

# HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

**Application for Housing Development Financing** 

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the <u>Austin Strategic Housing Blueprint</u> and policy direction from the Austin City Council.

# **Applicant Information**

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

Developer Name	Owner Name
Austin Habitat for Humanity, Inc.	Austin Habitat for Humanity, Inc.
Street Address	
500 Ben	White Boulevard
City	State Zip
Austin	TX 78704
Contact Name	Contact Telephone
Andy Alarcon	512-472-8788 X247
Contact Email	
aalaro	con@ahfh.org
Federal Tax ID Number	D-U-N-S Number (visit www.dnb.com for free DUNS#.)
74-2373217	603218900
The applicant/developer certifies that the data in	cluded in this application and the exhibits attached
hereto are true and correct. Unsigned/undated so	
Legal Name of Developer/Entity	Title of Authorized Officer
Austin Habitat for Humanity, Inc.	Phyllis Snodgrass, CEO
Signature of Authorized Officer	10/14/2019 Date

INSTRUCTIONS: Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood
Housing and Community
1000 East 11th Street
Austin, Texas 78702
Attn: James May
Community Development Manager

City of Austin

NNV 1 2nta

NHCD / AHFC



October 21, 2019

Ms. Rosie Truelove Director, Neighborhood Housing & Community Development City of Austin 1000 East 11<sup>th</sup> Street, Suite 200 Austin, TX 78702

Dear Ms. Truelove,

On behalf of Austin Habitat for Humanity, thank you and the City for the strong partnership you have offered to our organization over the years, and for the opportunity to submit a proposal for additional affordable homeownership development in Austin. We are pleased to present this request for support to continue creating and providing affordable housing at our Meadow Lake-Persimmon Development.

We have enclosed our application and all attachments required for consideration of our Meadow Lake/Persimmon development for the Ownership Housing Development Assistance Program (OHDA). As one of the leading advocates for the passage of the housing bond as part of our over-all support for affordable housing in the City, we are excited to submit this application to continue putting this funding to work for our communities.

If you would like any additional information or have questions about our application, please feel free to contact Andy Alarcón, Director of Real Estate Development, at 512-472-8788 x247 or <a href="mailto:alarcon@austinhabitat.org">aalarcon@austinhabitat.org</a> or Kate Reznick, Grants Manager, at 512-472-8788 x117 or <a href="mailto:kreznick@ahfh.org">kreznick@ahfh.org</a>. We look forward to hearing from you, and to strengthening our relationship supporting the affordable housing goals of hardworking families in Austin.

Again, we thank you for the City's crucial support of our programs and services over the years, and for your consideration of our proposal to continue expanding affordable homeownership opportunities in Austin.

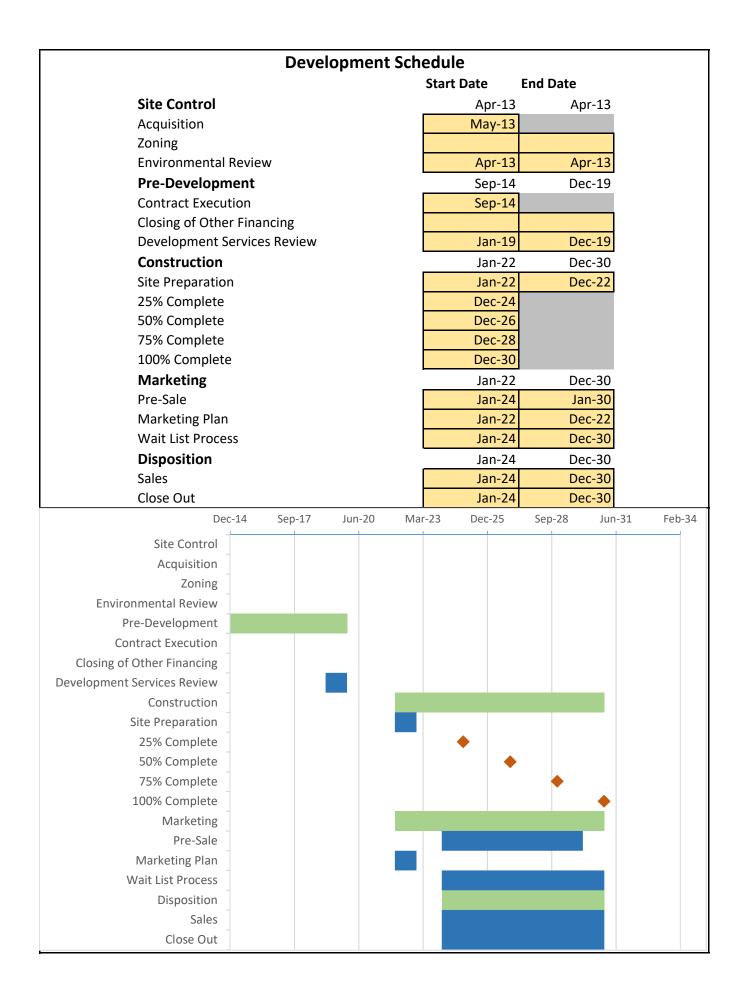
In Partnership,

Phyllis Snodgrass
Chief Executive Officer

Phyllis Snodgrass



Project Summary Fo	orm						
1) Project Nar	me	2) <b>Proj</b> e	ect Type	3) <b>N</b> e	ew Construction	n or Rehabilita	tion?
Persimmon/Meado			ffordable			nstruction	
4) Location Descri	ntion (Aeroege (	side of etro	ot diotopo	from interese	otion) 5)	Mobility Bond (	Corridor
14.65 Acres in South						William Canno	
	·						
6) Census Tract	7) Council D			ementary S		) Affordability	Period
24.27	District 2	2	L/	ANGFORD	EL L	99 Years	
10) Type of Structur	<b>·e</b>	11)	Occupie	d?	12) <b>How</b>	will funds be เ	ised?
Multi-family			No		Pre-c	levelopment O	nly
	 13) Si	ımmary o	f Rental I	 Jnits by MFI	l evel		
		One		Two	Three	Four (+)	
Income Level	Efficiency	Bedro	om E	Bedroom	Bedroom	Bedroom	Total
Up to 20% MFI							0
Up to 30% MFI							0
Up to 40% MFI							0
Up to 50% MFI							0
Up to 60% MFI							0
Up to 80% MFI							0
Up to 120% MFI							0
No Restrictions							0
Total Units	0	0		0	0	0	0
	14) Su	mmary of	f Units for	r Sale at MF	l Level		
Income Level	Efficiency	One	е	Two	Three	Four (+)	Total
Up to 60% MFI							0
Up to 80% MFI		42		72	12		126
Up to 120% MFI							0
No Restrictions		40		70	40		0
Total Units	0	42		72	12	0	126
	15) Initiatives and Priorities (of the Affordable Units)						
			of Units		Initiative		of Units
Accessible Units for			13	Cont	inuum of Care	Units	
Accessible Units for	Sensory Impai	rments	3				
Use the City of Austin GIS Map to Answer the questions below							
16) Is the property wi	thin 1/2 mile of	an Imag	jine Austi	n Center or	Corridor?	Yes	
17) Is the property wi	thin 1/4 mile of	a High-F	requenc	y Transit St	top? Y	'es	
18) Is the property within 3/4 mile of Transit Service? Yes							
19) The property has Healthy Food Access?							
20) Estimated Sources and Uses of funds							
•	Sources				<u>Use</u>	<u>s</u>	
	Debt				Acquisition	\$ 6	42,896
Estimated Sponse		12,600			Site Work		00,000
Deferred Develop		1,423			Site Amenities		
	Other \$	5,050			Building Costs		70,780
Prior City Fu			2,896	C	ontractor Fees		70 5-0
Current City Re			3,931		Soft Costs		79,570
Future City Red	quests \$	10,521	,960	D	Financing		
	Total \$	31,593	246	D	eveloper Fees <b>Total</b>		93,246
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Development Budget				
		Requested AHFC	Description	
	Total Project Cost	Funds	Description	
Pre-Development	•			
Appraisal	\$ 1,200		Feb-13	
Environmental Review	\$ 800			
Engineering	\$ 475,450	\$ 175,450	Civil Eng + Landscape Arch	
Survey			Included in Engineering TTL Proj Cost	
Architectural	\$ 678,294	\$ 678,294	Architectural, Structural, MEP, etc	
Subtotal Pre-Development Cost	\$1,155,744	\$853,744		
Acquisition				
Site and/or Land	\$ 642,896			
Structures				
Other (specify)				
Subtotal Acquisition Cost	\$642,896			
Construction		•		
Infrastructure	\$ 2,000,000		Water, Sewer, Streets, Drng/Det, Other Utilities	
Site Work	\$ 1,000,000		At Buildings and Open Space (Sod, Irrigation, etc)	
Demolition				
Concrete				
Masonry				
Rough Carpentry				
Finish Carpentry				
Waterproofing and Insulation				
Roofing and Sheet Metal				
Plumbing/Hot Water				
HVAC/Mechanical				
Electrical				
Doors/Windows/Glass				
Lath and Plaster/Drywall and Acoustical				
Fiel Work				
Soft and Hard Floor				
Paint/Decorating/Blinds/Shades				
Specialties/Special Equipment				
Cabinetry/Appliances				
Carpet				
Other (specify)	\$ 22,609,800		Construction 18 Buildings/126 Units (150,732 Gross SF)	
Construction Contingency	\$ 2,560,980			
Subtotal Construction Cost	\$28,170,780			
Soft & Carrying Costs				
Legal	\$ 150,000	\$ 150,000	Condo Docs/HOA Formation126 Units	
Audit/Accounting				
Fitle/Recordin				
Architectural (Inspections)				
Construction Interest				
Construction Period Insurance				
Construction Period Taxes				
Relocation				
Marketing				
Davis-Bacon Monitoring				
Other (specify)	\$ 1,473,826	\$ 50,187	Project Management/Developer Fee	
Subtotal Soft & Carrying Costs	\$1,623,826	\$200,187		
TOTAL PROJECT BUDGET	\$31,593,246	\$1,053,931		
TOTAL PROJECT BODGET	J31,333,240	\$1,055,951	1	

# **Projected Affordability Data for Home Sales (OHDA)**

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	42	72	12	0	0	0	0
Number of Bedrooms	1	2	3	0	0	0	0
Square Footage	900	1200	1300	0	0	0	0
Anticipated Sale Price	\$ 150,000.00	\$ 170,000.00	\$ 190,000.00	\$0	\$0	\$0	\$0
Borrower Contribution	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$ 153,000.00	\$ 173,000.00	\$ 193,000.00	\$0	\$0	\$0	\$0
Anticipated Interest Rate	\$ -	\$ -	\$ -	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$ 417.00	\$ 472.00	\$ 528.00	\$0	\$0	\$0	\$0
Monthy Interest	\$ -	\$ -	\$ -	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$ 287.00	\$ 326.00	\$ 364.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$ 66.00	\$ 72.00	\$ 78.00	\$0.00	\$0.00	\$0.00	\$0.00
HOA/Other	\$35.00	\$35.00	\$35.00				
TOTAL Estimated PITI	\$805	\$905	\$1,005		\$0	\$0	\$0

	ersimmon/Meadow La	ke
Project Type	100% Affordable	
Council District Census Tract	District 2 24.27	
AHFC Total Funding Amount	\$12,518,787	
Estimated Total Project Cost	\$31,593,246	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	William Cannon Dr	Description
SCORING ELEMENTS UNITS		Description
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion Mobility Bond Corridor	0.00%	% of annual goal reached with units % of annual goal reached with units
SCORE	0.00%	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin Geographic Dispersion	0.00%	% of annual goal reached with units % of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	126	# of units for purchase at < 80% MFI
District Goal	28.05%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit Imagine Austin	60.00% 60.00%	% of annual goal reached with units % of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	66.86%	% of annual goal reached with units
SCORE	32	
333.112	32	% of Goals * 15
Unit Score	32	% of Goals * 15 MAXIMUM SCORE = 350
Unit Score INITIATIVES AND PRIORITIES	32	MAXIMUM SCORE = 350
Unit Score INITIATIVES AND PRIORITIES Continuum of Care	0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score	0 0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20
Unit Score INITIATIVES AND PRIORITIES  Continuum of Care Continuum of Care Score Access to Healthy Food	0 0 No	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)
Unit Score INITIATIVES AND PRIORITIES  Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score	0 0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion
Unit Score INITIATIVES AND PRIORITIES  Continuum of Care Continuum of Care Score Access to Healthy Food	0 0 0 No 0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units	0 0 0 No 0 72 12	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units
Unit Score INITIATIVES AND PRIORITIES  Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score	0 0 0 No 0 72 12 0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units  Total Affordable 3 Bedroom units  Total Affordable 4+ Bedroom units  Multi-bedroom Unit/Total Units * 20
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade	0 0 No 0 72 12 0 13	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score	0 0 0 No 0 72 12 0 13 80	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, I
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units	0 0 0 No 0 72 12 0 13 80 4	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Emobility and sensory units
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI	0 0 0 No 0 72 12 0 13 80 4 16	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion  Total Affordable 2 Bedroom units  Total Affordable 3 Bedroom units  Total Affordable 4+ Bedroom units  Multi-bedroom Unit/Total Units * 20  Elementary School Rating from TEA  Educational Attainment, Environment, Community Institutions, Social Cohesion, 8  mobility and sensory units  Total units under 20% MFI
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units	0 0 0 No 0 72 12 0 13 80 4	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Emobility and sensory units
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Score Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI Accessibility Score	0 0 0 No 0 72 12 0 13 80 4 16 0	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, I mobility and sensory units Total units under 20% MFI Accessible Unit/Total Units * 20
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Core Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI Accessibility Score Metro Access Service	0 0 No 0 72 12 0 13 80 4 16 0 3 3 Yes	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units  Total Affordable 3 Bedroom units  Total Affordable 4+ Bedroom units  Multi-bedroom Unit/Total Units * 20  Elementary School Rating from TEA  Educational Attainment, Environment, Community Institutions, Social Cohesion, 6  mobility and sensory units  Total units under 20% MFI  Accessible Unit/Total Units * 20  Within 3/4 mile of fixed route transit
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI Accessibility Score Metro Access Service Accessibility Weighted Score	32 0 0 No 0 72 12 0 13 80 4 16 0 3 Yes	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4+ Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Involitity and sensory units Total units under 20% MFI Accessible Unit/Total Units * 20 Within 3/4 mile of fixed route transit Housing Stability, Health, Mobility, Community Institutions
Unit Score  INITIATIVES AND PRIORITIES  Continuum of Care  Continuum of Care Score  Access to Healthy Food  Continuum of Care Weighted Score  2 Bedroom Units  3 Bedroom Units  4 Bedroom Units  Multi-Generational Housing Score  Multi-Generational Housing Weighted Score  Accessible Units  Non-PSH, Non-Voucher Under 20% MFI  Accessibility Score  Metro Access Service  Accessibility Weighted Score  Initiatives and Priorities Score  UNDERWRITING  AHFC Leverage	0 0 0 0 72 12 0 13 80 4 16 0 3 Yes 1	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion  Total Affordable 2 Bedroom units  Total Affordable 3 Bedroom units  Total Affordable 4+ Bedroom units  Multi-bedroom Unit/Total Units * 20  Elementary School Rating from TEA  Educational Attainment, Environment, Community Institutions, Social Cohesion, to mobility and sensory units  Total units under 20% MFI  Accessible Unit/Total Units * 20  Within 3/4 mile of fixed route transit  Housing Stability, Health, Mobility, Community Institutions  MAXIMUM SCORE = 200  % of total project cost funded through AHFC request
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI Accessibility Score Metro Access Service Accessibility Weighted Score Initiatives and Priorities Score UNDERWRITING AHFC Leverage Leverage Score	32 0 0 No 0 72 12 0 13 80 4 16 0 3 Yes 1 20	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units  Total Affordable 3 Bedroom units  Total Affordable 4+ Bedroom units  Multi-bedroom Unit/Total Units * 20  Elementary School Rating from TEA  Educational Attainment, Environment, Community Institutions, Social Cohesion, Emobility and sensory units  Total units under 20% MFI  Accessible Unit/Total Units * 20  Within 3/4 mile of fixed route transit  Housing Stability, Health, Mobility, Community Institutions  MAXIMUM SCORE = 200  % of total project cost funded through AHFC request 25 - (% leverage * 25)
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20M MFI Accessibility Score Metro Access Service Accessibility Weighted Score Initiatives and Priorities Score UNDERWRITING AHFC Leverage Leverage Score AHFC Per Unit Subsidy	32 0 0 0 No 0 72 12 0 13 80 4 16 0 3 Yes 1 20	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Inotal units under 20% MFI Accessible Unit/Total Units * 20 Within 3/4 mile of fixed route transit Housing Stability, Health, Mobility, Community Institutions MAXIMUM SCORE = 200  % of total project cost funded through AHFC request 25 - (% leverage * 25) Amount of assistance per unit
Unit Score INITIATIVES AND PRIORITIES Continuum of Care Continuum of Care Continuum of Care Score Access to Healthy Food Continuum of Care Weighted Score 2 Bedroom Units 3 Bedroom Units 4 Bedroom Units Multi-Generational Housing Score TEA Grade Multi-Generational Housing Weighted Score Accessible Units Non-PSH, Non-Voucher Under 20% MFI Accessibility Score Metro Access Service Accessibility Weighted Score Initiatives and Priorities Score UNDERWRITING AHFC Leverage Leverage Score AAFFC Per Unit Subsidy Subsidy per unit score	32 0 0 0 No 0 72 12 0 13 80 4 16 0 3 Yes 1 20 40% 15 \$99,355	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20 Within 1 Mile of Healthy Food (City GIS) Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, In mobility and sensory units Total units under 20% MFI Accessible Unit/Total Units * 20 Within 3/4 mile of fixed route transit Housing Stability, Health, Mobility, Community Institutions MAXIMUM SCORE = 200  % of total project cost funded through AHFC request 25 - (% leverage * 25) Amount of assistance per unit (\$200,000 - per unit subsidy)*25/\$200,000
Unit Score  INITIATIVES AND PRIORITIES  Continuum of Care  Continuum of Care Score  Access to Healthy Food  Continuum of Care Weighted Score  2 Bedroom Units  3 Bedroom Units  4 Bedroom Units  Multi-Generational Housing Score  TEA Grade  Multi-Generational Housing Weighted Score  Accessibile Units  Non-PSH, Non-Voucher Under 20% MFI  Accessibility Score  Metro Access Service  Accessibility Weighted Score  Initiatives and Priorities Score  UNDERWRITING  AHFC Leverage  Leverage Company  AHFC Per Unit Subsidy  Subsidy per unit score  AHFC Per Bedroom Subsidy	32 0 0 No 0 72 12 0 13 80 4 16 0 3 Yes 1 20 40% 15 \$99,355 13 \$56,391	MAXIMUM SCORE = 350  Total # of units provided up to 100 per year (total CoC Units/100 + HF Units/50)*20  Within 1 Mile of Healthy Food (City GIS)  Mobility, Access to Jobs, Community Institutions, Social Cohesion Total Affordable 2 Bedroom units Total Affordable 3 Bedroom units Total Affordable 4 Bedroom units Multi-bedroom Unit/Total Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Individual Units * 20 Elementary School Rating from TEA Educational Attainment, Environment, Community Institutions, Social Cohesion, Individual Units * 20 Within 3/4 mile of fixed route transit Housing Stability, Health, Mobility, Community Institutions  MAXIMUM SCORE = 200  % of total project cost funded through AHFC request 25 - (% leverage * 25) Amount of assistance per unit (\$200,000 - per unit subsidy)*25/\$200,000 Amount of assistance per bedroom
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#### **AUSTIN HOUSING FINANCE CORPORATION**

### APPLICATION FOR OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE (OHDA) - 2019

# i. APPLICANT ENTITY

a. Introduction: Austin Habitat for Humanity has been developing and constructing affordable homes in Austin and Central Texas for nearly 35 years. Since our founding in 1985, we have built 475 homes for hardworking low-income families in the area, and have developed more than 20 properties into affordable housing communities. All families who become Habitat homeowners first complete an extensive series of prequalification activities, including financial education and ongoing one-on-one homeownership counseling. In addition, each family helps build their own home and contributes other forms of "sweat equity" to ensure strong buy-in and commitment. When these activities are complete and the home is ready to be occupied, each family receives an affordable mortgage ≤30% of their monthly income to avoid housing cost burden and allow families to build assets for education, health care, and ongoing success.

As Austin Habitat continues to grow, the team looks to expand the number and type of homes that we can develop and provide to the community, through the acquisition of larger land areas and the development of ambitious new projects including multifamily housing. Austin Habitat's strong team – including real estate, architecture, construction, client service and community engagement professionals – ensures that each project is undertaken with compassion, a strong focus on quality, and an ongoing commitment to compliance with all requirements. We have worked frequently with the City of Austin and numerous other stakeholders to support our programs, including State and Federal funding supporters, foundations, corporate sponsors, and individual donors.

- b. <u>Certificate of Status</u>: Please see attached certificate of registration with the state of Texas.
- c. <u>Applicant Capacity</u>: Please see attached Curriculum Vitae for each of the principal members of this project.
- d. <u>Statement of Confidence</u>: Please note that because Austin Habitat for Humanity has performed homeownership development work within the City of Austin for more than 30 years and has performed many homeownership development projects in partnership with Austin Housing Finance Corporation, the team was informed by the City that a Statement of Confidence is not required.
- e. <u>Financial Capacity</u>: Please see narrative below for a description of our expertise managing all aspects of an affordable housing development project. In addition, we have provided all required attachments: IRS tax-exempt statement; certified audit including opinion and management letters; and a Board approval for the project and the request for continued funding from the City.
  - i. <u>Project Management</u>: With 475 affordable homes constructed, Austin Habitat for Humanity provides almost 35 years of project management experience and institutional knowledge about the most efficient and effective ways of creating affordable housing for hardworking families in Central Texas. Collectively, our staff brings experience that includes all phases of housing development including site acquisition, land development, design, and construction as well as marketing/outreach, finance, and other required areas.

- ii. Market Analysis: With a focus toward affordable housing, our staff has experience in identifying housing demand and capacity for low-income working families (those earning up to 80% of the Median Family Income for the area). The team reviews information researched and published by the City as well as information from other nonprofits and organizations dedicated to affordable housing. Austin Habitat has an established, detailed intake process for prospective families to enter our program. Many have been qualified through our housing counseling and have gone through underwriting to determine their ability to pay a mortgage, and remain on a waiting list. Please see attached market assessments.
- iii. <u>Site Selection and Control</u>: Over the years, Austin Habitat has acquired finished lots and raw land that were developed for single-family housing development, including the Persimmon/Meadow Lake area. Our organization owns the property described as follows:

TRACT ONE: Lots 16, 17, 18 22, and 23, Block E, MEADOW LAKE SUBDIVISION, PHASE 3 & 4m according to the map or plat thereof recorded in Document No. 200500160, Official Public Records, Travis County, Texas.

<u>TRACT TWO</u>: Lots 19A, 20A and 21A, Block E, AMENDED PLAT OF PORTIONS OF MEADOWLAKE SUBDIVISION, PHASE 3 & 4, according to the map or plat thereof recorded in Document No. 200800014, Official Public Records, Travis County, Texas.

- iv. Planning and Construction: AHFH has experience with the City's Land Development Code, and has the capacity to navigate a housing development project through the entitlement and permitting process, having successfully completed many affordable home development projects within the City of Austin over our history. Our organization also employs full-time personnel dedicated to housing construction, including coordinating a core group of experienced volunteers that consistently work on the houses we build.
- v. <u>Design, Architecture and Engineering</u>: Austin Habitat for Humanity's approach to housing development begins with acquisition of finished vacant residential ready-to-build lots; we have experience developing subdivisions and we retain the services of a civil engineer to assist us with design. Austin Habitat and partners are experienced at designing home types including single-family detached homes, connected townhomes/condominiums, larger condominium buildings and other property structures to support a variety of family units, and is developing additional multifamily housing models to provide affordable housing more efficiently to families in need.

For the Persimmon/Meadow Lake design phase, Austin Habitat will be employing Hatch + Ulland Owen Architects, LLC, an Austin-based firm with extensive experience building for the Austin community. Their team is committed to socially responsible and sustainable design, and they have worked with numerous Austin developers, nonprofits, national corporations and other partners to bring their design to our communities. For example, they have designed two Learning Centers near transit stations, which include residential space, for Foundation Communities; created the Franklin Gardens affordable housing development for seniors, which has won awards for sustainability; contributed to the master plan for Net-Zero homes for the Guadalupe Neighborhood Development Corporation, which partnered with Austin Habitat to house several of our clients; designed a 35-unit residential building

- for single parents and children for the Jeremiah Program; and spearheaded numerous projects that received S.M.A.R.T. home designation from the City of Austin.
- vi. <u>Legal and Accounting</u>: Austin Habitat employs the services of legal counsel as needed and has an experienced attorney who serves as Legal Officer on the Board of Directors. Attorneys provide assistance in areas of land acquisition and coordinate title closings for our house selling transactions. Our accountants provide the necessary services essential to our operation and perform an annual audit that reflects the overall financial position of the organization. We also employ on staff a Chief Financial Officer (CFO) who is a Certified Public Accountant, as well as accounting/bookkeeping staff that monitor our operating transactions and construction spending activities.
- vii. Federal Funding Rules and Other Funding Rules: On staff we have several personnel that have experience in federal funding programs including CDBG, HOME, and NSP. Multiple staff members have significant federal program and contract administration experience, and all Austin Habitat projects are performed in accordance with the *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*, 2 C.F.R. § 200 et seq. as well as any state and local statutes and regulations. Austin Habitat receives funding from state, federal and local governments as well as from private individuals, foundations, corporations and other sources, and is experienced at leveraging funds from multiple sources for housing development and construction.

Recent and ongoing projects include the following:

	Number of		Type of	Year
Address	Units	New or Rehab	Property	Completed
Heritage Village	13	New	Single Fam.	2004
Frontier at Montana	30	New	Single Fam.	2008
Devonshire Village	43	New	Single Fam.	2013
Meadow Lake	25	New	Single Fam.	2011
Sendero Hills	49	New	Single Fam.	2013
Gilbert Lane	31	New	Single Fam.	2015
Lee Meadows	11	New	Single Fam.	2016
Magin Meadow	16	New	Single Fam.	2017
Guadalupe-Saldaña	4	New	Single Fam.	2018
4 <sup>th</sup> & Onion – Saltillo	57	New	Multifamily	Ongoing
Mueller	11	New	Multifamily	Ongoing
Scenic Point	67	New	Single Fam.	Ongoing

Persimmon	126	New	Multifamily	Ongoing
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#### ii. DEVELOPMENT TEAM

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non- profit? (Mark X if yes)
Owner	Austin Habitat for Humanity, Inc.			X
Developer	Austin Habitat for Humanity, Inc.			X
Architect	Hatch + Ulland Owen Architects, LLP			
Engineer	TBD			
Construction	Austin Habitat for Humanity, Inc.			Х
Lender				
Other	None			
Lenders				
Attorney	Hancock McGill			
Accountant	PMB Helin Donovan, LLP			
General	Austin Habitat for Humanity, Inc.			Х
Contractor				
Consultant (if	N/A			
Applicable)				

#### iii. PROJECT PROPOSAL

a. Project Description: Austin Habitat for Humanity is in the process of building a 126-unit affordable housing development at Persimmon/Meadow Lake, located at 7051 Meadow Lake Boulevard, south of William Cannon Drive and east of IH-35 in Southeast Austin. The Austin Habitat team originally received \$642,986 in Pre-Development funding from the City of Austin in 2013 and received an additional \$300,000 from the City of Austin through a 2014 amendment to the original agreement. The team has continued to develop the site, with plans to build 126 units beginning in 2021, and is requesting additional support from the City of Austin to assist with the completion of these affordable homes. Specifically, this proposal requests \$1,053,931 through the City's Ownership Housing Development Assistance Program (OHDA) to support the costs of architectural design, civil engineering, mechanical engineering, plumbing, electrical, and structural engineering as well as the development of HOA/condominium documents for the project.

The current plan includes building 126 total units – 42 one-bedroom, 72 two-bedroom and 12 three-bedroom – in several configurations of townhome style and apartment style condominiums. At present, we are estimating that the one-bedroom units (up to 900 square feet) will be sold for \$150,000; the two-bedroom units (up to 1,200 square feet) will have a sale price of \$170,000; and the three-bedroom units (up to 1,300 square feet) will be sold for \$190,000.

All units will be sold to partner families whose annual household income is at or below 80% of the Median Family Income (MFI) for the Austin-Round Rock Metropolitan Statistical Area (MSA). Currently, approximately 95% of our Affordable Homeownership Program participants actually earn 60% or less of

the MFI. The families who purchase homes at the Persimmon/Meadow Lake development, like all of Austin Habitat's partner families in the Affordable Homeownership Program, will be required to make a strong and ongoing investment in successful homeownership. All project participants receive financial education and one-on-one counseling through our in-house HUD-approved Housing Counseling Program and complete 300 "sweat equity" hours building their own home and other Habitat homes and/or providing additional volunteer services. The partner family then purchases the home with an affordable mortgage (payments ≤30% of their monthly income), helping them to avoid housing cost burden and focus on building ongoing success and empowerment despite the rising cost of living in Central Texas.

With respect to supportive services, the Affordable Homeownership Program includes intensive financial and housing counseling and education, and referrals as-needed to other organizations that can assist them in increasing readiness to attain their homeownership goals. Each family receives a wide-ranging, personalized assessment of their financial situation and a detailed action plan to eliminate financial barriers to successful homeownership. In addition, the Austin Habitat team works with Central Texas Food Bank provides food to stock the home when the family moves in as a demonstration of the Food Bank's commitment to our communities. The Austin Habitat team remains in contact with partner families after they have moved into their homes, and reaches out over several years to determine the ongoing impact of owning a Habitat home.

<u>Housing Choice Voucher Availability</u>: Please note that because all of the units at Persimmon/Meadow Lake are required to be owner-occupied, Austin Habitat for Humanity has not set aside any units for Section 8 Housing Choice Voucher Holders for rental housing.

<u>Accessibility</u>: all homes constructed by Austin Habitat for Humanity comply with the City of Austin Visitability Ordinance, City Code 25-12-243 §R320, as amended. In addition, as a certified S.M.A.R.T. home builder, Austin Habitat complies with all accessibility requirements for S.M.A.R.T. housing. Austin Habitat builds to the specification of the client, and an accessibility upgrade package, including widened doors, a roll-in shower and grab bars, is available at the homeowner's request.

<u>Neighborhood Plan</u>: The Persimmon/Meadow Lake subdivision is not located in a Neighborhood Plan Area, and is in an area where a significant number of other single-family homes are already located.

### **Key Financials:**

Acquisition	\$ 642,896.00
Off-Site	
Site Work	\$ 3,000,000.00
Sit Amenities	
Building Costs	\$ 27,870,780.00
Contractor Fees	
Soft Costs	\$ 2,914,570.20
Financing	
Developer Fees	
Total	\$ 34,428,246

<u>Occupied Properties</u>: No occupied properties currently exist on the site that is the subject of this application. We expect Persimmon/Meadow Lake to include the following house types:

PUD/TOD/Mixed Use: Persimmon/Meadow Lake is not a PUD, TOD or Mixed Use Development.

- **b.** Market Analysis: Please see attached.
- c. Good Neighbor Policy: Austin Habitat, the City of Austin and several other stakeholders have been engaged in community outreach to the homeowners, businesses and others in the Meadow Lake area for several years. The Austin Habitat team has been involved in several community gatherings including Meadow Lake area residents, including one on June 12, 2018, and going back to the original acquisition of the land. Information about this meeting was sent to neighboring residents and others in the area via postcard. We have met with the owners of neighboring townhomes, and worked with District 2 Council Member and Mayor Pro Tem Delia Garza to disseminate the message about this development to her district. The City Council passed a resolution in 2016 approving the project and specifically highlighting the role of Austin Habitat, and these documents are public record. In addition, the City's Department of Public Works maintains a website specifically dedicated to keeping the community informed about the Meadow Lake project, <a href="http://www.austintexas.gov/department/meadow-lake-boulevard-extension-project">http://www.austintexas.gov/department/meadow-lake-boulevard-extension-project</a>.
- **d. S.M.A.R.T. Housing:** Austin Habitat for Humanity has been certified as a S.M.A.R.T. housing builder and has attached related documentation for the Meadow Lake Development.
- **e.** Memorandum of Understanding with the Ending Community Homelessness Coalition (ECHO): Please note that this proposal does not include Permanent Supportive Housing or Housing First Units, so we have not attached an MOU with ECHO.
- **f. Description of General Supportive Services**: Austin Habitat for Humanity provides supportive services to all potential homebuyers in the Affordable Homeownership Program, including those purchasing homes in the Persimmon/Meadow Lake development, as well as members of the general public. These services will include financial and housing counseling, offered in group workshops and one-on-one sessions, to ensure that all families are financially ready to qualify for a home and begin the Habitat homebuying process. Austin Habitat has been a HUD-approved housing counseling agency since 2010.

Austin Habitat's Housing Counseling Program is designed to assist participants in obtaining and maintaining stable housing. Our HUD-certified Housing Counselor meets one-on-one with clients and facilitates workshops to offer financial and housing education. Each family receives a personalized assessment of their financial situation, discussion of options, and development of plans designed to fit each family's unique needs. This solid educational foundation positively impacts financial capability skills including credit repair, debt management, budget maintenance, avoidance of predatory lenders, and foreclosure prevention as needed. Once families qualify for the program, they work with the counselor to reach a solid financial standing that will qualify them to become Habitat homeowners, they receive more intensive housing education including seven required classes. All services are provided free of charge, to Habitat clients and the public, in both English and Spanish.

Austin Habitat plans to continue to offer an extensive array of financial and housing workshops as well as one-on-one support for potential Habitat homeowners and the public. As discussed above, one responsibility of partner families for the Affordable Homeownership Program is confirmed attendance at seven Housing Counseling classes that count towards their 300 required hours of sweat equity. For this proposal, we will engage partner families and other clients in the Realizing the American Dream Class based on curriculum from the nationally recognized NeighborWorks America, as well as the Maintenance Class and potentially other workshops. Approximately 700 households will receive these supportive services annually, including all potential buyers for Persimmon/Meadow Lake. We have

attached the resumes for Wayne Gerami, Vice President of Client Services, who oversees the Housing Counseling program, as well as Bertie Flores-Samilpa, our housing counselor.

