to connect to the internal circulation routes of the Highland Campus.

#### **Waterloo Greenway - Corridor Framework Plan** - City of Austin - Austin, Texas

Project Engineer for The Corridor Framework plan which consisted of a comprehensive investigation of the post-Waller Creek tunnel completion conditions along Waller Creek, and preparation of the plan that would guide the redevelopment of Waterloo Greenway public trails and parks from Lady Bird Lake to 15th Street. Mike led research efforts and onsite field investigations to document the location/existence of all storm-water creek outfalls, water/wastewater utilities, overhead and underground dry utilities along Waller Creek. He developed utility feasibility relocation plans and strategies to allow for proposed public trail and park improvements. Mike also coordinated with stakeholders, COA, and the Waterloo Greenway Conservancy on preliminary trail alignments and creek restoration efforts.

#### **Canopy Walk at the Fairmont Hotel** - Manchester Financial Group - Austin, Texas

Project Manager for The Canopy Walk, an outdoor aerial walkway connecting the Fairmont Hotel to the Austin Convention Center (ACC), spanning over Red River Street and Waller Creek. This is one of the first public/private collaborative design and construction efforts to be compatible with the vision for the Waterloo Greenway, a future public park winding along Waller Creek. Utilizing HEC-RAS, Mike led/coordinated the floodplain drainage study within Waller Creek within the vicinity of the ACC. He also designed the relocation of existing ACC roof drainage outfalls into Waller Creek. Creek restoration and construction phase creek protection plans were also developed. Mike also managed construction phase services and site inspections through final project completion.



## ABOUT US

hatch + ulland owen architects (h+uo) is an Austin, Texas based architectural firm focused on creating visionary, sustainable and socially-responsible design.

The firm was founded in 1978 by Tom Hatch, FAIA, with a commitment to help build strong, vibrant communities. It has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined him as partners. Our keen sense of community values has inspired a wide range of distinctive projects including, numerous multi-family communities for neighborhood non-profits including, Guadalupe Neighborhood Development Corporation; Foundation Communities; and Atlantic Housing Foundation as well as market rate developers. Some noteworthy projects include: 65 Whole Foods Markets across the country, including the original WFM Corporate Headquarters at 6th and Lamar; The Crossings (now Miraval Resort and Spa); The Groves Information Center, Pavilion & Pool; Threadgill's; Antone's; Twin Oaks Library; Oak Point Park in Plano; numerous single-family residences; multiple amenity centers; as well as farm worker housing in the valley and in the panhandle.

h+uo architects has a passion for projects of this type that celebrate affordable housing. We recently completed multiple communities for Foundation Communities, and two affordable housing developments in Charleston, South Carolina (330-units & 336-units), as well as another 128-unit complex in Austin. The homes that we relocated from Rainey Street to Father Joe Zonata and renovated are part of Guadalupe Neighborhood Development Corporation's affordable housing program and are stunning. We are currently working on a number of projects for Foundation Communities, Guadalupe Neighborhood Development Corporation and have just begun developments with Austin Habitat For Humanity and Project Transitions.

A dynamic design studio featuring a wealth of architectural expertise, h+uo prides itself on interpreting our clients' visions and delivering high quality, contextually responsive design in the Multi-family residential, Hospitality, Retail, Office, Community / Civic, Education, and Single-family residential markets. The culture of the firm, our reputation in Austin, throughout Texas and around the country, as well as the growing list of satisfied and repeat clients continues to thrive.

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 2 – Principals Info**

**2c. Resumes of Property  
Management Team**

FIRM BIOS REDUCED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

Property	City	State	Zip	Units	Region	Description	AFFORDABLE UNITS	SENIOR UNITS	LIHTC UNITS	AHDP	538 USDA Loans	CDBG funded units	HOME funded units	HOPE VI funded units	HAP units	(202) PRAC	Section 811 funded units	HUD Loan 207, 221d4, 223f, 223a
Allegre Point	Austin	TX	78728	184	Central Texas	Family	Yes	0	180	0	N	0	0	0	0	0	10	Y
Forest Park Apartments	Austin	TX	78753	228	Central Texas	Family	Yes	0	228	0	N	0	0	0	0	0	0	Y
Heritage Estates at Owen Tech	Austin	TX	78728	174	Central Texas	Seniors	Yes	174	174	0	N	0	0	0	0	0	0	N
Lyons Gardens	Austin	TX	78702	54	Central Texas	Seniors	No	54	0	0	N	0	0	0	0	54	0	N
Reserves at Springdale	Austin	TX	78723	292	Central Texas	Family	Yes	0	292	0	N	0	0	0	0	0	0	N
Silver Springs Apartments	Austin	TX	78753	360	Central Texas	Family	Yes	0	360	0	N	0	0	0	0	0	0	Y
St. George's Court	Austin	TX	78752	60	Central Texas	Seniors	No	60	0	0	N	0	0	0	0	60	0	N
Urban Oaks	Austin	TX	78745	194	Central Texas	Family	Yes	0	194	0	N	0	0	0	0	0	0	N
Urban Villas	Austin	TX	78722	90	Central Texas	Family	No	0	0	0	N	0	0	0	0	0	0	N
Val Dor II	Austin	TX	78752	178	Central Texas	Family	No	0	0	0	N	0	0	0	0	0	0	N
Works at Pleasant Valley II, The	Austin	TX	78702	29	Central Texas	Family	Yes	0	29	0	N	0	0	0	0	0	0	N
Works at Pleasant Valley, The	Austin	TX	78702	45	Central Texas	Family	Yes	0	42	0	N	0	0	0	0	0	10	N

	TOTAL UNITS	44,730	HAP UNITS	1,104
	TOTAL PROPERTIES	329	HAP PROPERTIES	13
HUD Program/Financing	SENIOR UNITS	8,137	811 UNITS	192
	SENIOR PROPERTIES	76	811 PROPERTIES	20
New Construction/Lease Up	LIHTC UNITS	23,488	PRAC UNITS	351
	LIHTC PROPERTIES	206	PRAC PROPERTY	9
	AFFORDABLE UNITS	24,549	HUD FINANCED UNITS	9,391
Dallas East	AFFORDABLE PROPERTIES	216	HUD FINANCED PROPERTIES	62



**Connie Quillen is Vice President** in Austin, Texas. Connie oversees the operations and activities of six regional supervisors and managers, a total of 6,000 apartment units. The portfolio contains affordable housing, conventional and senior housing assets. As Vice President, Ms. Quillen is responsible for the operational, contractual and regulatory performance of the assets. In her role as investment manager, she maintains regular and informative contact with asset investors and clients.

Ms. Quillen holds a degree in Business Administration from Central Texas College. Connie began her career in property management in 1991 as a property manager. She worked for the Travis County Housing Authority with responsibility for Public Housing and then as its Director of Assisted Housing. Connie joined Asset Living in 2001 and was promoted to Regional Supervisor in 2003. After rising to the role of Senior Regional Supervisor, Connie was promoted to Vice President in December 2018. Connie's experience with Public Housing and Section 8 makes her invaluable to clients with difficult to manage properties with high levels of rental assistance. She has been responsible for the operations of literally dozens of Low-Income Housing Tax Credit (LIHTC) and Project Based Section 8 properties across Texas over the past 15 years.

Ms. Quillen is a licensed Texas real estate broker. She is a Housing Credit Certified Professional (HCCP), a Certified Apartment Portfolio Supervisor (CAPS), a Public Housing Manager (PHM) and a Section 8 Housing Manager (SHM).



**Koren Actouka** serves as a Regional Supervisor for Asset Living. In her role, she manages, directs and implements strategies to ensure the successful achievement of operational efficiencies and profitability for clients and their assets. Koren offers her clients expertise in a diverse collection of management activities including resident relations, vendor management, lease compliance, and contract negotiation. She directly supervises the activities of all property managers and regional office staff for a portfolio of properties targeting positive financial results. Ms. Actouka supervises 10 assets, totaling almost 1,000 units comprised of Low-Income Housing Tax (LIHTC) housing, Senior and conventional properties.

Koren began her property management experience in 1998 on the facilities maintenance staff where she was promoted to leasing agent and then manager of a Tax Credit rehab property with site-based housing all within 1 year. Koren was later recruited by a Syndicator as an asset manager with a multi-state portfolio of 13 properties working closing with the underwriters and the state financing agency to ensure the success of the all the developments. She oversaw the management of 5 LIHTC, HOME and BOND Communities with over 700 combined units until joining Asset Living as a property manager in 2007. After assisting with several initial lease ups of (LIHTC) projects, she became an executive Assistant and was promoted to Regional Supervisor in 2018

Koren is a Certified Credit Compliance Professional (C3P), a Certified Occupancy Specialist (COS) and a Housing Credit Certified Professional (HCCP)





**Trista is Controller** at Asset Living. As a Corporate Department Head, Trista provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Trista manages corporate accounting for all Asset Living offices, including internal employee reimbursements and cost allocations where appropriate. Ms. Browning maximizes technology to accomplish and meet deadlines in a timely and accurate manner.

