



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 [Austin Strategic Housing Blueprint](#) 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	
Eyad Kasemi (Parmer Housing, LLC)	Parmer Housing, LLC	
Street Address		
5110 Lancaster Ct.		
City	State	Zip
Austin	TX	78723
Contact Name	Contact Telephone	
Eyad Kasemi	909-806-9750	
Contact Email		
eyad@civillitude.com		
Federal Tax ID Number	D-U-N-S Number (visit www.dnb.com for free DUNS#.)	
84-2363853	117227081	

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

Legal Name of Developer/Entity	Title of Authorized Officer
Parmer Housing, LLC	Eyad Kasemi



Signature of Authorized Officer

10/30/2019
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

NOV 1 2019

NHCD / AHFC

TRUE CASA CONSULTING, LLC

October 31, 2019

James May
City of Austin - NHCD
1000 East 11th Street
Austin, Texas 78702

RE: RHDA Application – Talia Homes at Lamppost

Dear Jamey:

I am pleased to submit this application for RHDA funding on behalf of Parmer Housing, LLC for the development of Talia Homes at Lamppost – 17 units of high-quality, affordable housing for families in a high opportunity area of North Austin. Eight of the units will be rental units at 50% MFI and below and 9 homeownership units at 80% MFI and below.

The team behind Talia Homes at Lamppost are extremely experienced in affordable housing development paired with significant financial backing and fueled by a motivation to give back to the Austin community. The two applications submitted this round – Talia Homes at Lamppost and Talia Homes at St. Georges Green – are just the beginning for this team. The City's support of this team will only catalyze future affordable housing developments and partnerships.

I want to hi-light the characteristics to assure you that this is a solid team with thoughtful projects and zero risk of execution:

- 1) The project is being developed by a strong team that is extremely well-versed in affordable housing development.
- 2) The property is acquired, has secured certification with Affordability Unlocked, and a site plan has been submitted. The project is ready to proceed and will rapidly deliver units showing the City an immediate return on investment.
- 3) The City's funding will be leveraged 100% with owner equity being provided by a pool of investors.
- 4) This is a project born out of a spirit of giving back and is the perfect example of leveraging home-grown skills and funding in our community to deliver affordable housing.

We are so thankful for this opportunity and appreciate your guidance through this process.

Best,
Jenn Hicks

Project Summary Form

1) Project Name Talia Homes 1	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 12500 Lamppost Lane, Austin, TX 78727 (just North of Parmer Ln)		5) Mobility Bond Corridor
6) Census Tract 18.48	7) Council District District 7	8) Elementary School PARMER LANE EL
9) Affordability Period 99 Years		
10) Type of Structure Single Family	11) Occupied? No	12) How will funds be used? ion, Pre-development, and Cons

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI			3	5		8
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	3	5	0	8

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI				9		9
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	9	0	9

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	Continuum of Care Units	0
Accessible Units for Sensory Impairments	1		

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

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

20) Estimated Sources and Uses of funds

Sources

Debt	
Third Party Equity	\$ 3,307,450
Grant	
Deferred Developer Fee	
Other	
City of Austin	1391927