Austin Habitat continues to build the funding base for Housing Counseling services, receiving its first Housing Counseling grant from HUD in 2018. We have recently been funded by HUD for 2019-20, and additional current sources of funding include Wells Fargo Bank, the City of San Marcos, and State Farm. A number of funding applications for the Housing Counseling program are also pending, including proposals to the Texas Financial Education Endowment and the Topfer Family Foundation. Most grants for this type of service are one-year awards, so Austin Habitat will provide ongoing evidence of support for these initiatives as needed throughout the OHDA grant period if awarded funds under OHDA.

# iv. PROPERTY

- **a. Maps:** Please see attached.
  - High Opportunity Census Tracts: Census Tract 24.27 is not a high-opportunity tract.
  - Tracts at Risk of Displacement or Gentrification: Census Tract 24.27 is listed as "susceptible" to gentrification.
  - Imagine Austin Centers and Corridors (0.5 miles): The Persimmon/Meadow Lake property is within the zone for an Imagine Austin Corridor and a Mobility Bond Corridor.
  - High-Frequency Transit Stops (0.25 miles): The Persimmon/Meadow Lake property is within 0.25 miles of a high-frequency transit stop.
  - Transit Stops (0.75 miles): The Persimmon/Meadow Lake property is within 0.75 miles of a transit stop.
  - Healthy Food Access (1.0 miles): The Persimmon/Meadow Lake property is not within 1.0 miles of a healthy food provider.
  - 100-year floodplain: A small part of the Persimmon/Meadow Lake property is on a 100-year floodplain. Austin Habitat has already reached out to the City of Austin about its understanding of the requirements for building on land that touches a floodplain, which is attached.
- **b. Real Estate Appraisal:** Please see attached.
- **c. Zoning Verification Letter:** Please see attached.
- **d. Proof of Site Control**: Please see attached general and special warranty deeds.
- e. Phase I Environmental Assessment: Please see attached.
- **f. State Historical Preservation Office Consultation**: Austin Habitat for Humanity has previously worked with SHPO and has been cleared to construct homes on the property. Please see attached documentation from SHPO.

Franchise Search Results

# **Public Information Report**



As of: 07/11/2019 12:45:04

# This Page is Not Sufficient for Filings with the Secretary of State

Obtain a certification for filings with the Secretary of State.

AUSTIN HABITAT FOI	R HUMANITY, INC.
Texas Taxpayer Number	17423732175
Mailing Address	500 W BEN WHITE BLVD AUSTIN, TX 78704-7030
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	01/23/1985
Texas SOS File Number	0073651401
Registered Agent Name	PHYLLIS SNODGRASS
Registered Office Street Address	500 W BEN WHITE BLVD AUSTIN, TX 78704



# Curriculum Vitae (CV) for Project Leaders

# **Phyllis Snodgrass**

2549 Deer Stand Loop ● San Marcos, TX 78666 ● (512) 757-5715 ● psnodgrass03@gmail.com

#### **SUMMARY**

Innovative executive with 20 years in non-profit management. Strong strategic thinker and team builder with a history of building winning programs with strong community support.

#### **AREAS OF EXPERTISE**

#### **EXPERIENCE**

# Austin Habitat for Humanity - CEO, Austin, TX November 2015 - Present

Direct all aspects of Austin Habitat for Humanity's affordable homeownership programs, including new construction, home repair, housing counseling, and community development, neighborhood revitalization initiatives, affordable housing advocacy and income qualification services and ReStore retail operations.

Support and report to the Board of Directors, investors, donors, public entities, and community stakeholders.

Ensure adequate funding, staffing, and program planning for all divisions.

Manage staff of 55+ FTEs with an \$7 million annual budget.

# <u>Austin Chamber of Commerce - COO, Austin, TX January 2013 - October 2015</u> <u>SVP - Member Relations September 2011 - January 2013</u>

Led Membership, Small Business, Special Events & Partnerships and Marketing Communications Departments

Reorganized Membership Sales Program, exceeding organizational sales goals 2012- 2014 Introduced new affinity programs to Chambers members providing non dues revenue for organization plus cost savings to member businesses

Organized 3 volunteer membership campaigns in 3 years, Spring 2015 Campaign brought in \$180,457 and 283 new members with 285 volunteers in 2 1/2 days (one of the top membership campaigns in the U.S.)

Implemented internal messaging strategy for staff and volunteers in 2014

Grew Austin Chamber LinkedIn Group from 300 members in 2011 to over 5000 members (followers) in 2015

Created new programs and strategies to meet member needs

#### Texas Association of Business - VP - Chamber Relations; Austin, TX September 2010 - September 2011

Managed the operations of the Texas Chamber of Commerce Executives (TCCE) and serving as a primary contact with Texas Chambers of Commerce for TAB

Increased income for TCCE by 36% in one year

Enhanced social media presence of TCCE and connections to its member chambers throughout the state Facilitated Chamber Board retreats across the state of Texas

Developed affinity program review and approval policies for TCCE

Successfully managed first association audit for TCCE in its history

Planned and executed first 5 year strategic planning effort for TCCE

# San Marcos Area Chamber of Commerce - President; San Marcos, TX January 2007 - September 2010

Managed San Marcos Chamber operations as well as contractor with City of San Marcos for Economic Development and Convention and Visitor Bureau Programs

Suggested new programs and strategies for increasing income by 30% in first two years Completely revamped economic development program, creating the Greater San Marcos Partnership (GSMP)- a regional economic development public-private organization in Hays and Caldwell Counties. Grew GSMP budget from \$300,000 to over \$2MM with a campaign focused on economic diversification, workforce excellence and quality of place. In its first year, GSMP received the International Business Retention and Expansion Award and was recognized Economic Development Program of the Year by the Texas Chamber of Commerce Executives

Founded SOAR (Seeking Opportunities, Achieving Results), a P-16 collaborative effort of the San Marcos Chamber, Texas State University, San Marcos Independent School District and the City of San Marcos. Established the Chamber as a leader in economic development, tourism, educational attainment and community development

# Victoria Chamber of Commerce - President/CEO; Victoria, TX May 2001 - December 2007

Managed Chamber Operations and contracted with the City of Victoria for Convention and Visitor Bureau Program

Increased membership from 850-1100 sustained members

Merged Victoria Chamber of Commerce with the Victoria Hispanic Chamber of Commerce

Grew size and stature of Leadership Victoria Program in the community, making it the go-to source for leadership training for area executives

Founded Keep Victoria Beautiful Program as a program of the Victoria Chamber in partnership with the City of Victoria

Suggested additional programs and strategies, increasing income by 50% in 4 years

Successfully established the Victoria Chamber as a leader in innovation, growth strategies, leadership development, community development, business representation and educational accountability

#### Athens Chamber of Commerce - Executive Director; Athens, TX 1998 - 2001

Managed Chamber Operations and contracted with the City of Athens for Visitor Services Support Increased membership from 350 to 800 sustained members

Suggested new programs and strategies, increasing income by 40% in 3 years

Worked with volunteers to enhance existing programs and infrastructure, increasing professionalism and financial success of each program

### Small Business Development Center - Counselor; Athens, TX 1997 - 1998

Counseled numerous small and start-up businesses

Assisted with SBA loan proposals and business plans for small businesses

Successfully assisted target Welfare to Work client, filmed as a national success story for PBS on SBA's Welfare to Work Program in 1998.

# Phyllis A. Hunt, CPA - Accountant; Athens, TX 1997 - 1998

Provided tax and business advice for start-up, small and mid-sized businesses

### Federal Deposit Insurance Corporation - Accounting Specialist; Dallas, TX 1989 - 1997

Managed contract firms hired to review Southwest Plan quarterly payment requests and approved payment request for six Southwest Plan Institutions

Named to FDIC National Performance Standards Task Force in 1994

# Redwood Property Company - Controller; Dallas, TX 1987 - 1989

Provide accounting services and management advice for start-up real estate development company Assisted in successful negotiations and subsequent sale to Koll Company

# <u>Kenneth Leventhal & Company (Later merged with Ernst & Young) - Senior Accountant; Dallas, TX 1984 - 1987</u>

Auditor for international real estate accounting firm headquartered in Los Angeles Performed management consulting services including loan workouts in 1986 and 1987 Obtained CPA certification, May 1987

# **EDUCATION**

The University of Texas at Arlington Bachelor of Business Administration May 1984
Major: Accounting, Minor: Management
Institute for Organization Management Certificate in Non Profit Management July 2004
Georgetown University McDonough School of Business, New Strategies Program, September 2016

# **PROFESSIONAL AFFILIATIONS**

Enactus Advisory Board, Texas State University Advisory Board, Habitat Texas

# RICARDO ANDRÉS (ANDY) ALARCÓN, AICP

5200 Hartson . Kyle, Texas 78640 . 512-406-1535 . andyalarcon@hotmail.com

# **SUMMARY OF QUALIFICATIONS**

- Land Development: Entitlements, Project Management
- Land Studies: Due Diligence, Site Evaluation, Concept Plans, Surveys
- Land Acquisition: Real Estate Contracts, Title Reports, Appraisals, ESAs, Closing Coordination
- Entitlements: Land Use, Zoning, Annexations, Site Plan Review, Subdivision Plats
- Permitting: Applications, Coordination, Map Exhibits, Support Documents, Building Plan Review
- Project Coordination: Government, Consultants, Contractors
- Urban Planning: Community Plans, Downtown Master Plan, Citywide Rezoning, Vision Plans
- Design: Architectural Design, Construction Plans, Urban Design, Land/Site Planning
- Administration: Project Budget Oversight, Land Inventory, Appraisal District Exemptions
- Interface with Boards/Commissions, Government Staff, Consultants, General Public

### **EDUCATION**

- Master of Architecture, The University of Texas at San Antonio, May 2011
   UTSA Architecture Study Abroad, Barcelona, Spain, Spring 2010
- Master of Urban Planning, University of Illinois at Urbana-Champaign, May 1995
- Bachelor of Business Administration- Finance, The University of Texas-Pan American, Dec 1991

#### **PROFESSIONAL EXPERIENCE**

- Director of Real Estate Development, Austin Habitat for Humanity, Feb 21, 2012-Present
- Chief Planner, City of San Marcos, Planning and Development Department, Dec 13, 2004-May 2008
- Program Officer, Local Initiatives Support Corporation, Houston, Texas, Feb 19, 2002-Nov 17, 2004
- Principal Planner, City of Houston Planning & Development, Aug 31, 1998-Feb 8, 2002
- Planner IV, City of Austin Planning & Environmental Services, Jun 1997-Aug 1998
- Regional Coordinator/Planner, Texas Dept of Housing & Com Affairs, Austin, Texas, Aug 1995-May 1997
- Program Coordinator, County of Hidalgo Urban County Program, Edinburg, Texas, Jul 1992-Aug 1993
- Civil Engineering Technician, S. A. Garza Engineers, Inc., Edinburg, Texas Jan 1988-Jul 1992
- Civil Engineering Technician, Espey, Huston & Associates, Inc., Austin, Texas, Aug 1984-Jun 1987

#### **CERTIFICATIONS AND LICENSES**

- American Institute of Certified Planners (AICP)
- Texas Real Estate Broker
- Housing Development Finance Professional (HDFP) Certification, National Development Council
- OSHA 10-Hour Construction Training 2017

#### **M**EMBERSHIPS AND **A**FFILIATIONS

- American Planning Association (APA)
- National Council of Architectural Registration Boards-Intern Development Program (NCARB IDP)
- National Association of Realtors (NAR)
- Texas Association of Realtors (TAR)
- Austin Board of Realtors (ABoR)

# MARY CAMPANA

1909 Cranborne Court, Virginia Beach, VA 23453

512-705-9006

mary.campana@yahoo.com

# **CAREER SUMMARY**

Accomplished nonprofit executive with 28 years experience in organizational development, management and fundraising in both the nonprofit and corporate arenas. Proven ability to build and sustain strong philanthropic cultures focusing on creating lasting partnerships with public and private organizations, local philanthropists, board members and tactical stakeholders.

#### **Areas of Expertise:**

- Collaborative Leadership
- Fundraising & Financial Management
- Strategic Planning

- Program Development & Evaluation
- Community Relations / Marketing
- Board Recruitment and Engagement

#### PROFESSIONAL EXPERIENCE

#### **AUSTIN HABITAT FOR HUMANITY**

Jan. 2018 - Present

Vice President of Development

#### **EQUI-KIDS Therapeutic Riding Program**

Sept. 2015 – Dec. 2017

**Executive Director** 

### Responsibilities:

- Mission-focused and outcomes-oriented leader implementing a long-term vision, strategic goals, fund development, and annual operations for a premier accredited therapeutic riding center serving special needs children, adults and veterans;
- Directing internal and external fundraising campaigns to increase awareness and fundraising success;
- Oversees the maintenance and operations of the 92-acre equestrian facility with 19 horses serving 135 weekly riders;
- Supports and maintains an organizational culture and environment in which staff and volunteers are inspired and motivated; maintaining a passion for the program to further the organization's short and long-term goals;

#### **Achievements:**

- Expanded program services and recognized a 19% growth in program services in less than two years;
- Developed a comprehensive annual fund development growth plan which resulted in an increase from \$750,000 to \$842,000;
- Developed Community Impact and Military Advisory Committees to enhance the agency's strategic community partnerships;
- Achieved national accreditation of premier status from Professional Association of Therapeutic Horseback Riding;

#### COMMUNITIES IN SCHOOLS OF CENTRAL TEXAS

Aug. 2008 – Sept. 2015

# Chief Development Officer

#### **Responsibilities:**

- Directed all development efforts for a large national nonprofit agency securing over \$4.3 million annually through special events, giving circles, corporate giving, foundation grants, major gifts and competitive public contracts;
- As member of the senior leadership team, developed and managed the agency's four year strategic growth plan in a process which engaged all stakeholders involved in this complex organization;
- Supervised the development and communication departments strengthening community awareness and stakeholder engagement;

#### **Achievements:**

- Developed a comprehensive fund development growth plan which resulted in increasing the annual fund from \$6.4 million to \$9 million over 7 years;
- Cultivated a strong partnership with the program team to secure major gifts and multi-year program grants to enhance programming;
- Appointed to prestigious CIS Fund Development Task Force and participate in intra-affiliate technical cooperation on best practice and collaboration;

# HELPING HAND HOME FOR CHILDREN

Aug. 2003 - Aug. 2008

# Director of Development

#### **Responsibilities:**

- Member of executive leadership team managing all strategic planning, budgeting, staffing and resource allocation for the agency's \$3.4 million budget;
- Directed all fundraising activities including foundation grants, individual donations, events, corporate giving, and major gifts securing \$600,000 of private revenue annually;
- Coordinated all marketing, communications and community relations efforts;

#### **Achievements:**

• Created and instituted agency's publicity and donor cultivation strategies raising more than \$3 million over five years;

- Increased private revenue secured annually by 63% through foundation grants and individual donations;
- Designed and implemented new management systems including program evaluation and communication protocols;
- Developed and implemented the agency's three-year strategic plan for an on-site charter school;

#### SUICIDE & CRISIS CENTER

Feb. 1998 - Aug. 2003

**Development Director** 

### **Responsibilities:**

• Managed all development and stakeholder efforts including strategic planning, budgetary development, fund raising and financial oversight;

#### **Achievements:**

- Initiated 3 new strategic partnerships with community and city organizations to enhance programmatic objectives;
- Strengthened agency's fundraising strategies, raising funds to cover annual budget of \$429,000;
- Developed the agency's first long-range plan;

#### BECKETT PUBLICATIONS

Oct. 1989 - Feb. 1998

# Manager - Corporate Communications Department Responsibilities:

- Managed internal & external public relations;
- Managed the Communications Department;
- Member of the strategic planning committee;

- Negotiated trade-outs / contracts with promoters;
- Designed and managed corporate giving program;
- Managed 17 annual events and 13 trade shows

# **EDUCATION AND CONTINUING EDUCATION:**

## Stephen F. Austin University, Nacogdoches, Texas

Bachelor's degree in Psychology with minor in Business Management

- Dale Carnegie Leadership Training for Managers, 12-week course
- Stephen R. Covey The 7 Habits of Highly Effective People, 8-week course
- RGK Center Executive Education Strategic Management Program for Nonprofit Leaders, 3-day course
- Central Texas Education Funders' Association Communication and Strategic planning, 3-day training

#### CITATIONS AND PUBLICATIONS:

- Campana, M., Gibson, J., Bailey, B., & Lackey, J. (November). <u>Suicidal Risk Among College Students</u>. Paper presented at the annual meeting of the Texas Psychological Association, Austin, Texas. A summary of the paper is published in the Texas Psychologist, winter 1985 issue, vol. 37, number 1, page 4. The paper was published in its entirety by <u>ERIC / CAPS</u>, ED 252779.
- Campana, M., <u>Suicide and Mental Health Population</u>. Presented as part of the symposia <u>Suicidal Ideation Across Populations</u> at Southwestern Psychological Association New Orleans, Louisiana.
- Bailey, B., Schmidt, W., Lackey, J., Campana, M., Stulberg, T., Baumgartner, A., Bohn, K., & Fortson, M. (1985). <u>Suicidal Ideation Across Populations</u>. (ERIC Documentation reproduction Service No. ED
- Certificate of Recognition from Texas Psychological Association for Research, Suicidal Risk Among College Students;

#### HONORS AND COMMUNITY LEADERSHIP:

- CENTER FOR NONPROFIT STUDIES, Austin Community College Leadership Council;
- IMPACT AUSTIN Board Member;
- IMPACT AUSTIN Task Force to develop the strategy / secure funding to hire an Executive Director;
- AUSTIN JUNIOR FORUM MEMBER;
- ASSOCIATION OF FUNDRAISING PROFESSIONALS (AFP) Board Member;
- AFP Vice-President for Outreach & Access;
- AFP Chair of Education Program Committee;
- AFP Philanthropy Day Co-Chair;
- AFP Philanthropy Day Planning Committee;
- EQUEST Therapeutic Riding Program Volunteer with therapeutic riding classes for 14 years;
- EQUEST Dressage at Dusk Silent Auction Chair;
- EQUEST Ridefest Chair of annual fundraiser;

# Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

NMLS #1436154

512.436.3690 • wayne.gerami@gmail.com

#### **Education**

**Masters of Public Affairs (2011)** 

B.A. Psychology (2007)

**LBJ School of Public Affairs at UT Austin (TX)**Nonprofit Management specialization

Framingham State University (Framingham, MA)
Human Service specialization

### **Professional Experience**

**Austin Habitat for Humanity | HomeBase Texas** 

August 2013 - Present

#### **VP of Client Services**

Nov 2015 – Present

**Austin, TX** - Supervise 6 FTE in the Client Services department in three separate programs: New Construction, HomeBase, and Housing Counseling. Function as the primary advocate within the agency for issues specific to family partners. Develop and implement policies and processes for all programs, including implementing resale restrictions to ensure permanent affordability of all homes sold. Oversee the departmental budget and ensure that all programs meet important deadlines and performance metrics. Licensed MLO #1436154.

### **Government Grants Manager**

May 2015 - Nov 2015

Manage the identification of and application for all governmental funding sources. Responsible for post-award reporting and compliance at the federal, state, and local levels. Oversaw a grants portfolio in excess of \$2,000,000, including over \$750,000 in new money generated in less than 6 months. Reviewed contracts for partnerships with various funders and partner organizations. Prepared and adhered to budgets. Built and maintained outstanding relationships with funders.

#### **Community Engagement Manager**

January 2015 - May 2015

Helped to create Austin Habitat's Neighborhood Revitalization program to inspire change in communities from the ground up. Worked successfully with families, volunteers, and partners of various backgrounds to engage existing neighborhoods with service providers in the community.

### **Lending Coordinator**

**August 2013 – January 2015** 

Led the complete overhaul and modernization of all aspects of program delivery including loan servicing (moved to a 3rd-party servicer) and client database (transferred from MS Access to SalesForce). Changed agency policies surrounding family selection, resales, shared equity, and underwriting. Integral part of a team that educated hundreds of families, underwrote their loan applications, and set up all funding sources on a per-loan basis.

# **Board Director – Austin Christian Church**

August 2014 - Present

**Austin, TX** - Helped oversee the expansion to a second location. Responsible for setting staffing compensation policies and levels, managing a \$750k+ budget, and serving as an integral part of the establishment of our successful second location at the Zach Scott Theatre.

#### **Board Director - Evolve Austin**

April 2017 - Present

**Austin, TX** – Advocate for the implementation of the Imagine Austin comprehensive plan through the CodeNEXT Land Development Code rewrite process. Serve on the 501(c)(3) board.

# **Project Coordinator – Diana McIver & Associates**

**January 2012 - August 2013** 

**Austin, TX** - Worked on affordable rental developments across Texas, utilizing Low Income Housing Tax Credits, HUD 202/811 grants, HOME funds, and conventional funding. Completed complex grant packages, extensive work with HUD, TDHCA, and HACA.

# Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

508.341.0383 • wayne.gerami@gmail.com

# Policy Researcher - Greater Austin Chamber of Commerce

**September 2010 - May 2011** 

Austin, TX - (Internship) Research position focusing on policy impacts at the local, state and federal levels.

#### Site Supervisor – HOPE worldwide Gulf Coast

June 2010 - August 2010

**New Orleans, LA -** (Contract job) Hired, trained, and managed 8 full-time AmeriCorps employees. Responsible for 26 additional short-term AmeriCorps and all day-to-day operations at a summer day camp for children of low-income families in New Orleans.

# Home Repair Assistant – Austin Habitat for Humanity

August 2007 - July 2009

**Austin, TX** - Completed 30 home repair projects for low-income families in Austin. Managed over 1,500 volunteers on construction sites with an excellent safety record. Created policy for the then-new Home Repair program created in 2005-06. Participated in Austin Habitat-specific public speaking training, was an active participant on Family Selection Committee and was part of the founding of the Austin Housing Repair Coalition.

# **Manager – First American Mortgage**

August 2002 - June 2007

**Milford, MA** - Rose to a position of leadership in the sales department of a multi-million dollar mortgage company while I was a teenager and college student. Excellent sales, customer service, management and interpersonal skills. Ability to achieve results in a difficult environment.

# **Additional Experience & Training**

Community Leadership Institute - NeighborWorks

2015

Training on community engagement, grassroots organizing, and project management with a project-specific emphasis.

# Emerging Leader Training – Austin Habitat for Humanity

2014-2015

Long-term training program with Up-A-Notch consulting about various issues related to management and leadership with specific emphasis on topics relevant to Austin Habitat.

# ED Lab – RGK Center for Philanthropy and Community Service

June 2015

Intensive course led by local executive directors with an emphasis on learning real world, on-the-ground nonprofit management techniques including budgeting, fundraising, board recruitment, and marketing/branding.

# LORI STEINER, MBA, CPA

Email: lesteiner@yahoo.com

Phone: 512-638-6690

#### PROFESSIONAL SUMMARY

Accomplished finance executive with an impressive array of skills and experiences in accounting, auditing, business development, financial analysis, strategic planning and operational roles. Ability to conceptualize and design innovative business and accounting solutions to raise expectations and achieve goals. Multi-disciplinary approach to problem solving with proven results. Excellent verbal and written communication skills. Effective in independent and team situations. Strong work ethic with high level of emotional intelligence and critical thinking skills.

# CERTIFICATION, EDUCATION AND SOFTWARE

- Certified Public Accountant. Oklahoma Certificate Number 8688.
- Master of Business Administration, Concentration in Accounting, Pittsburg State University, Pittsburg, KS
- **Bachelor of Business Administration**, Majors in Human Resource Management and Economics, Pittsburg State University, Pittsburg, KS
- Software Packages: Microsoft Office Suite, Great Plains Dynamics, ABILA MIP, Sage PFW, Sage 300, MAS 90, Quickbooks, PeopleSoft, HUD REAC, CMS FIVS, CMS ARTS, Solomon, Paycom, ADP Workforce Now, ADP Enterprise E-time; Sage ABRA, Timesheet Pro, Toggl

#### **AFFILIATIONS**

- Current: Texas Society of Certified Public Accountants; Austin Chapter of TSCPA; Member Financial Literacy Committee Austin Chapter TSCPA; Membership Chair Non Profit Financial Leadership Peer Group; Member C-12 Key Player Advisory Board, Impact Austin
- Past: Leadership Tulsa; Advisory Board and Chairman, T.U. Conference of Accountants; Member and Vice-Chairman Advisory Board, Pittsburg State University Kelce School of Business and Economic Development; OSCPA; Tulsa Chapter OSCPA; Camp Fire Boys and Girls Board of Directors, Treasurer; Town and Country School Board of Directors, Treasurer; Member Domestic Violence Intervention Services Board of Directors, Member Board of Directors and Finance Committee, Ten Thousand Villages

#### PROFESSIONAL EXPERIENCE

CHIEF FINANCIAL OFFICER, Austin Habitat for Humanity, Austin, TX Sept 2016 to present Home Construction, Mortgage Underwriting, Retail, Home Repair; Not for Profit

HIGHLIGHTS include development of board reporting package, establish corporate policy structure, work agreement to leverage mortgages (sell receivables) with local banks, create process for cash flow forecasting, bring organization into compliance with 2CFR Part 200, re-engineered ineffective processes for efficiency and internal control, execution of merger with neighboring affiliate, reduce mortgage delinquency rate from 5+% to 2.5%

- Supervise monthly and annual accounting cycle, payroll, reconciliations between donor database and general ledger
- Responsible for risk management, I T and Human Resources functions
- Ownership of internal and external financial reporting, compliance, cash projections, budget variance reporting and dashboard data
- Manage all phases of corporate and departmental budgeting and accompanying forecasting; presentation of operating, cash and cap ex budgets to Board of Directors
- Manage portfolio of 335+ mortgages and take appropriate action with delinquent borrowers
- Manage organization's line of credit and debt portfolio, ensure loan covenants are met
- Manage organization's governance, contracts, legal issues and corporate compliance
- Participate in all phases of creating and executing corporate strategic plan
- Development and monitoring of internal control systems
- Manage business relationships with stakeholders

CHIEF FINANCIAL OFFICER, Opportunities, Georgetown, TX 2014 to 2016 Child Care, Affordable Housing, Food Prep and Delivery, Social Services; Not For Profit

- Ownership of internal and external financial reporting, budget variance reporting and dashboard data □
- Monitor compliance mandated by contracts; including, but not limited to Head Start, DADS, HUD, TDHCA, CSBG, CDBG□
- Manage cash flow, general ledger, accounts receivable, accounts payable, payroll for 235 employees, month end close and employee expense reporting □
- Build, evaluate and mentor finance team
- Develop and manage business partner relationships
- Respond to RFPs and develop grant application responses
- Responsible for risk management, IT function, building maintenance and operations for twenty-one sites  $\Box$
- Prepare budgets, financial statements and program reports required by city, county, state, federal government grants and foundation funders
- Initiate, develop and implement operating budgets of approximately \$14,000,000 □
- Develop and implement policies, standards, procedures, processes and practices to govern the financial, business and administrative functions of the agency □
- Monitor and assess the financial and operational functions of the agency in relation to the established plans and budgets; project and analyze cash flow □
- Develop RFPs for goods and services, evaluate responses, review and negotiate contracts □ □
- Coordinate all financial audits and monitoring visits
- Oversee affordable housing program

HIGHLIGHTS include restructure of legal entity to mitigate risk and maximize unrestricted income potential; restructured chart of accounts; cut benefit costs 20% (approx. \$200,000); outsourced management of affordable housing including vetting property management companies and negotiating contract, refinance debt, strategize and execute corporate restructure, receive highest score in round for response to CAPCOG senior nutrition RFQ

# DIRECTOR OF FINANCE, TMF Health Quality Institute, Austin, TX 2008 to 2014 Healthcare Consulting, Government Contracting; Multiple Not For Profit and For Profit entities

- Ownership of internal and external financial reporting, budget variance reporting and dashboard data
- Managed all phases of accounting cycle, cash management budgeting and forecasting and employee expense reporting
- Build, evaluate and mentor finance team
- Calculated and reported all taxes for multiple entities in multiple states, including corporate, payroll, sales and property
- Job costing, including cost pool development and allocation of multiple cost pools including corporate/home office and indirect/overhead expenses
- Develop, evaluate and improve accounting processes and procedures, reconfigure for maximum efficiency
- Managed payroll (in house and outsourced) for 600+ employees and multi state, multi EIN reporting
- Develop and maintain corporate policies including finance, administrative, IT, communications
- Coordinate annual independent, 401k, DCAA, GSA, state and other miscellaneous audits
- Monitor financial compliance mandated by contracts and provide reporting for federal (CMS) and state funded grants
- Research and apply knowledge to ensure compliance with GAAP, FASB, A-122, GSA, FAR, CAS and other relevant federal and state regulations (i.e., revenue recognition, and unallowables)
- Provide support for business development efforts by preparing business responses for RFPs
- Evaluate and negotiate contracts with vendors
- Member of Leadership Team and Key Contributor creating presentations for Executive Leadership and Board *HIGHLIGHTS* include invoicing approximately 40 fixed price, cost plus and GSA contracts, monthly invoices varying from \$5,000 to \$1,500,000 per contract; research and recommend accounting software packages and payroll outsourcing options to executive management; managed subsequent conversion of accounting software and payroll systems; built and managed finance department as organization grew 5x in 5 years from \$12MM to \$65 MM annually.

# DIRECTOR OF FINANCIAL OPERATIONS, Legacy, Inc, Austin, TX 2006 to 2008 Back office operations for small organizations; For Profit

- Responsible for all aspects of accounting cycle, cash forecasting and management, budgeting, payroll and financial statements and reporting for Legacy and its clients
- Monthly preparation of ad hoc, productivity and program reports for all entities.

- Manage accounts receivable and collections from governmental agencies, insurance companies and Medicaid in multiple states for Legacy and clients
- Ensure debt covenants are met
- Coordinate all external audits and prepare requested schedules for required audits
- Grant reporting and management
- Develop accounting related policies and procedures for Legacy and clients
- Interact with potential and new clients regarding accounting processes and transition planning and implementation, act as customer contact for all accounting and finance issues and reporting
- Develop and manage accounting team

**HIGHLIGHTS** include designing and building structure of department; re-engineering all processes and procedures; developing and implementing internal controls.

#### PREVIOUS POSITIONS HELD

# MANAGER BLUELINCS FINANCE, Blue Cross Blue Shield of Oklahoma, Tulsa, OK 2004-2005 Insurance; For Profit

**HIGHLIGHTS** include reorganization of department due to merger; redesigned work flow processes and job descriptions, selected to corporate communication team by new ownership, initiate investment changes as required by cash flow needs.

# CONTROLLER, Perma-Fix Treatment Services and Perma-Fix Government Services, Tulsa, OK Waste Treatment; For Profit, publicly traded

**HIGHLIGHTS** include participation in restructuring of division requiring dissolution of one entity, redesigning work flow to accommodate new structure, 10-K reporting and Sarbanes Oxley compliance

#### CHIEF FINANCIAL OFFICER, LIFE Senior Services, Tulsa, OK

# Case Management, Senior Day Care, Monthly Magazine, Senior Housing; Not for Profit

**HIGHLIGHTS** include but not limited to development, installation and implementation of communications and information technology systems for three locations including two local area networks and wide area network; created internal career development training program for supervisors and managers; developed investment polices and procedures to maximize interest income of operating, capital and endowment funds.

#### CHIEF FINANCIAL OFFICER, YMCA of Greater Tulsa, Tulsa, OK; Not for Profit

HIGHLIGHTS include but not limited to research, purchase and implementation of general ledger and membership system software and applicable hardware; established internet presence for association and e-commerce capabilities; successful protest of \$100,000 state sales tax audit assessment; execution of \$6 million tax exempt bond issue; revenue growth from \$1 million to \$7.5 million, oversight of endowment funds and investment portfolio.

# **CONTRACT CONSULTING**

#### CONTRACT CONSULTANT, Legacy, Inc, Austin, TX

### Worked part time for Legacy while working full time at TMF

- Review and consult on financial and other related reports provided to customers
- Reviewed expense reimbursements submitted by partners
- Advised owners on corporate structure and related matters

**HIGHLIGHTS** include discovery of fraud and embezzlement

# CONTRACT CONSULTANT, Arma Mobile Transit Company, Arma, KS

- Transportation and Service; For Profit
- Audit billing to date; prepare billing for completed jobs; review and monitor accounts payable
- Compute and prepare payroll
- Cash flow forecast, cash management, calculate break-even point and develop profit analysis
- Consult with owners on costing and operational issues and assist with reporting to various governmental
  agencies for taxes and motor carrier permits
- Investigate various options to sell company assets; develop and implement plan for closing business

HIGHLIGHTS include successful wind down of business and sale of assets

# CLAIRE M. U. WALPOLE

704 West Oltorf Street o Austin, TX 78704 o 512-638-3601 o cmuwalpole@gmail.com o cmuwalpole.com

#### WORK EXPERIENCE

October 2013 – present

Austin Habitat for Humanity, Austin, TX

Staff Architect, Design for Special Projects, Permit Procurement, Construction Management, Converting office to Revit

April 2007 – May 2008, November 2012 – Present

Claire Marie U. Walpole, RA, Austin, TX

Self-Employed: Commercial Finish-out, Residential New Construction, Residential Renovation

May 2008 – Feb 2012

BLGY, Inc., Austin, TX

Project Management, Project Architect, Design, Production: City of Austin Public Safety Training Facility, Round Rock Elementary Schools, Teague Jr/Sr. High Auditorium and Black Box

June 2005 – January 2007

CG&S Design-Build, Austin, TX

Project Architect, Project Designer, Specifications Writer, Office Process Organization

April 2003 - April 2005

Hanbury Evans Wright Vlattas + Co., Norfolk, VA

Design; Historic Preservation; Project Development; In-house Education Programs

January 2002 – March 2003

MMM Design Group, Norfolk, VA

Discipline Coordination, Cost Estimating, Field Work, Construction Documents

#### **EDUCATION**

1997 - 2001

Louisiana State University

Baton Rouge, LA

Bachelor of Architecture, May 2001

1995 - 1997

University of Southern Mississippi

Hattiesburg, MS

Honors College

#### CERTIFICATIONS, SKILLS, HONORS AND ACTIVITIES

Licensed Architect, Texas License Number 19903, Dec 2006

LEED Accredited Professional, May 2005

AutoDesk AutoCad and Revit, Adobe Creative Suite (Photoshop and Illustrator), Sketchup

BLGY 2010 Robert P. Landes Architecture Award

LSU Chancellor's Design Competition, First Place

AIA Austin, 2011 Honor Awards Committee

AIA Austin, Architecture in Elementary Schools program: 2007, 2008, 2011, 2012, 2013, 2014

AIA Hampton Roads, Director of Communication, Newsletter Editor

American Institute of Architecture Students, LSU Chapter President

All Saints Presbyterian Church, Building Executive Committee, Architect Search Committee

Lighting and Sound Director, Birth: a Play by Karen Brody, 2008

Austin Civic Chorus, 2006-2014

Conspirare Symphonic Chorus, 2010-2013

# BILLY WHIPPLE

9614 Chukar Cir. Austin, TX 78758 – Whipple3@gmail.com – (603) 866-0899

# SKILLS SUMMARY

- Construction Management
- High Attention to Detail
- Contract Negotiation
- Bidding, Estimating, & Proposals
- Site Safety/ OSHA Compliance

- Budgeting & Cost Controls
- ❖ Microsoft Office Suite
- Material Management
- Energy Star

# PROFESSIONAL EXPERIENCE

# AUSTIN HABITAT FOR HUMANITY – AUSTIN, TX Vice President of Construction, 2016 to Present

- Provide leadership to Home Repair, New Construction, & the Warehouse.
- Collaborate with Senior Leadership to develop cohesive strategies to achieve Habitat's mission.
- Generate build schedules from an annual overview down to day-to-day actions.
- Operational management of construction warehouse facility and truck fleet.
- Oversee all aspects of post-land development construction process.