Ms. Browning received her Associates degree and attended both the University of North Texas and the University of Texas at Dallas, studying business and accounting. After several year managing commercial and medical offices, Trista joined Asset Living in 1997. Initially responsible for the property accounting for all assets, she also managed software migrations and new property integrations. As the client services division grew, in 2009 Ms. Browning focused her efforts in the role of Controller. She continues to inform and provide support to company auditors, ensuring accuracy and timeliness of corporate reporting and works collaboratively with client accounting services.

Trista is an active member of the Institute of Finance and Management.



**Terri Turner is Director of Accounts Payable.** As a Corporate Department Head, Terri provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Terri ensures property and regional payables and receivables are posted accurately and timely. Terri directs a team of four accounts payable specialists who each support a portfolio of properties based on client needs. Her team is trained to interact positively with supplier partners, residents and clients regarding payables at their assets.

Terri studied at Southern Arkansas University Tech. The first five years of Terri's work history were in bookkeeping and office administration in a retail business. Her real estate management career started in 1993 in the role as Manager at both conventional and tax credit properties. Her experience in the property offices taught her the value of the payable's relationship with the owner. She joined Asset Living in 1999 as an Assistant Manager and was responsible for receivables and payables processing on site. Upon her arrival, she instituted system checks and balances and portfolio assignments to heighten efficiencies.

In 2007, the Terri was promoted to the corporate office in the Accounts Payable Department. She quickly assumed a leadership role and now serves at the Director of Accounts Payable.





**Lori Erbst is Director of Compliance.** As a Corporate Department Head, Lori provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Lori specifically directs the administration of the Asset Living compliance department, overseeing 18 specialists who ensure the regulatory and contractual obligations are met at all levels with local and state housing and support agencies. Ongoing training and support of site personnel is a key performance indicator. First year files, tenant income certifications and renewals and audit preparation and findings corrections are managed by Ms. Erbst.

Lori attended Dallas County Community College and began her career in property management in Dallas in 1996 with an owner/developer of Low-Income Housing Tax Credit (LIHTC) properties. In 2001, she joined Asset Living as a compliance specialist and was promoted to Director of Compliance in 2007. Over time, the department grew to a manager and six specialists. Lori's extensive knowledge and experience with Housing Tax Credit, HOME, BOND, Housing Trust Fund and the Affordable Housing Disposition program make her invaluable to our clients and staff members. Additionally, through strong business relationships, Lori is able to work closely with all state agencies and maintain a respected partnership.

Lori participates regularly in training offered by the Texas Department of Housing and Community Affairs. Ms. Erbst is a Certified Credit Compliance Professional (C3P), a Housing Credit Certified Professional (HCCP) and a National Compliance Professional (NCP).



**Rebecca Rodriguez Alonzo is the Director of Business Development for Asset Living.** In this role, Ms. Alonzo is responsible for the strategic support of Asset Living clients and investors, offering extensive asset analysis and reporting, strategic recommendations for value growth and new and additional business model development. She serves as an essential liaison between clients, suppliers and the Asset Living' Executive, Business Development and Accounting teams. The firm continues to grow both its statistical footprint and status as a leading operator of affordable housing and a proven asset value-enhancer.

Ms. Alonzo holds a Bachelor of Arts degree in Sociology from The University of Texas, Arlington. She began her career in property management in 1998. Her Property Management involvement includes on-site operations, project management, business development, and multi-family housing marketplace. With a specialty in contract administration, Rebecca is able to oversee the smooth transition of property acquisitions, due diligences and take over management, including working closely with HUD, TDHCA, and the local Housing Authorities. Ms. Alonzo joined Asset Living in mid-2017 and has intentionally grown her knowledge and experience with HUD and Low-Income Housing Tax Credit (LIHTC) requirements, making her invaluable to clients and staff members.

Ms. Alonzo is a Certified Apartment Portfolio Supervisor (CAPS) and a Housing Credit Certified Professional (HCCP).

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 3 – Financial Info**

**3a. Federal IRS Certification**

OGDEN UT 84201-0038

In reply refer to: 4051091934  
Mar. 14, 2017 LTR 4168C 0  
74-2320657 000000 00  
00027675  
BODC: TE

THE SAFE ALLIANCE  
PO BOX 19454  
AUSTIN TX 78760-9454



035752

Employer ID Number: 74-2320657  
Form 990 required: YES

Dear Taxpayer:

This is in response to your request dated Feb. 01, 2017, regarding your tax-exempt status.

We issued you a determination letter in NOVEMBER 1984, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

Our records also indicate you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If a return is required, you must file Form 990, 990-EZ, 990-N, or 990-PF by the 15th day of the fifth month after the end of your annual accounting period. IRC Section 6033(j) provides that, if you don't file a required annual information return or notice for three consecutive years, your exempt status will be automatically revoked on the filing due date of the third required return or notice.

For tax forms, instructions, and publications, visit [www.irs.gov](http://www.irs.gov) or call 1-800-TAX-FORM (1-800-829-3676).

If you have questions, call 1-877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific Time).

CINCINNATI, OH 45201

Date: JUL 09 2003

GROVE PLACE PARTNERS GP, INC.  
C/O SAFEPLACE  
1515 GROVE BLVD.  
AUSTIN, TX 78741

Employer Identification Number:  
71-0876762  
DLN:  
403116000  
Contact Person: BRENDA WILKINS ID# 52638  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Form 990 Required:  
Yes  
Addendum Applies:  
No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 509(a)(3).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(3) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the

Letter 947 (DO/CG)

4051091934  
Mar. 14, 2017 LTR 4168C 0  
74-2320657 000000 00  
00027676

THE SAFE ALLIANCE  
PO BOX 19454  
AUSTIN TX 78760-9454

Sincerely yours,



Jeffrey I. Cooper  
Director, EO Rulings & Agreement



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 3 – Financial Info**

**3b. Certified Financial Audit**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 3 – Financial Info**

**3c. Board Resolution**

# SAFE |

## Grove Place Partners GP, Inc. Board Resolution

*Grove Place Partners GP, Inc. Board of Directors is applying for funding from the City of Austin's Rental Housing Development Assistance (RHDA) program and respectfully approved and submits the following resolution.*

WHEREAS, **Grove Place Partners GP, Inc.** is a 501 (c)(3) organization whose mission encompasses creating new, affordable, supportive housing for the purpose of responding to homelessness. **Grove Place Partners GP, Inc.** is a Supporting Organization of **The SAFE Alliance**, a local nonprofit in Austin, Travis County providing comprehensive victims services to survivors of domestic violence, sexual assault, child abuse, and sex trafficking; and

WHEREAS, **Grove Place Partners GP, Inc.** is proposing to build a homelessness-response 100% affordable housing development through **Lancaster Ct. Housing Partnership, LP (the Applicant)**; and

WHEREAS, **Grove Place Partners GP, Inc.** will serve as the Sole Member of the General Partner of the Applicant; and

WHEREAS, Travis County and the neighborhoods within are faced with a crisis of homelessness while also experiencing the COVID-19 pandemic;

The population of people experiencing homelessness or who are at risk of homelessness is diverse with varied and individual needs, and include an overrepresentation of individual and family survivors of domestic violence and sexual abuse, youth aging out of foster care, people of color, and people , with disabilities;

Many people experiencing homelessness or who are at risk of homelessness have little to no income, lack safe places to sleep and suffer ongoing physical and mental health needs;

Rapid Rehousing and Permanent Supportive Housing require affordable and low barrier rental units, rental vouchers, support services, and case managers reflective of the diversity of the population served; and

On September 14, 2021, Travis County Commissioner's Court approved a resolution for \$50,000,000 for projects to be developed in collaboration with the Travis County Supportive Housing Collaborative; and the Austin Area Urban League, A New Entry, Caritas, Family Eldercare, Integral Care, Life Works, and The SAFE Alliance have formed the Travis County Supportive Housing

Collaborative, and have received these funds to develop new affordable supportive housing communities across the County, for approximately 1000 new residents.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of **Grove Place Partners GP, Inc.** hereby approves this **RESOLUTION** and **AUTHORIZES** the Executive Director, **Julia Spann**, and **Thomasina Tijerina**, Board Chair and succeeding board chairs, to enter into all applications and related documents and to sign for and perform any and all responsibilities in relation to the submission of applications to the City of Austin for Rental Housing Development Assistance (RHDA) funding on behalf of **Grove Place Partners GP, Inc.**, individually and as Sole Member of the General Partner of the Applicant, **Lancaster Ct. Housing Partnership, LP**, on behalf of such partnership.