Total \$ 4,699,377

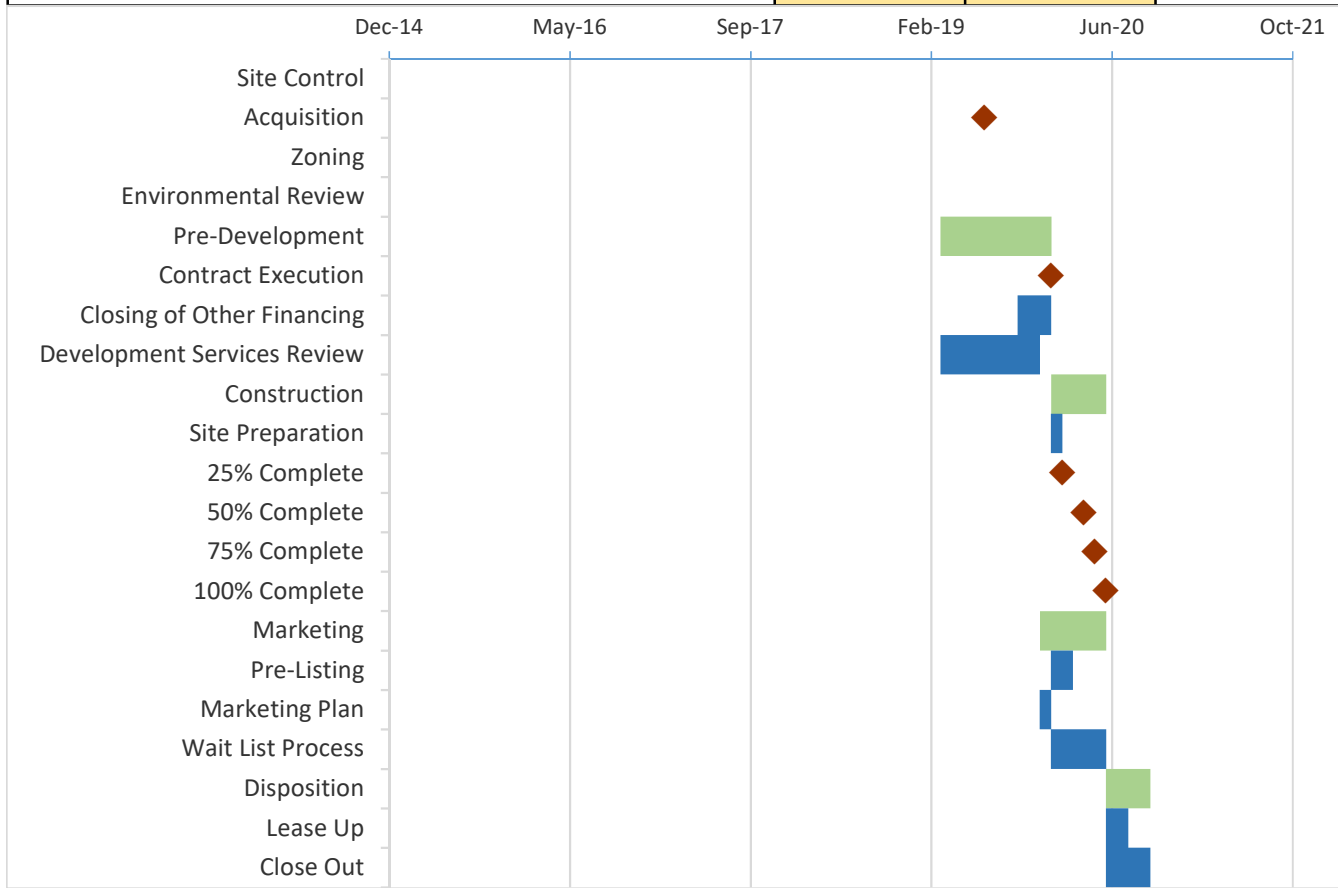
Uses

Acquisition	300000
Off-Site	0
Site Work	835,164
Sit Amenities	
Building Costs	2,901,420
Contractor Fees	338,293
Soft Costs	324,500
Financing	
Developer Fees	0

Total \$ 4,699,377

Development Schedule

	Start Date	End Date
Site Control	Jul-19	Jan-00
Acquisition	Jul-19	
Zoning	N/A	N/A
Environmental Review	N/A	N/A
Pre-Development	Mar-19	Jan-20
Contract Execution	Jan-20	
Closing of Other Financing	Oct-19	Jan-20
Development Services Review	Mar-19	Dec-19
Construction	Jan-20	Jun-20
Site Preparation	Jan-20	Feb-20
25% Complete	Feb-20	
50% Complete	Apr-20	
75% Complete	May-20	
100% Complete	Jun-20	
Marketing	Dec-19	Jun-20
Pre-Listing	Jan-20	Mar-20
Marketing Plan	Dec-19	Jan-20
Wait List Process	Jan-20	Jun-20
Disposition	Jun-20	Oct-20
Lease Up	Jun-20	Aug-20
Close Out	Jun-20	Oct-20