# HABITAT FOR HUMANITY WILLIAMSON-MAURY – FRANKLIN, TN Director of Construction, 2014 to 2015

- Manage staff, contractors, and volunteers to the completion 12 homes annually.
- Generate build schedules from an annual overview down to day-to-day actions.
- Maintain high quality building standards and hold contractors to the same standards.
- Finish projects on time while meeting municipal codes and Energy Star standards.
- Manage a \$1.1 million departmental budget.
- Develop accurate budgets for all projects.
- Work closely with clients to ensure they are happy and well informed during projects.
- Solicit, review, and award project bids.
- Consistently update vendor and sub-contractor data base
- Research and negotiate prices on building materials.

# BILLY WHIPPLE

9614 Chukar Cir. Austin, TX 78758 – Whipple3@gmail.com – (603) 866-0899

# PROFESSIONAL EXPERIENCE CONTINUED

# HABITAT FOR HUMANITY WILLIAMSON-MAURY – FRANKLIN, TN Community Outreach Manager & Volunteer Coordinator, 2013 to 2014

- Build, maintain, & strengthen relationships with community groups & local businesses.
- Procure & manage gift-in-kind donations for programs and home builds.
- Communicate with stakeholders about the organization through social media, video, and e-mail marketing tools.
- Research & implement community focused fundraising campaigns.
- Schedule and track 3,000 volunteers per year.
- Collaborate with all departments to help the team meet and exceed their goals.
- Coordinate volunteers, meals, and building logistics for each volunteer build day.

# AUSTIN HABITAT FOR HUMANITY— Austin, TX **Project Manager**, **2010 to 2013**

- Manage logistics of 23 new single-family residential homes per year.
- Hire and train staff to become functional home builders and leaders.
- Delegated day-to-day build site responsibilities.
- Responsible for meeting all city, green building and third-party inspections.
- Created a new build schedule that increased efficiency by 25%.

# AMERICORPS, AHFH – Austin, TX

# Construction Crew Leader, 2009 to 2010

- Served over 1700 volunteer hours.
- Strengthened my construction skills and construction communication
- Lead and trained groups of volunteers on the construction site.
- Performed daily job site quality and safety inspections.
- Kept inventory and delivered building materials.
- Attended leadership and professional development seminars.

# **EDUCATION & TRAINING**

GRANITE STATE COLLEGE- CONCORD, NH

Bachelor of Science in Business Management, 2012

UL OSHA 10-HOUR CERTIFICAITON

AMERICAN HEART ASSOCIATION

Heartsaver CPR & AED Certified



# AUSTIN HABITAT FOR HUMANITY

Statement of Qualifications for providing Professional Services:

PERSIMMON TOWNHOUSES

RFQ / RFP

Issue Date: 01 July 2019

Submittal Date: 19 July 2019

# STATEMENT OF INTEREST LETTER

Dear Mr. Andy Alarcon:

hatch + ulland owen architects appreciates this opportunity to present our response to your RFQ for consideration. Given our many years working with our community in the creation and restoration of affordable housing stock, we are honored to be asked to submit our qualifications regarding your Persimmon project.

Our extensive experience with multi-family designs and our tireless efforts in the affordable housing world grants us a unique understanding of the needs and challenges of funding, permitting, and timely construction of buildings that the residents are always proud to call home. Many of our staff have worked with Habitat in a variety of roles over the years. We have been honored to assist in the master planning efforts for this development in addition to contributing to the master plan for the Net Zero development for the Guadalupe Neighborhood Development and working as volunteers and donors.

Our attached Firm Profile is included and speaks to both the breadth of our work and the 41 years of socially responsible practice in Austin and around the country. We are very proud of our work and, most importantly, our long-term relationship with our clients and our community. Regarding the City of Austin's S.M.A.R.T. Housing program, every one of our affordable housing projects in Austin has participated in this program since its inception. The goals of S.M.A.R.T. Housing align perfectly with our firm's approach, and we are intimately familiar with the requirements and benefits it brings. Our designs excel in the areas of accessibility and green building. Our projects routinely receive green building certifications from Austin Energy Green Building, Energy Star, LEED, and Living Building Challenge, and we have produced some of the top-performing green buildings including Net-Zero certified and LEED Platinum rated affordable housing.

Should h+uo architects be selected, we very much look forward to the opportunity to meet with you and your team to further discuss your aspirations and objectives for the new Habitat project. We commit to working with you to determine the optimal phasing strategy and schedule to realize your goals for the project. I will take the lead as Principal-in-Charge working closely with your team and David Carroll, our Project Architect, during the Design Phase. While overseeing the entire process, I am most active during the Design Phase and Construction.

What we are all proudest of is our many years of working with neighborhoods and non-profits is the development of fine homes for families with limited incomes. From single family rehabilitation to new single-family homes to large multi-family communities, our projects are always loved by the residents and welcomed into the surrounding neighborhoods. In the last few years we have completed a number of townhouse projects, both for rental and sale, so we are familiar with what it takes to make attached residences work well. The attached documents speak clearly to the range of our architectural experience, the unique experiences of many in our office when working with Habitat, our commitment to high-quality mixed-income developments, green S.M.A.R.T. Housing, and creating welcoming homes for those in need.

Respectfully,

Tom Hatch, FAIA
hatch + ulland owen architects, LLP
1010 East 11th Street
Austin, Texas 78702
512.474.8548
tomhatch@huoarchitects.com

# COMPANY HISTORY + EXECUTIVE BACKGROUND

#### **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, Foundation Communities, and 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 Travaasa Experiential Resort and Spa); Threadgill's; Thundercloud Subs; Twin Oaks Library; Windsor Park Library; renovations at Hampton Library; Oak Point Park in Plano; McKinney Roughs Nature Park; a variety of Mueller Homes; numerous single-family residences; as well as farm worker housing in the valley and in the panhandle.

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.

# **COMMITMENT TO OUR COMMUNITY**

Going back to the inception of the firm in 1978, we have been committed to community-based design, as evidenced by the following:

- **People Places** No matter what the project (whether park projects, public institutions, affordable housing or retail establishments), we believe that one of architecture's greatest contributions is to create places where people feel comfortable both alone and together, and where people can be enriched by interaction with each other. To that end, a common thread running through all of our work is the creation of "people places" that nurture the human spirit and respect the environment.
- Civic Involvement Members of our firm currently serve or have in the past served on numerous boards and commissions, including the City of Austin Building and Standards Commission, City of Austin Design Commision, City of Austin Joint Sustainability Committe, Downtown Austin Alliance, Austin Energy Green Building Program, House the Homeless Task Force, Meals on Wheels, Texas Low Income Housing Information Service, Housing Texas, Housing Works, Sharir Dance Company, Austin Woman's Club Advisory, and the Board of Planned Parenthood.













# COMPANY HISTORY + EXECUTIVE BACKGROUND













Crossing Social and Economic Boundaries - We believe that architecture
and sound planning should be available to all people, so we have intentionally
reached across social, cultural, and economic boundaries to seek out
opportunities where our talents may be of use to all parts of our community. As
part of that effort, as we have noted, we have completed numerous successful
affordable housing projects in Austin and beyond, as well as many civic projects
including libraries, schools, and parks.

Our ongoing and past projects with the City of Austin substantiate our commitment to civic responsibility. Further, we received a perfect score on the Consultant Performance Evaluation Form for a number of our recently completed projects.

# SUSTAINABLE DESIGN AND CONSTRUCTION

h+uo architects has long engaged in sustainable building, even before that practice became mainstream. It has always been part of the firm's philosophy that the act of building should be undertaken responsibly. We bring to every project our commitment and expertise in sustainable design. We were the architects for Austin's first large scale, commercial "green" building (Whole Foods Market's previous store and headquarters at 6th and Lamar) and we have subsequently designed 64 other Whole Foods Markets and numerous other commercial green projects:

- The new Foundation Communities' Michael and Susan Dell Foundation Learning Center at Lakeline Station was designed to meet the stringent criteria of The Living Building Challenge petal certification. The Learning Center is the first nonindustrial "net zero" commercial building in Austin and was the Austin Green Awards Project of the Year (2017).
- Foundation Communities' M Station in East Austin, an affordable housing community and learning center achieved the highest scoring LEED Platinum rating in the country which was the first such accreditation for multifamily housing in the U.S. at that time. It also achieved Austin Energy 5 Star Certification, won the 2012 Austin Business Journal Social Impact Award, and won the 2012 Envision Central Texas Community Stewardship Award for New Development.
- Franklin Gardens, a Chestnut Neighborhood Revitalization Corporation, affordable housing development for seniors received the ECT Community Stewardship Award for New Development, an Austin Energy Green Building, 4-Star Rating and the Livable Vision Award.
- The Crossings, now Miraval, a holistic learning and conference center, including a conference building, dining hall, spa, and multiple lodges.
- LCRA's McKinney Roughs Environmental Learning Center, including an administrative building, a classroom building, a dining hall, and three dormitories.
- American YouthWorks former downtown facility as well as their LEED certified Green Collar Training Facility in southeast Austin.

# ORGANIZATIONAL STRUCTURE + PROPOSED STAFFING

Project leadership and success will be the responsibility of h+uo architects, which will work closely with Habitat for Humanity. With our numerous, successful Affordable Housing projects has come invaluable knowledge and understanding of our Clients' goals of objectives in planning, designing, and building these developments. We propose to bring that wisdom and expertise to your project. The dedicated team below's workload is such that they can swiftly meet deadlines.

# **PROPOSED STAFFING**

The combination of project scale and schedule is well suited for an office of our size. We are a flexible group and would devote the necessary time this project. This is a commitment we make to Habitat for Humanity.

As Registered architects in the State of Texas, Founding Principal Tom Hatch and Project Manager David Carroll will manage the project and design team.

As **Project Principal**, Tom Hatch will guide the planning and design, initiate project schedules and budgets, make major presentations, and be the chief liaison between Habitat for Humanity and h+uo architects. Resume to follow.

As **Project Manager**, David Carroll will be the day-to-day point of contact between h+uo architects and Habitat for Humanity. He will oversee and coordinate the consultant team, set standards, define vocabulary to be shared by the team and, with the leadership of the Project Principal, be responsible for maintaining the project schedule and budget. Resume to follow.

In addition to the project leads, we will draw on our skilled staff of 14, which includes 8 Registered Architects, to support the project with the designers who bring additional affordable housing experience to the table.

#### **PROPOSED CONSULTANTS**

We are firm believers in following an "integrated" design approach, where the various members of the design team and the client work parallel with each other in a coordinated fashion from the very beginning, rather than sequentially in an autonomous fashion.

• **Civil and Landscape** - h+uo will continue to coordinate with AHFH's current civil engineer-of-record and landscape architect-of-record to support the site plan review and ensure the building development and permitting does not require undue modifications to the site plan permit.

The following sub-consultant team, under the coordination of h+uo architects, will respond to the needs of the project on a timely basis. h+uo has worked successfully with all of the following consultants, in particular on similar affordable housing projects and have a strong and lasting relationship with them.

- Structural Engineering Structures PE, LLP: structural design
- MEP Engineering APTUS Engineering: full-service mechanical, electrical, and plumbing engineering
- **Accessibility Consultant** Altura Solutions, LP: RAS services for TAS and review of additional accessibility requirements required by S.M.A.R.T. Housing and any other applicable programs

In addition to the core team of consultants, h+uo will identify any additional consultants and third-party professionals required to fulfill the project requirements and selected compliance paths. Common additional consultants include: building energy modeling (Simple Payback), residential building systems commissioning (Texas Energy Systems), acoustics (BAI), and permit expediting (Austin Permit Service).

# Thomas H. Hatch, FAIA

**EDUCATION** 

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

REGISTRATION

Texas #5485 (1975)

**EXPERIENCE** 

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

Tom Hatch Architects

Austin, Texas (March 1978 - December 1996)

3-D International

Austin, Texas (1977 - 1978)

**Independent Architects** 

Austin, Texas (1973 - 1977)

U.S. Coast Guard

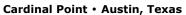
Yorktown, Virginia, (1969 - 1971)



#### **SAMPLE PROJECTS**

#### Lakeline Station • Austin, Texas

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



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

# **Homestead Oaks • Austin, Texas**

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



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

#### Jeremiah Program Moody Campus · Austin, Texas

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

# La Vista de Guadalupe • Austin, Texas

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

# **Lyons Gardens • Austin, Texas**

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

# The Chicon • Austin, Texas

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

# Pease Mansion • Austin, Texas

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

#### Various New and Rehabilited Homes • East Austin, Texas

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









## DAVID CARROLL, AIA, LEED AP BD+C, CDT

**EDUCATION** Bachelor of Architecture

Magna cum Laude University of Houston

Master's of Science in Building Design:

Energy Performance + Climate Responsive Architecture

Summa cum Laude Arizona State University

**REGISTRATION** Texas #23055

LEED #68499 NCARB #74801

**EXPERIENCE** hatch + ulland owen architects, LLP

Austin, Texas (July 2013 - Present)

LZT Architects

Austin, Texas (July 2007 - June 2013)

LEA Architects

Phoenix, Arizona (June 2006- June 2007

StudioMa Architects

Phoenix, Arizona (December 2005 - May 2006)

#### **RELEVANT PROJECTS**

#### HOUSING AUTHORITY OF THE CITY OF AUSTIN (HACA) PROJECTS

**HACA Salina** · Austin, Texas

32-unit Rental Assistance Demonstration renovation

**HACA Lakeside** • Austin, Texas

Lobby and community spaces renovation and Rental Assistance Demonstration renovation

**HACA Rosewood Courts · Austin, Texas** 

Rental Assistance Demonstration renovation

**HACA Thurmond · Austin, Texas** 

Renovation of a multi-use community building

**HACA Santa Rita · Austin, Texas** 

Common area and 100-unit Rental Assistance Demonstration renovation



#### AFFORDABLE HOUSING PROJECTS

The Jordan at Mueller • Savannah, Georgia (h+uo architects)

132-unit affordable housing project (under construction)

The Waters at Gateway West • Savannah, Georgia (h+uo architects)

276-unit affordable housing project (under construction)

The Waters at Magnolia Bay · Charleston, South Carolina (h+uo architects)

300-unit affordable housing project

The Waters at St. James · Charleston, South Carolina (h+uo architects)

336-unit affordable housing project

Notre Dame Court • Dallas, Texas (LZT Architects)

69-unit multifamily affordable housing project





## DAVID CARROLL, AIA, LEED AP BD+C, CDT ARCHITECT

#### **RELEVANT PROJECTS**







#### AFFORDABLE HOUSING PROJECTS cont.

#### Lakeline Station Apartments · Austin, Texas

The recently completed Lakeline Station Apartments is a community of 128 units of sustainable, affordable housing located in northwest Austin within walking distance of CapMetro's Lakeline Bus and Rail Station. The community will have an on-site learning center designed to the stringent requirements of the Living Building Challenge, which will provide after-school programs for children and evening classes for adults. New 29,000 square foot Family Life Center consisting of offices, classrooms, commercial kitchen, meeting spaces, multi-purpose gymnasium, weight room, & cardio fitness area.

#### $\textbf{Homestead Oaks Apartments} \cdot \textbf{Austin, Texas}$

Homestead Oaks is a single, four-story residential building nestled among more than 600 trees on 29 acres and provides 140 units of affordable, eco-friendly housing in south Austin. The community features an on-site learning center with after-school programs for children and evening classes for adults. This project seeks to obtain LEED Gold designation and a 4 or 5-star Austin Energy Green Building Rating.

#### Independence Place • Montgomery, Texas (LZT Architects)

15-unit multifamily affordable housing project

#### **Acres Homes Garden · Houston, Texas (LZT Architects)**

15-unit multifamily affordable housing project

#### William Booth Garden · Houston, Texas (LZT Architects)

Green renovation study for HUD for a 64-unit multifamily affordable housing project

#### **PHASING + TIMEFRAME**

We will work with you to determine the optimal construction phasing and produce the design documents to support that decision. Defining phases by building type and grouping similar unit types together brings benefits of economy of scale and efficiency for the general contractor and subs. The location of the building types on the site and the excellent access provided by three widely spaced curb cuts would allow for three phases—Buildings 1-6, Buildings 7-11, and Buildings 12-18—with two driveways open for the occupied units at each phase and the third used for construction access. This sequence would concentrate construction activities at each phase with minimal impact to the occupied phases while also maintaining sufficient parking for each completed phase. This also means that the timing of the phases could be independent and occur as funding, demand, or other criteria dictate. A holistic phasing strategy should also examine the locations of common amenities and any external criteria for unit types (sizes or accessibility) before making a final decision.

The building permit drawings for each phase can be prepared concurrently but as separate packages to coordinate with the phased construction. Even with the head start on the subdivision and site permit, the process for the design and contract document phases can be scheduled to allow AHFH to pull the site and building permits concurrently. We recommend taking advantage of the City of Austin's Expedited Permit Review for this project, in which case we would schedule the design phase that ensures building permit submission occurs 4-6 weeks before the anticipated site plan completion.

We will bring a proposed detailed schedule to the project initiation meeting. Regular meetings and timely decisions will be required until the end of the project to maintain the schedule.

#### **FAMILIARITY WITH THE PROJECT SITE**

Our work has taken us to all parts of Austin, and in each case we strive to understand the specific needs of the neighborhood we participate in building. Our past projects in south and east Austin include the Concord Apartments south of William Cannon, Foundation Community's Homestead Oaks on Slaughter Lane, the facilities at McKinney Roughs. We are also currently working on townhouses in the Goodnight Ranch development, Montopolis Condos, and a combined affordable housing and school project on Montopolis called Escuela Nueva.

We have watched as development interest in this area of southeast Austin has increased in recent years driven by a combination of the classic laid-back South Austin atmosphere and natural greenbelt settings with relatively close access to downtown and improved connectivity. McKinney Falls State Park and the Onion Creek Greenbelt provide incredible recreation opportunities. Of course the neighborhood a has a long history with flooding from Onion Creek starting with the 1981 Memorial Day floods to the more recent Halloween Flood that led to governmental purchase of hundreds of homes. Fortunately the project site is outside even the revised Atlas 14 floodplain, but storm water and sensitivity to the local environment and microclimate are paramount. Current major projects are underway in the surrounding area including Goodnight Ranch, Easton Park, and the new TxDOT campus. Additional smaller projects are likely to arise around these major activity centers. Fortunately for the residents, some of these projects include more town-center mixed-use components that will hopefully provide additional benefits beyond housing-only subdivisions.



Nonprofit Documentation



## Office of the Secretary of State

The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

# AUSTIN HABITAT FOR HUMANITY, INC. Filing Number: 73651401

Articles Of Incorporation

January 23, 1985

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 November 14, 2005.



Phone: (512) 463-5555

Prepared by: SOS-WEB

Kaper Mining

Roger Williams Secretary of State



CINCINNATI OH 45999-0038

In reply refer to: 0248164798 Feb. 07, 2019 LTR 4168C 0 74-2373217 000000 00

00010005

BODC: TE

AUSTIN HABITAT FOR HUMANITY INC 500 W BEN WHITE BLVD AUSTIN TX 78704-7030



016930

Employer ID number: 74-2373217

Form 990 required: YES

Dear Taxpayer:

We're responding to your request dated Jan. 29, 2019, about your tax-exempt status.

We issued you a determination letter in August 1985, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c) (3).

We also show 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 you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1)
  Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,

0248164798 Feb. 07, 2019 LTR 4168C 0 74-2373217 000000 00 00010006

AUSTIN HABITAT FOR HUMANITY INC 500 W BEN WHITE BLVD AUSTIN TX 78704-7030

local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely yours,

Kim A. Billups, Operations Manager Accounts Management Operations 1

# Austin Habitat for Humanity, Inc.

(A Nonprofit Corporation)

Report of Independent Auditor and Consolidated Financial Statements with Supplemental Information

December 31, 2018 and 2017



**AUSTIN HABITAT FOR HUMANITY, INC.** Index to Consolidated Financial Statements December 31, 2018 and 2017

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#### **Report of Independent Auditor**

To the Board of Directors of Austin Habitat for Humanity, Inc.:

We have audited the accompanying consolidated financial statements of Austin Habitat for Humanity and its subsidiaries (the "Organization") which comprise the consolidated statements of financial position as of December 31, 2018 and 2017 and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the consolidated financial statements.

#### Management's Responsibility for the Financial Statements

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

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

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

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

#### **Opinion**

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Austin Habitat for Humanity, Inc. as of December 31, 2018 and 2017, and the changes in their net assets and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.





#### **Report on Supplementary Information**

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The supplemental consolidating schedules of financial position information and consolidating schedule of activities information on pages 23 and 24 are presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the consolidated financial statements as a whole.

PMB HELIN DONOVAN, LLP

PMB Helin Donovan, LLP

July 31, 2019 Austin, Texas

Consolidated Statements of Financial Position As of December 31, 2018 and 2017

	 2018		2017
ASSETS:			
Current assets			
Cash and cash equivalents	\$ 2,198,363	\$	1,382,287
Investments, at fair value	15,454		400,080
Accounts receivable	379,407		173,000
Pledges receivable, net	141,554		116,718
Mortgages receivable, current portion, net	846,812		816,838
ReStore inventory	808,029		619,453
Home construction in progress	949,103		484,299
Prepaid expenses and other current assets	 372,423	_	248,190
Total current assets	5,711,145		4,240,865
Land held for development	4,680,252		3,500,621
Restricted cash	17,670		45,229
Pledges receivable, long-term portion, net	489,951		380,817
Other long-term assets	192,637		193,628
Mortgages receivable, long-term potion, net	8,870,330		8,453,826
Notes receivable - 2nd liens, net	882,205		815,277
Investments, at cost - NMTC	1,520,548		2,491,147
Property and equipment, net	 9,505,694	_	9,592,553
TOTAL ASSETS	\$ 31,870,432	\$	29,713,963
LIABILITIES AND NET ASSETS:			
Current liabilities			
Accounts payable	\$ 370,556	\$	456,738
Accrued expense	807,931		539,353
Deferred revenue	2,703,768		1,027,101
Capital lease obligation, current portion	34,262		33,251
Notes payable - TDHCA, current portion	98,316		87,149
Long-term debt, current portion	 162,998	_	156,985
Total current liabilities	4,177,831		2,300,577
Capital lease obligation, long-term portion	225,171		256,670
Notes payable - TDHCA, long-term portion	1,243,580		1,175,498
Long-term debt, net of debt issuance costs	 6,528,714	_	8,014,758
Total liabilities	 12,175,296	. –	11,747,503
Net assets			
Without donor restrictions	18,028,116		16,851,094
With donor restrictions	 1,667,020		1,115,366
Total net assets	 19,695,136	-	17,966,460
TOTAL LIABILITIES AND NET ASSETS	\$ 31,870,432	\$	29,713,963

See accompanying notes and report of independent auditor.

## Consolidated Statement of Activities Year Ended December 31, 2018

	Without donor restrictions	With donor restrictions	Total
REVENUES:			
Contributions and other income:			
Contributions \$	1,187,410	\$ 1,055,942 \$	2,243,352
In-kind contributions	134,025	-	134,025
Home building sponsorship revenues	1,000,151	-	1,000,151
Investment income	43,095	-	43,095
Other income	956,130	-	956,130
Net assets released from restrictions	504,288	(504,288)	-
Total contributions and other	3,825,099	551,654	4,376,753
ReStore revenues:			
ReStore sales	4,428,805	-	4,428,805
In-kind donation of inventory	2,389,472	-	2,389,472
Cost of goods sold	(3,380,503)	-	(3,380,503)
Sales discounts and refunds	(150,498)	-	(150,498)
Total ReStore revenues, net	3,287,276	-	3,287,276
Low-cost housing revenues:			
Home sales	1,794,011	-	1,794,011
In-kind contributions of labor and construction materials	812,442	-	812,442
Mortgage discount and amortization	(12,707)	-	(12,707)
Other housing revenues	6,085	-	6,085
Cost of homes sold	(1,969,012)	-	(1,969,012)
Total Low-cost housing revenues	630,819	-	630,819
Total revenues	7,743,194	551,654	8,294,848
EXPENSES:			
Low-cost housing program	2,174,380	-	2,174,380
ReStore program	2,607,801	-	2,607,801
Fundraising	922,328	-	922,328
Management and general	861,663	<u> </u>	861,663
Total expenses	6,566,172		6,566,172
CHANGE IN NET ASSETS	1,177,022	551,654	1,728,676
NET ASSETS, BEGINNING OF YEAR	16,851,094	1,115,366	17,966,460
NET ASSETS, END OF YEAR \$	18,028,116	\$ 1,667,020 \$	19,695,136

## Consolidated Statement of Activities Year Ended December 31, 2017

	Without donor restrictions	With donor restrictions	Total
REVENUES:			
Contributions and other income:			
Contributions \$	1,510,797	\$ 617,206 \$	2,128,003
In-kind contributions	188,197	-	188,197
Home building sponsorship revenues	1,002,224	-	1,002,224
Investment income	46,839	-	46,839
Other income	287,287	-	287,287
Net assets released from restrictions	114,532	(114,532)	-
Total contributions and other	3,149,876	502,674	3,652,550
ReStore revenues:			
ReStore sales	3,871,588	-	3,871,588
In-kind donation of inventory	1,910,324	-	1,910,324
Cost of goods sold	(2,806,608)	-	(2,806,608)
Sales discounts and refunds	(106,082)	-	(106,082)
Total ReStore revenues, net	2,869,222	-	2,869,222
Low-cost housing revenues:			
Home sales	1,714,500	-	1,714,500
In-kind contributions of labor and construction materials	786,123	-	786,123
Mortgage discount and amortization	353,429	-	353,429
Other housing revenues	42,580	-	42,580
Cost of homes sold	(2,318,340)	-	(2,318,340)
Total Low-cost housing revenues	578,292	-	578,292
Total revenues	6,597,390	502,674	7,100,064
EXPENSES:			
Low-cost housing program	2,143,444	-	2,143,444
ReStore program	2,034,006	-	2,034,006
Fundraising	1,084,041	-	1,084,041
Management and general	558,182		558,182
Total expenses	5,819,673		5,819,673
CHANGE IN NET ASSETS	777,717	502,674	1,280,391
NET ASSETS, BEGINNING OF YEAR	16,073,377	612,692	16,686,069
NET ASSETS, END OF YEAR \$	16,851,094	\$ 1,115,366 \$	17,966,460

Consolidated Statement of Functional Expenses Year Ended December 31, 2018

	Low-cost						Management	
	 housing	_	ReStore	_	Fundraising	_	and general	 Total
Salaries and related	\$ 1,337,910	\$	1,683,034	\$	507,551	\$	601,846	\$ 4,130,341
Advertisements	12,127		104,120		209,545		1,517	327,309
Office expenses	50,522		176,621		19,030		28,280	274,453
Information technology	14,798		17,550		8,974		8,707	50,029
Occupancy	104,319		117,565		5,816		7,516	235,216
Travel	11,421		22,547		4,052		11,014	49,034
Conference, conventions, and meetings	4,598		6,891		4,190		5,578	21,257
Interest expense	63,113		171,339		8,862		31,311	274,625
Tithe to HFHI	68,996		-		-		-	68,996
Depreciation	-		189,347		12,038		50,230	251,615
Insurance	49,262		67,580		4,378		4,220	125,440
Warranty work	3,006		-		-		-	3,006
Tools and equipment	17,222		4,032		-		-	21,254
Professional services	62,969		24,972		16,732		65,880	170,553
NMTC transaction fees	27,558		-		-		-	27,558
Dues and subscriptions	12,384		7,858		9,793		24,558	54,593
Home repair program	332,791		-		6,058		3,359	342,208
Other expense	 1,384		14,345	_	105,309		17,647	138,685
Total functional expenses	\$ 2,174,380	\$	2,607,801	\$	922,328	\$	861,663	\$ 6,566,172

Consolidated Statement of Functional Expenses Year Ended December 31, 2017

	Low-cost			Management	
	 housing	ReStore	Fundraising	and general	Total
Salaries and related	\$ 1,269,564 \$	1,337,992 \$	568,027 \$	440,301 \$	3,615,884
Advertisements	14,358	38,178	349,334	120	401,990
Office expenses	44,148	128,237	20,662	18,304	211,351
Information technology	22,377	7,458	8,888	9,866	48,589
Occupancy	101,923	39,776	8,337	4,200	154,236
Travel	17,256	14,139	8,867	1,191	41,453
Conference, conventions, and meetings	4,728	5,458	7,221	5,194	22,601
Interest expense	53,683	174,349	18,207	23,100	269,339
Tithe to HFHI	53,000	-	-	-	53,000
Depreciation	34,592	179,966	16,929	20,462	251,949
Insurance	33,838	72,882	4,196	2,268	113,184
Warranty work	4,490	-	-	-	4,490
Tools and equipment	9,272	1,913	-	-	11,185
Professional services	40,651	7,626	21,178	23,202	92,657
NMTC transaction fees	26,430	-	-	-	26,430
Dues and subscriptions	13,148	12,957	11,738	7,125	44,968
Home repair program	389,037	70	25,642	-	414,749
Other expense	10,949	13,005	14,815	2,849	41,618
Total functional expenses	\$ 2,143,444 \$	2,034,006 \$	1,084,041 \$	558,182 \$	5,819,673

Consolidated Statements of Cash Flows Years Ended December 31, 2018 and 2017

	2018	2017
Cash flows from operating activities:		
č	\$ 1,728,676	\$ 1,280,391
Adjustments to reconcile change in net assets to net		
cash provided by operations:		
Noncash interest expense	9,610	17,921
Depreciation	251,615	251,949
Unrealized gain on investments	-	(6,074)
Gain on extinguishment of debt	(322,727)	-
Loss on disposal of property and equipment	-	40,383
(Increase) decrease in operating assets:		
Accounts receivable	(206,407)	16,261
Pledges receivable	(133,970)	(327,410)
Mortgages receivable	(446,478)	(202,802)
ReStore Inventory	(188,576)	(89,715)
Home construction in Progress	(464,804)	67,170
Prepaid expenses and other	(124,233)	37,230
Land held for development	(1,179,631)	(252,345)
Notes receivable, 2nd liens	(66,928)	(386,686)
Other long-term assets	991	50,163
Increase (decrease) in operating liabilities:		
Accounts Payable	(86,182)	286,034
Accrued expenses	268,578	(30,187)
Deferred revenue	1,676,667	8,552
Notes payable - TDHCA	79,249	16,935
Net cash provided by operating activities	795,450	777,770
Cash flows from investing activities:		
Restricted cash	27,559	26,430
Sales (purchases) of investments	384,626	(2,215)
Purchases of property and equipment	(192,395)	(74,866)
Net cash provided by (used in) investing activities	219,790	(50,651)
Cash flows from financing activities:		
Payments on long-term debt	(168,676)	(129,898)
Payments on capital lease obligation	(30,488)	(34,995)
Net cash used in financing activities	(199,164)	(164,893)
Net increase in cash and cash equivalents	816,076	562,226
Cash and cash equivalents at beginning of year	1,382,287	820,061
Cash and cash equivalents at end of year	\$ 2,198,363	\$ 1,382,287
Supplemental disclosure of cash flow information:		
72	\$ 228,663	\$ 241,808
Income taxes paid	\$	\$

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### **NOTE 1 - ORGANIZATION**

Austin Habitat for Humanity, Inc. ("AHFH") is a nonprofit, affordable housing developer dedicated to the elimination of substandard housing in and around Austin, Texas. It is affiliated with Habitat for Humanity International, Inc. ("HFHI") based in Americus, Georgia. AHFH was incorporated in 1985 under the laws of the State of Texas. While adhering to the policies and procedures prescribed by HFHI, AHFH exists as a separate corporation with its own Board of Directors. Local policies, strategies, operations, and fundraising are the responsibility of each affiliate.

Austin Neighborhood Alliance for Habitat, Inc., (the "Alliance") is a wholly owned non-profit corporation formed to support AHFH. The Alliance receives federal financial assistance to acquire land and develop infrastructure for homes.

HomeBase Texas ("HomeBase") is a wholly owned non-profit corporation that provides affordable homeownership opportunities to homeowners by partnering with outside developers, builders, and agencies.

The Alliance and HomeBase financial statements are consolidated into the financial statements of AHFH because AHFH has control over and an economic interest in the Alliance and HomeBase. AHFH and its affiliates, the Alliance and HomeBase, are collectively referred to as the Organization.

#### Low-Cost Housing Program

To be considered for home ownership, families must be low-income families who demonstrate a need for better housing, an ability to make mortgage payments, and a willingness to work in partnership with AHFH. The partnership consists, in part, of each family completing 300 hours of "sweat equity" and meeting monthly mortgage payments. AHFH acquires the land, finds and qualifies the families, raises the funding, finds and supervises construction volunteers, builds the houses, and funds the mortgages. Houses are sold resulting in either a no interest or zero profit on the mortgage. By policy of HFHI, AHFH may accept government support for land, infrastructure improvements and construction.

#### ReStore Program

AHFH also operates two ReStores in Austin and San Marcos. The ReStore program provides access to quality building materials, new and used, household goods, clothing, etc., to the general public to help them create a better human habitat in which to live and work. The ReStore receives donated materials, purchases items, and sells them.

#### NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Basis of Presentation** – The consolidated financial statements are presented in accordance with generally accepted accounting principles in the United States of America ("U.S. GAAP") as defined by the Financial Accounting Standards Board ("FASB") Accounting Standards Codification ("ASC").

**Classification of Net Assets** – In accordance with the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) Topic 958, *Not-for-Profit Entities*, the Organization is required to report information regarding its financial position and activities according to the existence or absence of donorimposed restrictions.