Signed by:  \_\_\_\_\_

Printed Name: Thomasina Tijerina Title: Board Chair

Passed and Approved this 27th (Day) of April (Month), 2022 (Year)

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 3 – Financial Info**

**3d. Financial Statements**

**FINANCIAL  
STATEMENTS  
TO BE  
PROVIDED  
UNDER  
SEPARATE  
COVER**



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 3 – Financial Info**

**3e. Funding Commitment Letters**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

## **Financing Narrative THE LANCASTER**

**NOTE: A 9% Housing Tax Credit application for The Lancaster was submitted in the 2022 funding cycle. Due to TDHCA's two-mile/same year de-concentration rule, we are unsure as to the fate of the application. This RDHA application is being submitted assuming The Lancaster will not receive a 9% award. If something should change, the team will be sure to alert RHDA staff and update this application with the new RHDA amount.**

### **Construction Sources and Uses**

The construction funding sources include a construction loan from Amegy Bank in the amount of \$6,060,000, a TDHCA MFDL loan in the amount of \$4,000,000, and \$7,264,843 in American Rescue Plan Act (ARPA) funding earmarked by Travis County for homelessness response efforts.

The construction loan from Amegy Bank is underwritten at an interest rate of 4.50% and will require interest-only payments during the construction period. The letter confirming the rates and terms of the construction loan is included in the application.

The Development will be applying for \$4,000,000 in TDHCA Multifamily Direct Loan funding under the Supportive Housing/Soft Repayable Set-Aside (2022-1). The funds will be used for hard costs and is being requested as a deferred forgivable loan.

This application is for \$6,000,000 in RHDA funding for The Lancaster. The funds are requested as a deferred, forgivable loan and are open to the allocation of funding to the Development. We would request \$2,000,000 for the acquisition of the site and the balance to be a mix of pre-development, hard and soft costs. This request is meant to quickly fill the gap in order to ensure this project moves forward at a rapid pace. The Development does not have the luxury of waiting through another 9% HTC cycle (where a 2-mile issue would also likely result with Foundation Communities' Airport site) or risking the timeline of the uber-competitive private activity bond lottery process.

### **Permanent Sources and Uses**

As Supportive Housing with only 60 units, there is no permanent long-term debt scheduled for this project. This capital stack structure allows the property to keep rents low and ensure any cash flow from the property is put back into direct services provided at the property.

The TDHCA MFDL loan will be used as permanent funding. The term of the loan will be for 35 years at zero percent interest. The Development is applying for these funds as a deferred forgivable loan.

The \$7,264,843 in Travis County ARPA funding has already been earmarked through a resolution approving the \$50,000,000 in ARPA funds to the Travis County Supportive Housing Collaborative – a focus group of seven local non-profits dedicated to serving unhoused Austinites. The developer partner – Capital A Housing – and the Travis County Supportive Housing Collaborative are working through the funding process with Travis County staff with loan docs for the individual collaborative partner development's to be available this summer.

The RHDA request of \$6,000,000 is being requested as a 35-40 year, deferred forgivable loan in the timing and allocation that is most agreeable to RHDA and the Development.

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 4 – Project Info**

**4a. Market Study**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 4 – Project Info**

**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.



Julia Spann

5/3/2022

Signed

printed name

date



## GOOD NEIGHBOR POLICY

### **THE LANCASTER**

5111-5115 Lancaster Ct.  
Austin, TX 78723

### **CONTACT**

Julia Spann  
The SAFE Alliance  
4800 Manor Rd.  
Austin, TX 78723  
(512) 689-3007  
[jspann@safeaustin.org](mailto:jspann@safeaustin.org)

### **COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT**

The SAFE Alliance is committed to working with the neighborhood and key stakeholders to communicate information about the development and target population.

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 5111-5115 Lancaster Ct., Austin, TX 78723:

**Preliminary Research:** Using the City of Austin's Community Registry site and general Internet searches, True Casa Consulting researched the neighborhood organizations that contain the proposed site and identified the following active organizations.

Windsor Park Neighborhood Plan Contact Team  
Del Valle Community Coalition  
Responsible Growth for Windsor Park  
Windsor Park-Pecan Springs Heritage NA

**Neighborhood Plan:** The development is located in the East MLK Combined Neighborhood Plan located at the link below:

[https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Adopted\\_Neighborhood\\_Planning\\_Areas/30\\_UniversityHills-WindsorPark/uhwp-np\\_Part1.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted_Neighborhood_Planning_Areas/30_UniversityHills-WindsorPark/uhwp-np_Part1.pdf)  
[https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Adopted\\_Neighborhood\\_Planning\\_Areas/30\\_UniversityHills-WindsorPark/uhwp-np\\_Part2.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted_Neighborhood_Planning_Areas/30_UniversityHills-WindsorPark/uhwp-np_Part2.pdf)  
[https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Adopted\\_Neighborhood\\_Planning\\_Areas/30\\_UniversityHills-WindsorPark/uhwp-np\\_Part3.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted_Neighborhood_Planning_Areas/30_UniversityHills-WindsorPark/uhwp-np_Part3.pdf)





- 1) **Neighborhood Contact:** The SAFE Alliance has already reached out to the priority neighborhood organization(s) to share info on plans for the development of The Lancaster. The meeting with the Windsor Park Neighborhood Plan Contact Team took place on February 16, 2022.
- 2) **Neighborhood Notification** – The organizations above were notified as part of the TDHCA notification process as well as notifications sent out by the City for the zoning change. The team will continue to communicate with the neighborhood and publicly engage, as a neighbor, on the plans for development of the site.
- 3) **Neighborhood Engagement** – At the neighborhood meeting, Capital A Housing and The SAFE Alliance presented information about their firms, plans for design of the building and talked about who will live at the property and what services will be offered.
  - After initial contact, meetings will be scheduled with any organization that should request such.
  - The SAFE Alliance will invite neighborhood members to volunteer events to get more involved with the project.
- 4) **Implementation/Ongoing Relations** – The SAFE Alliance will implement the following processes to encourage ongoing relations with neighborhood members:
  - Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
  - The property will invite neighborhood members to participate in services programs being offered at our community.
  - The property will invite and educate neighborhood members on the many ways to volunteer with the property.
  - The SAFE Alliance will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 4 – Project Info**

**4c. SMART Housing Letter**



# City of Austin

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P.O. Box 1088, Austin, TX 78767  
[www.austintexas.gov/department/housing-and-planning](http://www.austintexas.gov/department/housing-and-planning)

## **Housing and Planning Department** S.M.A.R.T. Housing Program

2/16/2022

### **S.M.A.R.T. Housing Certification** **Lancaster Ct. Housing Partnership, LP** **5111-5115 Lancaster Ct. Austin, TX 78723 (ID 850)**

TO WHOM IT MAY CONCERN:

Owner Lancaster Ct Housing Partnership, LP (development contact Eyad Kasemi; ph: 512.761.6161; email: [eyad@capitalahousing.com](mailto:eyad@capitalahousing.com)) is planning to develop The Lancaster, a 60-unit rental development at 5111, 5113, and 5115 Lancaster Ct. Austin, TX 78723

100% (60) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This development is seeking a zoning change from MF-3-NP for 5113 & 5115 Lancaster Ct. and NO-MU for 5111 Lancaster Ct. to CSV. The applicant has submitted evidence of contacting the Windsor Park Neighborhood Plan Contact Team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 38% (23) of the units will serve households at or below 30% MFI and 62% (37) of the units will serve households at or below 50% MFI the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 100% of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

#### **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](mailto: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 letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.2108 or by email at [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 4 – Project Info**

**4d. MOU with ECHO**



**May 4, 2022**

RE: Letter of Support for The Lancaster

To Whom It May Concern:

The Ending Community Homelessness Coalition (ECHO) is the lead Continuum of Care (CoC) agency for Austin/Travis County. ECHO is charged with creating and managing access to permanent housing on behalf of the homeless response system. The Capital A Housing Group, ECHO, and SAFE Alliance (SAFE) are working to develop access to affordable housing units at, at The Lancaster, 5107 – 5111 Lancaster Ct., Austin, TX 78723. This development project with Capital A Housing will dedicate 100% of the units at The Lancaster to the Homelessness Response System and will exclusively take referrals through the Coordinated Entry system. These units will be made available to our neighbors exiting homelessness through the SAFE Alliance (SAFE) project-based program for the duration of the executed agreement. Subsequently, this project will increase affordable housing options to those apart of our Homelessness Response System. ECHO is therefore in support of the Lancaster housing development as it will produce long term resources to end homelessness in Austin/Travis County.

Please feel free to reach out with any questions.