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review			
Engineering	75,000		
Survey	6,500		
Architectural	110,000		
Subtotal Pre-Development Cost	\$191,500	\$0	
Acquisition			
Site and/or Land	300,000		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$300,000	\$0	
Construction			
Infrastructure		1,391,927	
Site Work	835,164		
Demolition	23,500		
Concrete	312,225		
Masonry			
Rough Carpentry	636,244		
Finish Carpentry			
Waterproofing and Insulation	56,808		
Roofing and Sheet Metal	90,892		
Plumbing/Hot Water	272,676		
HVAC/Mechanical	181,784		
Electrical	153,245		
Doors/Windows/Glass	261,315		
Lath and Plaster/Drywall and Acoustical			
Tiel Work	124,977		
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	181,784		
Specialties/Special Equipment	45,446		
Cabinetry/Appliances	180,807		
Carpet			
Other (specify)	379,718		electric grounding of slab, termite treatment, contractor fee, i
Construction Contingency	338,293		
Subtotal Construction Cost	\$4,074,877	\$1,391,927	
Soft & Carrying Costs			
Legal	48,500		
Audit/Accounting	25,000		
Title/Recordin	59,500		
Architectural (Inspections)			
Construction Interest			
Construction Period Insurance			
Construction Period Taxes			
Relocation			
Marketing			
Davis-Bacon Monitoring			
Other (specify)			
Subtotal Soft & Carrying Costs	\$133,000	\$0	
TOTAL PROJECT BUDGET	\$4,699,377	\$1,391,927	

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	9	0	0	0	0	0	0
Number of Bedrooms	3	0	0	0	0	0	0
Square Footage	1344-1479 SF	0	0	0	0	0	0
Anticipated Sale Price	\$223,050	\$0	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$223,050	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	5.00%						
Monthly Principal Amount	\$268	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$929	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$85.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,482	\$0	\$0	\$0	\$0	\$0	\$0

Project Name	Talia Homes 1	
Project Type	100% Affordable	
Council District	District 7	
Census Tract	18.48	
AHFC Funding Request Amount	\$1,391,927	
Estimated Total Project Cost	\$4,699,377	
High Opportunity	Yes	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	8	# of rental units at < 50% MFI
District Goal	1.20%	% of annual goal reached with units
High Opportunity	3.53%	% 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	3.45%	% of annual goal reached with units
Geographic Dispersion	6.15%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	2	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	9	# of units for purchase at < 80% MFI
District Goal	1.35%	% of annual goal reached with units
High Opportunity	3.97%	% 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	3.89%	% of annual goal reached with units
Geographic Dispersion	6.92%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	2	% of Goals * 15
Unit Score	5	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	3	Total Affordable 2 Bedroom units
3 Bedroom Units	14	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	93	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	12	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	3	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	4	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	37	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	30%	% of total project cost funded through AHFC request
Leverage Score	18	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$81,878.06	Amount of assistance per unit
Subsidy per unit score	15	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$28,998.48	Amount of assistance per bedroom
Subsidy per Bedroom Score	21	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	54	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	95	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

TALIA HOMES



REQUIRED ATTACHMENTS

Talia Homes at Lamppost

By

Parmer Housing, LLC



a. Introduction:

Talia Homes at Lamppost is an affordable housing community being developed by a powerhouse team of Austin-based real estate professionals that will provide eight rental units affordable to households earning 50% or less of Median Family Income and nine homeownership units affordable to households earning 80% or less of Median Family Income. This high-impact property will be nestled in a single-family, high-opportunity neighborhood right off of Parmer Lane and within a block of Parmer Lane Elementary School and Westview Middle School. The project will provide affordable homes in a family-centric neighborhood where the median home value is \$360k and the average market rent is \$1,664 per month.

Parmer Housing, LLC, is the owner/developer entity for Talia Homes at Lamppost, which is being led by Eyad Kasemi and Fayezi Kazi of Civilitude - an engineering firm that has been a part of numerous AHFC-funded affordable housing communities: The Works II, Cardinal Point, Live Oak Trails, Homestead Oaks, The Jordan at Mueller and AHA! at Briarcliff to name a few. The technical expertise of the Civilitude duo is enhanced by a “give-back” mentality that leads in both their professional and personal lives. Besides being brain trusts on real estate development, Mr. Kasemi and Mr. Kazi have a deep understanding of affordable housing financing and entitlements.