*Net assets without donor restrictions* - Net assets that are not subject to donor-imposed stipulations. Net assets without donor restrictions may be used for any purpose or designated for specific purposes by the Organization.

*Net assets with donor restrictions* - Net assets that are subject to donor-imposed stipulations, which limit their use by the Organization to a specific purpose and/or the passage of time.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

**Use of Estimates** – The preparation of consolidated financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. Significant estimates include the fair value of investments, allowances for uncollectable receivables, useful lives of property and equipment, functional expense allocation, and the valuation of in-kind services and materials.

**Advertising Costs** – Advertising costs are expensed when incurred. Advertising expense for the years ended December 31, 2018 and 2017 were \$327,309 and \$401,990, respectively.

**Fair Value Measurements** – The Organization measures and discloses fair value measurements in accordance with the authoritative literature. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value accounting requires characterization of the inputs used to measure fair value into a three-level fair value hierarchy as follows:

Level 1 - Inputs based on quoted market prices in active markets for identical assets or liabilities. An active market is a market in which transactions occur with sufficient frequency and volume to provide pricing information on an ongoing basis.

Level 2 - Observable inputs that reflect the assumptions market participants would use in pricing the asset or liability developed based on market data obtained from sources independent from the entity.

Level 3 - Unobservable inputs that reflect the Organization's own assumptions about the assumptions market participants would use in pricing the asset or liability developed based on the best information available.

**Cash and Cash Equivalents** – The Organization considers all highly liquid investments with an original maturity of three months or less to be cash equivalents.

**Restricted Cash** – As a condition of the loan agreements with HFHI-SA NMTC VI, LLC and CCM Community Development XXVII, LLC and through its investment in two New Market Tax Credit ("NMTC") programs (Note 5), AHFH has established separate bank accounts for receiving and disbursing certain amounts related to the NMTC transactions. Total restricted cash was \$17,670 and \$45,229 as of December 31, 2018 and 2017, respectively.

**Investments, at fair value** – Investments in mutual funds are carried at fair market value based on quoted market prices. Any changes in market value are reported in the consolidated statements of activities as increases or decreases to investment income.

**Investments, at cost - NMTC** – In November 2011, AHFH invested, along with eleven other Habitat affiliates, in a joint venture named HFHI-SA Leverage IX, LLC with 4.82% ownership to take advantage of NMTC financing. In July 2012, AHFH participated in a second NMTC transaction along with eleven other Habitat affiliates. As a result of this transaction, AHFH acquired a 9.09% ownership in a joint venture named CCML Leverage II, LLC. Since AHFH has no ability to influence the operating or financial policies of HFHI-SA Leverage IX, LLC and CCML Leverage II, LLC, the cost method is used to account for these investments. Under that method, AHFH records income only to the extent of distributions received.

The Organization has capitalized, as, certain structuring and guarantee fees and closing costs for the loans to finance these investments and construction costs. These fees are being amortized to interest expense over seven to sixteen years and are reflected as costs of the investments.

**Accounts Receivable** – Accounts receivable is recorded at the amount the Organization expects to collect on outstanding balances. The Organization has not recorded an allowance for uncollectible accounts receivables at December 31, 2018 or 2017 as management believes all balances to be collectible.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

**Pledges Receivable** – Pledges receivable is recorded at the amount the Organization expects to receive from donors. Promises to give are recorded at fair value if expected to be collected in one year and at net present value if expected to be collected in more than one year. Although the Organization has not experienced material uncollectible amounts in the past, an allowance for uncollectible pledges receivable has been established. The allowance at December 31, 2018 and 2017, was \$70,167 and \$58,282, respectively. The Organization did not apply a net present value discount on the pledges receivable balance as of December 31, 2018 and 2017 as management considered the amount to be insignificant.

**Notes Receivable, 2<sup>nd</sup> Liens** – Notes receivable is a deferred repayable second lien with the first payment due after 30 years, amortizing over five years thereafter. The second lien is attached to a home sale to qualified applicants under the HomeBase Texas program. The first lien is provided for by a traditional third-party lender. The second lien is due and payable between 30-35 years to allow for the first lien to have been paid off and provides a subsidy that allows the home sale to meet the affordability requirements of the HomeBase Texas program. These notes are discounted based upon prevailing market interest rates for low-income housing at the inception of the mortgages. The Organization has not recorded an allowance for uncollectible notes receivable at December 31, 2018 or 2017 as management believes all balances to be collectible.

Home Sales and Mortgages Receivable – Home sales represent the sale to qualified families of houses built in Austin, Texas, or the Greater Austin Area, by the Organization. Homes are sold at affordable prices and the sales are financed by the Organization utilizing non-interest bearing 15 to 35-year mortgages due in monthly installments from the families. The mortgages are secured by the underlying real estate and are carried at the unpaid principal balances. On certain older loans, a "soft" (0% interest, deferred, forgivable after 30 years) second mortgage was used to secure the difference between the affordable mortgage amount and the market value. This practice ended in 2016 with the addition of a deed restriction that effectively locked this equity into the property, making it inaccessible to the homeowner at resale.

Mortgages receivable is discounted based upon prevailing market interest rates for low-income housing at the inception of the mortgages. The financing discounts are amortized and reflected as mortgage discount and amortization in the accompanying consolidated statements of activities when mortgage payments are collected.

The Organization monitors the mortgages on a monthly basis and considers all mortgages to be collectible, thus no allowance for loan losses has been recorded. The Organization maintains a partner relationship with the mortgagees ("partner families"). However, the Organization will consider foreclosure proceedings on any delinquent accounts if the partner family ceases to have the ability to pay and make payments on the mortgage or no longer has a willingness to partner with the Organization. At December 31, 2018 and 2017, the Organization had no investment in foreclosed loans.

**ReStore Inventory** – ReStore inventory consists of donated building materials, household items and clothing as well as purchased building materials available for sale. Donated inventory is recorded as in-kind contributions at fair value when received based on estimated sales value. Purchased inventory is stated at the lower of cost or market determined by the first-in first-out method.

**Home Construction in Progress** – Home construction in progress represents home construction and land costs incurred on incomplete homes in progress and completed homes not yet conveyed to the recipient family. Once sold and conveyed, the home costs are expensed to cost of homes sold in the accompanying consolidated statements of activities.

**Land Held for Development** – Land held for development includes the costs of purchasing and developing land. These costs are capitalized to this account until the lot is build ready. Once construction of a home on a lot is completed, the cost of the associated lot is expensed in cost of homes sold on the accompanying consolidated statement of activities.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

**Property and Equipment** – Property and equipment consists of land, buildings, and equipment. Property and equipment additions are recorded at cost if purchased or estimated fair value if donated less accumulated depreciation. The Organization capitalizes all additions over \$1,000 and expenses maintenance and repairs that do not improve or extend the useful lives of the respective assets. Depreciation is calculated on a straightline basis over the estimated useful lives of the respective assets. Estimated useful lives are three to five years for computer equipment; five years for building improvements, software and vehicles; three to seven years for tools and construction equipment; and twenty to forty years for completed houses and buildings. Property and equipment under capital lease is amortized over the shorter of the lease term or the expected useful life of the asset.

Long-lived assets subject to amortization are reviewed for impairment whenever events or circumstances indicate that the amount recorded may not be recoverable. An impairment loss is recognized by the amount in which the carrying amount of the asset exceeds fair value, if the carrying amount of the asset is not recoverable. Management believes there has been no impairment of such assets as of December 31, 2018 and 2017.

**Debt Issuance Costs** – Debt issuance costs associated with long-term debt are recorded as a reduction of the related debt balance and amortized to interest expense over the term of the related arrangement.

**Notes Payable** – **TDHCA** – The Texas Department of Housing and Community Affairs Department ("TDHCA") administers the Owner-Builder Loan Program, also known as the Texas Bootstrap Loan Program ("Bootstrap Program"). The Bootstrap Program is a self-help housing construction program that provides the owners and builders of very low-income families an opportunity to purchase or refinance real property on which to build new housing or repair their existing homes through "sweat equity." Owner builder's household income may not exceed 60% of Area Median Family Income. The Bootstrap Program notes payable are discounted based upon prevailing market interest rates at the inception of the mortgage. The financing discounts are amortized and reflected as mortgage discount and amortization in the accompanying consolidated statements of activities as the mortgage payments are made.

Contribution Revenue – All contributions, including home building sponsorship revenues and non-cash contributions, are recorded at their fair value and are considered to be available for operations of the Organization unless specifically restricted by the donor. Unconditional promises to give cash and other assets are reported as net assets with donor restrictions if they are received with donor stipulations that limit the use of donated assets. When donor restrictions expire, that is, when a stipulated time restriction ends or restricted purpose is accomplished, the related net assets are reclassified to net assets without donor restrictions. This is reported in the accompanying consolidated statements of activities as net assets released from restrictions. Contributions that are restricted by the donor are reported as increases in net assets without donor restrictions if the restrictions expire within the fiscal year in which the contributions are received. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional.

**ReStore Sales Revenue** – The Organization operates two thrift retail stores. The stores provide access to quality building materials, new and used household goods, clothing, furnishings, and other construction materials and is open to the general public. The store receives donated materials and purchases items for resale. Sales are recognized on a daily basis as they occur.

Government Grant Revenue – The Organization receives funding from governmental financial assistance programs that supplement its traditional funding sources. The awards provide for reimbursement of qualifying costs incurred, as defined in the underlying award agreements. The Organization recognizes revenue from these awards as services are rendered and expenses are incurred.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

**Home Building Sponsorship Revenues** – The Organization sells sponsorship opportunities to local businesses and organizations to underwrite the costs of constructing a house. In addition to recognition as an Austin Habitat for Humanity partner, typically the sponsorship includes the option for the entity to volunteer on the build site. Sponsorship revenues are recognized in the year that the house is constructed.

**In-Kind Contributions of Labor** – A substantial number of volunteers have made significant contributions of their time to the Organization's program and supporting services. Donated services are recognized as contributions if the services (1) create or enhance non-financial assets, or (2) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Under those criteria, volunteer time and professional services donated to construct homes is recognized as contribution revenue and capitalized as home construction in progress. When homes are transferred to recipient families, home construction in progress is recorded as a component of cost of homes sold within the accompanying consolidated statements of activities.

Functional Expense Allocation – The costs of providing various programs and other activities have been summarized on a functional basis in the consolidated statements of activities. Accordingly, certain expenses are allocated between functional categories based on management's estimates. Expenses relating to more than one function are allocated to low-cost housing program, ReStore program, fundraising, and management and general based on employee time and effort estimates. Allocations to low-cost housing and ReStore programs are for activities that result in services being distributed to beneficiaries, donors, or others that fulfill the mission of the Organization. Allocations to management and general expenses include accounting, general management and oversight, audit, budgeting, human resources, legal and admin support of the board of directors. Allocations for fundraising are primarily for fundraising activities for operations. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide overall support and direction of the Foundation.

Federal Income Taxes – AHFH, the Alliance, and HomeBase are all non-profit organizations exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code, except with respect to any unrelated business income. AHFH, the Alliance and HomeBase did not incur any tax liabilities for unrelated business income during the years ended December 31, 2018 or 2017. The Board assesses uncertainties in income taxes in its consolidated financial statements and uses a threshold of more-likely-than-not for recognition and derecognition of tax positions taken. There is no provision or liability for federal income taxes in the accompanying consolidated financial statements related to the Organization. AHFH, the Alliance, and HomeBase file Form 990 tax returns in the U.S. federal jurisdiction and are subject to routine examinations of its returns. However, there are no examinations currently in progress. The Board's management believes it is no longer subject to income tax examinations for years prior to 2015.

**Recent Accounting Pronouncements** – In May 2014, the FASB issued Accounting Standards Update ("ASU") 2014-09, *Revenue Recognition* (Topic 606). The update is a comprehensive new revenue recognition model that requires a company to recognize revenue to depict the transfer of goods or services to a customer at an amount that reflects the consideration it expects to receive in exchange for those goods or services. ASU 2014-09 also requires additional disclosure about the nature, amount, timing, and uncertainty of revenue and cash flows arising from customer contracts, including significant judgments and changes in judgments and assets recognized from costs incurred to obtain or fulfill a contract. This ASU is effective for annual and interim periods beginning after December 15, 2018. Early adoption is permitted. Companies may use either a full retrospective or a modified retrospective approach to adopt ASU 2014-09. The Organization is currently evaluating the effect that the adoption of this ASU will have on its consolidated financial statements.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

In January 2016, the FASB issued ASU 2016-01, *Recognition and Measurement of Financial Assets and Financial Liabilities*. This ASU removes the current guidance regarding classification of equity securities into different categories (i.e., trading or available-for-sale) and requires that equity investments generally be measured at fair value with changes in fair value recognized in net income. For non-public companies, the ASU is effective for years beginning after December 15, 2018. Early adoption is permitted. The Organization is currently evaluating the impact of ASU 2016-01 on its consolidated financial statements.

In February 2016, the FASB issued ASU 2016-02, *Leases (Topic 842)*. This update requires a lessee to recognize a right-of-use asset and a lease liability under most operating leases in its balance sheet. For non-public companies, the ASU is effective for years beginning after December 15, 2019. Early adoption is permitted. The Organization is currently evaluating the impact of ASU 2016-02 on its consolidated financial statements.

In April 2016, the FASB issued ASU 2016-18, *Statement of Cash Flows (Topic 230)*, *Restricted Cash*. This update requires that a statement of cash flows explain the change during the period in the total of cash, cash equivalents, and amounts generally described as restricted cash or restricted cash equivalents. Therefore, amounts generally described as restricted cash and restricted cash equivalents would be included with cash and cash equivalents when reconciling the beginning-of-period and end-of-period total amounts shown on the statement of cash flows. For private companies, the ASU is effective for years beginning after December 15, 2018. The Organization has elected to not early adopt this ASU as of December 31, 2018.

In August 2016, the FASB issued ASU 2016-14, *Presentation of financial statements of Not-for-Profit Entities*, as an update to ASC 958, Not-for-Profit Entities. This update makes several improvements to current reporting requirements that address complexities in the use of the currently required three classes of net assets and enhance required disclosures related to donor restrictions of net assets. The updated guidance will be effective for annual periods beginning after December 15, 2017, and interim periods within fiscal years beginning after December 15, 2018. Early adoption is permitted. The new guidance should be applied on a retrospective basis. The updated guidance will result in a change in the classes of net assets reported on the face of the statement of financial position from three classes (unrestricted, temporarily restricted and permanently restricted) to two classes (net assets without donor restrictions and net assets with donor restrictions). The Organization adopted this update as of January 1, 2018. No other material impact is expected.

In June 2018, the FASB issued ASU 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*, which is intended to clarify and improve the scope and the accounting guidance for contributions received and made, primarily by not-for-profit organizations. The amendments in this ASU provide a more robust framework for determining whether a transaction should be accounted for as a contribution or as an exchange transaction. ASU 2018-18 is effective for all entities for fiscal years, and interim periods within those fiscal years, beginning after December 15, 2019. Early adoption is permitted. The Organization is currently evaluating the impact of ASU 2018-08 on its consolidated financial statements.

**Reclassification** – Certain amounts in the prior year have been reclassified to conform to the presentation adopted in the current year. There was no impact on net assets as a result of reclassifications.

Management's Review – The Organization evaluates events that occur subsequent to the statement of financial position date of periodic reports, but before financial statements are issued for periods ending on such dates, for possible adjustment to such financial statements or other disclosure. This evaluation generally occurs through the date at which the Organization's consolidated financial statements are available for issuance. For the consolidated financial statements as of and for the year ending December 31, 2018, this date was July 31, 2019.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### **NOTE 3 – LIQUIDITY**

The Organization's financial assets available within one year of the balance sheet date for general expenditure are as follows:

Cash and cash equivalents	\$ 2,198,363
Investments, at fair value	15,454
Accounts receivable, net	379,407
	\$ 2,593,224

None of the above financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the balance sheet date. Receivable balances are expected to be collected within one year. The Organization has a goal to maintain financial assets, which consist of cash, money markets, mutual funds, and accounts receivable, on hand to meet five months of normal operating expenses, which are, on average, approximately \$2.5 million. As part of its liquidity management, the Organization invests cash in excess of daily requirements in various short-term investments including cash, money markets, and mutual funds.

Total net assets without donor restrictions as of December 31, 2018 were approximately \$17.9 million. This is sufficient capital to fund the anticipated growth of the Organization over the next twelve months as well as any unanticipated contingencies or losses. Additionally, the Organization has approximately \$2,000,000 of undrawn credit available if there is an unforeseen need for cash.

#### NOTE 4 – CONCENTRATIONS OF CREDIT RISK

Financial instruments which potentially subject the Organization to concentrations of credit risk consist principally of cash and cash equivalents, investments and its receivables.

The Organization places its cash and cash equivalents with a limited number of high-quality financial institutions and may exceed the amount of insurance provided on such deposits. Management believes no significant risk exists with respect to cash and cash equivalents.

Investments do not represent a significant concentration of credit risk due to the diversification of the Organization's portfolio among instruments and issues. However, investment securities, including money market funds, are exposed to various risks, such as interest rate, market and credit risks. Due to the level of risk associated with certain investment securities, it is at least reasonably possible that changes in the near-term could materially affect the amounts reported in the statement of financial position.

The Organization does not maintain collateral for its receivables except for mortgages and notes receivable and does not believe significant risk exists at December 31, 2018 or 2017. Credit risk for mortgages and notes receivable is concentrated because substantially all of the balances are due from individuals located in the same geographic region. Management considered the collateral pledged from mortgages and notes receivable to be adequate at December 31, 2018 and 2017.

#### **NOTE 5 – INVESTMENTS**

#### Investments at fair value

Marketable investments are stated at fair value using quoted prices in active markets and consisted of mutual funds at December 31, 2018 and 2017. The inputs used to determine the fair value of mutual funds were considered Level 1.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### Investments at cost

AHFH participated in NMTC programs in November 2011 and in July 2012. The programs, administered by the U.S. Department of the Treasury, provide funds from outside investors to eligible organizations for investment in qualified low-income community investments. Outside investors receive new markets tax credits to be applied against their federal tax liability. Program compliance requirements included creation of promissory notes and investments in qualified community development entities ("CDE or sub-CDE"). Tax credit recapture is required if compliance requirements are not met over a seven-year period after each transaction settlement date.

In November 2011, AHFH invested \$1,000,044 in HFHI-SA Leverage IX, LLC and secured a 16-year loan in the amount of \$1,320,965 payable to the sub-CDE named HFHI-SA NMTC VI, LLC (see Note 5). The loan proceeds are to be used solely for the purpose of constructing and selling qualified housing properties to low income residents. The loan requires semi-annual interest only payments until November 15, 2018 at 0.75%. Commencing November 15, 2018, semi-annual principal payments are due through maturity date of July 13, 2026. The loan is secured by substantially all the assets acquired by AHFH from the project loan proceeds. As part of the NMTC program, 99.98% of the interest payments will be refunded to the Organization on a semi-annual basis.

In November 2018, HFHI-SA Investment Fund VI, LLC (the "Fund"), the effective owner of HFHI-SA NMTC VI, LLC (holder of the promissory note due from AHFH), exercised a put option. Under the terms of the put option agreement, HFHI-SA Leverage IX, LLC purchased the ownership interest of the Fund. Exercise of the option effectively allowed AHFH to extinguish its outstanding debt owed to the Fund. The result of the extinguishment of the debt offset by the sale of AHFH's investment in the Fund was a gain of \$322,727 in 2018 and is included in other income in the consolidated statement of activities and changes in net assets.

In July 2012, AHFH invested \$1,431,009 in CCML Leverage II, LLC and secured a 16-year loan in the amount of \$1,880,000 payable to the sub-CDE named CCM Community Development XXVII, LLC (see Note 5). The loan proceeds are to be used solely for the purpose of constructing and selling qualified housing properties to low income residents. The loan requires semi-annual interest only payments until November 10, 2019 at 0.76%. Commencing November 10, 2019, semi-annual principal payments are due through maturity date of July 26, 2027. The loan is secured by substantially all the assets acquired by AHFH from the project loan proceeds. As part of the NMTC program, 99.99% of the interest payments will be refunded to the Organization on a semi-annual basis.

In August 2019, CCM CD 27 Investment Fund, LLC (the "Fund"), the effective owner of CCM Community Development XXVII, LLC (holder of the promissory note due from AHFH), is expected to exercise a put option. Under the terms of the put option agreement, CCML Leverage II, LLC is expected to purchase the ownership interest of the Fund. Exercise of the option will effectively allow AHFH to extinguish its outstanding debt owed to the Fund.

The investments in these joint ventures are reported at cost using the cost method. For the years ended December 31, 2018 and 2017, AHFH received \$14,310 and \$24,266 in distributions, respectively. These distributions are reported as investment income in the consolidated statements of activities. During the years ended December 31, 2018 and 2017, the total interest expense associated with the amortization of the related debt issuance costs were \$36,351 and \$17,921, respectively. At December 31, 2018 and 2017, the balance in these joint ventures was \$1,520,548 and \$2,491,147, respectively.

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### NOTE 6 - RELATED PARTY TRANSACTIONS AND AFFILIATIONS

Contributions from members of the Board of Directors for the years ended December 31, 2018 and 2017 were \$218,626 and \$231,732, respectively. Pledges receivable from Board of Directors and employees of AHFH for the years ended December 31, 2018 and 2017 were \$606,368 and \$405,400, respectively. Expenses paid by the Organization for services provided by board of director related businesses for the years ended December 31, 2018 and 2017 were \$1,773,616 and \$350,042, respectively.

The Organization operates within a covenant agreement with HFHI. The Organization tithes to support HFHI's international homebuilding work. Tithes to HFHI totaled \$68,996 and \$53,000 for the years ended December 31, 2018 and 2017, respectively.

The United States Department of Housing and Urban Development ("HUD") has awarded grants to HFHI under the Self-Help Home Ownership Program ("SHOP") for land acquisition and infrastructure improvements for houses. Grant funds are passed through by HFHI directly to participating U.S. affiliates in the form of a 75% grant and 25% loan. Notes payable to HFHI under SHOP arrangements totaled \$6,748 and \$11,224 at December 31, 2018 and 2017, respectively, and are included in notes payable in the consolidated statements of financial position.

#### NOTE 7 - MORTGAGES AND NOTES RECEIVABLE

Mortgages receivable consisted of the following at December 31:

		2018	2017
Gross mortgages receivable	\$	15,290,444	\$ 14,731,866
Financing discount based on imputed interest at rates ranging			
from 4% to 8%		(5,573,302)	 (5,461,202)
Mortgages receivable, net of unamortized discount		9,717,142	9,270,664
Current portion of mortgages receivable	_	(846,812)	(816,838)
	\$	8,870,330	\$ 8,453,826

Mortgages receivable were valued using the income approach and inputs were considered Level 2 under the fair value hierarchy. Gross undiscounted future mortgage payments scheduled to be collected at December 31, 2018 are as follows:

2019	\$ 846,812
2020	819,856
2021	816,409
2022	800,375
2023	782,189
Thereafter	 11,224,803
Total	\$ 15,290,444

Notes receivable on 2<sup>nd</sup> liens consisted of the following at December 31:

2018		2017
\$ 3,115,257	\$	3,110,446
(2,233,052)	_	(2,295,169)
\$ 882,205	\$	815,277
\$	\$ 3,115,257 (2,233,052)	\$ 3,115,257 \$ (2,233,052)

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### **NOTE 8 – RESTORE INVENTORY**

ReStore inventory consisted of the following at December 31:

	2018	2017
<b>Donated Goods</b>	\$ 195,729	\$ 155,000
Purchased Materials	612,300	464,453
	\$ 808,029	\$ 619,453

#### NOTE 9 – PROPERTY AND EQUIPMENT

Property and equipment consisted of the following at December 31:

	2018	_	2017
Land	\$ 3,090,000	\$	3,090,000
Building and improvements	6,843,975		6,763,658
Equipment	499,042		414,603
Trucks	267,929		267,929
Total	10,700,946		10,536,190
Accumulated depreciation	(1,195,252)		(943,637)
Property and equipment, net	\$ 9,505,694	\$	9,592,553
		•	

Property and equipment financed under capital lease obligations totaled \$259,433 and \$289,921, net of accumulated amortization of \$100,264 and \$69,776, as of December 31, 2018 and 2017, respectively. Total depreciation and amortization expense associated with property and equipment was \$251,615 and \$251,949 for the years ended December 31, 2018 and 2017, respectively.

#### **NOTE 10 – PLEDGES RECEIVABLE**

The Organization received pledges to cover the costs of the capital campaign. Pledges are stated at their realizable value, net of a discount on long-term pledges, and an allowance for uncollectible pledges.

Net pledges receivable consists of the following at December 31, 2018 and 2017:

		2018		2017
Capital campaign pledges	\$	701,672	\$	555,817
Less: allowance for doubtful collections		(70,167)		(58,282)
Pledges receivable, net	\$	631,505	\$	497,535
Net pledges receivable maturity dates at December	r 31, 201	8 and 2017:	-	
		2018		2017
Less than one year	\$	141,554	\$	175,000
One to five years		560,118		380,817
Total	\$	701,672	\$	555,817

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### **NOTE 11 – LONG-TERM DEBT**

Long-term debt consisted of the following at December 31:

_	2018	_	2017
\$	6,748	\$	11,224
	-		1,320,965
	1,880,000		1,880,000
_	4,859,773		5,023,973
	6,746,521		8,236,162
_	(54,809)	_	(64,419)
	6,691,712		8,171,743
_	(162,998)	_	(156,985)
\$	6,528,714	\$	8,014,758
		\$ 6,748 1,880,000 4,859,773 6,746,521 (54,809) 6,691,712 (162,998)	\$ 6,748 \$  1,880,000  4,859,773  6,746,521  (54,809)  6,691,712  (162,998)

The notes payable to Habitat for Humanity International ("HFHI") is a non-interest bearing and unsecured loan under the Self-Help Home Ownership Program ("SHOP") for land acquisition and infrastructure improvements for houses.

The promissory note to HFHI-SA NMTC VI, LLC, is a semi-annual interest note with payments due until November 15, 2018 at 0.75% followed by semi-annual principal payments due through the maturity date of July 13, 2026. This note is secured by substantially all of the assets acquired by AHFH from the NMTC project loan proceeds. During 2018, this note was extinguished along with the Organization's investment in the NMTC.

The promissory note to CCM Community Development XXVII, LLC, is a semi-annual interest note with payments until November 10, 2019 at 0.76% followed by semi-annual principal payments due through the maturity date of July 26, 2027. This note is secured by substantially all of the assets acquired by AHFH from the NMTC project loan proceeds.

On May 1, 2014, the Organization entered into a loan agreement for \$5,500,000 with Wells Fargo Bank for the purpose of financing the acquisition of the land and building which was used to start the Austin ReStore. The promissory note is a fixed interest rate note (3.82% at December 31, 2018 and 2017) with escalating monthly payments due through the maturity date of June 1, 2039. This note is secured by the Austin ReStore's land and building.

Future maturities of long-term debt at December 31, 2018 are as follows:

2019	\$ 162,998
2020	280,714
2021	400,916
2022	409,419
2023	418,202
Thereafter	 5,074,272
Total	\$ 6,746,521

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

The credit facility (Note 12), notes payable and other long-term debt agreements contain certain financial covenants, including requirements for liquidity, earnings, and fixed charge coverage. The agreements also contain additional conditions limiting indebtedness, capital expenditures, and various other covenants as defined in the agreements. Failure to comply with the covenants could result in the debt being called by the lenders. As of December 31, 2018, and through the date of this report, the Organization was in compliance with such covenants.

#### NOTE 12 - CREDIT FACILITY AND LETTERS OF CREDIT

The Organization maintains a twelve-month revolving credit facility with a bank, renewable annually, that charges interest at a variable rate (5.5% at December 31, 2018). During the year ended December 31, 2017, the Organization amended the facility to extend the maturity date to April 2019. As amended, the maximum principal amount available under the line of credit is \$2,000,000. The credit facility was further amended on March 18, 2019 to extend the maturity date to April 15, 2021. No amounts have been drawn against this facility at December 31, 2018.

During the normal course of business, the Organization entered into letters of credit with financial institutions totaling \$462,730 at December 31, 2018 and 2017, pursuant to subdivision construction agreements with the City of Austin. The letters of credit expired in April 15, 2018 and the amount of \$462,730 was renewed through April 15, 2019. The letters specify that drafts may be drawn by the City of Austin Watershed Protection and Development Review Department. There have been no amounts drawn under these letters of credit.

#### **NOTE 13 – NOTES PAYABLE – TDHCA**

Notes payable to TDHCA consisted of the following at December 31:

 2018	_	2017
\$ 2,121,018	\$	2,042,260
 (779,122)	_	(779,613)
1,341,896		1,262,647
 (98,316)	_	(87,149)
\$ 1,243,580	\$	1,175,498
· —	\$ 2,121,018 (779,122) 1,341,896 (98,316)	\$ 2,121,018 \$ (779,122) 1,341,896 (98,316)

Notes payable to TDHCA were valued using the income approach and inputs were considered Level 2 under the fair value hierarchy. Gross undiscounted future mortgage payments scheduled to be collected from mortgagees and remitted to TDHCA at December 31, 2018 are as follows:

2019	\$	98,316
2020		98,316
2021		98,316
2022		98,316
2023		98,316
Thereafter	_	1,629,438
Total	\$	2,121,018
	\$	

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

#### NOTE 14 – NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions were available for the following purposes at December 31:

	_	2018	_	2017
Capital campaign	\$	1,236,479	\$	1,109,606
Special Events		323,701		-
UT Campus Chapter		3,706		5,760
OWANA		103,134		-
	\$	1,667,020	\$	1,115,366

Net assets released from restrictions consisted of the following at December 31:

	2018		2017
Capital campaign	\$ (460,719)	\$	(22,792)
Special Events	(30,350)		-
UT Campus Chapter	(13,219)		-
Caldwell Chapter	-	_	(91,740)
Net assets released from restrictions	\$ (504,288)	\$	(114,532)

#### **NOTE 15 – RETIREMENT PLAN**

The Organization sponsors a 401(k) plan that covers substantially all employees. The Organization's contributions to the plan for the years ended December 31, 2018 and 2017 were \$115,196 and \$112,926, respectively.

#### **NOTE 16 – LEASE COMMITMENTS**

The Organization leases office space, a construction warehouse, telephone equipment, and a copier under various non-cancellable operating leases. Rent expense under these leases totaled \$130,928 and \$72,252, respectively, for the years ended December 31, 2018 and 2017, which are reflected as occupancy and office expenses in the accompanying statements of functional expenses. In October 2018, AHFH entered into a new operating lease for the San Marcos ReStore location which opened to the public on December 13, 2018.

Future minimum payments under operating leases consisted of the following as of December 31, 2018:

2019	\$	270,556
2020		246,604
2021		198,120
2022		203,880
2023		203,880
Thereafter	_	988,110
Total	\$	2,111,150

Notes to the Consolidated Financial Statements (continued) Years ended December 31, 2018 and 2017

The Organization also has a non-cancelable capital lease agreement for solar panels. Future minimum payments under the capital lease consisted of the following as of December 31, 2018:

2019	\$ 41,575
2020	41,575
2021	41,575
2022	41,575
2023	41,575
Thereafter	79,723
Total minimum lease payments	287,598
Less: amount representing interest	(28,165)
Total capital lease obligations	259,433
Less: current portion of capital lease	(34,262)
Long term portion of capital lease obligation	\$ 225,171

#### **NOTE 17 – CONTINGENCIES**

The Organization receives government grants for specific purposes that are subject to review and audit by government agencies. The Organization is also funded by grants and contracts that are subject to review and audit by the grantor agencies. These contracts have certain compliance requirements and, should audits by the government or grantor agencies disclose any areas of substantial noncompliance, the Organization may be required to refund any disallowed costs.

#### **NOTE 18 – FEDERAL INCOME TAXES**

The Organization is subject to federal income taxes on unrelated business income, which consists of ReStore sales of purchased materials. As of December 31, 2018, and 2017, the Organization has incurred cumulative net operating losses of approximately \$2,478,000 and \$1,929,000, respectively, for federal income tax purposes. These net operating losses may be used to offset future taxable unrelated business income. If not utilized, approximately \$2,182,000 of these losses will expire in the years 2027 through 2036. The remaining \$296,000 will be carried forward indefinitely. A full valuation allowance has been recorded as utilization is uncertain. The net change in the total valuation allowance for the years ended December 31, 2018 and 2017 was approximately \$115,000 and \$5,000, respectively.