Sincerely,

Jezzmen McPeters

Associate Director of Housing and System Advancement

[jezzmenmcpeters@austinecho.org](mailto:jezzmenmcpeters@austinecho.org)

**Established Point of Contact:**

Paul Mohr

Community Housing Portfolio Manager

[paulmohr@austinecho.org](mailto:paulmohr@austinecho.org)



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 4 – Project Info**

**4e. Resident Services**

BIO/EXPERIENCE REDUCED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

## Experience Providing Housing Stability Support

SAFE provides TAC Chapter 51 Family Violence Program services, including:

### *Residential & Support Services*

- Shelter: Emergency shelter for individuals/families who are victims of DV.
- Transitional Housing & Rapid Rehousing: Centralized screening, housing assistance, and supportive services to increase safety and housing stability.
- Grove Place Apartments: permanent housing with long-term support to help survivors stay housed.
- Community Resource Advocacy: Case management for adult victims working toward financial stability.
- Children's Services & School: Supporting youth development, school enrollment, and graduation leading to higher education, gainful employment, and housing stability in the future.

**Shelter.** Upon intake, the initial length of stay policy for SAFE's emergency shelter is 30 days. During this time, clients will receive safety planning assistance, work with a case manager to set goals, and be connected with support services such as counseling, legal services, and life skills training to assist in activities such as finding stable employment, securing housing, and managing finances. At the end of the 30 days, it is expected that clients move to another form of safe housing. They are also encouraged to place their name on waitlists for other shelters if they anticipate a need for more time in shelter. Shelter policies and expectations, including exit policies, are laid out in a welcome packet provided to all residents upon entering shelter.

In extenuating circumstances where a client may have a high risk of lethality, or is experiencing barriers to accessing safe housing (such as mental health issues, substance abuse, or a criminal history), SAFE will grant an additional 30-day extension. Clients will commonly have a total length of stay approximately 50-60 days. Exceptions may also be made when a client is in the process of being permanently housed, to prevent a temporary period of homelessness. Upon exiting our residential shelters, clients are still able to access additional programs provided by SAFE, such as counseling and therapeutic services, CARES programming for survivors of trafficking, parenting support, community resource advocacy, and legal services. The length of service for each of these programs is determined on a case-by-case basis depending on the needs of the survivor.

**Transitional Housing.** SAFE's Supportive Housing Program (SHP) meets community need by serving as a bridge to permanent housing by providing housing assistance and voluntary supportive services. SHP is housing first, serving highly vulnerable households unable to move to permanent housing due to safety risks. SHP prioritizes using Coordinated Entry based on vulnerability and risk. The program provides child-focused services, including linkages to child care, school enrollment, transportation planning, homework support, and mentoring. SHP is located by two bus stops and accessible to door-to-door transit services. Bus passes are provided upon request. The program is funded by the local Continuum of Care (CoC). CoC funding is essential as it allows services offered by SAFE to integrate into the homeless system; and ensures that households needing safety planning, victim-centered services, and trauma-informed

care quickly access stabilizing resources focused on ending homelessness among an extremely vulnerable subpopulation.

**Rapid Rehousing (RRH).** The project is housing first and also supported by the local CoC. SAFE partners with Coordinated Entry to ensure that survivors are prioritized and offered referrals through a confidential and anonymous system. SAFE staff collaborate with the Ending Community Homelessness Coalition (ECHO) Housing Team on housing placement services to ensure survivors move into permanent housing (PH) within 30 days of enrollment with VAWA protections. Rental assistance is provided for 6-24 months via progressive engagement. Case managers (CMs) determine program eligibility, assist with PH placement, coordinate service planning and determine rental assistance; assist with housing stability; and offer risk assessment and safety planning. The SOAR Benefits Specialist assists participants to access Social Security Disability Benefits and other mainstream benefits. The RRH Manager supervises CMs and oversees service coordination. SAFE counselors use solutions-focused therapy; and Peer Support Specialists help develop whole health action plans on problem solving and coping strategies. Our CoC grant subrecipient, Caritas, provides supported employment services and assists with developing individualized employment plans, including resume building, application and interview preparation, referral to vocational programs, and access to a network of over 200 community employers. Other community partners include: Foundation Communities that provides tax preparation, financial coaching, and money management classes; Goodwill providing assistance with job search and skill building; Austin Recovery and Communities for Recovery, providing substance abuse services; CommUnity Care and Planned Parenthood provide medical services; mental health services are provided by Integral Care; and expanded legal services are provided by American Gateways and Texas Rio Grande Legal Aid.

**Grove Place.** Grove Place is SAFE's permanent affordable housing community. In 2003, SAFE entered into a partnership to build and operate 184 units of affordable housing on Grove Blvd. Thirty six of the 184 units are market rate. The remaining 148 units are offered at reduced rental rates for people who have incomes at 30, 40, 50 and 60% MFI. The Grove Place Board and SAFE consistently maintains rental rates lower than the HUD allowable rates for those in 30% and 40% units. SAFE additionally coordinates social services at Grove Place. This past year, SAFE staff coordinated rental, utility, food and other assistance to more than 70 vulnerable families at Grove Place, ensuring that their housing stayed stable. The complex is located only less than half a mile away from SAFE's Grove campus, where the majority of social and housing stability services are provided.

**Tenant-Based Vouchers.** SAFE has a long history of using tenant-based vouchers to increase affordable housing choices for families receiving services, most of whom are low-income. Tenant-based vouchers have allowed families freedom of choice among privately-owned rental housing that accepts these vouchers.

## The Lancaster

### Supportive Services

**Overview:** Supportive Services for tenants of the Lancaster will be available for as long as requested. SAFE will incorporate a progressive engagement approach, meaning that, based on the tenants circumstances, supportive services will increase or decrease over time.

**SSI/SSDI Outreach, Access, and Recovery (SOAR) benefits services:** Lancaster residents will be assisted to gather information to complete SSI/SSDI applications. SOAR services also include outreach; writing SOAR medical summary reports for individual applications; accompanying individuals to Social Security appointments; and coordinating visits to see medical doctors, psychiatrists, and other specialists to obtain evidence for qualification.

**Peer Support:** Peer support is designed to invite survivors to better connect with themselves, others, and reclaim their personal power. Survivors on staff are individuals who have experienced violence and are reclaiming their own personal power. The Peer Support philosophy is based on mutual connection and equity. SAFE's Peer Support program is survivor led, trauma-informed, and survivor-centered to support abuse survivors navigating complex criminal justice and social service programs. Peer Support Services nurture hope, reduce isolation, and promote increased self-confidence, safety planning strategies, and empowerment. Activities include weekly individual and peer support groups, volunteer training and supervision, and technical support service coordination.

**Case Management:** Case Managers serve as a resource person/caseworker to tenants requesting case management services from SAFE to help with their immediate and concrete needs through information, referral, and advocacy. Case Managers: provide short- and long-term case management including safety planning and housing permanency; screen and determine tenant eligibility for services and when appropriate, matches tenants with various financial assistance programs; meet individually with tenants to help with immediate problem solving to assess concrete needs; assist tenants in acquiring skills necessary to maintain independent housing, including budgeting, identifying and seeking needed resources, accessing training, life skills, etc.; maintain current information about local social service agencies, medical, legal, housing, transportation, financial support/funding options, crisis services, educational, employment, mental health, childcare, and others; and regularly coordinate tenant services with other direct services staff.

**Program Management:** The Program Manager will ensure that all program components are appropriately administered to tenants.

**Program Direction:** The Program Director will monitor tenant access and linkages to program components.

**24-hour desk clerks:** The Desk Clerks will assist tenants with service coordination.



Capital A Housing  
5110 Lancaster Ct, Austin, Texas, 78723  
Phone 512.761.6161 | Fax 512.761.6167  
capitalahousing.com | info@capitalahousing.com

May 5, 2021

To Whom It May Concern:

Capital A Housing is the developer for the projects of the Travis County Supportive Housing Collaborative, whose members are A New Entry, Austin Area Urban League, Caritas of Austin, Family Eldercare, Integral Care, LifeWorks, and SAFE Alliance. Each of these non-profits is developing their own multi-family project with 100% of the units dedicated to homelessness response housing for individuals coming off the Coordinated Entry list. The project in this application is one of those projects.

Because these projects are intended to provide supportive housing to individuals with often high levels of service-needs, the service budgets for these projects are substantial. Across all 468 units of homelessness response housing in the Collaborative member's projects, the total estimated services budget is approximately \$9 million annually.

Participating in the Collaborative gives this project access to one-time and ongoing funds generated by other projects in the Collaborative's portfolio. We are currently engaged in negotiations with the Housing Authority of Travis County that would generate substantial payment-in-lieu-of-taxes (PILOT) for multiple sites that also include market-rate housing. We currently project that the PILOT funds available to the Collaborative members would be \$1.6 million annually, or ~\$3,400 per unit, per year, for each of the Collaborative's project's units.

Additionally, because these projects are all projected to be debt-free, any excess building revenue – which would increase substantially if these projects secure project-based vouchers – would also be available for support services. The Collaborative members are also seeking contracts for support services with local governments, HACA, etc.