The team supporting Talia Homes at Lamppost includes:

Parmer Housing, LLC – Developer and Owner – made up of Eyad Kasemi and Fayezi Kazi of Civilitude, Hind T. Hatoum, Mothafar Mahmoud, Tom Kolko, and Ghassan Mahmoud.

Civilitude, Inc. – Civil Engineer

Jennifer Hicks – True Casa Consulting, LLC – Affordable Housing Financing Consultant

Kenda Dawwami – Keller Williams Realty, Inc. – Realtor for Homeownership Units, Property Manager and Asset Manager

Austin Design Group – Steve Todd, Project Architect

Constructinople – General Contractor

Please see Section 2: Development Team for Experience.

Talia Homes at Lamppost is a high-impact housing community worthy of City of Austin investment for the following reasons:

- 1) 17 affordable units in the heart of a family-friendly, high-opportunity neighborhood in Urban Austin



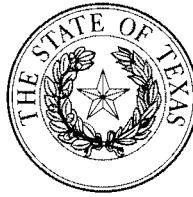
- 2) A skilled development team whose experience can expedite the project through development ensuring rapid delivery of units
- 3) The project is backed and supplemented with owner equity from an impressive pool of investors who are putting their money into innovative affordable housing solutions. This leverage by private funders is exactly the innovation that Austin needs to be nimble and get quality affordable housing on the ground quickly.
- 4) Talia Homes at Lamppost (and concurrent Talia Homes at St. Georges Green) are the first of many in-fill affordable housing communities planned by this team. The City of Austin funding is a direct return on investment by not only delivering affordable units in desirable neighborhoods, but also building the capacity of the next generation of affordable housing developers.



ATTACHMENT 1: APPLICANT ENTITY

b. Certificate of Status:

Please find Certificate of Status attached.



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for PARMER HOUSING LLC (file number 803363962), a Domestic Limited Liability Company (LLC), was filed in this office on July 10, 2019.

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

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on October 31, 2019.



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs
Secretary of State



ATTACHMENT 1: APPLICANT ENTITY

c. Applicant Capacity:

Parmer Housing, LLC – developer and owner of Talia Homes at Lamppost – is managed by members Eyad Kasemi and Fayezi Kazi of Civilitude. As Founder and President of Civilitude, Fayezi Kazi has been creating vibrant and complete communities in Austin for over a decade. As Civilitude celebrates its ten-year anniversary, Mr. Kazi and Mr. Kasemi are taking their unparalleled experience in affordable housing development and getting hands-on as owners/developers while adding capacity to the Austin-based community of “Housers.”

“CIVILITUDE was born of a desire to serve Austin with elevated standards of excellence in land development. We call Austin our home, work-place, playground, and our community. Because both the public and private sectors contribute to fashioning the fabric of our city, Civilitude aims to represent clients in each of these areas exceptionally. From school districts to affordable housing builders, from municipalities to commercial developers, we at Civilitude support our clients in creating complete communities that are vibrant, flourishing and diverse.”

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

Jennifer Hicks and Civilitude worked together on the majority of projects developed during Hicks' tenure at Foundation Communities. Many of these projects were extremely complex and were delivered on time and within budget. This experience is directly translated to the development of Talia Homes and this history builds a solid relationship that will ensure the financial execution and accelerated delivery of affordable housing units.



i.) Project Management:

Civiltude has assisted in the development of over 15 affordable housing communities and 21 market multifamily communities. Please see Section 2 (Development Team) for a map of the impressive number of projects that Civiltude has developed in Austin from education to retail to subdivision. Civiltude will utilize this track record of expertise and the capacity of their skilled staff to oversee this project with primary oversight by Eyad Kasemi and Fayez Kazi.

ii.) Market Analysis:

Talia Homes at Lamppost will feature 17 units and due to its small size will not be pursuing funding from TDHCA – who normally requires a market analysis. Please see Section 4 (Project Proposal) for a Market Assessment.

iii.) Site Selection and Control:

Talia Homes at Lamppost is already owned by Parmer Housing, LLC.

iv.) Planning and Construction:

The General Contractor for Talia Homes at Lamppost is Constructinople who has completed or is under construction on several SMART Housing Single Family and ADU infill projects. Constructinople has worked with the same team assembled for Talia Homes at Lamppost on several project and therefore this project will benefit from that cohesion and efficiency.