# Supplemental Consolidating Schedule of Financial Position Information As of December 31, 2018

	Austin Habitat	Austin Neighborhood Alliance for		HomeBase		
	for Humanity	Habitat, Inc.		Texas	Eliminations	Total
ASSETS:						
Current assets						
Cash and cash equivalents	\$ 1,667,672 \$	-	\$	530,691 \$	- \$	2,198,363
Investments, at fair value	15,454	=		-	=	15,454
Accounts receivable	252,914	=		126,493	=	379,407
Pledges receivable, net	141,554	-		-	-	141,554
Mortgages receivable, current portion, net	846,812	-		-	-	846,812
Intercompany receivable	833,139	5,131,316		-	(5,964,455)	-
ReStore inventory	808,029	-		-	-	808,029
Home construction in progress	949,103	-		-	-	949,103
Prepaid expenses and other current assets	372,423			-		372,423
Total current assets	5,887,100	5,131,316		657,184	(5,964,455)	5,711,145
Land held for development	4,680,252	-		-	-	4,680,252
Restricted cash	17,670	-		-	-	17,670
Pledges receivable, long-term portion, net	489,951	-		-	-	489,951
Other long-term assets	295	-		192,342	-	192,637
Mortgages receivable, long-term potion, net	8,870,330	-		-	-	8,870,330
Notes receivable - 2nd liens, net	-	-		882,205	-	882,205
Investments, at cost - NMTC	1,520,548	-		-	-	1,520,548
Property and equipment, net	9,505,694	-		-	-	9,505,694
TOTAL ASSETS	\$ 30,971,840 \$	5,131,316	\$	1,731,731 \$	(5,964,455) \$	31,870,432
LIABILITIES AND NET ASSETS:						
Current liabilities						
Accounts payable	\$ 344,203 \$	_	\$	26,353 \$	- \$	370,556
Accrued expense	507,879	-		300,052	-	807,931
Intercompany payable	5,902,405	-		62,050	(5,964,455)	-
Deferred revenue	2,703,768	_		· <u>-</u>	-	2,703,768
Capital lease obligation, current portion	34,262	_		_	-	34,262
Notes payable - TDHCA, current portion	98,316	-		_	_	98,316
Long-term debt, current portion	162,998	_		_	-	162,998
Total current liabilities	9,753,831	-	_	388,455	(5,964,455)	4,177,831
Capital lease obligation, long-term portion	225,171	-		-	-	225,171
Notes payable - TDHCA, long-term portion	1,243,580	_		_	-	1,243,580
Long-term debt, net of debt issuance costs	6,528,714	-		_	_	6,528,714
Total liabilities	17,751,296		_	388,455	(5,964,455)	12,175,296
Net assets						
Without donor restrictions	11,553,524	5,131,316		1,343,276	-	18,028,116
With donor restrictions	1,667,020	-		-	-	1,667,020
Total net assets	13,220,544	5,131,316	_	1,343,276	-	19,695,136
TOTAL LIABILITIES AND NET ASSETS	\$ 30,971,840 \$	5,131,316	\$_	1,731,731 \$	(5,964,455) \$	31,870,432

## Supplemental Consolidating Schedule of Activities Information Year Ended December 31, 2018

		Austin Habitat for Humanity	Austin Neighborhood Alliance for Habitat, Inc.		HomeBase Texas	Eliminations	Total
REVENUES:	-			_			
Contributions and other income:							
Contributions	\$	2,238,102 \$	-	\$	5,250 \$	- \$	2,243,352
In-kind contributions		134,025	-		-	-	134,025
Home building sponsorship revenues		1,000,151	-		-	-	1,000,151
Investment income		31,095	-		12,000	-	43,095
Other income	_	1,608,699	-		(381,981)	(270,588)	956,130
Total contributions and other income		5,012,072	-	_	(364,731)	(270,588)	4,376,753
ReStore revenues:							
ReStore sales		4,428,805	-		-	-	4,428,805
In-kind donation of inventory		2,389,472	-		-	-	2,389,472
Cost of goods sold		(3,380,503)	-		-	-	(3,380,503)
Sales discounts and refunds		(150,498)	-		-	-	(150,498)
Total ReStore revenues, net		3,287,276	-		-	-	3,287,276
Low-cost housing revenues:							
Home sales		1,794,011	-		-	-	1,794,011
In-kind contributions of labor and construction materials		812,442	-		-	-	812,442
Mortgage discount and amortization		(74,825)			62,118	-	(12,707)
Other housing revenues		-	-		6,085	-	6,085
Cost of homes sold	_	(1,969,012)	-		<u> </u>	<u> </u>	(1,969,012)
Total Low-cost housing revenues		562,616	-	_	68,203	-	630,819
Total revenues	-	8,861,964	<u> </u>		(296,528)	(270,588)	8,294,848
EXPENSES:							
Low-cost housing program		2,174,380	-		-	-	2,174,380
ReStore program		2,607,801	-		-	-	2,607,801
Fundraising		922,328	-		-	-	922,328
Management and general		861,663	-		270,588	(270,588)	861,663
Total expenses	_	6,566,172	-	_	270,588	(270,588)	6,566,172
CHANGE IN NET ASSETS		2,295,792	-		(567,116)	-	1,728,676
NET ASSETS, BEGINNING OF YEAR		10,924,752	5,131,316		1,910,392	-	17,966,460
NET ASSETS, END OF YEAR	\$	13,220,544 \$	5,131,316	-	1,343,276 \$	- \$	19,695,136

#### CERTIFICATE OF CORPORATE RESOLUTION

We, Curtis Page, Chairman, and David Osborn, Secretary, of Austin Habitat for Humanity, Inc., a corporation, certify that:

- 1. Austin Habitat for Humanity, Inc. is organized and existing under the laws of the State of Texas;
- 2. All franchise and other taxes required to maintain its corporate existence have been paid and no franchise or other such taxes are delinquent;
- 3. No proceedings are pending for the forfeiture of its certificate of incorporation or for its dissolution, voluntarily or involuntarily;
- 4. It is organized under the laws of Texas or is a foreign corporation qualified to do business in the State of Texas and is in good standing with the State of Texas;
- 5. There are no provisions in the articles of incorporation or bylaws of the corporation limiting the power of its board of directors to pass the resolution set out below;
- 6. The secretary is the keeper of the records and minutes of the corporation and on May 8, 2018, a special called vote of the board of directors of the corporation was held, which was properly called and held in accordance with the law and the bylaws of the corporation;
- 7. A quorum of the Board of Directors have consented to the action proposed at this special called vote; and
- 8. As a result of the affirmative vote, the following resolution was adopted:

BE IT RESOLVED that the Austin Habitat for Humanity Board of Directors authorizes the Chief Executive Officer or whomever that person deems appropriate at their sole discretion, shall have the authority to apply for City of Austin grant funding, including federal and local sources, such as General Obligation Bonds or other funds as available for the Scenic Point Subdivision Phase 2, Mueller Row Houses, Persimmon/Meadow Lake and Montopolis Townhomes; and,

It is further RESOLVED that the Board of Directors authorizes the Chief Executive Officer to execute any agreements or other documents regarding the City of Austin grant funding, including federal and local sources, such as General Obligation Bonds or other funds as available for the Scenic Point Subdivision Phase 2, Mueller Row Houses, Persimmon/Meadow Lake and Montopolis Townhomes.

We certify that the above resolution has not been altered, amended, rescinded or repealed and is now in full force and effect.

We also certify that <u>Curtis Page</u> is the Chairman of the corporation and <u>David Osborn</u> is the Secretary.

Signed on Sopt 26, 2018 by the Chairman and Secretary of the corporation.

Chairman

Secretary

State of Texas

County of Travis

This instrument was acknowledged before me on September 2018 by Curtis Page, Chairman of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.

Notary Public, State of Texas

YUSSEF HABIB

Notary Public, State of Texas

Comm. Expires 01-14-2020

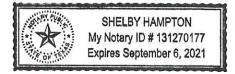
Notary ID 128729401

State of Texas

**County of Travis** 

This instrument was acknowledged before me on \(\frac{\(\text{UTVV}\)}{2018}\), 2018 by \(\text{David}\) \(\text{Osborn}\), Secretary of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.

Notary Public, State of Texas





Evidence of Demand/Market Assessment



#### Internal Market Assessment for Meadow Lake: 2019

We have attached a detailed market assessment prepared for the City in 2014 by BBC Research and Consulting and has been used by Austin Habitat to demonstrate citywide demand for affordable housing. In addition, we have also completed a recent informal assessment of the area as discussed below.

#### **Pricing and Absorption**

All Habitat homes, including those at Persimmon/Meadow Lake, are priced to be affordable to homeowners who are low-income, with incomes at or below 80% of the Median Family Income (MFI) for the Austin-Round Rock Metropolitan Statistical Area (MSA). Based on current estimates, the sale prices for our partner families will be as follows:

- 42 one-bedroom condominiums, 900 square feet, with a sale price of \$150,000.
- 72 two-bedroom condominiums/townhomes, 1,200 square feet, with sale prices of \$170,000.
- 12 three-bedroom townhomes, 1,300 square feet, with sale prices of \$190,000.

Although these prices are estimated, Austin Habitat plans to keep all units affordable and will continue to structure each mortgage to avoid cost burden and empower our hardworking clients to use their earnings to reach additional successes including wellness and education. Austin Habitat plans to break ground in 2021 to begin the construction of this 126-unit development. Austin Habitat maintains an extensive interest/waiting list of potential homebuyers, and makes property available to each potential homeowner as they complete their qualification requirements and as the homes are built. Although we have not yet begun qualifying homebuyers for the Persimmon/Meadow Lake development, we receive more than 1,500 calls each year from individuals and families interested in homeownership. We will begin offering the Meadow Lake development as an option to interested in 2020, timing this offering to align the qualification process with the construction timeline for the property.

### **Community Conditions**

**Target Population**: Although each development attracts a different mix of partner families, we still expect that our clients will fit the Habitat "profile" in several important ways:

- Income eligibility, with a household income at or below 80% of the Median Family Income (MFI) for the Austin-Round Rock Metropolitan Statistical Area (MSA).
- Ability to make a \$3,000 up-front contribution and continue to pay the mortgage on an ongoing basis. Austin Habitat's HUD-certified housing counselors work extensively with each potential homebuyer to eliminate debt, credit issues, and other barriers to successful homeownership before qualifying them to purchase a Habitat home.
- Willingness to partner in Habitat activities. All potential Habitat homeowners must complete
  sweat equity which includes undergoing financial counseling as well as volunteering to support
  Habitat. Willingness to partner also includes an agreement to participate in ongoing Habitat
  activities, including appearing at the home dedication with sponsors and Habitat leadership,

consenting to the use of their photo and story in Habitat's outreach materials, and remaining in contact with Habitat for future partnership activities and impact evaluation.

Other than these requirements, Austin Habitat does not seek a specific target population or set any additional eligibility requirements for the Affordable Homeownership Program. All program guidelines are in compliance with applicable laws, such as the Fair Housing Act.

### **Area Demographics**

Census Tract 24.27, which encompasses the Persimmon/Meadow Lake project, has a total population of 8,517.

- Age: 32.2% are young people age 19 or younger (8.3% are young children under age 5); 5.6% are seniors age 65 and older; the remaining 62.2% are adults age 20-64.
- Gender: 52.3% male; 47.8% female
- Race/Ethnicity: 82.4% Hispanic/Latino; 12.1% White (not Hispanic); 4.4% African-American; 1.1% Asian, Native American, Multiracial/Other.
- <u>Disability Status</u>: Approximately 8.4% of the population of this Census tract (717 individuals) has a disability.
- <u>Poverty</u>: The poverty rate is Census Tract 24.27 is 17.3%, compared with 13.9% county-wide. For female-headed households with children, which make up a significant portion of our client population, the poverty rate is 34.6%.
- <u>Income</u>: The MFI in this census tract is \$46,233, less than 50% of the newly-released MFI for the Austin-Round Rock Metropolitan Statistical area. More than one-half of households in this Census tract have incomes less than \$50,000, and almost 75% have incomes less than \$75,000.
- <u>Employment</u>: 76.1% of individuals age 16 and older in this census tract are in the labor force. The unemployment rate for the Census tract is 4.0%; the Austin-Round Rock Metropolitan Area overall has an unemployment rate of 2.2%.
- <u>Healthcare</u>: Approximately 31.1% of residents of this Census tract are uninsured, including approximately 34% of the residents who are employed.
- <u>Educational Attainment</u>: The area shows significant educational disparities: more than 37% of the residents of this Census tract (age 25 or older) have an associate's degree or higher; but 19% did not graduate from high school.

All data is sourced from the United States Census, 2017 5-Year American Community Estimates, other than the unemployment rate (U.S. Department of Labor, Bureau of Labor Statistics).

### **Overall Local Housing Conditions and Trends**

Census Tract 24.27 contains 2,685 total housing units, of which 4.3% are vacant.

- Approximately 53.4% of the homes in this census tract are detached one-story properties.
- Much of the housing stock in this Census tract is older, with nearly 50% built before 1999, suggesting a need for newer properties in the area.
- Approximately 51.6% of the housing units in this Census tract are owner-occupied.
- More than 33% of the homeowners with mortgages in this Census tract, and 50% of the renters, are cost-burdened, paying 30% or more of their monthly incomes for housing.
- The median home value in this Census tract is \$118,900.

All data is sourced from the United States Census, 2017 5-Year American Community Estimates.

### **General Community Housing Conditions**

The Austin area is in a period of major growth and is considered one of the most desirable areas to live in the United States, but thousands of families are being left behind. For example, the median family income in our area is \$86,000, but U.S. Census data shows that the median income is \$49,804 for a Hispanic family, \$47,220 for an African American family and \$30,268 for a family with children headed by a female householder. These populations' struggles are exacerbated by skyrocketing costs of living: housing costs increased by 98.5% between 2006 and 2017, while household income only rose 17%. According to the Community Advancement Network (CAN), approximately 35% of Travis County residents were cost-burdened by housing in 2016, spending 30% or more of their income on housing.

Most lower-income families in Austin are renting; without a permanent place to call home they may be subject to frequent moves, which can lead to unstable employment/education and other negative consequences for families. Many of our clients are women, including a large number of single mothers, who are more likely to face housing difficulties. Because women generally have lower incomes – women in Texas earn less than 75% of what men earn, and single mothers' pay is often even lower, particularly when they have young children – they may face additional difficulties that make homeownership seem even further out of reach for their families.

The benefits of homeownership, in addition to the home itself, are substantial: 74% of Habitat homeowners reached through our post-closing surveys self-report improved health after becoming a homeowner. Research from Harvard's Joint Center for Housing Studies shows children of homeowners are 35% less likely to receive welfare, 25% more likely to graduate high school, and 116% more likely to graduate from college than in renting families.

However, buying a home is out of reach for most low-to-moderate income families, as Austin has had the fastest-growing median home price in the nation for more than a decade, with the current median purchase price standing at nearly \$40,000.

#### **Geographic Area for Potential Homeowners**

Please note that while Austin Habitat is happy to welcome individuals and families already living in the area to apply for homeownership in the Persimmon/Meadow Lake development, particularly given the rapid gentrification of this area, we do not require potential homebuyers to live near the development in which they wind up purchasing. Austin Habitat works with potential homebuyers from throughout the Austin area, and all potential buyers are informed that they may need to move from their current neighborhood to Persimmon/Meadow Lake or one of our other developments if they are approved to purchase a home. We have reached out to local neighborhood associations and will continue to do so, and we will work with our partner affordable housing organizations to ensure that eligible neighborhood residents are informed about the availability of these units.

#### **Eligible Homeowner Pool Demographics**

The potential homeowners qualified to purchase in Habitat developments have the following demographic profile:

• 100% low-income (80% or less of local MFI)

- 50% Hispanic/Latino
- 50% female-headed households
- 4% identified as having a disability

#### **Competitive Properties**

Although this area is one of the more reasonably-priced parts of Austin, most of the homes in the immediate area would still be out of reach for our client population. There are 135 homes (other than manufactured/mobile homes) for sale in this zip code as of July 2019, ranging from slightly under \$200,000 to more than \$500,000. Several of the lower-priced properties are very small townhomes or condominiums that would not be appropriate for most Habitat partner families, or require significant renovation/remodeling that would considerably increase the cost to the buyer.

#### **Market Demand**

As discussed above, Austin Habitat maintains an interest/waiting list of eligible potential purchasers for all properties sold through the Affordable Homeownership Program, including ongoing builds at Scenic Point and Mueller, and the 126 units to be built and sold at the Persimmon/Meadow Lake development. Currently, this interest list contains 24 qualified homebuyers and 30 who have begun the process of education and counseling. In addition, in the past year Habitat has been in contact with more than 1,500 community members who have contacted us to sign up for workshops or receive more information about affordable homeownership. For Habitat and its partner families, homeownership is preferable when compared to rental.

#### **Demand and Capture**

One hundred twenty-six units will be built to complete the Persimmon/Meadow Lake development, and the Austin Habitat Affordable Homeownership Program currently has approximately 50 potential homebuyers in the process of qualifying to purchase a home. Although some may not qualify, as discussed above, we are answering more than 1,500 contacts each year from interested community members and we expect that the demand for affordable homeownership will continue to rise as the costs of housing increase in the Austin area. As mentioned above, not all of the potential homebuyers for Persimmon/Meadow Lake, or for any of our developments, are currently living in close geographic proximity to the area, but all are committed to purchasing a Habitat home, including moving from their current neighborhood if necessary.

Austin Habitat is not yet able to calculate a capture rate for the Persimmon/Meadow Lake development because we have not yet begun to qualify clients for this property. We expect that through the extensive interest in affordable homeownership in Austin, our strong reputation as a compassionate nonprofit and as a builder of high-quality affordable homes, and our ongoing community outreach, we will generate sufficient demand for the units. Austin Habitat also continues to offer qualified individuals/families the opportunity to purchase a home at several other developments that are currently being built or are in pre-development in Austin. Therefore, we are able to offer housing to individuals and families on the waiting list who do not wind up living in this development.

### **Absorption Period**

Austin Habitat is developing a detailed plan to build and sell the 126 units at Meadow Lake over approximately five years, likely in multiple phases. As our Affordable Homeownership Program is designed to produce completed properties and purchase-ready families concurrently, we expect to match families with these units by the time they are ready for occupancy. Our Client Services, Communications, and other teams are working together to identify the people and families who would be qualified to purchase and would benefit from the strong access to jobs and transit and develop strong outreach plans designed to attract these populations.



## **Local Outreach**

Public Information Meeting Tuesday, June 12, 2018, 6:30-7:30 p.m. Perez Elementary School, 7500 S Pleasant Valley Rd.



The City of Austin Public Works Department is currently in the process of designing the Meadow Lake Boulevard street extension project and is hosting a community meeting for residents to learn more about the project and next steps.

The project will create a safe route to schools in the area and will reduce traffic congestion along S. Pleasant Valley Road. The project will feature protected two-way bike lanes, sidewalks, two one-way travel lanes, and a list of other features.

Learn more at austintexas.gov/department/public-works/projects

To RSVP or be added to the project email distribution list, please contact: Matt Hart, Public Information (512) 974-7268
matthew.hart@austintexas.gov

Reunión de Información Pública Martes, 12 de junio, 6:30-7:30 p.m. Perez Elementary School, 7500 S Pleasant Valley Rd.



El Departamento de Obras Públicas de la Ciudad de Austin está en el proceso de diseño del proyecto de extensión de Meadow Lake Boulevard. El equipo del proyecto está organizando una reunión comunitaria para informar a los residentes sobre el proyecto y los próximos pasos.

Este proyecto creará una ruta más segura a las escuelas de la zona y reducirá la congestión del tráfico a lo largo de S. Pleasant Valley Road. El proyecto contará con ciclovías protegidas de dos vías, aceras, dos carriles de viaje unidireccional y una lista de otras características.

Aprende más en austintexas.gov/department/public-works/projects

Para confirmar su asistencia o ser agregado a la lista de distribución del proyecto, favor de contactar: Matt Hart, Información Pública (512) 974-7268 matthew.hart@austintexas.gov











# MEADOW LAKE BOULEVARD STREET EXTENSION PROJECT PUBLIC INFORMATION MEETING

Tuesday, June 12, 2018 from 6:30 p.m. - 7:30 p.m.
PEREZ ELEMENTARY SCHOOL
7500 S Pleasant Valley Rd

### WELCOME/INTRODUCTIONS

Introduce PM and staff. Potentially use the beginning time for public to meet with staff and show the renderings.

### **BRIEF OVERVIEW OF PROJECT**

The City of Austin Public Works Department... Run public through the history of the project and discuss the below items.

### **EXPECTED CONSTRUCTION START**

In design phase until December 2018. Bid phase will begin in January and Construction will start Winter 2019.

### **CONSTRUCTION BUDGET**

\$3 million – Operating Budget funded

#### **PROJECT HIGHLIGHTS**

- Protected two-way bike lanes
- Installation of sidewalks
- Two one-way travel lanes
- Street lighting
- Parallel parking
- Water and wastewater lines
- Storm drain
- Detention pond

### RESIDENTIAL IMPACTS

- The extension of Meadow Lake Boulevard from Misty Slope Lane to Quicksilver Boulevard as well as sidewalks and other traffic improvements necessary to support safe pedestrian and bicycle routes to Perez Elementary School.
- Improved access and connectivity between the northern and southern portions of Meadow Lake Boulevard.
- Xxx

#### **COMMUNICATIONS DURING PROJECT**

Project team will communicate with residents who sign up for updates as milestones are reached.
 WE CONNECT YOU ALL AROUND AUSTIN











### **PROJECT CONTACTS**

Dario Octaviano, Project Manager, (512) 974-7607 June Routh, Project Consultant, (512) 347-0040 Matt Hart, Public Information, (512) 974-7268

### **QUESTIONS**

Public Works Department

# Meadow Lake Boulevard Street Extension Project

June 2018



# **PROJECT OVERVIEW**

 Project Scope: Add connectivity for residents in the neighborhood by extending Meadow Lake Boulevard from Misty Slope Lane to Quicksilver Boulevard. The project will include sidewalks, protected bicycle lanes and other traffic improvements

• **Project Goal:** Provide safer and more accessible route to schools in the area, including Perez elementary. Facilitate an affordable housing development proposed by Austin Habitat for Humanity (AHFH)

### PROJECT HISTORY

- April 2016: City Council passes a resolution asking City staff to explore feasibility of extending Meadow Lake Blvd., including adding related mobility improvements as part of the 2016 Bond Development
- August 2016: Council directs City staff not to include the project in 2016 Bond, but to move forward project
- October 2016 to February 2017: PER (Preliminary Engineering Report) is developed, providing clearer picture of project scope and baseline schedule and budget
- July 2017: Design phase begins
- Sept. 2017: City Council approves appropriation to fund the complete project in FY2018 Capital Budget

## **NEXT STEPS**

- Now Winter 2018: Complete project design phase
   Public Meeting Prior to Bid Phase
- Late Winter 2018 Early Spring 2019: Bid phase will begin
   Public Meeting #3 Prior to Construction
- Summer 2019: Construction anticipated to begin
- Winter 2020: Anticipated construction completion

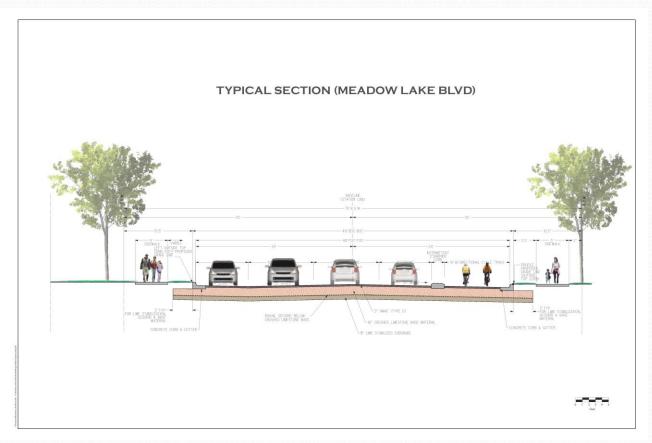
# PROJECT HIGHLIGHTS

- Protected two-way bike lanes
- Installation of sidewalks
- Two one-way travel lanes
- Street lighting
- Parallel parking
- Storm drain
- Detention and water quality ponds

# RESIDENTIAL IMPACTS

- Extends Meadow Lake Boulevard
- Provides better access to parkland
- Sidewalks and other traffic improvements
- Safety
- Improved fire and public safety access
- Improved access and connectivity

# **RENDERINGS**



## **COMMUNITY ENGAGEMENT**

The website will be updated regularly with the most up-to-date information we have available. We will also send out updates via email to interested stakeholders.

To sign up for updates, visit the website or contact <a href="mailto:Dario.Octaviano@austintexas.gov">Dario.Octaviano@austintexas.gov</a>

Website: www.austintexas.gov/department/meadow-lake-boulevard-extension-project

For specific questions regarding upcoming meetings or outreach, contact <a href="matthew.hart@austintexas.gov">matthew.hart@austintexas.gov</a> or call 512-974-7268.

# QUESTIONS + ANSWERS



### **RESOLUTION NO. 20160421-036**

WHEREAS, Imagine Austin's Comprehensive Plan includes as one of the Housing and Neighborhoods Building Blocks to "Increase the availability of affordable housing, including housing for very low-income persons, through new and innovative funding mechanisms, such as public/private partnerships;" and

WHEREAS, Imagine Austin identifies "improving student stability by preserving existing affordable housing and increasing access to new affordable housing" as a key challenge for the future; and

WHEREAS, Austin Habitat for Humanity (Habitat) is a local non-profit partner that serves people of all backgrounds through leveraging community engagement to build affordable communities; and

WHEREAS, Habitat owns a 14.65 acre property at 7051 Meadow Lake, and is planning a project that would include 125 units that target homeownership at income brackets from 60% MFI to 120% MFI; and

WHEREAS, Perez Elementary School, located on South Pleasant Valley Road, is losing students which impacts their funding level, and this reduction in attendance could be offset by promoting new housing for families in the area on properties outside of a floodplain; and

WHEREAS, a road completion is needed, from Misty Slope Lane to Quicksilver Boulevard, for this project to move forward due to current limited access to the property; and

WHEREAS, the cost of transportation infrastructure improvements necessary to access the property would reduce the number of affordable units available on the Meadow Lake property if funded by Habitat; and

WHEREAS, The City of Austin could partner with Habitat to conceptualize a complete street that improves safety by providing dedicated facilities for cars, pedestrians and bicyclists and benefits this area and City residents overall by creating north-south connectivity; and

WHEREAS, Council could consider extending the road as part of the next budget process; NOW, THEREFORE,

### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to explore the feasibility of the City building and maintaining the extension of Meadow Lake Boulevard, a public road, from Misty Slope Lane to Quicksilver Boulevard, as well as sidewalks and other traffic improvements necessary to support safe pedestrian and bicycle routes to Perez Elementary School, and prepare an item for Council consideration during the Fiscal Year 2016-2017 budget process.

**ADOPTED**: <u>April 21</u>, 2016

Jannette S. Goodall
City Clerk



# S.M.A.R.T. Housing Documentation



### City of Austin

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

### **Neighborhood Housing and Community Development Department**

July 10, 2019 (Revision to letter dated March 22, 2013)

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

Austin Habitat for Humanity- Persimmon/Meadow Lake 14.65 acres
(Project ID 90)

TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity (development contact Andy Alarcon; phone: 512-478-8788 x247; email: aalarcon@ahfh.org) is developing a 126 unit development on 14.65 acres of property at 7051 Meadow Lake (Persimmon/Meadow Lake). The project will be subject to a minimum five (5) year affordability period after issuance of certificate of occupancy.

This revision changes the total unit count from 60-80 units to 126 units and changed the development name from Meadow Lake to Persimmon/Meadow Lake.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the presubmittal stage. Since at least 48% of the units will serve households at or below 80% Median Family Income (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. This project is grandfathered due to the original certification being issued in March 2013, and therefore is eligible to receive 100% fee waiver of the Austin Water Utility Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

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

Plumbing Permit

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

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

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

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

### Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program.
   (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed

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 512.974.3128 or by email at <u>Sandra.harkins@austintexas.gov</u> if you need additional information.

Sincerely,

Sandra Harkins, Project Coordinator

Neighborhood Housing and Community Development

Cc:

Rosa Gonzales, AE Mashell Smith, ORS Ellis Morgan, NHCD Jonathan Orenstein, AWU



### City of Austin

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

### **Neighborhood Housing and Community Development Department**

November 19, 2019 (Revision to letter dated July 10, 2019)

S.M.A.R.T. Housing Certification
Austin Habitat for Humanity- Persimmon/Meadow Lake 14.65 acres
(Project ID 90)

#### TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity (development contact Andy Alarcon; phone: 512-478-8788 x247; email: aalarcon@ahfh.org) is developing a 126-unit development on 14.65 acres of property at 7051 Meadow Lake (Persimmon/Meadow Lake). The project will be subject to a minimum five (5) year affordability period after issuance of certificate of occupancy.

This revision changes the affordability percentage from 48% of the units reserved for households at or below 80% MFI to 100% of the units will be reserved for households at or below 80% MFI.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the presubmittal stage. Since 100% of the units will serve households at or below 80% Median Family Income (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. This project is grandfathered due to the original certification being issued in March 2013, and therefore is eligible to receive 100% fee waiver of the Austin Water Utility Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

**AWU Capital Recovery Fees** 

Building Permit Concrete Permit Electrical Permit Mechanical Permit Plumbing Permit Site Plan Review
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   (Separate from any other inspections required by the City of Austin or Austin Energy).
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- 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 512.974.3128 or by email at <u>Sandra.harkins@austintexas.gov</u> if you need additional information.

Sincerely,

Sandra Harkins, Project Coordinator

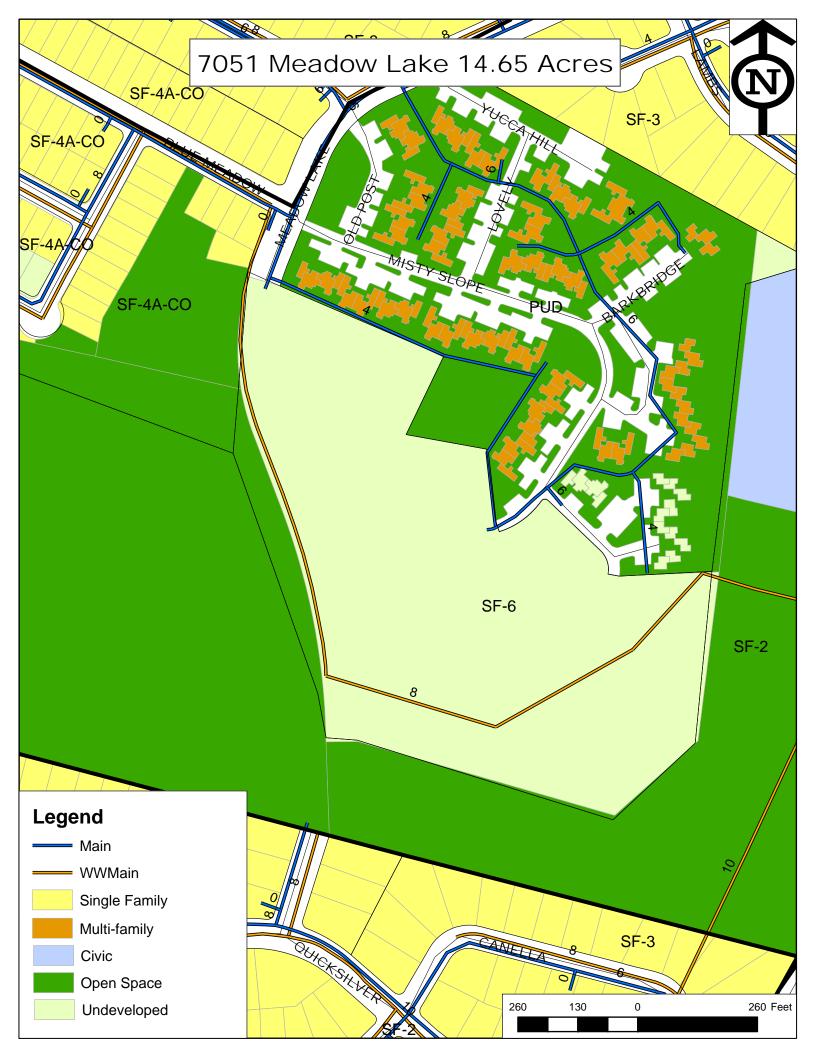
Neighborhood Housing and Community Development

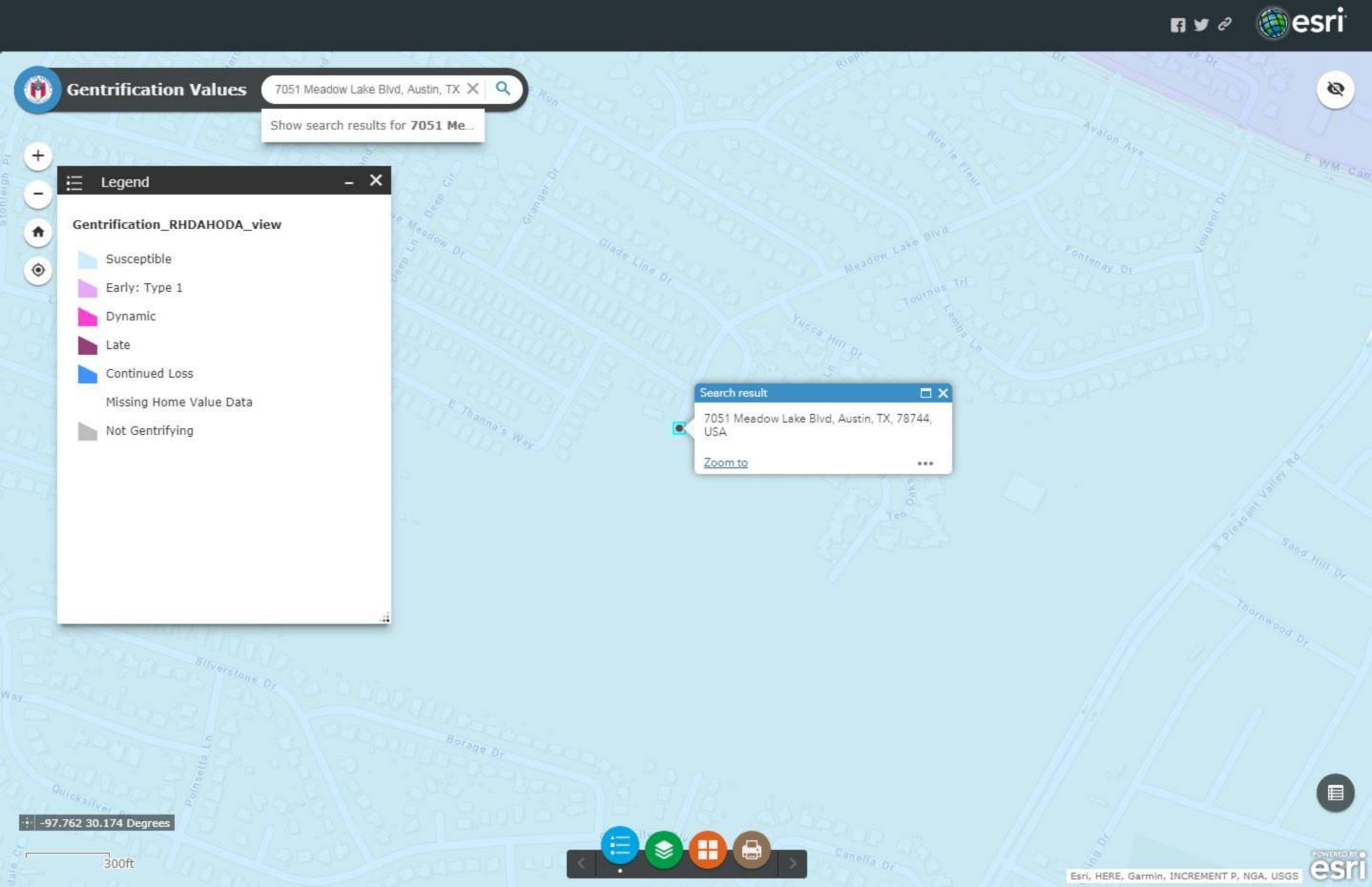
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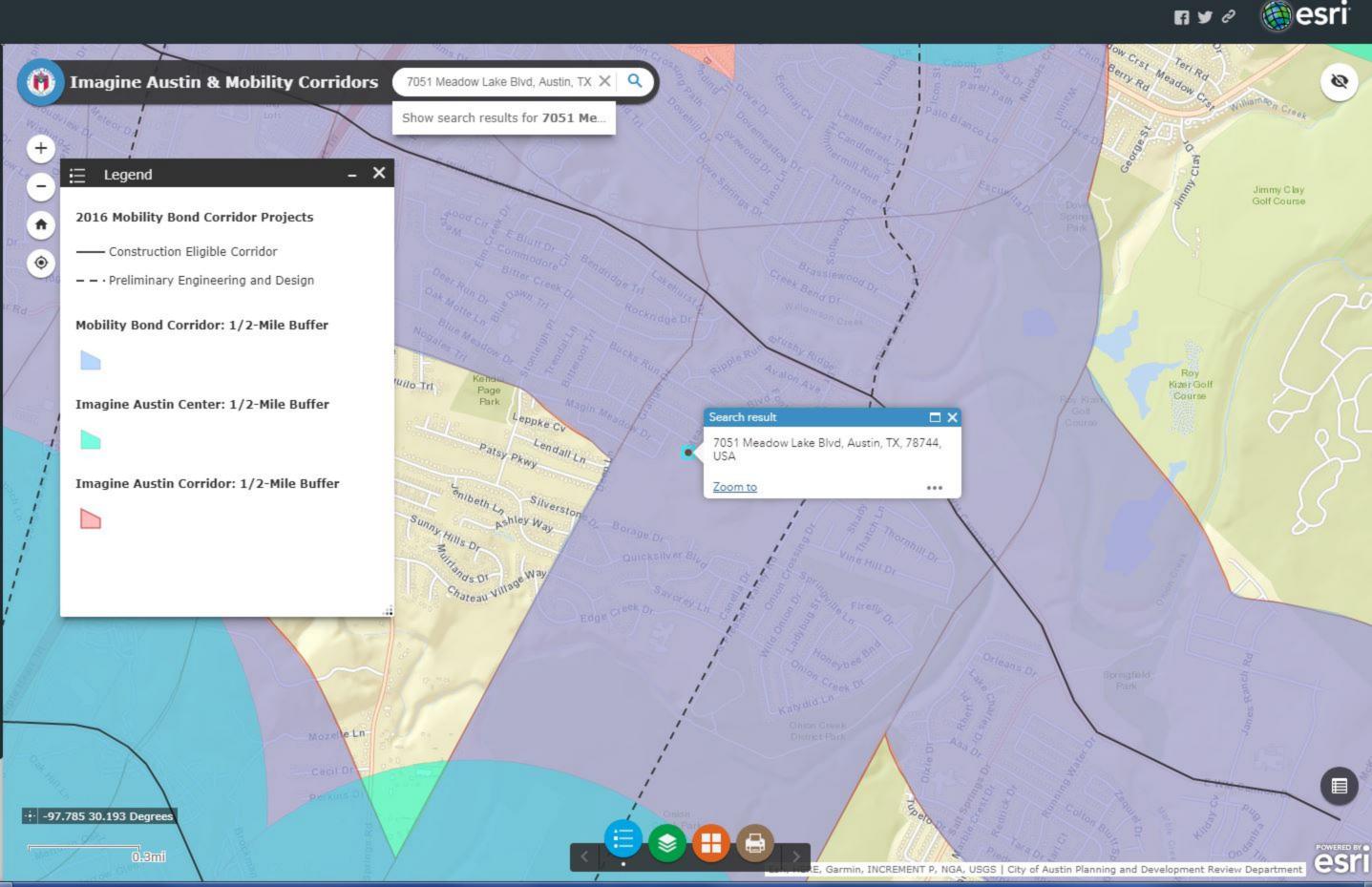
Rosa Gonzales, AE Mashell Smith, ORS Ellis Morgan, NHCD Jonathan Orenstein, AWU