Beyond ongoing sources of funding, Collaborative projects are expected to generate \$7 million - \$12 million in one-time cash payments from private development partners.

In sum, these projects can expect a minimum of \$3,400 per year in ongoing payments for support services, plus access to a \$7-\$12 million one-time fund that can be used to cover gaps in support service budgets. Altogether, this substantially reduces the risk of unfunded service budgets for these projects, though fundraising efforts do continue.

Thank you,

A handwritten signature in blue ink, appearing to read "Conor Kenny", is written over a light blue horizontal line.

Conor Kenny  
Principal

**Supportive Service Budget**

**The Lancaster**

**Sources**

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Total</u>	
Resident Service Fee (6% without vouchers)	\$32,944	\$33,603	\$34,275	\$100,822	*this number will increase and HHS/Travis County funding need decrease with vouchers
Tax Abatement Payment from site Developer Partners	\$205,128	\$205,128	\$205,128	\$615,385	
City of Austin HHS/Travis County PSH Contract	\$816,812	\$846,537	\$877,158	\$2,540,507	*will make this ask to HHS and Travis County
<b>TOTAL SOURCES</b>	<b>\$1,054,884</b>	<b>\$1,085,268</b>	<b>\$1,116,562</b>	<b>\$3,256,714</b>	

**Uses**

Peer Support (1 FTE)	\$49,000	\$50,470	\$51,984	\$151,454
Case Managers (6 FTE)	\$294,000	\$302,820	\$311,905	\$908,725
Program Manager (1 FTE)	\$59,000	\$60,770	\$62,593	\$182,363
Program Director (1 FTE)	\$64,000	\$65,920	\$67,898	\$197,818
Benefits Specialist (1 FTE)	\$49,000	\$50,470	\$51,984	\$151,454
24-Hour Desk Clerks	\$183,960	\$189,479	\$195,163	\$568,602
Fringe Benefits (26%)	\$181,730	\$187,182	\$192,797	\$561,709
Program Supplies/Printing	\$2,400	\$2,400	\$2,400	\$7,200
Communications (telephone/internet)	\$6,600	\$6,600	\$6,600	\$19,800
HMIS				\$0
Move-In Kits	\$2,500	\$2,500	\$2,500	\$7,500
Training/Travel/Mileage	\$2,400	\$2,400	\$2,400	\$7,200
Bus Passes, Lyft, Cab Vouchers	\$7,200	\$7,200	\$7,200	\$21,600
Direct Aid - Food and Commodities for Residents	\$12,000	\$12,000	\$12,000	\$36,000
Travel/Lodging				\$0
Training and Registration	\$3,500	\$3,500	\$3,500	\$10,500
Indirect/Admin (15%)	\$137,594	\$141,557	\$145,638	\$424,789
<b>TOTAL</b>	<b>\$1,054,884</b>	<b>\$1,085,268</b>	<b>\$1,116,562</b>	<b>\$3,256,714</b>



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 5 – Property Info**

**5a. Appraisal**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

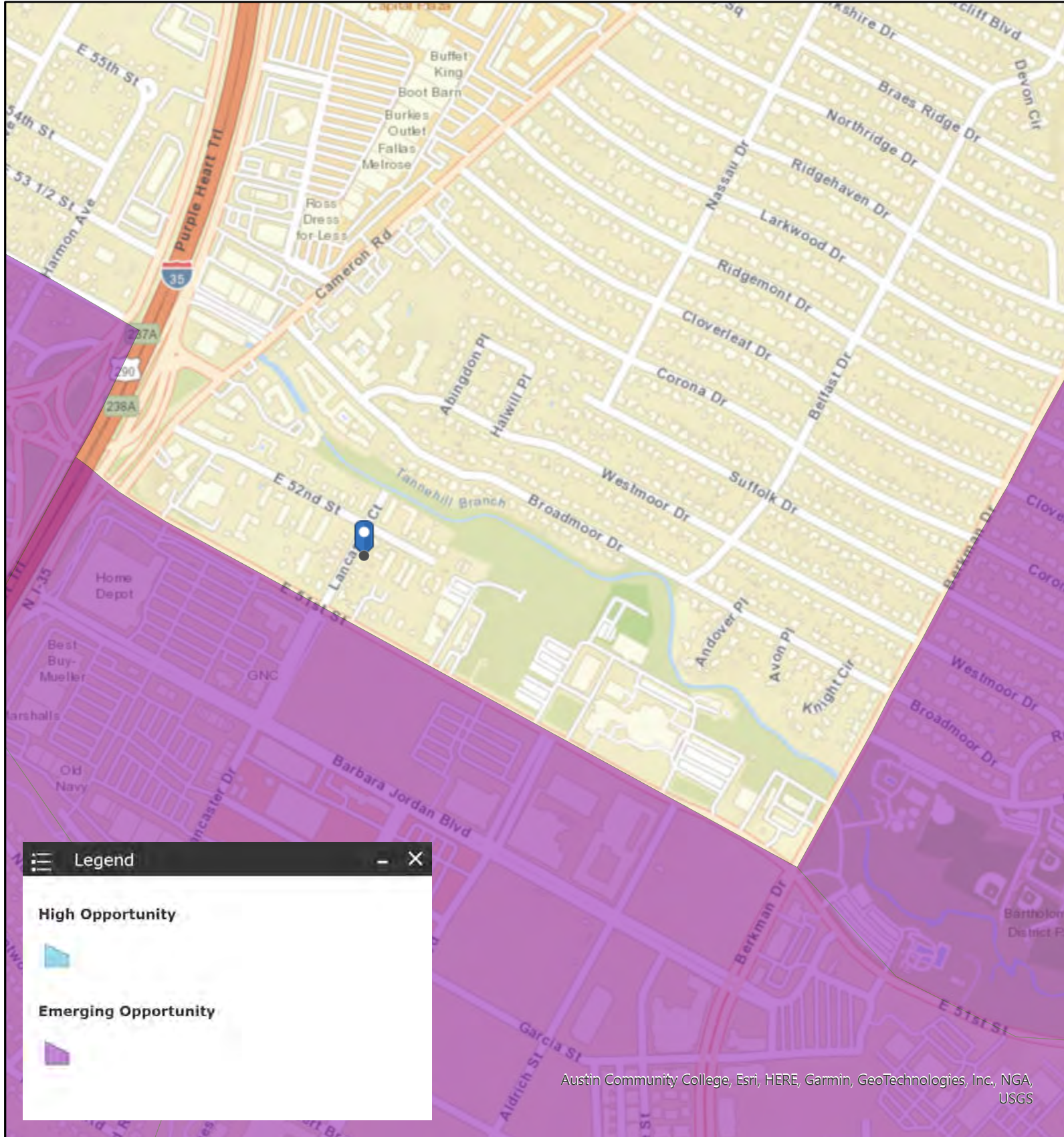
**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 5 – Property Info**