v.) Design, Architecture and Engineering:

A cohesive and experienced architecture and engineer team is critical to the overall project success. Luckily, Talia Homes at Lamppost is being spearheaded by the most well-qualified and experienced engineering firms in local affordable housing development – Civiltude, Inc.. Austin Design Group – who has worked with Kazi and Kasemi on numerous urban in-fill housing developments - will be the architect for Talia Homes at Lamppost. Together, the team is bringing an urban living model with a high-end feel to the affordable housing

vi.) Legal and Accounting:

An attorney will be engaged for this project on as needed basis. All accounting is performed in-house by Crystal Nuding of Civiltude, Inc. who currently manages the team's other properties.

vii.) Federal Funding Rules:

Jennifer Hicks has extensive experience working with programs funded by HUD and their associated federal regulations including: Federal Labor Standards, Davis Bacon Reporting, Section 3, Affirmative Marketing, Environmental Clearances, Public Notices and Procurement Standards. Please see attachment for a list of properties developed/assisted by Jennifer Hicks and the funding sources in place at each property. Also, please see Section 2 (Development Team) for more detailed information on Financing Experience. Civiltude also has expansive knowledge of federal funding rules from their work on dozens of affordable housing communities.



viii) Other funding source rules (e.g. Low Income Housing Tax Credits):

Please see attachment for a list of properties developed/assisted by Jennifer Hicks and the funding sources in place at each property. Also, please see Section 2 (Development Team) for more detailed information on Financing Experience. Civiltude also has expansive knowledge of federal funding rules from their work on dozens of affordable housing communities.

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Project	New or Rehab	# of Units	Project Type	Financing	Year Complete	Income Mix
Arbor Terrace, Austin, TX	Rehab	120	Supportive Housing	Neighborhood Stabilization Program via TDHCA, City of Austin RHDA Program, FHLB Atlanta, NeighborWorks America	2012	90 units – 30% MFI 30 units – 50% MFI
Bluebonnet Studios, Austin, TX	New	107	Supportive Housing	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, TCAP, Enterprise Green Communities, NeighborWorks America, Private Fundraising	2016	22 units – 30% MFI 21 units – 40% MFI 64 units – 50% MFI
Burnet Place Apartments, Austin, TX	New	61	Supportive Housing	City of Austin RHDA, TDHCA MFDL, FHLB San Francisco, Private Fundraising	Under Development	13 units – 30% MFI 13 units – 40% MFI 35 units – 50% MFI
Capital Studios, Austin, TX	New	135	Supportive Housing	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise Green Communities, NeighborWorks America, Private Fundraising	2014	27 units – 30% MFI 27 units – 40% MFI 81 units – 50% MFI
Cardinal Point, Austin, TX	New	120	Family	9% LIHTC, City of Austin RHDA Program, FHLB AHP, Private Fundraising	2017	12 units – 30% MFI 60 units – 50% MFI 48 units – 60% MFI

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Eastern Oaks Apartments, Austin, TX	Rehab	30	Family	TDHCA MFDL and RHDA Program	Under Development	All units below 30% MFI
Garden Terrace, Austin, TX	Rehab/New	123	Supportive Housing	City of Austin RHDA funding, FHLB AHP, TDHCA HOME, Section 8 Moderate Rehabilitation SRO Program	2003, 2008, 2017	45 units – 30% MFI 75 units – 50% MFI 3 units - UR
Homestead Oaks, Austin, TX	New	140	Family	9% LIHTC, City of Austin RHDA Program, HUD 221(d)(4) loan, FHLB AHP, NeighborWorks America, Private Fundraising	2015	14 units – 30% MFI 70 units – 50% MFI 42 units – 60% MFI 14 units - MKT
The Jordan at Mueller, Austin, TX	New	132	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Private Fundraising	Under Construction	14 units – 30% MFI 66 units – 50% MFI 52 units – 60% MFI
Lakeline Station, Austin, TX	New	128	Family	9% LIHTC, City of Austin RHDA Program, Department of Justice Funds, Private Fundraising	2017	13 units – 30% MFI 64 units – 50% MFI 51 units – 60% MFI
Live Oak Trails, Austin, TX	New	58	Family Supportive Housing	9% LIHTC, City of Austin RHDA Program, Department of Justice Funds, Private Fundraising	2017	12 units – 30% MFI 12 units – 40% MFI 34 units – 50% MFI
M Station, Austin, TX	New	150	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise	2011	15 units – 30% MFI 75 units – 50% MFI