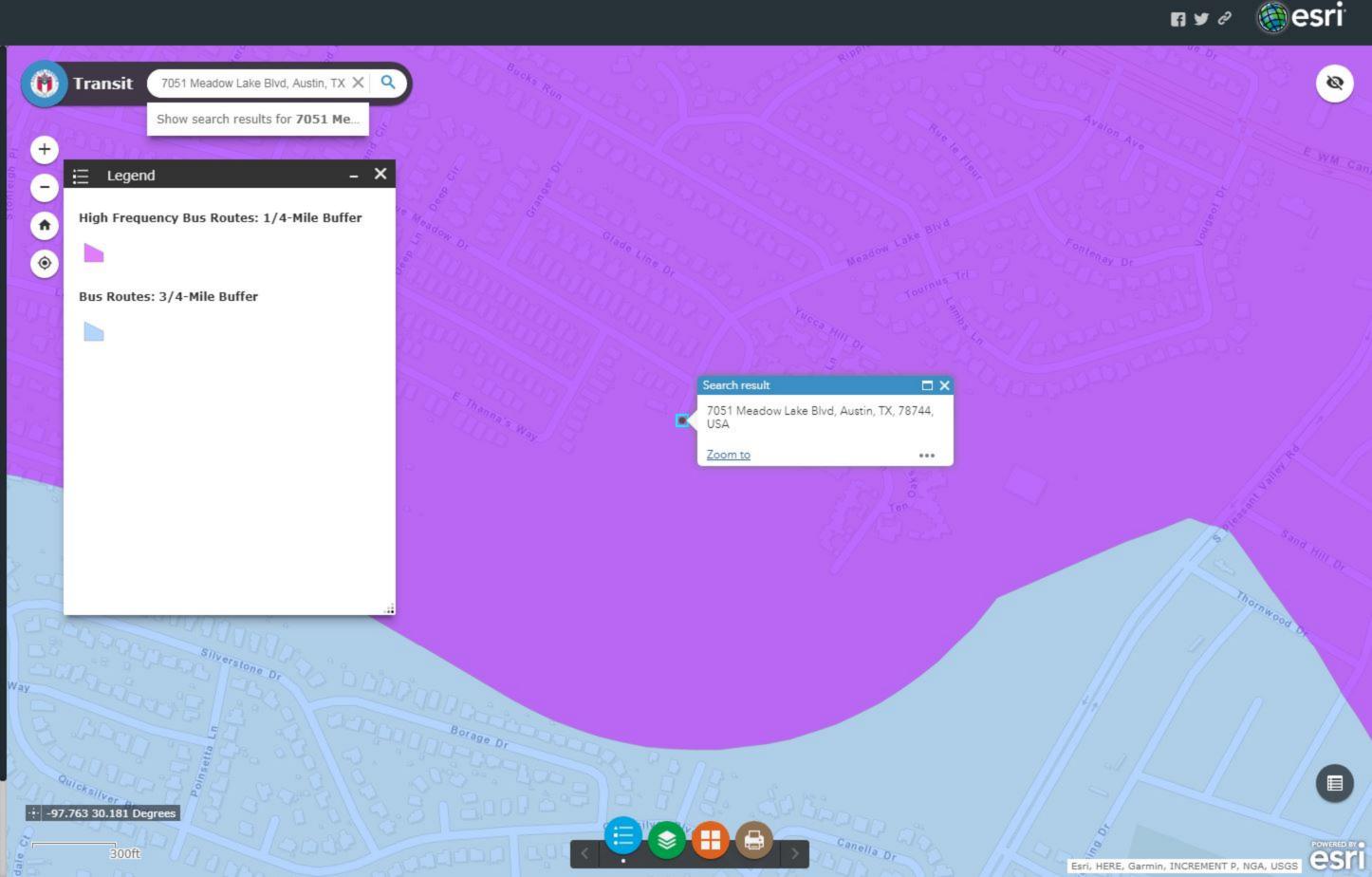


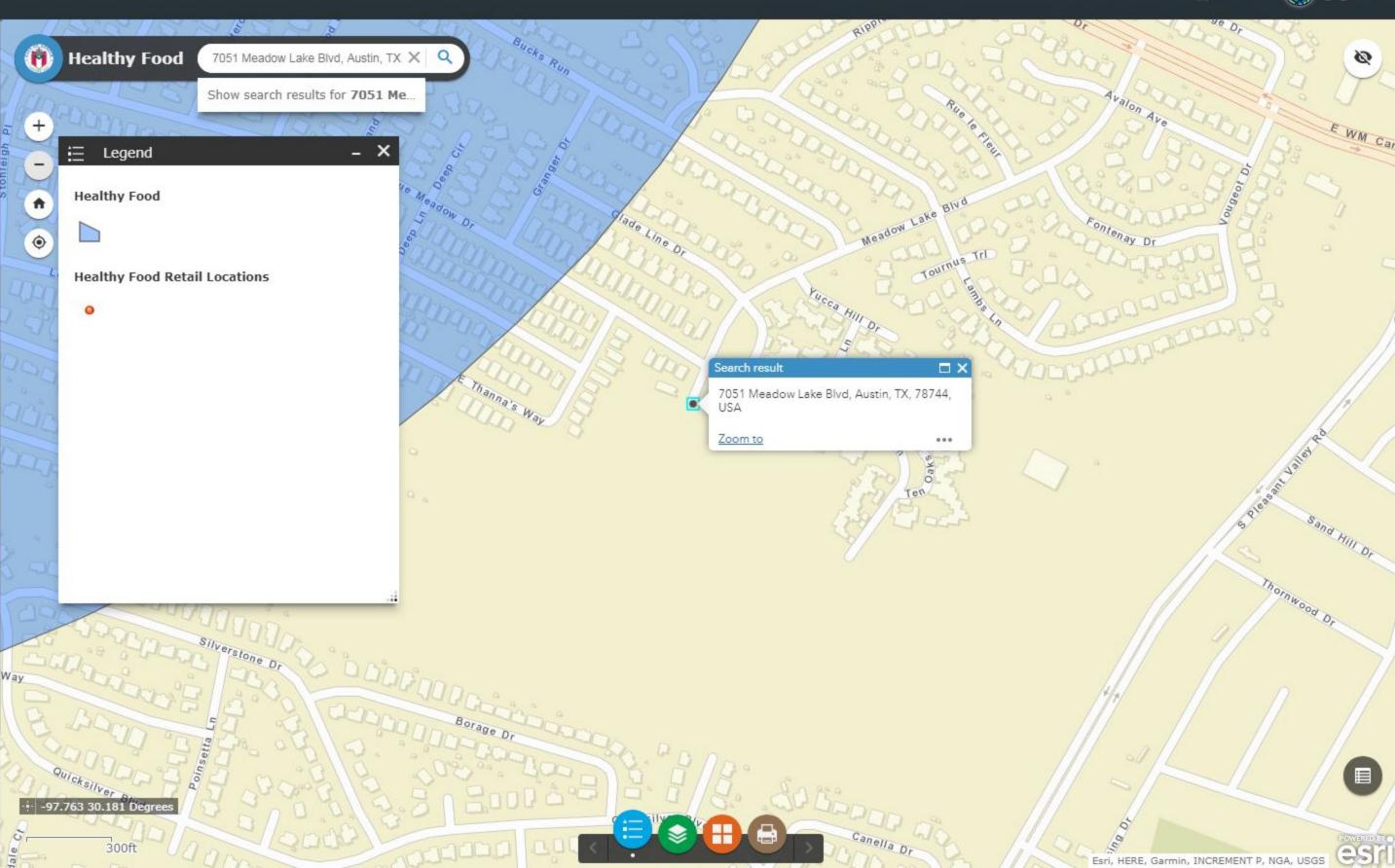
Area Maps













**Deeds and Appraisal** 

# APPRAISAL IN A SUMMARY REPORT

of  $\pm 14.6548$  acres located at the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas

Project Name: Habitat for Humanity Property Owner: BW Meadow Lake, LP

TCAD Parcel Number: 555730

Legal Description: A 14.6548 acre tract of land, more or less,

out of the Santiago Del Valle Grant, A-24,

in Travis County, Texas

#### Submitted To:

Mr. Andy Alarcon Habitat for Humanity 55 North IH-35, #204 Austin, Texas 78702

# Prepared By:

ATRIUM REAL ESTATE SERVICES 7805-A Bell Mountain Drive Austin, Texas 78730

Effective Date of Appraisal: February 5, 2013



February 7, 2013

Mr. Andy Alarcon Habitat for Humanity 55 North IH-35, #204 Austin, Texas 78702

RE: Appraisal in a Summary Report of ±14.6548 acres located along the terminus of

Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas.

Project Name: Habitat for Humanity Property Owner: BW Meadow Lake, LP

TCAD Parcel #: 555730

Legal Description: A 14.6548 acre tract of land, more or less, out of the Santiago

Del Valle Grant, A-24, in Travis County, Texas

Dear Mr. Andy Alarcon:

As requested, Lory R. Johnson has personally inspected the above referenced property. The purpose of the appraisal is to estimate the market value of the fee simple interest of the subject whole property. The following appraisal and final estimate of value have been based upon the inspection of the property and upon research into various factors which influence value. The effective date of this appraisal was February 5, 2013.

The analysis and results of the investigation are submitted in the accompanying report which has been prepared in conformity with the requirements of the *Code of Professional Ethics and the Standards of Professional Appraisal Practice* of the Appraisal Institute, the *Uniform Standards of Professional Appraisal Practice* as promulgated by the Appraisal Foundation, as well as the requirements of the State of Texas for State-Certified General Real Estate Appraisers.

**MARKET VALUE/RECOMMENDED COMPENSATION ESTIMATES -** The market value of fee simple interest in the subject property, as well as the recommended compensation estimate for the proposed acquisition, as of February 5, 2013, was as follows:

# FIVE HUNDRED FORTY THREE THOUSAND (\$543,000)

Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* detailed at the beginning of this report.

ATRIUM REAL ESTATE SERVICES appreciates the opportunity to be of service to you and Habitat for Humanity. Should you have any questions, or if we can be of further assistance, please contact our office.

Respectfully submitted,

ATRIUM REAL ESTATE SERVICES

Lory R. Johnson, MAI, SR/WA

President

Texas Certified Appraiser #TX-1321640-G

# ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report is subject to underlying assumptions and limiting conditions qualifying the information contained in the report as follows:

The valuation estimate applies only to the property specifically identified and described in the ensuing report.

Information and data contained in the report, although obtained from public record and other reliable sources and, where possible, carefully checked, is accepted as satisfactory evidence upon which rests the final expression of property value.

No legal survey has been commissioned by the appraisers; therefore, reference to a sketch, plat, diagram, or survey appearing in the report is only for the purpose of assisting the reader to visualize the property.

It is assumed that all information known to the client and relative to the valuation has been accurately furnished and that there are no undisclosed leases, agreements, liens, or other encumbrances affecting the use of the property.

Ownership and management are assumed to be competent and in responsible hands.

No responsibility beyond reason is assumed for matters of a legal nature, whether existing or pending.

Information identified as being furnished or prepared by others is believed to be reliable, but no responsibility for its accuracy is assumed.

Any appraiser, by reason of this appraisal, shall not be required to give testimony as an Expert Witness in any legal hearing or before any court of law unless justly and fairly compensated for such services.

By reason of the purpose of this appraisal and function of the report herein set forth, the value reported is only applicable to the property rights appraised and the appraisal report should not be used for any other purpose.

Information regarding toxic wastes or hazardous materials which might affect the subject property, has not been proved; thus, the existence of toxic waste which may or may not be present in the property, has not been considered. Soil or drainage tests have not been performed, nor have soil or drainage test results been provided. Therefore, it is assumed that there are no subsoil or drainage conditions which would adversely affect the subject or their final valuation. This report assumes no soil contamination exists within or on the subject site. The valuation is subject to modification if any such potentially hazardous materials were detected by a qualified expert in these areas. The appraisers reserve the right to modify this valuation if so warranted.

One (or more) of the signatories of this appraisal report is a member (or candidate) of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and candidate to control the use and distribution of each appraisal report signed by such member or candidate. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this appraisal report.

# ASSUMPTIONS AND LIMITING CONDITIONS

No endangered species and endangered species natural habitats were evident upon site inspection. This report assumes that the subject is not encumbered by any environmental factors which would affect value. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc., therefore, an expert in these fields should be consulted for opinions on these matters.

This appraisal report is based on the condition of local and national economies, purchasing power of money, and finance rates prevailing at the effective date of value.

### **EXTRAORDINARY ASSUMPTIONS**

We were provided ownership information and a property description for the subject property. Using this information as well as additional information secured from the Travis County Deed Records and the Travis Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

#### **CERTIFICATION OF THE APPRAISERS**

The undersigned do hereby certify that, to the best of our knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- we have no present or prospective interest in the property that is the subject of this report, and we
  have no personal interest with respect to the parties involved.
- we have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. The person signing this report has not performed any services regarding the subject property within the last three years.
- our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, the occurrence of a subsequent event directly related to the intended use of this appraisal.
- the analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation, as well as the requirements of the State of Texas for State-Certified General Real Estate Appraisers.
- Lory R. Johnson and Cynthia Craig have made a personal inspection of the property that is the subject of this report.
- Cynthia Craig provided significant real property appraisal assistance to the persons signing this certification.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, Lory R. Johnson has completed the requirements of the continuing education program of the Appraisal Institute.
- this appraisal report sets forth all limiting conditions (imposed by the terms of the assignment or by the undersigned) affecting the analyses, opinions, and conclusions expressed herein.
- the appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- the market data contained within this report, has been accumulated from various sources and, where possible, personally examined and verified as to details, motivation, and validity.

ATRIUM REAL ESTATE SERVICES

Lory R. Johnson, MAI, SR/WA

President

Texas Certified Appraiser #TX-1321640-G

Date Signed: February 7, 2013

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# INTRODUCTION

# **SUBJECT PROPERTY PHOTOGRAPHS**





**AERIAL PHOTOGRAPH** 

Source: City of Austin GIS Blue: Subject property boundary (estimated by appraiser)

#### **EXECUTIVE SUMMARY**

Location of Property: Terminus of Meadow Lake Blvd. and Misty Slope Lane,

Austin, Travis County, Texas

TCAD Parcel ID Number: 555730

Property Rights Appraised: Fee simple interest

Highest and Best Use: Residential-oriented development

Size:  $\pm 14.6548$  acres

Zoning: SF-6; Townhouse and Condominium Residence District

Utilities: All municipal utilities available

Shape: Irregular

Easements: There is an existing 50' gas pipeline easement located on

the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the

south-central portion of the site.

Topography: Basically level to slightly sloping

Floodplain: The subject property is located  $\pm 5\%$  within the 100-year

floodplain and 15% within the City of Austin 25-year

floodplain

Improvements: Vacant land.

Appraisal Issues: There is a 50' gas pipeline easement located along the

southern property line that will require a 200' building setback. ±15% of the property is located within the 25-year floodplain area. According Robert Heil, Land Planner with the City of Austin Development Assistance Center, as of Feburary 2013, new construction on land known to be in the 25 year flood plain is not permissible, nor is rebuilding

on the land after a flood.

Type of Appraisal: Summary Report Format

Effective Date of the Appraisal: February 5, 2013

Date of the Report: February 7, 2013

Value Estimate:

# FIVE HUNDRED FORTY THREE THOUSAND (\$543,000)

Please note: This value conclusion is specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* as detailed at the beginning of this appraisal report.

#### **DATE OF VALUE**

The property was inspected on February 5, 2013, which serves as the effective date of the appraisal.

# **OWNER CONTACT**

The current owner is, BW Meadow Lake, LP. We contacted the representative/broker for the property, Craig Biggar. Lory R. Johnson and Cynthia Craig inspected the property independently on February 5, 2013.

# PURPOSE/INTENDED USE OF THE APPRAISAL

The purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property. The definitions of these value estimates are included herein. The client is Habitat for Humanity, with the client being the only intended user of the report. Use of this report by others is not intended by the appraisers. This report is intended only for use in estimation of recommended compensation and it is understood that the opinions expressed in this report may be utilized for litigation purposes.

### **SCOPE OF WORK**

As outlined, the purpose of this appraisal is to estimate the market value of the fee simple interest of the subject whole property. We were provided ownership information and a property description for the subject property. Using this information as well as additional information secured from the Travis County Deed Records and the Travis Central Appraisal District, the size of the property and its legal description were established. All information provided is assumed to be correct and has been considered in the following valuation analysis.

The subject property is vacant land. There is a 50' gas pipeline easement located along the southern property line that will require a 200' building setback.  $\pm 15\%$  of the property is located within the 25-year floodplain area. According Robert Heil, Land Planner with the City of Austin Development Assistance Center, as of Feburary 2013, new construction on land known to be in the 25 year flood plain is not permissible, nor is rebuilding on the land after a flood.

In analyzing the area economy, data from the various sources including the Chamber of Commerce was obtained. In addition, we inspected the subject property and surrounding properties, analyzed the area and subject neighborhood, formulated an opinion regarding the highest and best use, made a search for comparable sales and listings, and all other available pertinent information used in developing an opinion of value. This data is based upon research into the Travis County markets. In all cases, the data is verified with buyer, seller, landlord, tenant, agent, and/or broker, and cross-checked through public records.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. As the property is vacant land, only the Sales Comparison Approach, land value only, has been developed.

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

# **PROPERTY RIGHTS APPRAISED**

The property rights appraised are the fee simple interest in the whole subject property and the easement estate of the acquisition areas. Fee simple estate is an absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>1</sup> An easement estate is an interest in real property that transfers use, but not ownership, of a portion of an owner's property. Access or right of way easements may be acquired by private parties or public utilities. Governments accept conservation, open space, and preservation easements on private property.<sup>2</sup>

#### **DEFINITION OF MARKET VALUE**

Market value, as used in this appraisal report, is defined as being:

"The price which the property would bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."<sup>3</sup>

#### **LEGAL DESCRIPTION**

The following legal description was provided by the Travis County Deed Records and is assumed to be correct. It has not been verified by legal counsel nor has an independent survey of the parcel been commissioned. Therefore, it is suggested that the legal description be verified before being used in a legal document or conveyance.

A 14.6548 acre tract of land, more or less, out of the Santiago Del Valle Grant, A-24, in Travis County, Texas.

# HISTORY/CURRENT LISTING OF THE PROPERTY

According to the Travis County Deed records, ownership was vested to BW Meadow Lake, LP. The current owners acquired title to the subject on December 19, 2007 from Armand Lucas as recorded in Document No. 2007226861, Deed Records of Travis County, Texas. The consideration for the transaction is unknown. The property is currently listed for sale by Craig Biggar and Associates for \$638,154, or \$1.00/SF.

#### **REAL ESTATE TAXES**

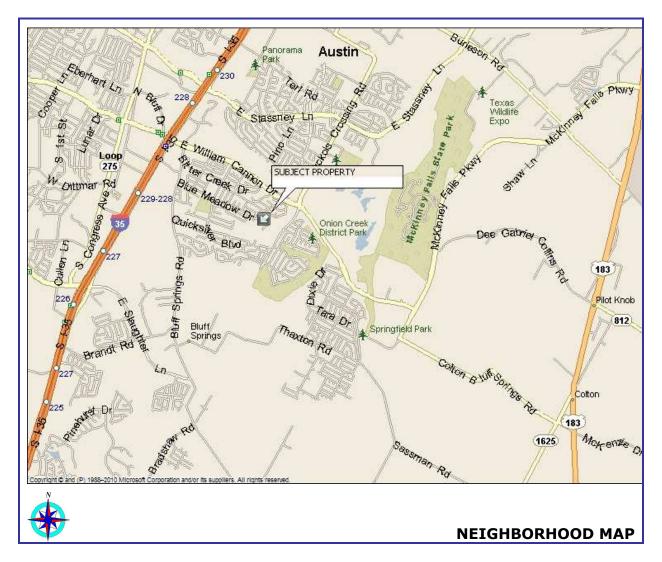
The subject property falls under the jurisdiction of various taxing authorities including the City of Austin, Austin ISD, Travis County, Travis County Healthcare District, and Austin Community College District. The 2012 assessed value for the subject property for land only was \$80,411 or \$5,487/acre (\$0.13/SF). According to representatives of the Travis County Tax Collector/Assessors Office, as of the effective date of this appraisal, the subject property has no delinquent taxes.

<sup>1</sup> The Appraisal of Real Estate, 13th Edition, (Chicago: Appraisal Institute, 2008) p. 114.

<sup>2</sup> The Appraisal of Real Estate, 13th Edition, (Chicago: Appraisal Institute, 2008) p. 117.

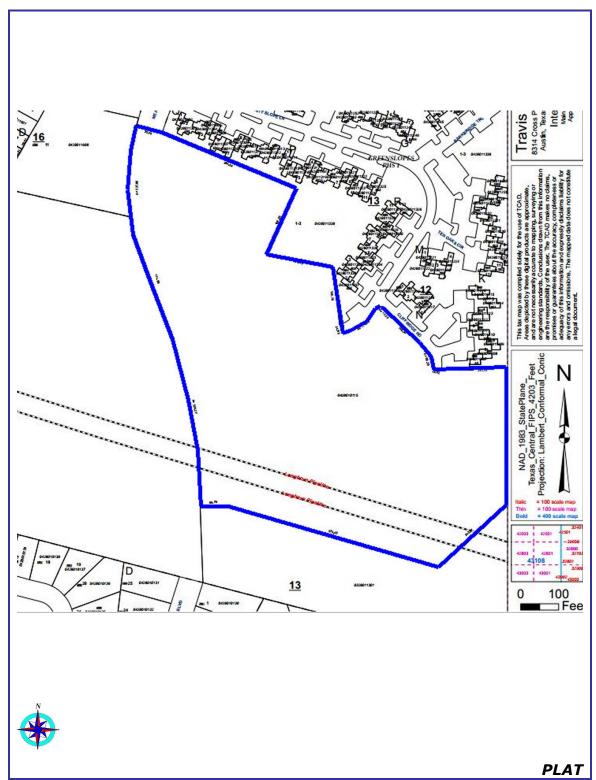
<sup>3</sup> City of Austin vs. Cannizzo, et a,. 267 S. W.2d 808,815 (1954)

# **DESCRIPTIONS**

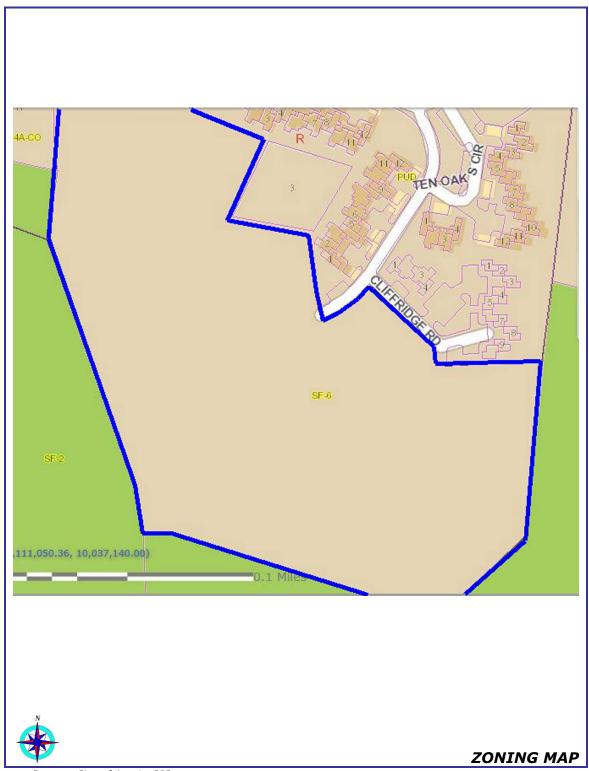


The subject property is located at the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas. The subject neighborhood can best be defined by the following boundaries: Stassney Lane to the north, McKinney Falls Parkway to the east, East Slaughter Lane to the south and Interstate Highway 35 to the west. The neighborhood is in the southeast portion of the Austin metropolitan area.

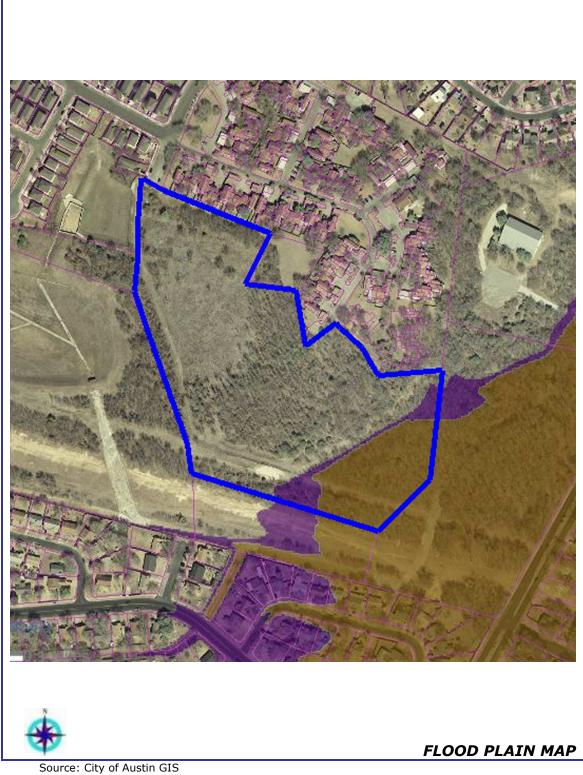
Overall, land uses within the neighborhood are somewhat varied, with commercial developments including convenience stores, gas stations, restaurants/fast food, office buildings and retail centers. Single family housing is mostly along secondary carriers, while recent commercial development is concentrated along primary thoroughfares, including IH-35, East William Cannon Drive and South Pleasant Valley Road.

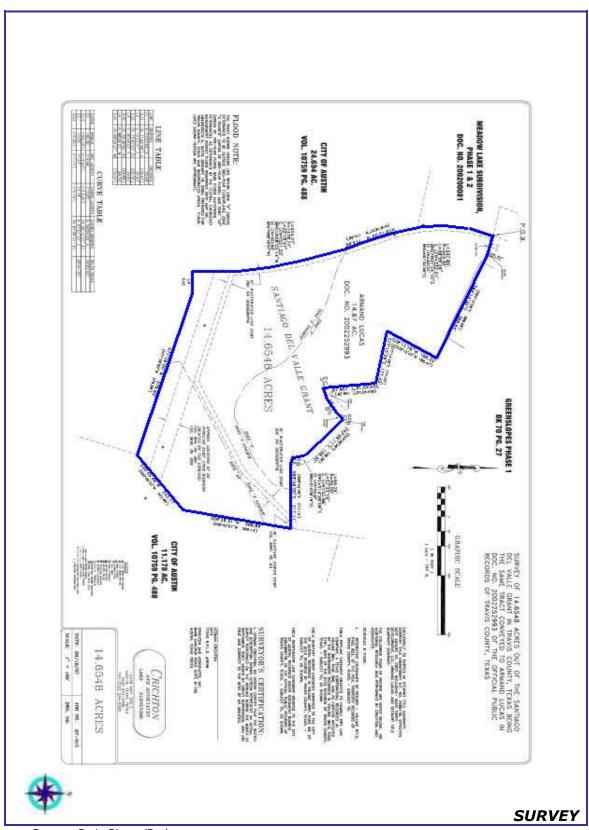


Source: Travis County Appraisal District



Source: City of Austin GIS





Source: Craig Biggar/Broker

# SITE DESCRIPTION

Location:	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas
Size:	±14.6548 acres
Shape:	Irregular
Frontage:	Meadow Lake Blvd.: ±70 feet Misty Slope Lane: ±25 feet
	Meadow Lake Blvd. is a two-lane, paved, residential street, and Misty Slope Lane is a two-lane, paved, residential street.
Access/Visibility:	The subject site is accessible from Meadow Lake Blvd. with frontage along Misty Slope Lane, and is afforded good visibility from these roadways.
Topography:	Basically level to slightly sloping
Subsoil Conditions and Drainage:	An engineering study to determine the soil and subsoil conditions has not been furnished. Upon inspection of the subject and surrounding improvements, soil conditions appear adequate to support development of the subject property with adequate engineering. Overall, drainage appears adequate.
Flood Plain:	The subject property lies within the area mapped by Flood Insurance Rate Map Panel #48453C0590H, Travis County, Texas and Incorporated Areas dated September 26, 2008 as supplied by the Federal Emergency Management Agency. Based on this map, the subject property is $\pm 5\%$ within the 100-year floodplain and 15% within the City of Austin 25-year floodplain. The floodplain area is located in the southeastern portion of the site.
Jurisdiction:	The subject property is located within the city limits of the City of Austin.
Utilities:	The subject property currently has all municipal utilities available. Electricity is provided by Austin Energy, water and wastewater are provided by the City of Austin and telephone service is provided by Southwestern Bell.
Additional Public Services:	Fire, emergency medical services, and police protection are provided by the City of Austin.
Zoning:	The subject property is located within the city limits of Austin and is zoned SF-6, Townhouse and Condominium Residence District.

### SITE DESCRIPTION

Future Land Use: Per the City of Austin GIS, the subject property is not

located within a Neighborhood Planning (NP) area, there is not a Neighborhood Plan established for the area.

not a Neighborhood Plan established for the area.

Land Use Restrictions: There are no known deed restrictions, either public or

private, that would limit the utilization of the subject property. This statement should not be taken as a guarantee or warranty that no such restrictions exist. Deed and title examination by a competent attorney is recommended should any questions arise regarding

restrictions.

Easements and Encumbrances: There is an existing 50' gas pipeline easement located on

the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the south-central portion of the site. A 200' building setback is required from the edge of the gas pipeline easement. The easement area totals  $\pm 0.75$  acres. With the 200' setback requirement,  $\pm 3.7$  acres, or 25% of the site, are not developable. However, according to the broker for the property, Craig Biggar, a portion of this area could still be

used for drainage/detention area.

Environmental/Toxic Waste: This appraisal report assumes no soil contamination exists

within or on the subject property. Any environmental issues, including endangered species and endangered species natural habitats, which would pertain to the subject property are unknown. Typically, real estate appraisers are not qualified nor are they experts in detecting hazardous materials, radiological materials, archeological resources, etc.; therefore, an expert in these fields should be consulted for opinions on these matters. This report assumes no environmental hazards or special

resources exist within or on the subject property.

Improvements: Vacant land.

Surrounding Properties: The subject is bounded to the north and south by

residential subdivisions and to the east and west by vacant

land.

# ANALYSIS OF DATA

### **HIGHEST & BEST USE ANALYSIS**

Highest and Best Use can be defined as: "The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."

The highest and best use involves consideration of land use as though vacant, and as improved. The potential uses of the subject are affected by the real estate economic forces of the area and neighborhood. The available uses are restricted by four criteria including physically possible, legally permissible, financially feasible and maximally productive.

Previous sections of this report, with primary emphasis on *Neighborhood Description* and *Site Description*, were utilized in order to render a judgment as to the highest and best use of the site, as if vacant.