**5b. Property Maps**



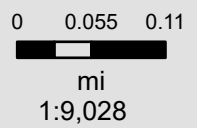
**Legend**

- High Opportunity
- Emerging Opportunity

Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



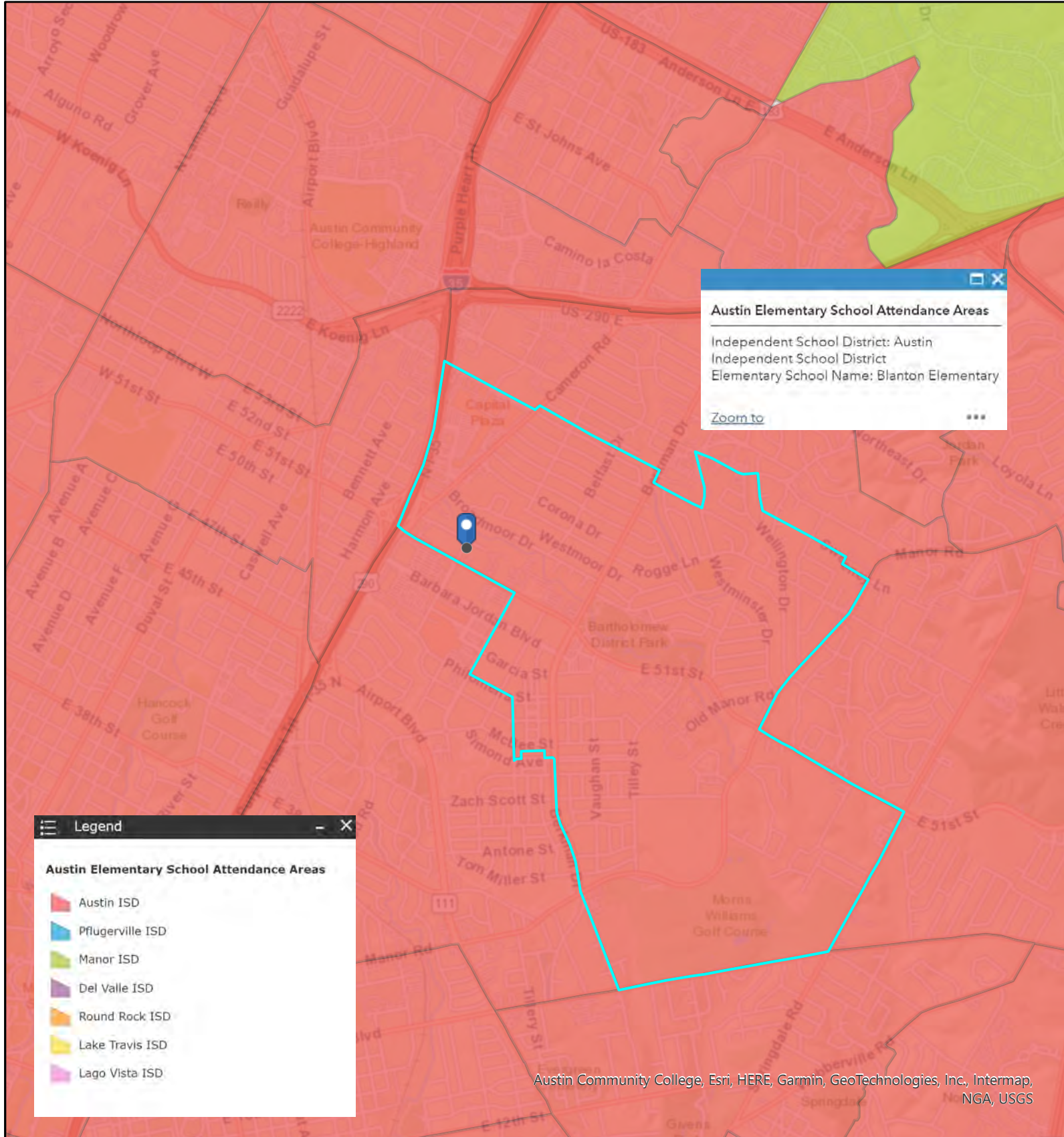
# Lancaster Opportunity Index



08 April 2022 ArcGIS Web AppBuilder

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





**Austin Elementary School Attendance Areas**

Independent School District: Austin  
 Independent School District  
 Elementary School Name: Blanton Elementary

[Zoom to](#) ...

**Legend**

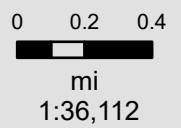
**Austin Elementary School Attendance Areas**

- Austin ISD
- Pflugerville ISD
- Manor ISD
- Del Valle ISD
- Round Rock ISD
- Lake Travis ISD
- Lago Vista ISD

Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS



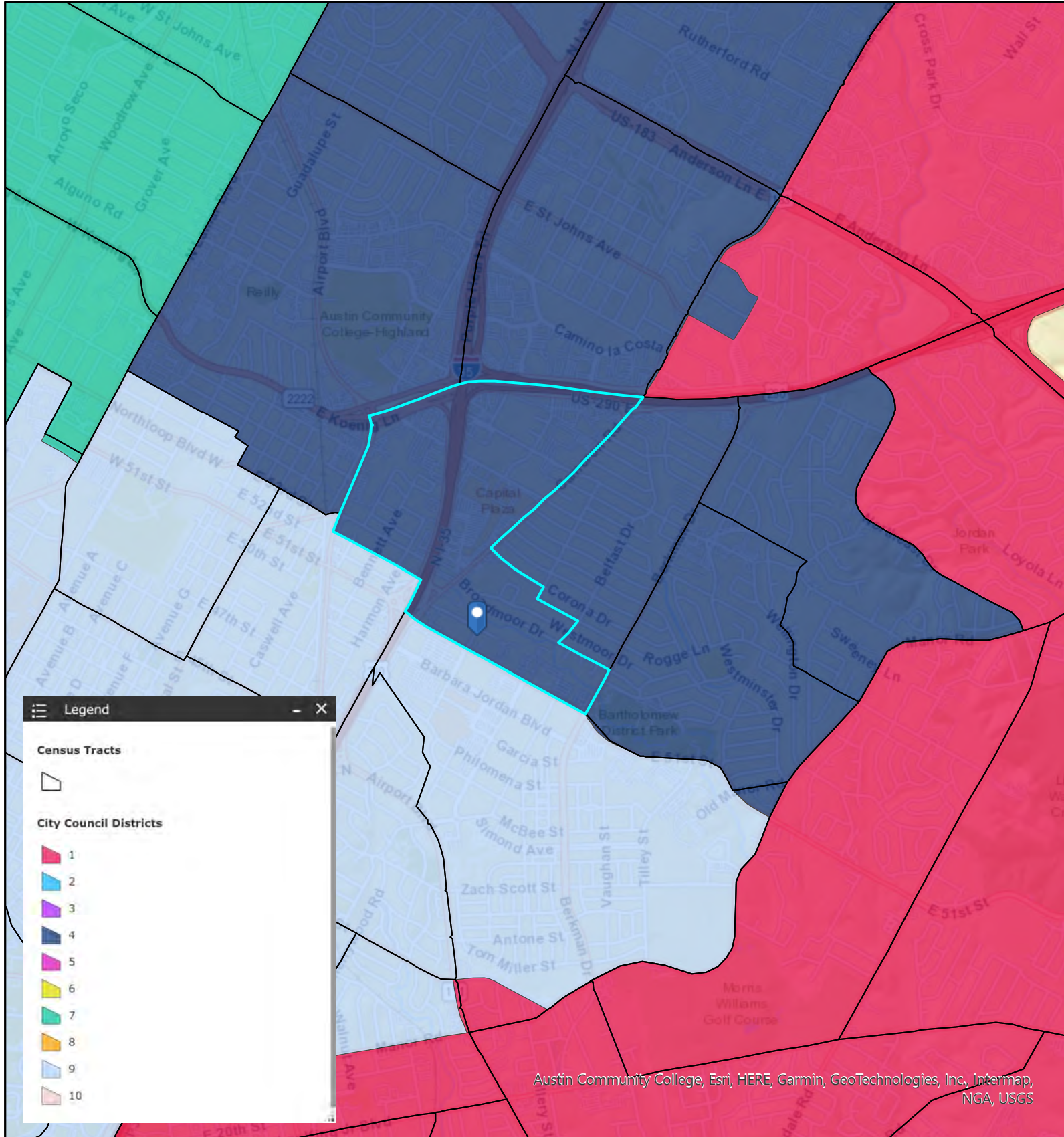
# Lancaster Elementary School



08 April 2022 ArcGIS Web AppBuilder

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS

# Lancaster Census Tract & Council District



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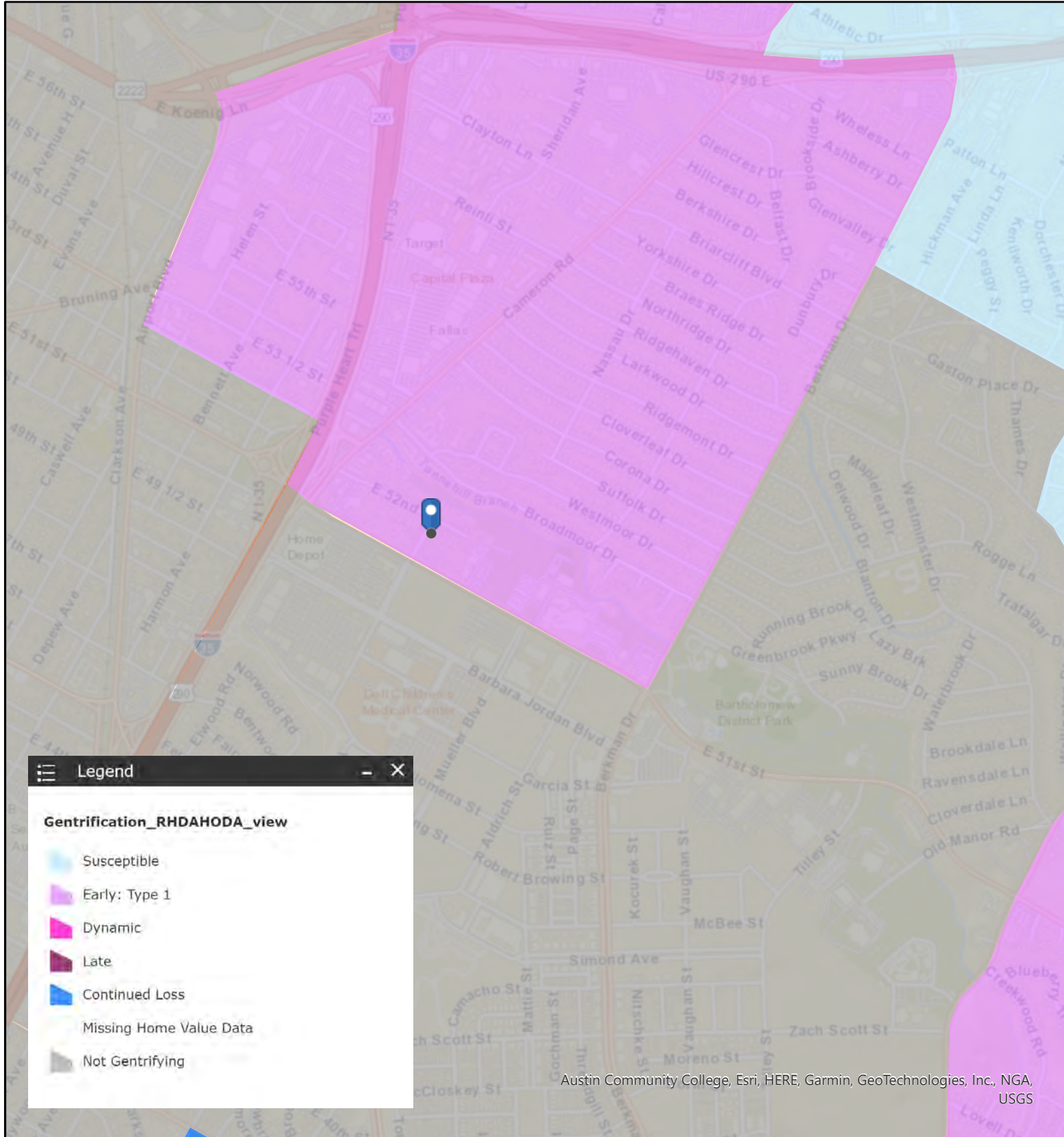