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				Green Communities, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America		45 units – 60% MFI 15 units – MKT
Roosevelt Gardens, Austin, TX	New Construction	40	Supportive Housing	City of Austin RHDA, TDHCA MFDL, FHLB San Francisco	Under Development	14 units – 30% MFI 26 units – 50% MFI
Sierra Vista, Austin, TX	Rehab	238	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America	2012	24 units – 30% MFI 166 units – 50% MFI 48 units – 60% MFI
Spring Terrace, Austin, TX	Rehab	142	Supportive Housing	City of Austin RHDA, TDHCA HOME and HTF, FHLB Dallas, NeighborWorks America, Enterprise Green Communities, Private Fundraising	2006	14 units – 30% MFI 126 units – 50% MFI 2 units – UR
Skyline Terrace Austin, TX	Rehab	100	Supportive Housing	9% LIHTC, City of Austin RHDA, TDHCA HOME, FHLB San Francisco, NeighborWorks America, Enterprise Green	2008	72 units – 30% MFI 28 units – 40% MFI

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				Communities, Private Fundraising		
Waterloo Studios, Austin, TX	New Construction	132	Supportive Housing	9% LIHTC and City of Austin RHDA Program	Under Development	26 units – 30% MFI 26 units – 40% MFI 80 units – 50% MFI

PARMER HOUSING, LLC

Fayez Kazi, CEO, P.E

As Founder and President of Civiltude, Fayez is passionate about creating vibrant, complete communities. His expertise ranges from urban planning and zoning to civil infrastructure design and land development. In his 20 years of experience as a civil engineer, Fayez's work has changed the Austin skyline. More importantly, it has created opportunities for his employees and students alike to make a difference in the Austin community. Fayez's belief in bettering communities doesn't end with his professional work — he spends his time giving back as a teacher, as a mentor, and as a regular volunteer.

Eyad Kasemi, E.I.T.

Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities. He designed – The Jordan at Mueller - a 132- unit AHFC-funded apartment complex that received a site development permit within a record four months. He is also involved in real estate development and construction with a focus on auxiliary dwelling units and even manages a few properties of his own. As Project Manager for Constructinople, LLC, Mr. Kasemi will develop 4 SMART housing auxiliary dwelling units for local non-profit – Blackland CDC. Mr. Kasemi strongly believes everyone should have a fair chance at affordable housing. Outside of work, Mr. Kasemi has worked with a local non-profit that aids refugees in the area for over 5 years. As an immigrant himself, he is aware of hardships that people encounter and enjoys helping those in need in his spare time.

Hind T. Hatoum, PhD.

After graduate education in Austin Texas, Hatoum established roots in Chicago Illinois where most affordable communities were mono-ethnic. After 30 years in Chicago, she now feels the multi-ethnic neighborhoods are expanding and the ability of the citizens to live side by side with other ethnic groups is possible. Hatoum's educational background includes bachelor's degree in pharmacy, masters in pharmacology and a doctorate degree (PhD) in Health Care Administration. She has taught at the University of Illinois at Chicago, for more than a decade, and spent 22 years as a research consultant to pharmaceutical companies. Hatoum was attracted as principal in Parmer Housing, LLC due to a belief that an integrated society provides a benevolent medium to raise families where good neighbors are not necessarily defined by their income brackets, but rather by their characters and neighborly acts. She believes the City of Austin SMART Housing program and AHFC funding provides a rather non-intrusive way to bring together folks with

different income levels and acts as model to bring the citizens of Austin closer by leveling up the playing fields for the less fortunate members of the community.

Mothafar Mahmoud

Mothafar Mahmoud has been building high end residential houses in the Austin area since 2000. He enjoys the construction business, overseeing all phases of the trade and coordinating all these efforts and coming up with a product that people would live in and call it their home. Mahmoud has a degree in Civil Engineering with emphasis in construction. As a member of Parmer Housing, LLC, Mahmoud is excited to use his construction experience and engineering background to be able to meet the demands of the Austin community through the affordable housing program and provide quality housing to benefit families of low to intermediate income levels.