## **Highest and Best Use, As If Vacant**

# **Physically Possible**

The first constraint is dictated by the physical attributes of the property itself. The subject property is located at the terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas. The subject contains  $\pm 14.6548$  acres. The subject property has all municipal utilities available. The site is basically level to slightly sloping, and is irregular in shape. According to available maps, the subject property is located  $\pm 5\%$  within the 100-year floodplain and 15% within the City of Austin 25-year floodplain of the site is within the flood plain. The floodplain is located along the rear portion of the site. Therefore, based on the physical characteristics of the site, there are no significant detriments to the site.

# **Legally Permissible**

Legal restrictions, as they apply to the subject are private restrictions such as easements, and public restrictions such as zoning. There are no known deed restrictions which would significantly limit the development alternatives of the property. As previously mentioned, there is an existing 50' gas pipeline easement located on the subject site, which is in the southern portion of the site. Portions of this easement area extend through the flood plain. There is also a 15' wastewater easement that extends along the western property line and across the south-central portion of the site. A 200' building setback is required from the edge of this easement. In consideration of zoning, the subject property is zoned Townhouse and Condominium Residence District, SF-6.

Also considered in the context of Legally Permissible is conformity with surrounding properties. "Conformity is the appraisal principle that holds that real property value is created and sustained when the characteristics of a property conform to the demands of the market." As discussed in the *Neighborhood Description* section, residential and neighborhood commercial development is predominant throughout the neighborhood. The subject is currently vacant land.

In summary, the legally permissible component of the highest and best use analysis is considered to point toward residential-oriented development due to its location, zoning, size, compatibility and surrounding uses.

<sup>&</sup>lt;sup>4</sup> The Appraisal of Real Estate, 13<sup>th</sup> Edition, (Chicago: Appraisal Institute, 2008), p.277-278.

<sup>&</sup>lt;sup>5</sup> The Appraisal of Real Estate, 13<sup>th</sup> Edition, (Chicago: Appraisal Institute, 2008), p.41.

# Financially Feasible and Maximally Productive

This section requires that the forces of supply and demand be in balance, and that the property developed will provide sufficient income to return profit to the land. A residential-oriented development is the most reasonable use of the site and generates the highest return to the land.

# **Highest and Best Use Conclusion, As If Vacant**

Considering all of the factors which influence highest and best use, it is our opinion that the highest and best use of the subject site, if vacant, is a residential-oriented development.

# **Highest and Best Use Conclusion, As Improved**

As previously noted, the subject is currently vacant land.

# APPRAISAL PROCESS

In estimating the value of real property, there are three recognized approaches or techniques that, when applicable, can be used to process the data considered significant to each into separate value indications. In all instances the experience of the appraisers, coupled with objective judgment, plays a major role in arriving at the conclusions of indicated value from which the final estimate of value is made.

The three approaches are commonly known as:

**The Cost Approach** - An estimate of the present reproduction cost of the improvements, less accrued depreciation, plus land value. Depreciation includes all loss in value of the improvements due to physical deterioration, functional obsolescence, and economic obsolescence.

**The Sales Comparison Approach** - Comparison with similar properties that have sold in the market. This Approach can be applied to land alone or to improved properties.

**Income Capitalization Approach** - Capitalization of the net income that the property can produce. This Approach is applicable only to income producing properties.

In the valuation analysis of the subject property, the Cost, Sales Comparison and Income Capitalization Approaches to value were considered. However, since the subject is vacant land, the Sales Comparison Approach is the only approach that has been developed herein.

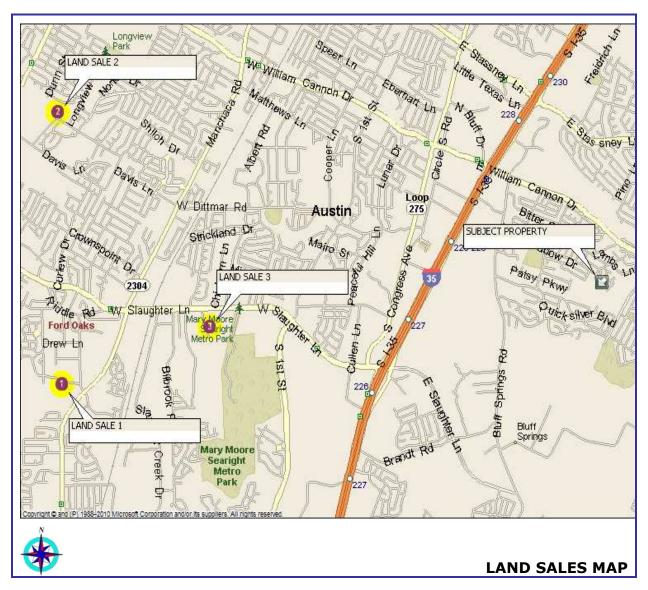
# THE SALES COMPARISON APPROACH

### THE SALES COMPARISON APPROACH

The Sales Comparison Approach will be utilized to estimate the fee simple value of the subject site. This approach is considered the most valid indicator in estimating the market value of unimproved land not typically leased in the marketplace. In valuing property via this approach, as many land sales as possible are gathered and the most comparable are used for comparison. Since properties are seldom identical, the comparable sales must be adjusted to the subject for differences in time, location, and physical characteristics to indicate a value for the subject tract.

When valuing real estate via the Sales Comparison Approach, the subject and comparables must be broken down into units of comparison. Units of comparison for vacant land include price per front foot, price per lot, price per acre (buildable or total), price per square foot (buildable or total) and price per buildable unit. The method of comparison is based on the method typically used to purchase vacant tracts in a given area. The price per SF appears prevalent in the area and will be the unit of comparison in our valuation of the subject site.

In undertaking our research efforts, we made a diligent search of the subject's neighborhood for properties that had sold or that were under contract. Our research included searching for vacant land tracts that exhibited similar characteristics. Included on the following page is a summary of the documented land sales that have been used in estimating the value of the subject. A location map has also been included.



LAND SALES SUMMARY						
#	Location	DATE OF SALE	\$/SF	LAND SIZE (ACRES)		
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr), Austin, Travis County	12/27/11	\$0.94	±11.563 acres		
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	8/10/11	\$1.22	±15.061 acres		
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	12/10/10	\$0.57	±13.085 acres		
Subject	±14.6548 acres					

Source: Atrium Real Estate Services 02/2013

#### LAND SALE NO. 1

**Property Identification** 

Record ID 1484 Property Type Residential

Address SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311

Lynnbrook Drive), Austin, Travis County, Texas 78748

**Tax ID** 533272 & 533273

Sale Data

**Grantor** Boyce R. Brown, Trustee of Boyce R. Brown, Attorney at Law

Grantee Lynnbrook Reserve, LP
Sale Date December 27, 2011
Deed Book/Page 2011189724
Financing Cash to seller

**Deed Reviewed** 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA **Verification** Randy Merritt, broker, 512-472-2100, July 26, 2012;

Confirmed by RCA

**Sale Price** \$475,000

**Land Data** 

**Zoning** ETJ, Unzoned

**Topography** Generally level to slightly sloping

**Utilities** all necessary available

**Shape** Irregular

**Flood Info** +/-45% noted within 100-year floodplain **Easements** Wastewater easement in southern part of site

Improvements Vacant at the time of sale Intended/Current Use Residential/Residential

**Land Size Information** 

**Gross Land Size** 11.563 Acres or 503,684 SF **Front Footage** Lynnbrook Dr +/- 496 linear feet

**Indicators** 

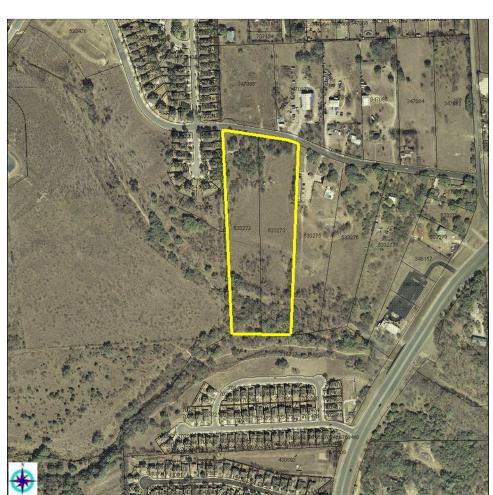
Sale Price/Gross Acre \$41,079 Sale Price/Gross SF \$0.94

#### **Legal Description**

Being 11.563 acres of land, more or less, out of the Walker Wilson Survey No. 2 situated in Travis County, Texas.

#### Remarks

In April 2012, a subdivision plat was approved for a small lot subdivision on the site known as Lynnbrook Reserve. As of February, development of the site was underway. The floodplain on the site is located at the rear of the site and none of the subdivided lots appear to be within the floodplain. The site is within the Austin Water Utility service area for water and wastewater; the water line is located to the northwest corner of the site within Dinah Drive and as noted, the wastewater is located in the southern part of the site.



LAND SALE NO. 1 (Con't)

#### LAND SALE NO. 2

**Property Identification** 

Record ID 1485 **Property Type** Residential

**Address** WL of Longview Rd and NL of Cameron Loop (8420 Longview

Rd), Austin, Travis County, Texas 78745

Tax ID 554099

Sale Data

Grantor Flex Realty LP

Grantee HEB Grocery Company, LP

August 10, 2011 Sale Date 2011116821 Deed Book/Page Cash to seller Financing

**Deed Reviewed** 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA Verification Randy Merritt, broker, 512-472-2100, July 25, 2012;

Confirmed by RCA

Sale Price \$800,000

**Land Data** 

SF-6-, Townhouse and Condominium Zoning **Topography** Generally level to slightly sloping

Utilities All necessary available

Shape Irregular

Flood Info No floodplain noted

**Easements** ±104 LF Pipeline easement near southern boundary

Vacant at the time of sale **Improvements** Residential/Vacant

**Intended/Current Use** 

**Land Size Information** 

**Gross Land Size** 15.061 Acres or 656,057 SF

Front Footage Longview Rd +/- 536 linear feet; Cameron Loop +/- 687 linear

feet

**Indicators** 

Sale Price/Gross Acre \$53,117 Sale Price/Gross SF \$1.22

# **Legal Description**

A 15.061 acre tract of land out of the Theodore Bissel League, Abstract No. 3, situated in the City of Austin, Travis County, Texas.

#### Remarks

The property is within the Edwards Aquifer Recharge Zone (Barton Springs Zone). According to a recorded easement document (Document #201104552), there is a gas pipeline easement located near the southern boundary of the site and traverses from west to east with a width of ±104 linear feet. Based on information provided in July 2012 by the broker of the sale, there is an additional 50 foot building setback from the gas pipeline easement. The intended use by purchaser was for mitigation of a development on William Cannon Road; the broker indicated that no discount or premium was attributed to the sales price for the purchaser's intended use.

LAND SALE NO. 2 (Con't)



#### LAND SALE NO. 3

**Property Identification** 

**Record ID** 1486 **Property Type** Residential

Address EL of S Chisholm Trail, south of Slaughter Lane, Austin, Travis

County, Texas 78748

**Tax ID** 346048

Sale Data

Grantor Perry Homes, LLC
Grantee JDJ Family Holdings Ltd
Sale Date December 10, 2010
Deed Book/Page 2011001309
Financing Cash to seller

**Deed Reviewed** 7/12, RCA; Date Inspected: 7/25/12, LRJ/RCA

**Verification** Jonathan Woodruff, broker to the sale, 713-948-7802, July 25,

2012; Confirmed by RCA

**Sale Price** \$327,125

**Land Data** 

**Zoning** SF-1, Single Family Residential

**Topography** Generally level

**Utilities** all necessary available

**Shape** Rectangular

Flood Info No floodplain noted

Easements
Improvements
Intended/Current Use

No adverse easements noted
Vacant at the time of sale
Investment/Vacant

**Land Size Information** 

**Gross Land Size** 13.085 Acres or 569,983 SF

Front Footage S. Chisholm Trail +/- 465 linear feet; Mary Moore Searight Dr

+/- 222 linear feet

**Indicators** 

Sale Price/Gross Acre \$25,000 Sale Price/Gross SF \$0.57

#### **Legal Description**

13.085 acres of land, out of the S.F. Slaughter League No. 1, situated in Travis County, Texas.

#### **Remarks**

The property is located south of Slaughter Lane on S. Chisholm Trail, which is a dead end street. The site is bisected by a small creek, and is surrounded by residential uses. Mary Moore Searight Drive provides access to the Parades Middle School and Mary Moore Searight Metro Park.

LAND SALE NO. 3 (Con't)



# THE SALES COMPARISON APPROACH

#	LOCATION	DATE OF SALE	\$/SF	Size (Acres)	Сомментѕ
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309- 2311 Lynnbrook Dr), Austin, Travis County	12/27/11	\$0.94	±11.563 acres	In April 2012, a subdivision plat was approved for a small lot subdivision on the site known as Lynnbrook Reserve. As of February, development of the site was underway. The floodplain on the site is located at the rear of the site and none of the subdivided lots appear to be within the floodplain. The site is within the Austin Water Utility service area for water and wastewater; the water line is located to the northwest corner of the site within Dinah Drive and as noted, the wastewater is located in the southern part of the site.
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	8/10/11	\$1.22	±15.061 acres	The property is within the Edwards Aquifer Recharge Zone (Barton Springs Zone). According to a recorded easement document (Document #201104552), there is a gas pipeline easement located near the southern boundary of the site and traverses from west to east with a width of ±104 linear feet. Based on information provided in July 2012 by the broker of the sale, there is an additional 50 foot building setback from the gas pipeline easement. The intended use by purchaser was for mitigation of a development on William Cannon Road; the broker indicated that no discount or premium was attributed to the sales price for the purchaser's intended use.
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	12/10/10	\$0.57	±13.085 acres	The property is located south of Slaughter Lane on S. Chisholm Trail, which is a dead end street. The site is bisected by a small creek, and is surrounded by residential uses. Mary Moore Searight Drive provides access to the Parades Middle School and Mary Moore Searight Metro Park.
Subject	Terminus of Meadow Lake Bly Lane, Austin, Travis County,	•	Slope	±14.6548 acres	The site has all municipal utilities available. ±5% within the 100-year floodplain and 15% within the City of Austin 25-year floodplain. The subject property is vacant land.

Source: Atrium Real Estate Services 02/2013

#### THE ADJUSTMENT PROCESS

In order to narrow the range of sale prices indicated by the comparable sales, adjustments will be made to the sales for differing characteristics. The adjustments will be applied based on the number of rating categories of difference between the comparable sale and the subject. For example, a slightly inferior rated sale differs from the subject by one rating category, while an inferior rated sale differs from the subject by two rating categories. The adjustment process will begin with a discussion of the property rights.

**Property Rights Conveyed** - The transaction price of a sale is always based on the real property interest conveyed. In this instance, an adjustment for this attribute is not considered necessary.

**Terms of Sale/Financing** - The sales gathered for this report reflected cash to seller transactions or those where the financing terms were reported to be at market. Therefore, an adjustment for cash equivalency is not necessary.

**Conditions of Sale** - The sales reflected properties that concluded to be arm's length transactions. No adjustments for conditions of sale appear to be warranted.

**Market Conditions/Time** - The sale comparables utilized in the present analysis ranged in date of sale from 12/10/10 to 12/27/11. Considering the general trends in the market, it appears that an adjustment for this characteristic is not warranted.

**Location** - The following Table summarizes the location ratings:

Location Ratings				
Sale	Location	Rating		
1	SL of Lynnbrook Drive, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr), Austin, Travis County	Superior/1.0		
2	WL of Longview Rd and NL of Cameron Loop (8420 Longview Rd), Austin, Travis County	Superior/1.0		
3	EL of S. Chisholm Trail, south of Slaughter Lane, Austin, Travis County	Inferior/2.0		
Subject	Terminus of Meadow Lake Blvd. and Misty Slope Lane, Austin, Travis County, Texas			

Based on the general location characteristics of the properties, an adjustment for location appears necessary. Considering the general location differences of the comparables and the subject, an adjustment of 10% per rating category has been utilized. These adjustments are considered to be sufficient to account for the location differences between the sales and the subject property.

### **Physical Characteristics:**

Included in the physical characteristics adjustments are various categories including size of properties, improvements on the property, frontage, entitlements, easements, topography, utilities, flood plain, zoning, etc. The following summarizes those characteristics which require adjustment.

#### THE SALES COMPARISON APPROACH

**Size:** The size of the property is  $\pm 14.6548$  acres while the sales range in size from  $\pm 11.563$  acres to  $\pm 15.061$  acres. Considering the minor variations in size as compared to the subject site, an adjustment for size is not considered warranted.

Size Ratings				
Sale	Size	Rating/Doubling		
1	±11.563 acres	Similar/0.0		
2	±15.061 acres	Similar/0.0		
3	±13.085 acres	Similar/0.0		
Subject	±14.6548 acres			

**Flood Plain /Topography** – The subject tract is basically level to slightly sloping, with  $\pm 5\%$  within the 100-year floodplain and 15% within the city of austin 25-year floodplain. All of the sales had generally level to slightly sloping topographies. Sale 1 contained  $\pm 45\%$  floodplain and Sales 2 and 3 did not contain any floodplain. As such, Sale 1 was adjusted upward 10% and Sales 2 and 3 were adjusted downward 10%.

**Zoning:** The subject property is currently zoned SF-6, Townhouse and Condominium Residence District. All of the sales are considered to be similar to the subject and no adjustment for zoning is considered necessary.

**Utilities:** The subject property currently has all municipal utilities available. All of the sales have all municipal utilizes available to them and were not considered to require adjustment.

**Corner:** The subject is an interior parcel as well as Sales 1 and 3; Sale 2 is located at a corner. Although Sale 2 is located at a corner, an adjustment for corner is not necessary.

**Other Characteristics** – The subject site contains a gas pipeline with an additional 200' setback associated with the easement. Potential development in the southern portion of the site is hindered by the existence of the easement. Sales 1 and 3 do not have such an easement, are considered superior. Considering the amount of land impacted by the easement, Sales 1 and 3 have been adjusted -10% for this characteristic. Sale 2 also has a pipeline easement and is considered similar to the subject. The sales were considered to be relatively similar for other characteristics. To this end, no additional adjustments were considered necessary. The following adjustment grid illustrates the adjustments applied to the sales.

# **VALUATION GRID**

# **Representative Comparable Sales**

	Subject	Comp No 1	Comp No 2	Comp No 3
Grantor		Boyce R. Brown, Trustee of Boyce R. Brown	Flex Realty LP	Perry Homes LLC
		,	HEB Grocery Company	
Grantee		Lynnbrook Reserve LP	LP	JDJ Family Holding Ltd
Date of Sale	2/5/2013 Effective date Terminus of Meadow	12/27/2011	8/10/2011 WL of Longview Rd and	12/10/2010 EL of S. Chisholm Trail,
Relative Location	Lake Blvd. and Misty Slope Lane, Austin	SL of Lynnbrook Dr, west of Old Manchaca Rd (2309-2311 Lynnbrook Dr)	NL of Cameron Loop (8420 Longview Rd)	south of Slaughter Lane
Size (acres)	14.6548	11.563	15.061	13.085
Unit Price	\$/SF	\$0.94	\$1.22	\$0.57
Property Rights		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Financing		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Conditions of Sale		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Market Conditions/Time		0%	0%	0%
Adjusted \$SF		\$0.94	\$1.22	\$0.57
Location Adjustment		-10%	-20%	+20%
Physical Adjustment				
Size adjustment	638,363 SF	0%	0%	0%
Flood/Topo adjustment		+10%	-10%	-10%
Zoning adjustment		0%	0%	0%
Utilities Adjustment		0%	0%	0%
Corner Adjustment		0%	0%	0%
Other Adjustment		-10%	0%	-10%
Net Location & Physical Characteristics Adjustment		-10%	-20%	0%
	Indicated Unit Value	\$0.85	\$0.98	\$0.57
Estimated Unit Value	\$0.85			<u></u> \$542,609

#### **Reconciliation and Value Estimate**

In estimating the fee simple value of the subject via this approach, three sales were considered. These data were analyzed and adjusted, suggesting a value estimate for the subject property between \$0.57/SF and \$0.98/SF. For purposes of this analysis, a reconciled indicated unit estimate of \$0.85/SF has been utilized. Therefore, the following outlines the estimate of the market value of the fee simple interest in the subject property, as if vacant:

 $\pm 14.6548$  acres x 43,560 SF x \$0.85/SF = \$542,609

Rounded to:

FIVE HUNDRED FORTY THREE THOUSAND (\$543,000)

## **RECONCILIATIONS & QUALIFICATIONS**

#### RECOMMENDED COMPENSATION ESTIMATE

In the preceding sections of this report, an indication of the subject's market value was estimated. In the analysis of the subject property the Cost, Sales Comparison and Income Capitalization Approaches were considered. However, since the subject is vacant land, the Sales Comparison Approach is the only approach that has been developed herein.

**MARKET VALUE ESTIMATE** - The fee simple interest market value for the subject properties, as of February 5, 2013, was as follows:

# FIVE HUNDRED FORTY THREE THOUSAND (\$543,000)

Please note: These value conclusions are specifically limited by the *Assumptions and Limiting Conditions*, with emphasis on the *Extraordinary Assumptions* detailed at the beginning of this report.

#### ASSOCIATIONS/STATE CERTIFICATIONS

Texas Certified General Real Estate Appraiser #TX-1321640-G Member of the Appraisal Institute (MAI) #09346 Member of Austin Chapter of the Appraisal Institute President of the Austin Chapter of the Appraisal Institute, 2002 Board of Director/Officer of the Austin Chapter of the Appraisal Institute Chair of the Education Committee of the Austin Chapter of the Appraisal Institute Region VII Representative/Nominations Committee - Appraisal Institute Region VIII Regional Ethics & Counseling Panel - Appraisal Institute Member of the General Demonstration Reports Subcommittee - Appraisal Institute Member of the International Right of Way Association, Chapter #74 Director Austin IRWA Chapter #74 Atrium Real Estate Services Employer of the Year Austin IRWA Chapter #74 President of the Austin IRWA Chapter #74, 2010 President Elect of the Austin IRWA Chapter #74 Vice President of the Austin IRWA Chapter #74 Secretary of the Austin IRWA Chapter #74 Professional of the Year Austin IRWA Chapter #74 Treasurer of the Austin IRWA Chapter #74 Chair of the Newsletter Committee - Austin IRWA Chapter #74 Chair of Valuation Committee - Austin IRWA Chapter #74 Designated Member of the Austin Board of Realtors Texas Real Estate Broker's License #354928

#### **EDUCATION**

Bachelor of Science Degree, Ag Economics, Texas A&M University, 1986 Graduate courses in the Masters of Business Administration program, St. Edwards University Numerous Appraisal Institute professional courses as well as a large variety of real estate appraisal related continuing education courses and seminars completed.

#### PROFESSIONAL BACKGROUND

- \* October 1991 to present: President of Atrium Real Estate Services, a full service commercial and residential real estate appraisal and consulting company.
- \* Nov 1986 to August 1991: Appraiser w/commercial appraisal firms in Austin area.

Appraisal background includes consulting, analysis and valuation of various commercial properties including special purpose properties, vacant land, and various properties for eminent domain purposes including single and multi-parcel right of way expansion and multi-parcel easement acquisition projects. Easement valuations on numerous property types of various easement interests (conservation, temporary construction, ingress/egress, utility, subsurface, drainage, inundation, etc.) have also been completed. In addition, numerous appraisals of single family residential properties associated with federal flood buy-out programs on multi-parcel projects have been accomplished. Also, comprehensive desk and/or field reviews have been completed on numerous residential and commercial properties as well as counseling and expert testimony in regards to consulting assignments and litigation support services.

#### SPECIAL WARRANTY DEED

#### NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Date:** May 24, 2013

Grantor: BW Meadow Lake LP, a Texas limited partnership

Grantor's Mailing Address: 6811 Mesa Drive, Austin, TX 78731

Grantee: Austin Habitat for Humanity, Inc.

Grantee's Mailing Address: 310 Comal St., Ste. 100, Austin, TX 78702

#### Consideration:

(1) Cash and other good and valuable consideration.

(2) The execution and delivery of a note by AUSTIN HABITAT FOR HUMANITY, INC., A TEXAS CORPORATION, dated May 24, 2013, in the original principal amount of \$642,896.00, payable to the order of AUSTIN HOUSING FINANCE CORPORATION, secured by vendor's lien in the amount of \$642,896.00 as well as superior title retained herein and by the lien of a deed of trust given by Grantee to Elizabeth A. Spencer as Trustee.

The \$642,896.00 note executed by Grantee payable to AUSTIN HOUSING FINANCE CORPORATION and described above is secured by vendor's lien retained by Grantor. Superior title to the real property conveyed to Grantee is retained until the note has been fully paid at which time this deed shall become absolute.

The vendor's lien retained in this deed to secure payment of the \$642,896.00 note payable to AUSTIN HOUSING FINANCE CORPORATION and superior title to the real property described in this deed are transferred, without recourse, to AUSTIN HOUSING FINANCE CORPORATION for value received.

#### Property (including any improvements):

14.6548 acres of land, more or less, out of the SANTIAGO DEL VALLE GRANT A-24, in Travis County, Texas, being the same tract of land described in Deed recorded in Document No. 2007226861, Official Public Records, Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

#### **Exceptions To Conveyance:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

#### Warranty Of Title:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee, Grantee's heirs, executors, administrators, successors and assigns against every person lawfully claiming or who may lawfully claim the property or any part of or interest in the property, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

BW MEADOW LAKE LP

By:

Austin BW Investements LLC,

General Partner

#### Grantee's Acceptance of Deed

Grantee accepts the foregoing deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that such terms will control in the event of any conflict between the terms of the deed and the terms of any contract Grantee and Grantor signed regarding the Property described in the foregoing deed.

Austin Habitat for Humanity, Inc.

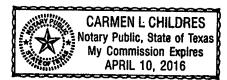
By: Kelly Weiss

Its: President & CEO

State of Texas County of Travis

This instrument was acknowledged before me on the 24th day of May, 2013, by Craig Biggar, Member of Austin BW Investments LLC, General Partner of BW Meadow Lake, a Texas limited partnership, on behalf of the limited partnership.

Notary Public, State of Texas



State of Texas County of Travis

This instrument was acknowledged before me on the 24th day of May, 2013, by Kelly Weiss, CEO & President on behalf of Austin Habitat for Humanity, Inc., a Texas corporation, on behalf of the corporation.

Notary Public. State of Texas

Prepared By: Hancock & McGill, L.L.P. Attorneys at Law File No: 13-83387.14 CARMEN L CHILDRES
Notary Public, State of Texas
My Commission Expires
APRIL 10, 2016

AFTER RECORDING RETURN TO:

## "Exhibit A."

#### FIELD NOTES

FIELD NOTES FOR 14.6548 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT A-24 IN TRAVIS COUNTY, TEXAS BEING THE SAME TRATC CONVEYED TO ARMAND LUCAS IN DOC. NO. 2002252993 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICUALRLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pin found at the Southwest corner of Greenslopes Phase 1, a subdivision recorded in Book 70 Pg. 27 of the Travis County, Texas Plat Records also being on the East line of Meadow Lake Subdivision Phase 1 & 2, a subdivision recorded in Doc. No. 200200081 of the Official Public Records of Travis County, Texas for the Northwest corner of this tract and the POINT OF BEGINNING.

THENCE with the South line of Greenslopes Phase 1 and the North line of this tract the following twelve (12) courses:

- 1) S 71° 27' 40" E, 70.49 feet to a 1/2" iron pin found.
- 2) S 64° 14' 30" E, 386.64 feet to a 1/4" iron pin found.
- 3) S 28° 12' 26" W, 188.35 feet to a 1/2:" iron pin found.
- 4) S 77° 15' 26" E, 177.43 feet to a 1/2" iron pin found.
- 5) S 04° 45' 16" E, 156.19 feet to a 1/2" iron pin found.
- 6) S 15° 23' 21" E, 24.93 feet to a 1/4" iron pin found.
- 7) Along a curve to the left whose elements are R= 182.50, L= 114.94 whose chord bears N 56° 09' 29" E, 113.05 feet to a spindle found at a point of reverse curve.
- 8) Along said curve to the right whose elements are R= 10.00, L= 17.23 whose chord bears N 87° 01' 33" E, 15.18 feet to a ½" iron pin found
- 9) S 43° 46' 11" E, 158.30 feet to a 1/2" iron pin found at a point of curve to the right.
- 10) Along said curve to the right whose elements are R= 55.00, L= 55.25 whose chord bears \$ 14° 59' 08" E, 52.96 feet to a 1/2" iron pin found.
- 11) S 76° 24' 22" E, 24.82 feet to a 1/2" iron pin found.
- 12) S 89° 46' 00" E, 217.11 feet to a ½" iron pin found at the Southeast corner of Greenslopes Phase 1, also being on the West line of a 11.178 acre tract conveyed to the City of Austin in Vol. 10759 Pg. 488 of the Official Public Records of Travis County, Texas for the Northeast corner of this tract.

THENCE with the common line of this tract and said 11.178 acre tract the following two (2) courses:

S 09° 39' 31" W, 368.89 feet to a ½" iron pin found.

2) S 50° 45' 49" W, 242.77 feet to a ½" iron pin found being the North common corner of said 11.178 acre tract and a 24.694 acre tract conveyed to the City of Austin in Vol. 10759 Pg. 488 of the Official Public Records of Travis County, Texas

THENCE with the common line of this tract and said 24.694 acre tract the following five (5) courses:

- 1) N 71° 26' 00" W, 579.63 feet to a 1/2" iron pin found.
- 2) N 88° 03' 27" W, 69.70 feet to a 1/4" iron pin found for the Southwest corner of this tract.
- Along a curve to the left whose elements are R= 1478.77, L= 524.27 whose chord bears N 08° 25' 14" W, 521.53 feet to a ½" iron pin found.
- 4) N 18° 15' 53" W, 174.98 feet to a 1/2" iron pin set at a point of curve to the right.
- 5) With said curve to the right passing the Northeast corner of said 24.694 acre tract also being the Southeast corner of said Meadow Lake Subdivision Phase 1 & 2, in all whose elements are R= 523.30, L= 337.85 whose chord bears N 01° 24′ 10 E, 332.01 feet to the POINT OF BEGINNING and containing 14.6548 acres more or less.

#### GENERAL WARRANTY DEED

15/ETC/CAS/1211748-14M G-NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**Date:** October 31, 2012

Grantor: Pacesetter Homes, LLC, a Texas limited liability company, successor by merger to

Revtex Homes, LLC

Grantor's Mailing Address: 7940 Shoal Creek Blvd. #200, Austin, Texas 78757

Grantee: Austin Habitat for Humanity, Inc., a Texas non-profit corporation

Grantee's Mailing Address: 310 Comal Street #100, Austin, Texas 78702

#### Consideration:

(1) Cash and other good and valuable consideration.

#### Property (including any improvements):

TRACT ONE: Lots 16, 17, 18, 22 and 23, Block E, MEADOW LAKE SUBDIVISION, PHASE 3 & 4, according to the map or plat thereof recorded in Document No. 200500160, Official Public Records, Travis County, Texas.

TRACT TWO: Lots 19A, 20A and 21A, Block E, AMENDED PLAT OF PORTIONS OF MEADOWLAKE SUBDIVISION, PHASE 3 & 4, according to the map or plat thereof recorded in Document No. 200800014, Official Public Records, Travis County, Texas.

#### **Exceptions To Conveyance:**

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; all zoning laws, regulations and ordinances of municipal and other governmental authorities affecting the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

#### Warranty Of Title:

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee, Grantee's heirs, executors, administrators, successors and assigns against every person lawfully claiming or who may lawfully claim the property or any part of or interest in the property, except as to the reservations from and exceptions to conveyance and warranty.

PACESETTER HOMES, LLC, SUCCESSOR BY MERGER TO REYTEX HOMES, LLC

By:

Tom Lynch, President

Bv:

Brian Higgins, Vice-President

By:

Ron McElroy, Secretary

(TWO OF THREE SIGNATURES REQUIRED)

State of Texas

**County of Travis** 

This instrument was acknowledged before me on the 31st day of October, 2012, by Tom Lynch, President and or Brian Higgins, Vice-President and/or Ron McElroy, Secretary of Pacesetter Homes, LLC, a Texas limited liability company, successor by merger to Reytex Homes, LLC, a limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

J. KATHLEEN WYCOFF

Notary Public, State of Texas

My Commission Expires

OCTOBER 15, 2014

Prepared By: Hancock & McGill, L.L.P. Attorneys at Law File No: 12-83299akh

AFTER RECORDING RETURN TO:



# **Zoning Information**

# OF AUSTRALIA

## **CITY OF AUSTIN**

# **ZONING VERIFICATION LETTER**

1. Party Requesting Verification	2. Property Address
Name: Andy Alarcon Austin Habitat for Humanity  Address: 310 Comal Street, Suite 100 Austin, TX 78702	7051 Meadow Lake Austin, TX 78744
3. Tax Parcel Identification Number	4. City of Austin Grid Name
555730	H14
Also known as GEO Number (ten digit) or Property ID (six digit) by TCAD	
5. Current Zoning	6. Zoning Case Number and Ordinance *
SF-6: Townhouse & Condominium Residence	Zoned in accordance with City of Austin Land Development Code re-adoption Ordinance Number: 99-0225-70(b)
7. Zoning Neighborhood Plans *  N/A	
*To access zoning ordinance documentation visit: http://www.austintexas.gov/edims/search.cfm  *To access zoning overlay documentation (Land Development Code http://www.austintexas.gov/department/austin-city-code-land-development Cr questions concerning Zoning Compliance or any Development Cr Variances, Destruction and Rebuilding, et cetera, Contact the Development Cr a Land Use Planner Correspondence Session.	opment-code
I, Richard Sigmon, Communications and Technology Management Deabove is true and correct to the best of my ability, according to the do	epartment, City of Austin, Texas, do hereby certify that the information cuments filed with this office.
Rich	Richard Sigmon Tuesday, March 26, 2013
	Richard Sigmon Date



Phase I ESA

GEOS Consulting John K. Mikels, P.G.

7205 Towering Oaks Dr. Austin, Texas 78745-5224

Groundwater Resources  $\star$  Geologic Assessments

Environmental Hydrogeology

P: (512)445-3433

F: (512)445-5005

C: (512)-924-1805

e: geos-jkm@swbell.net

Mr. Andy Alarcón Austin Habitat for Humanity 310 Comal St., Ste. 100 Austin, TX 78702 Date: March 5, 2013

GEOS Ref: 13-04

Pages: 1

Re: Phase I ESA Report for 14.7-acre tract at 7051 Meadow Lake Blvd., Austin, TX

Dear Mr. Alarcón:

Enclosed are three copies of GEOS Consulting report: *Phase I Environmental Site Assessment:* 7051 Meadow Lake Blvd., Austin, TX. This assessment was done for Austin Habitat for Humanity, at your request. The assessment was conducted in general accordance with ASTM E1527-05 standards for the conduct of ESAs, as applicable to this specific Site. The findings of this assessment are that there are currently no significant "recognized environmental conditions" at or in the immediate vicinity of the Site, which present an actual or potential threat to human health and the environment or which significantly impact the value and usability of the property. Therefore, I do not believe that additional environmental assessment (for toxic/hazardous materials/wastes) of this Site is currently warranted.