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**Legend**

**Gentrification\_RHDAHODA\_view**

- Susceptible
- Early: Type 1
- Dynamic
- Late
- Continued Loss
- Missing Home Value Data
- Not Gentrifying

Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

# Lancaster Gentrification Value



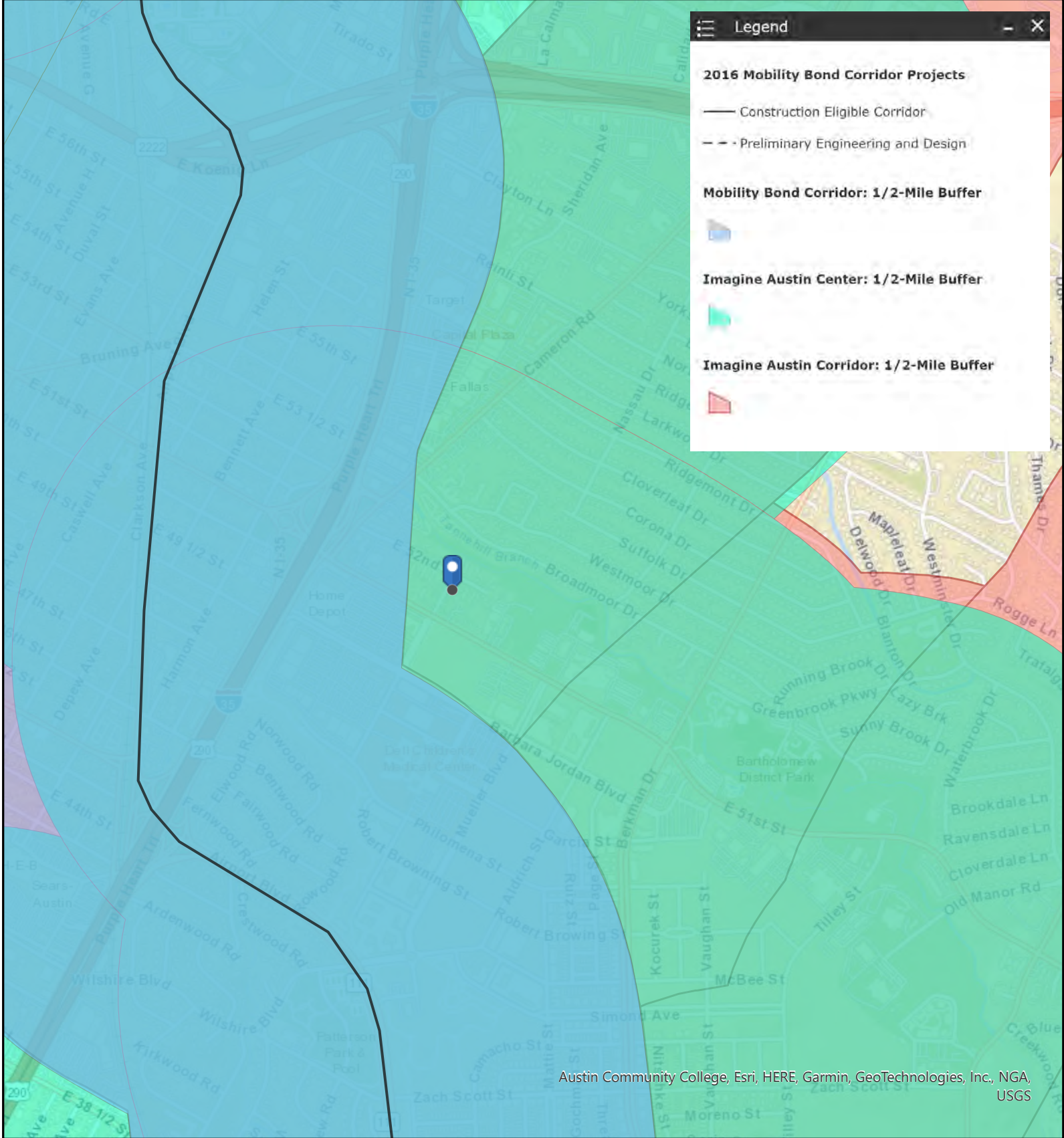
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**Legend**

- 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**

Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



# Lancaster Mobility Bond & Imagine Austin

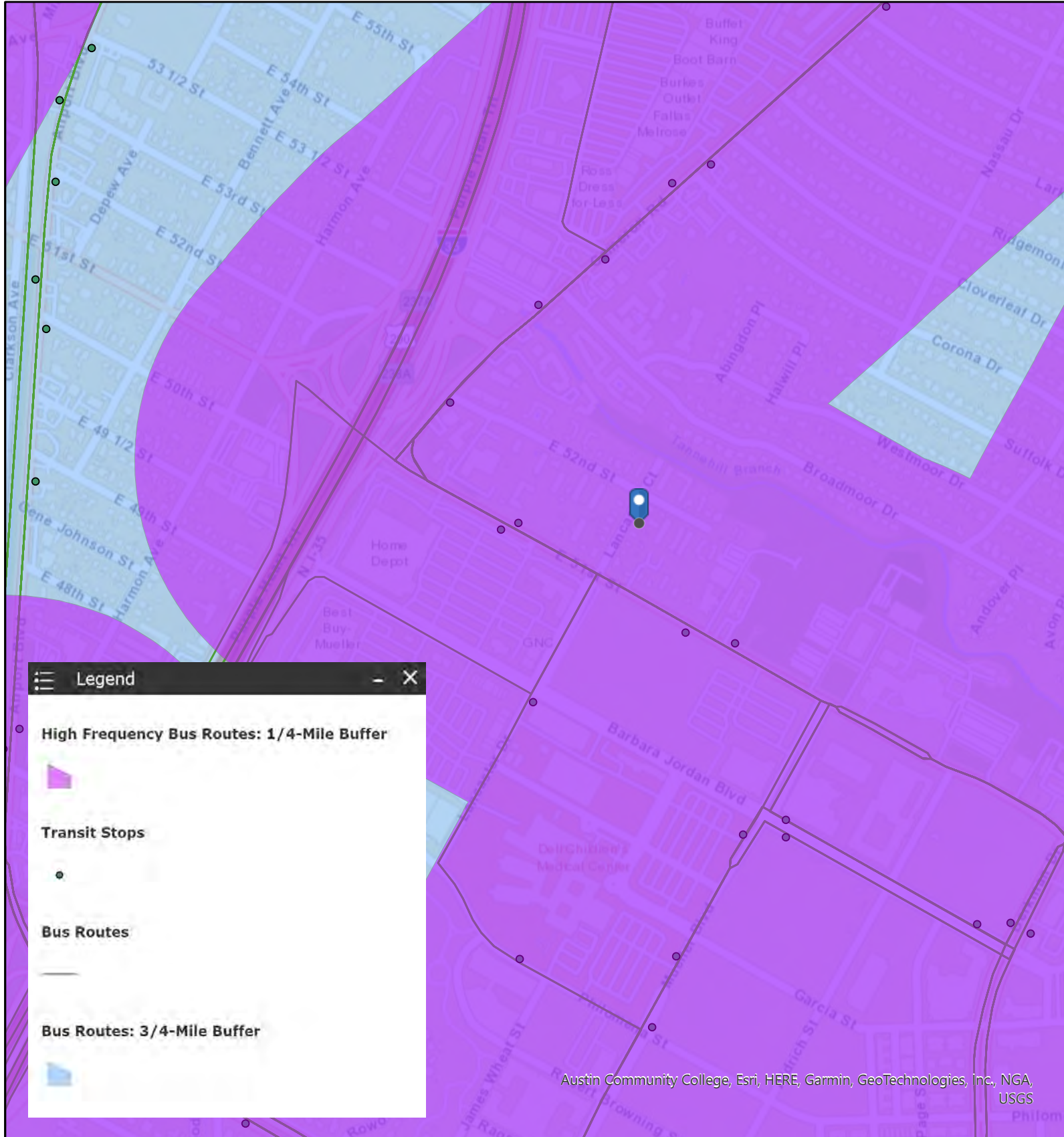


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08 April 2022 ArcGIS Web AppBuilder