If you have any questions about the conduct or findings of this assessment or the enclosed report, please call me at 512-445-3433 or 512-924-1805. I appreciate the opportunity to assist you in your due diligence evaluation of this Site.

Cordially,

JZM

John K. Mikels, P.G.

**Enclosures** 

• Phase I ESA report

## PHASE I ENVIRONMENTAL SITE ASSESSMENT: 14.6548 ACRE UNDEVELOPED TRACT LOCATED AT 7051 MEADOW LAKE BLVD. AUSTIN, TEXAS 78744

(TRAVIS CAD PROPERTY ID No. 555730)

#### PREPARED FOR

## AUSTIN HABITAT FOR HUMANITY 310 COMAL STREET, SUITE 100 AUSTIN, TX 78702

PREPARED BY

GEOS CONSULTING AUSTIN, TEXAS (512)445-3433

JOHN K. MIKEL

John K. Mikels, P.G.

GEOS Project No. 13-04 March 2, 2013

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#### **FIGURES**

- Figure 1 Site and Regulated Facilities Location Map
- Figure 2 Aerial Image of Site and Nearby Tracts

#### **TABLES**

- Table 1 Regulated IHW, Emergency Response, & VCP Sites
- Table 2 PST & LPST and Used Oil Facilities

#### **APPENDICES**

- Appendix A Phase I ESA Site Inspection Checklist & Notes
- Appendix B Historical Aerial Photographs
- Appendix C Selected TCEQ Database Files on Registered IHW, PST & VCP Facilities/Sites

#### 1.0 INTRODUCTION

This report presents the methods used in and the findings of a Phase I Environmental Site Assessment (Phase I ESA) performed by GEOS Consulting (GEOS) on an approximately 14.65-acre tract (the Site), located at 7051 Meadow Lake Boulevard, Austin, Texas 78702 (Fig. 1; Travis CAD Property ID #555730). The Site is currently undeveloped, and does not appear to have ever been developed, except for possible agriculture and/or grazing use. This ESA was done for Austin Habitat For Humanity (Client) and was conducted in general accordance with ASTM Practice E1527-05 for conducting Phase I ESAs, as applicable to the conditions at/usage of this Site and adjacent tracts.

#### 1.1 PURPOSE

The reason for conducting a Phase I ESA is to identify recognized environmental conditions at and near the assessed site that may present an environmental concern or liability. ASTM E1527-05 defines a recognized environmental condition (REC) as:

"...the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property."

This definition focuses the Phase I ESA on known and potential releases of hazardous substances and petroleum products, while eliminating from the assessment a variety of conditions that meet the broad definition of "environmental". A Phase I ESA does not normally address *de minimis* conditions - that is, those conditions that generally do not: significantly affect the value or usability of the property, endanger human health or the environment, or result in a risk of enforcement action if the condition were brought to the attention of appropriate regulatory agencies. Environmental aspects of a site that are generally NOT considered within the scope of a Phase I ESA are cited in Section 1.3 of this report.

A Phase I ESA assists the assessment user (site owner, purchaser, potential tenant, lender, property manager) in satisfying one of the qualifying requirements for the *innocent landowner defense* to CERCLA (Comprehensive Environmental Response, Compensation and Liability Act). Specifically, this requirement is: those practices that constitute "all appropriate inquiry" (AAI) into the previous ownership and uses of the property, consistent with good commercial or customary practices" as defined in 42USC§9601(35)(B), commonly referred to as "due diligence".

#### 1.2 SPECIAL TERMS AND CONDITIONS

This Phase I ESA was conducted for Austin Habitat For Humanity and it is intended solely for use by it and its assignees. Any use of this report in any form by any other party is wholly at that party's own risk and GEOS Consulting assumes no responsibility nor makes any warranties, explicit or implicit, concerning the results of such use.

#### 1.3 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

This Phase I ESA is based on: readily *observable* conditions present at/near the Site at the time of the on-site assessment (Feb. 14, 2013) and information in the environmental regulatory agency databases reviewed as part of this assessment. Conditions occurring or becoming evident at the Site after this date or after the acquisition date of the reviewed regulatory database information are beyond the scope of this assessment.

Conditions that fall outside the scope of a Phase I ESA definition of a recognized environmental condition (REC; ASTM Practice E1527-05) and, hence, outside the scope of this report, include:

Landslides	Archeology	Microwaves
Wetlands	Geologic Faults	Indoor Air Quality
Flood Potential	Lead-based Paint	Endangered Species
Radon	Air Quality	Land-use Restrictions
Asbestos	Overhead High Voltage	Drinking Water Quality
Easements	Soil/Slope Stability	Groundwater Recharge Protection

This is not intended to be a comprehensive list of excluded conditions, but rather a citation of other environmental (in the broad sense) conditions that the user of a Phase I ESA may want or need to consider in the course of a real estate due diligence investigation.

Typically, Phase I ESAs are non-invasive, in that the assessment is based solely on what the assessor observes at the site, learns by review of information from reasonably obtainable and standard sources, and obtains from interviews of persons knowledgeable about the site. The scope of an assessment is defined by the assessor's professional judgment as to what a specific site warrants, in view of its history and the requirements of the assessment user. The collection and analyses of environmental samples (soil, water, waste, etc.) are not normally conducted as part of a Phase I ESA. However, the findings of a Phase I ESA might warrant further investigation of a site, including the collection and analyses of environmental samples.

#### 2.0 ASSESSMENT METHODS

The principal methods used by GEOS Consulting in assessing this Site include those applicable methods recommended in ASTM Practice 1527-05, such as the following:

- Review of relevant documents, including aerial photographs and maps (topographic, geologic, soils, drainage, property boundary, etc.)
- Review of environmental regulatory agency (i.e. TCEQ, USEPA, NIH) databases.
- Inspection of the Site and adjacent properties

The application of these methods to the Site is discussed in the following subsections.

#### 2.1 DOCUMENT & DATABASE REVIEW

GEOS reviewed publicly available documents and databases that bear on the environmental, geologic, hydrogeologic and land-use aspects of the Site. These documents & databases include:

- USGS topographic maps (7.5' Oak Hill & Montopolis, TX Quadrangles; 1988 ed; 1:24,000)
- Aerial photos accessible via Google Earth (1995 to 2012)
- Aerial photos encompassing the Site, taken in: 1940, 1951, 1969, 1973, 1984, 1995, 2005, 2008, 2012 (copies of photos are in Appendix B to this report; photos came from TNRIS archives and/or Google Earth)
- Texas Water Development Board (TWDB) on-line water well records database
- Texas Commission on Environmental Quality (TCEQ) on-line water well report viewer
- Texas Railroad Commission (RRC) online oil & gas wells interactive database
- CAPCOG on-line databases (closed/abandoned landfills)
- Geologic Map of the Austin Area, Texas (1976); UT Bureau of Economic Geology
- USDA/NRCS Online Interactive Soils Map
- Municipal Setting Designation (MSD) by TCEQ (contaminated groundwater areas)

#### 2.2 REGULATORY AGENCY DATABASE REVIEW

GEOS reviewed online databases maintained by environmental regulatory agencies, particularly the USEPA and the Texas Commission on Environmental Quality (TCEQ), for relevant data on the Site and nearby properties. These databases were reviewed to identify locations where hazardous materials/wastes or petroleum products are or have been used, stored, handled or disposed or where such materials are known or reported to have been released (dumped, spilled, leaked, etc.). Specific databases and the search radius, from the Site, for each database are:

- Brownfields (0.5 miles)
- Comprehensive Environmental Response, Compensation & Liability Information System,
   CERCLIS and No Further Remedial Action Planned, NFRAP (0.5 miles)
- Closed & Abandoned Landfills (0.5 miles)
- National Priorities List, NPL, both current and delisted (1 mile)

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- National Response Center, NRC (incorporates the EPA's former Emergency Response Notification System, ERNS) (0.25 miles)
- Innocent Owner/Operator, IOP (0.5 miles)
- Petroleum Storage Tank, PST (0.25 miles)
- Leaking Petroleum Storage Tank, LPST (0.5 miles)
- Municipal Solid Waste Landfills, MSWLF (0.5 miles)
- Resource Conservation & Recovery Act Generator or Handler, RCRAGEN (0.25 miles)
- RCRA Treatment, Storage & Disposal, RCRATSD (0.5 miles)
- RCRA Corrective Action, RCRACOR or CORRACTS (1 mile)
- State Superfund (1 mile)
- Voluntary Cleanup Program, VCP (0.5 miles)

The findings of the agency database reviews are summarized in Tables 1 & 2, located on Figures 1 & 2, and discussed in Section 3.5 of this report. Relevant summary data from the databases is in Appendix C. Tables 1 & 2 list or summarize the following:

- The location (URL) of the specific database
- The most recent date that each database was updated
- For each site or facility identified within the applicable search radius, the: distance to the Site; site name, owner & address; TCEQ and/or EPA ID or registration numbers; summary of site facilities & activity, and site status

#### 2.3 SITE INSPECTION

GEOS conducted an on-the-ground inspection of the Site and adjacent properties on Feb. 14, 2013. This inspection focused on the following features or conditions:

- · Location of the site with respect to prominent landmarks and geographic references
- Land-use and improvements at the site and on adjacent properties
- The presence and actual or potential release of hazardous substances and petroleum products
- Waste management practices.
- Evidence of adverse environmental impacts, such as stained soils or stressed vegetation
- Topography and surface drainage
- Geology and soils
- Wells (water, monitoring, oil/gas, etc.)

Notes taken during this inspection are contained in Appendix A. To augment the Site inspection, and the historical Site use review, aerial photographs (taken over 1940 to 2012; Appendix B), covering the Site were examined. Potentially significant features noted during the Site inspection or on the aerial photographs are indicated on the accompanying maps (Figures 1 & 2) and are discussed in Section 3 of this report.

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#### 3.0 FINDINGS OF THE ASSESSMENT

The principal tasks of the ESA conducted by GEOS of the Site were: documents review, regulatory agency database review, and Site inspection. The scope and methods of each of these tasks are described in Section 2.0 of this report. The findings of each task are presented in the following sections. These findings reflect only those features and conditions evident in those documents and/or observed during the Site inspection. Where applicable, the findings of the document review task are integrated into the findings of the Site inspection task.

#### 3.1 SITE LOCATION

The Site is located at 7051 Meadow Lake Blvd., Austin, Texas (Figs. 1 & 2). The Site is a single tract, approximately 14.65-acres in size, and centered at approximately N30.1758° by W97.7540°. The northwest corner of the Site is at the southern end of Meadow Lake Blvd. No roads bound, nor transect, the Site. The Site is unfenced with no access security. No structures were found on the Site during this assessment.

#### 3.2 LAND-USE AND IMPROVEMENTS

The following discussion of the land-use of the Site and adjacent properties is based on:

- The Feb. 14, 2013 Site inspection by GEOS Consulting
- Examination of recent and historical aerial photographs and applicable maps

#### 3.2.1 Site Land-Use

Aerial photographs of the Site and surrounding area indicate that, prior to the mid-1970's, the area was undeveloped and land-use appeared to have been agriculture and/or pasture. Historical aerial photographs (Appendix B) indicate land-use on and near the Site since 1940 to be (approximate center of Site indicated by star on pre-1984 photos):

1940 Photo: Northern area of Site appears to be cultivated. Rest of Site and surrounding area are pasture and natural woodlands; no apparent structures.

1951 Photo: No apparent significant changes from 1940 photo; large stock tank to west of Site, in area now occupied by COA stormwater basin.

1969 Photo: Overall land-use appears similar to previous photos; Pleasant Valley Road apparent to east of Site; petroleum pipeline easements apparent on south side of Site; no apparent structures on/near Site.

1973 Photo: No apparent significant differences from 1969 photo; overhead powerline right-of-way visible to northeast of Site

1984 Photo: Most of current residential development to north, east & south, but not northwest, of Site apparent; no COA stormwater basin to west of Site; no apparent development on Site.

1995 Photo (FCIR): No development evident on Site; extent of nearby development similar to 1984; first COA stormwater pond on west side of Site evident.

2005 Photo: No development evident on Site; nearby development appears to be similar to current, including residential to northwest & second COA stormwater pond on west side of Site.

<u>2008 Photo</u>: Development near Site appears to be same as current; NW 25-30% of Site appears to have been largely cleared of trees (compare to 2005 photo); during the 2/14/13 Site Inspection, extensive tree debris/mulch was observed on the ground in this area of the Site; no apparent development/structures on Site.

<u>2012 Photo</u>: Site and vicinity appear to be as current; no evidence of development on Site; some recovery of vegetation apparent in the NW area of Site, which had been largely cleared in 2008.

#### 3.2.2 Adjacent Land-Use

Land-use on/adjacent to the Site is addressed in the preceding discussion of the historical aerial photos. These photos indicate that there has never been development on the Site. Land-use on and near the Site was solely agriculture and/or pasture until some time between 1973 and 1984, when residential development near the Site began. No commercial or industrial activities/facilities (excluding the buried petroleum pipelines along the south side) were observed near (≤0.25 miles) the Site as part of this assessment.

#### 3.3 HAZARDOUS SUBSTANCES AND PETROLEUM PRODUCTS

No recognized environmental conditions (REC; as defined in Section 1.1 of this report) were found on the Site during the Feb. 14, 2013 Site inspection.

#### 3.4 OTHER SITE INSPECTION FINDINGS

"Urban trash" was found scattered on much of the Site, but not in any significant accumulations. Such materials include: bottles, cans, food containers/wrappers, plastic bags, cardboard, and miscellaneous household trash. Other trash items found include: several vehicle tires (no accumulations, a large, single-basin porcelain-on-steel sink, and a steel-legged plastic chair. Scattered and small piles of construction rubble/waste (lumber, concrete, PVC pipe, brick, etc.) were found, largely in the northern area of the Site.

#### 3.5 FINDINGS OF THE ENVIRONMENTAL AGENCY DATABASE REVIEW

The regulatory agency (USEPA, TCEQ, NIH, etc.) databases reviewed as part of this assessment and the areas of review (radius from Site) are cited in Section 2.2 of his report. No sites or facilities, that use, store, generate, transport, and/or dispose of regulated hazardous materials or wastes, were identified on the Site. One regulated facility/site that required remediation of hazardous materials/waste (RCRACOR; RCRA Corrective Action) was identified. This facility is located about 0.9 miles west of the Site (location indicated on Fig. 1). Information on this

facility, and its remediation, is in Appendix C and summarized in Table 1. The minimal data on this facility found in the TCEQ/IHW database suggests that the degree of environmental contamination was minimal, requiring only minor clean-up.

#### 3.6 Site Use History

Based on the historical aerial photos (Appendix B; Section 3.2.1) and on the Site inspection, there has probably never been any use of the Site, beyond agricultural and/or pasture.

#### 3.7 TOPOGRAPHY AND SURFACE DRAINAGE

The nominal elevations of the Site range from about 590ft MSL at the northwest corner to about 540ft MSL near the southeast corner. No established drainage channels transect the Site. Runoff from the Site largely flows towards the east to south, towards Onion Creek. According to the latest FEMA floodplain maps (on City of Austin's GIS map site), the southeastern 20-25 percent of the Site (below 550-552ft elevations) is in floodplain.

#### 3.8 GEOLOGY AND SOILS

The shallowest geologic strata beneath most of the Site are Quaternary terrace deposits (estimated thickness of 40-45ft), formed along Colorado River tributaries. These strata are predominantly unconsolidated to moderately consolidated gravel, sand, silt, and clay. The Cretaceous Taylor Formation (clays, marls) underlies the terrace deposits and is exposed in low areas of the southeastern part of the Site. The Site is located just east of the Balcones Fault Zone and no faults have been identified transecting the Site.

Soils on the Site are predominantly silty clays (Lewisville & Altoga Series), ranging in thickness up to 6ft. The presence of sand and gravel in these soils indicates their formation primarily on the terrace deposits. The lower areas of the Site are underlain by Patrick Series soils, typified by clay soil grading down into gravelly, sandy loam. This soil is up to 10 feet thick and developed on terrace/alluvial deposits.

#### 3.9 GROUNDWATER AND WELLS

The first significant aquifer beneath the Site is the Edwards Aquifer. Estimated depth to this aquifer beneath the site is 800± feet and the Site is inside the Edwards Aquifer Saline Zone. Strata overlying the Edwards Aquifer, in this area, can produce small to moderate quantities of fresh to slightly saline water. A search of the TWDB's water well database and TCEQ's Water Well Report Viewer revealed no records of wells on, nor near, the Site. No water wells were found on the Site during the ESA inspection.

The on-line database of the Texas Railroad Commission was searched for records of oil and/or gas wells on or near the Site (http://www.rrc.state.tx.us/data/online/gis/index.php). No records were found. The same database was also searched for information on the petroleum pipeline easements that cross and are adjacent to the southern boundary of the Site. The locations, ownership, and use of these pipelines are shown on Fig. 2.

#### 4.0 CONCLUSIONS AND RECOMMENDATIONS

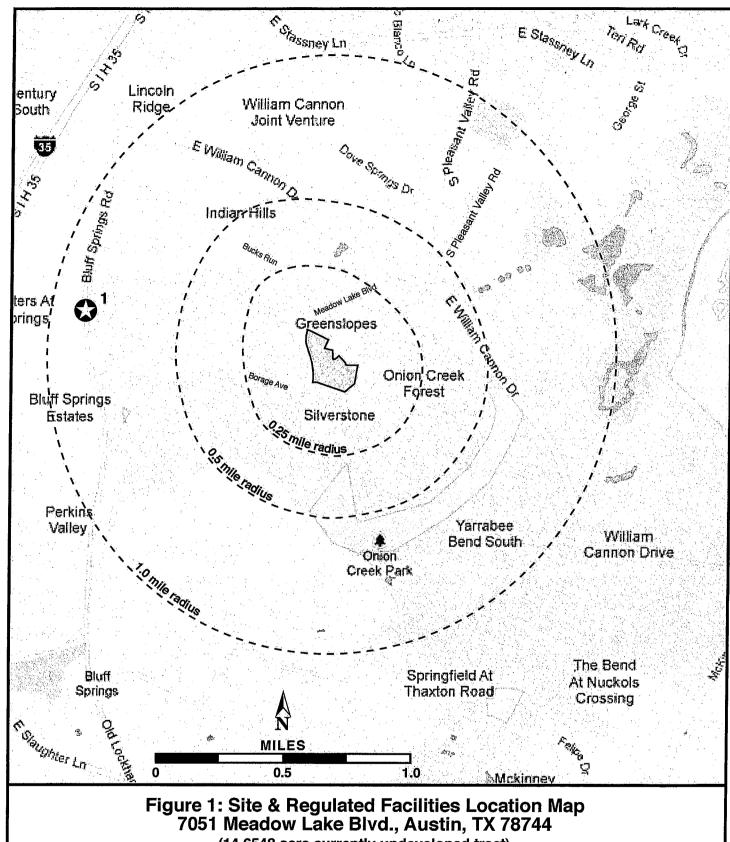
GEOS Consulting conducted a Phase I Environme ntal Site Assessment (ESA) of an approximately 14.65-acre tract (the Site), located at 7051 Meadow Lake Boulevard, Austin, Texas 78702 (Fig. 1). This assessment was conducted in general conformity with ASTM Practice E1527-05, as applicable to the Site. GEOS Consulting concludes that there are currently no "recognized environmental conditions" (REC) at or in the immediate vicinity of the Site, which present a significant actual or potential threat to human health or the environment or which might adversely impact the use or value of the property. This conclusion is based on the following:

- "On the ground" inspection of the Site and adjacent properties, on Feb. 14, 2013.
- Review of available documents and of historical aerial photos that indicate past and current land-use on and near the Site.
- Search of environmental regulatory agency databases for evidence of facilities, activities, conditions, or incidents at or near the Site, that present actual or potential environmental liabilities or that might adversely impact the value or use of the Site.

Consequently, GEOS Consulting does not believe that further assessment of environmental conditions at this Site is currently warranted. However, during future Site development, hazardous materials or conditions, that are not currently evident (visually or by record), might be uncovered; in which case, additional assessment may be warranted.

**FIGURES** 

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(14.6548 acre currently undeveloped tract)

Indicated radius from Site Boundary Site/Facility of Potential Concern Subject Site

Data on indicated sites are summarized in Tables 1 and/or 2, listed by Site ID No.

NOTE: Only sites or facilities located within the radius specified in ASTM E1527-05, for the type of site/facility (UST, IHW, VCP, RCRA, CERCLA, etc.), are indicated on this map. Map base adapted from Google Maps GEOS Consulting ★ Austin, Texas ★ (512)445-3433 ★ Project No. 13-04 ★ Final Date: 2/28/13

## **TABLES**

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Table 1 - Regulated Industrial Hazardous Waste & Materials (IHW) Facilities, Emergency Response, & Voluntary Clean Up (VCP) Sites In The Vicinity of 7051 Meadow Lake Blvd., Austin, TX 78744

Generator  Type. Comments Small Minimal records. Apparently minor cleanup of Generator hazardous materials and/or wastes; initiated Nov. 2002; completed/case closed by Feb.
Generator  Iype. Small Generator
Registration IVpe(s) SWR
SIC and/or NAICS Code None
Site IHW Status (Date) INACTIVE
EPAID NO. TXD980880124
TCEQ RN & SWR Nos. 100645506, 66261
Company/Owner or Facility or Responsible Party Site Address. Modern Metal Finishing 7432 Bluff Springs Rd., Austin Austin
*Map Dist./Direct.  ID.No. To Site (ft) Facility Name  1 4600ft W Modern Metal Finishing Austin

NOTE: Data in this table is primarily from the TCEQ IHW database (www12.toeq.state.tx.us/crpub/index.cfm?fuseaction=regent.RNSearch) and is current as of 7/26/10, or more recently. ERC/ERNS data from www.nrc.uscg.mil. Distances to Site are approximations, based on the Site boundary and the facility ADDRESSES. Approximate directions to sites indicated. \*Facility locations indicated on Figure 1

In The Vicinity of 7051 Meadow Lake Blvd., Austin, TX 78744 Table 2 - PST & LPST and Used Oil Facilities

\*Map Dist/Direct.
ID No. To Site (ft) Facility Name

TCEQ RN & PST ID NOS.

Owner or Responsible Party Facility Address

LPST ID No.

Comments & TCEQ Status Site Status & Date

NO Reported/Regulated PST, LPST, nor Used Oil Facilities Within Applicable Distance of Site

NOTE: Data in this table is primarily from the TCEQ Registered Facility database (www12.tceq.state.tx.us/crpub/index.cfm?fuseaction=regent.RNSearch) and is current as of 7/26/10, or more recently. Distances to Site are approximations, based on the Site boundary and the facility ADDRESSES. Approximate directions to sites indicated. \*Facility locations indicated on Figure 1.

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Page 1 of 1

## **APPENDIX A**

Phase I ESA
Site Inspection Checklist & Notes

Site/Facility Name: Austin Habitat for Humanity Prict#: 13-04
Location/Address: 7051 Mez Jow Lake Blvd., Austin, TX 78744
Owner/Contact: An 27 Alarcan, AHFH Phone: 0;512-472-8768 x247
Restor/Broker - Crzia Biegzr c; 512-922-5127
Inspection Date: 2/14/13 Inspector: John Mikels RG  Adjacent Landuse (past & current): Residential Since 12/2 70'5,
wood lands parture ag - proincis
Current Site/Facility Use & Processes: Undeveloped - probably some
2g 2nd/or pasture use pre-1980.
· · · · · · · · · · · · · · · · · · ·
Facility Age: Former Uses(s) of Facility and Site:
5120 of site.
Current Facility Description (size, construction, layout, paving, etc.): 14.7-2
growth zeross site.
Site Access Controls/Security: None

Site Name:	AHFH	(WESJOW	Lz 150)	GEOS Prjct.#: 13 - 04
Former Owners	(who, dates):	BM Mezdon	LzKe, LP	: Dec. 2017 > currend
Lucas A	(man); D	RE 2002 70	ec. 2007	
Glonn K	ing: ? -	+ Dee, 200°	]	(perTravis CAD Database)
Environmental P	ermits (purpose	e, issuer, dates, cui	rent):	ONE
Water System (w		: NONE	÷ 00	A system
Wells onsite (war	ter, monitor, ot	her): <u>Μωγ</u>	e four	, 2
Sewer System (ci	ty, septic, other	r): <u>Nonc</u>	, COB	system nearby
USTs (where, vol	l, contents, regi	stered, active, leak	ters, closed, at	ond, etc.):
		NONE		
ASTs (where, vol	, contents, regi	stered, active, leak	ers, etc.):	
		NON		
			·	·

	AHMA	(Mes Jow	L2KB)	GEOS Prjet.#: 13-04
Site Name: Asbestos:	1//:			
<u> </u>	N/F	<del>}</del>		
PCBs (transforme	ers, capacitors, sta	atus, facility or u	tility owned): _	N/A
				/
		N/A		
Waste Oil Manag	ement:	11///		
Vogtoriotor Mono	compant (tomira a		floor droine di	isahawa twaatuu aut aautausin au
wasiewaier Mana	gement (tanks, st			ischarge, treatment, contaminar
•				
		/A		
Solvents (types, gr	uantities, use, dis	posal):	NIA	
			,,,	
				· · · · · · · · · · · · · · · · · · ·
		_		offsite, burial, burn pit, etc.):
NONE.	Urbzu	trash (	cans, bot	tres bags,
				much of site.
				, concrete, brick
	le, PVc pí			
ther Wastes (batt	eries, antifreeze,	tires, etc.):	14/5, S	several fires (no
	nk; NO		, i	

Site Name:	AHFI	(Mez de	w Lake)	GEOS Prjct.#:	13-04
Chemicals/Hazardo	us Materials U	sed Onsite (ty	pes, use, volumes	, storage, MSDS, etc	e.):
	none				,
	\$10 VVC	seen u	7 3 1 - 0	<u>.</u>	
. ,	,,				
Pits, Ponds, Lagoon	s, etc. (type, us	se, age, location	n, status):^	Vone -	
2 cop	storn	roten	catchi	nent/reser	motion.
pasins	vist 4	1 of 51	te.		· · · · · · · · · · · · · · · · · · ·
Waste Accumulation	ns (what, wher	e, quantity, etc	c.): <u>&gt;<a}< u=""></a}<></u>	erd urban	trash,
constru	edion r	ubh) £	/waste;	NB 121	<u> </u>
SCCNW13	dions		,	-	
• •					
Stained Soil, Slabs, l	Flooring, etc. (	where, odor, c	olor, severity, sou	urce, etc.):/	A
Stressed Vegetation	(where, why, s	everity):	Nowe 50	en	,
Stormwater Manager	ment (where, h	ow, runon/run	off, discharge):	Natural x	vnoft
towards [B	3E, 5	Noc	channels,	ponds, of	٢.

Site Name:	AHFH (Mesdow LzKe) GEOS Prict.#: 13-04
Spill/leak events	(what, when, where, vol, disposition, notifications):
	record or wisual evidence of
· · · · · · · · · · · · · · · · · · ·	
Adjacent Property	y Concerns (which, what, why, etc.): None apparend.
Low 1	eak/fire hazara risk from petroleum
pipe)in	es along south side.
. 3 V	
Persons Interview	red Onsite (name, phone, relation to site):
11101 / 1011	ou onote (name, phone, relation to one).
Other Comments of	& Observations: Starter of Site in Tloubplain
2700001	& Observations: Sterres, of site in floweplain  n part of site probably too steep
for der	clopment.
	V
<del></del>	

Site Name:	AHFA	(Mezdow LzKo)	GEOS Prjet.#: リ3ー04
	· · · · · · · · · · · · · · · · · · ·		
		<del>``</del>	
	/		
			***************************************
	/		· · · · · · · · · · · · · · · · · · ·
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·		/	
	/		
J	/		
		W 10-17-1	

## **APPENDIX B**

# **Historical Aerial Photographs**

## **Key To Photos**

- 1. 1940, 1"≈250′
- 2. 1951, 1"≈250'
- 3. 1969, 1"≈350'
- 4. 1973, 1"≈250'
- 5. 1984, 1"≈250"
- 6. 1995, 1"≈250'
- 7, 2005, 1"≈220"
- 8. 2008, 1"≈220'
- 9. 2012, 1"≈250'



## **APPENDIX C**

Phase I ESA
Environmental Regulatory Agency Summary Data
on IHW, PST, LPST & ER Facilities/Sites



Customer Search RE Search ID Search Document Search Search Results Query Home TCEQ Hom

### **Central Registry Query - Regulated Entity Information Regulated Entity Information**

RN Number: RN100645506

Name: MODERN METAL FINISHING AUSTIN View Prior Names

Primary Business: No primary business description on file.

Street Address: 7432 BLUFF SPRINGS RD, AUSTIN TX 78744 5606

County: TRAVIS **Nearest City: AUSTIN** 

State: TX Near ZIP Code: 78744

Physical Location: 7432 Bluff Springs Rd, Austin, TX

#### **Affiliated Customers - Current**

Your Search Returned 1 Current Affiliation Records (View Affiliation History)

#### 1-1 of 1 Records

CN Number	Customer Name	Customer Role	Details
CN600355614	MODERN METAL FINISHING INC	OWNER OPERATOR	質

#### **Industry Type Codes**

Code	Name			
No NAICS or SIC Codes on file.				

#### Permits, Registrations, or Other Authorizations

There are a total of 3 programs and IDs for this regulated entity. Click on a column name to change the sort order.

#### 1-3 of 3 Records

Program 🛦	ID Type	ID Number	ID Status
IHW CORRECTIVE ACTION	SOLID WASTE REGISTRATION # (SWR)	66261	INACTIVE
INDUSTRIAL AND HAZARDOUS WASTE	/EPA·ID	TXD980880124	INACTIVE
INDUSTRIAL AND HAZARDOUS WASTE	SOLID WASTE REGISTRATION # (SWR)	66261	INACTIVE

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Customer Search RE Search Document Search Search Results

#### CN600355614 Affiliation with RN100645506

#### **Customer Information**

CN Number: CN600355614

Name: MODERN METAL FINISHING INC Legal Name: Modern Metal Finishing, inc.

**Customer Type: CORPORATION** 

#### **Affiliation Information**

Customer's Role: OWNER OPERATOR

Begin Date: **End Date:** 

#### **Regulated Entity Information**

RN Number: RN100645506

Name: MODERN METAL FINISHING AUSTIN View Prior Names

Primary Business: No primary business description on file.

Street Address: 7432 BLUFF SPRINGS RD, AUSTIN TX 78744 5606

County: TRAVIS Nearest City: AUSTIN

State: TX Near ZIP Code: 78744

Physical Location: 7432 Bluff Springs Rd, Austin, TX

#### Permits, Registrations, or Other Authorizations

There are a total of 2 programs and IDs for this regulated entity and customer. Click on a column name to change the sort order.

#### 1-2 of 2 Records

Program 🛦	ID Type	ID Number	ID Status
IHW CORRECTIVE ACTION	SOLID WASTE REGISTRATION # (SWR)	66261	INACTIVE
INDUSTRIAL AND HAZARDOUS WASTE		66261	INACTIV

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texas.gov

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ID Search Document Search Search Results Solid Waste Registration Detail Query Home ICEC

#### **Central Registry**

Detail of: IHW Corrective Action Solid Waste Registration 66261

For: MODERN METAL FINISHING AUSTIN (RN100645506)

7432 BLUFF SPRINGS RD, AUSTIN

Solid Waste INACTIVE

Registration Status:

Responsible Parties: MODERN METAL FINISHING INC (CN600355614) Mailing Address: 7432 BLUFF SPRINGS RD AUSTIN, TX 78744-5606

Legal	Description	Start Date	End Date	Туре	Status	Status Date
66261	IHW CORRECTIVE ACTION	11/22/2002		CLEANUP	INACTIVE	02/03/2006

Tracking No.	Туре	Value	Start Date	End Date
11316599	0 FACILITY CAS STATUS	ADMIN CLOS	02/03/2006	
1059346	0 FACILITY CAS STATUS	ACTIVE	12/08/1998	02/03/2006
1061964	0 PROJECT MANAGER	POOL_III	07/16/2001	
1061963	0 PROJECT MANAGER	MERWIN	09/22/1998	07/16/2001
1057821	EPA ID	TXD980880124	01/01/1901	

Physical	Description	Start Date	Туре	Status	Status Date
MODERN METAL FINISHING INC AUSTIN		01/01/1901	IHW CA 0	COMPLETED WORKLOAD	02/03/2006
UNIT PRJ 1264		01/01/1901	IHW CA FAC PARTIAL	COMPLETED WORKLOAD	02/03/2006

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**Historical Preservation Documentation** 



# Austin Housing Finance Corporation

P.O. Box 1088, Austin, TX 78767 (512) 974-3100 • Fax (512) 974-3161 • www.cityofaustin.org/ahfc

MAR 20 2013

March 20, 2012

History Programs Division

Charles Peveto Texas Historical Commission 108 West 16th Street Austin, Texas 78701

RE:

Acquisition and New Construction

14.65 Acres located at:

7051 Meadow Lake Drive

Austin, Travis County, Texas 78744

Dear Mr. Peveto:

National Register of Historic Places PROJECT MAY PROCEED for Mark Wolfe State Historic Preservation Officer

The City of Austin's Austin Housing Finance Corporation proposes to assist Austin Habitat for Humanity, Inc., a non-profit housing development organization, to utilize federal funds for the acquisition of 14.65 acres upon which no fewer than 60 single-family homes will be constructed. The homes will be sold to low- and moderate-income buyers as defined by HUD.

It is the City's determination that this activity would not be an undertaking that would affect structures on or eligible for listing on the National Register of Historic Places. We request your review and concurrence with our finding.

Enclosed are the Request for SHPO Consultation form, maps, and photographs.

Should you need additional information, please call me at 974-3153.

Sincerely

Enclosures

Board of Directors: Lee Leffingwell, President ♦ Sheryl Cole, Vice President ♦ Mike Martinez, Director ♦ Chris Riley, Director ♦ Kathie Tovo, Director ♦ Laura Morrison, Director ♦ Bill Spelman, Director

Marc A. Ott, General Manager • Elizabeth A. Spencer, Treasurer • Shirley Gentry, Secretary

◆ Karen Kennard, General Counsel ◆