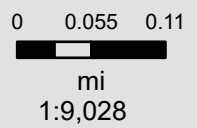
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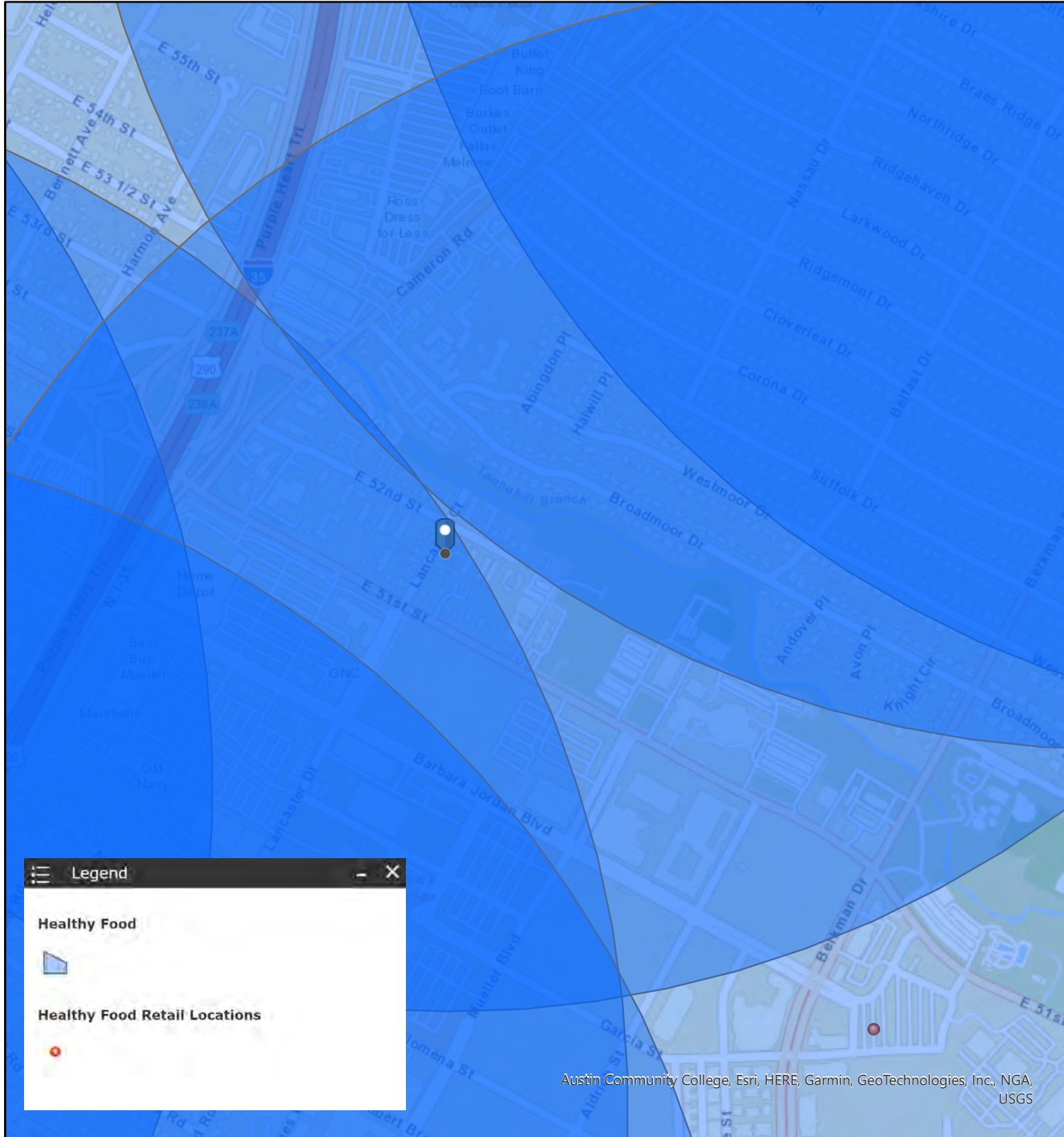
# Lancaster Transit



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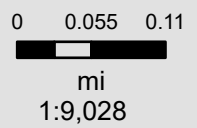




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# Lancaster Healthy Food



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# City of Austin Regulatory Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 4/8/2022

Address	
Contour	
Index	
Intermediate	
Parcel	
Fully Developed Floodplain	
COA Fully Developed 25-Year	
COA Fully Developed 100-Year	
COA Master Plan 25-Year	
COA Master Plan 100-Year	
100-Year (Detailed-AE)	
100-Year (Shallow-AO,AH)	



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 5 – Property Info**

**5c. Zoning Verification Letter**



# City of Austin

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## Housing and Planning Department

P.O. Box 1088, Austin, TX 78767 -1088

(512) 974-3100 ♦ Fax (512) 974-3112 ♦ [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

February 25, 2022

Mr. Conor Kenny  
5110 Lancaster Ct  
Austin, Texas 78723

RE: Zoning Change and Plan Amendment Applications for the proposed multifamily development known as The Lancaster, located at 5111 through 5115 Lancaster Court

To Whom It May Concern:

The above-referenced applications were filed by Capital A Housing and are in process for a zoning change and plan amendment to the University Hills/Windsor Park Neighborhood Plan, for the property located at 5111 through 5115 Lancaster Court, in Austin, Travis County, Texas (**City File No. C14-2022-0018.SH**). The zoning application is a request a change from the current MF3-NP and NO-MU-NP zoning designations to CS-V-NP zoning designation. The plan amendment application (**City File No. NPA-2022-0023.01.SH**) is a request to change the future land use map (FLUM) from Multifamily and Single Family to Mixed Use land use.

The purpose of this letter is to acknowledge the receipt of a letter/release signed by the applicant that agrees to hold the City of Austin and all other parties harmless if a zoning change and plan amendment for this site is not received.

Sincerely,

Maureen Meredith, Senior Planner  
City of Austin  
Housing and Planning Department



# City of Austin

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P.O. Box 1088, Austin, TX 78767  
<https://www.austintexas.gov/department/housing-and-planning>

Housing and Planning Department

February 24th, 2022

Fayez Kazi  
5110 Lancaster Court  
Austin, TX 78723

**Re: Zoning Verification for the Property located at 5111, 5113, 5115 Lancaster Court Austin, Texas 78723**

Dear Mr. Kazi:

This letter is to confirm that the property located at 5111, 5113, 5115 Lancaster Court Austin, Texas 78723 is zoned MF-3-NP and NO-MU-NP.

Under the MF-3-NP and NO-MU-NP classifications applicable to this property, multi-family residential development is not permitted; however, this site is the subject of an application for the City's Affordability Unlocked Program (AU Program), which is a residential affordable housing development bonus program. *See Division 4 (Affordability Unlocked Bonus Program) in Article 15 of City Code Chapter 25-1.* The AU program makes a qualifying development a permitted use in a commercial base zoning district.

This property is also in process for a zoning change to CS-V-NP. If the base zoning district change is approved, this site will remain eligible for the AU Program.

If the current application meets all program requirements, the proposed development will be eligible to be certified as a qualifying development. If certified under the AU Program, the site can be developed as multifamily housing.

Sincerely,

Alex Radtke, Project Coordinator  
Housing and Planning Department



**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 5 – Property Info**

**5d. Proof of Site Control**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

---

**Attachment 5 – Property Info**

**5e. Phase I ESA**

REMOVED IN ORDER TO MEET WEBSITE PUBLISHING SIZE LIMIT

**THE LANCASTER  
AUSTIN, TEXAS**

**ATTACHMENT TABS**

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**Attachment 5 – Property Info**

**5f. SHPO**

**There are two single family residences that will be demolished to clear site for new construction of The Lancaster. The structure located at 5111 Lancaster Ct. was built in 1946 and the structure located at 5115 Lancaster Ct. was built in 1948.**