Tom Kolko, P.E.

Tom Kolko knows the value of community. It was US government programs and the kindness of the community around him that helped him through the remaining semesters of his college career after his father's death while a junior at Texas A&M in the Civil Engineering program. In 2010, at the peak of his professional career, he took a leap of faith to start his own business, but it was the wrong time and the wrong opportunity. After depleting his life's savings before getting back on his feet, it was again community that helped him through tough times. Now it's time for him to give back and help the disadvantaged community improve where they live to provide them with a much-needed head start.

Ghassan Mahmoud

Ghassan Mahmoud has been involved in the development and construction business since 1993 right after graduate school with a degree in Civil Engineering and Construction Management. He believes the affordable housing program offers great investment opportunities for investors that are well familiar with the construction business while providing an incentive to accommodate less privileged families to find quality homes and shelter at affordable prices.



ATTACHMENT 1: APPLICANT ENTITY

d. Statement of Confidence:

N/A

Eyad Kasemi and Fayezi Kazi are locally involved in the development of affordable housing through the Civil Engineering firm, Civilitude, founded by Kazi about ten years ago. While Civilitude has worked on projects outside of Austin, this has only been for engineering services. Talia Homes at Lamppost and Talia Homes at St. Georges Green are the first affordable housing communities owned and developed by the team that are accessing City of Austin funding. All consultants and the professional team engaged are all local to Austin and have experience working on Austin-based, affordable housing projects.



ATTACHMENT 1: APPLICANT ENTITY

e. Financial Capacity:

PARMER HOUSING, LLC – managed by Eyad Kasemi and Fayez Kazi of Civilitude - is not a newcomer to affordable housing development. The development team assembled for Talia Homes at Lamppost have worked in differing capacities on numerous affordable housing developments featuring either City of Austin funding or are SMART Housing certified.

CIVILITUDE has assisted in the development of over 15 affordable housing communities and 21 market multifamily communities. Please see Section 2 (Development Team) for a map of the impressive number of projects that Civilitude has developed in Austin.

EYAD KASEMI AND FAYEZ KAZI – managers of Parmer Housing, LLC – have developed numerous urban in-fill projects that were SMART Housing certified.

JENNIFER HICKS of True Casa Consulting – the financing consultant engaged by Parmer Housing, LLC for the development of Talia Homes at Lamppost - has been engaged and working with City of Austin RHDA funds her entire career. Hicks also possesses extensive experience with the following housing programs:

- Low-Income Housing Tax Credit
- Texas Department of Housing and Community Affairs MFDL Program
- Federal Home Loan Bank AHP Program
- City of Austin, Neighborhood Housing and Community Development programs
- Section 811 PRA Program
- HUD Capital Financing programs, including HOME and CDBG
- HUD Continuum of Care
- Public Housing Authority programs, includes Housing Choice Vouchers

JENNIFER HICKS' portfolio of relevant experience includes:

Roosevelt Gardens – 40 units

Location:	Austin, Texas
Project Type:	demolition and expansion – 40 new construction MF units
Scope of Services:	Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.



Burnet Place Apartments – 61 units

Location: Austin, Texas
Project Type: new construction of 61 units on urban in-fill site
Scope of Services: Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.

Eastern Oaks Apartments – 30 units

Location: Austin, Texas
Project Type: major rehabilitation of existing public housing-owned property
Scope of Services: Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.

Garden Terrace – Phases I, II and III – 123 Units

Location: Austin, Texas
Project Type: acquisition/rehabilitation, supportive housing, adaptive re-use, single room occupancy, on-site supportive services
Scope of Services: Led pre-development, neighborhood support, financial structuring, FHLB AHP award, TDHCA HOME/HTF funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, Section 8 Moderate Rehabilitation Project-Based contract with Housing Authority of the City of Austin, TDHCA Multifamily Direct Loan program, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams, annual renewal of HAP contract, federal subsidy layering review.

Spring Terrace – 142 Units

Location: Austin, Texas
Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, emergency shelter, Enterprise Green Communities, on-site supportive services
Scope of Services: Led pre-development, neighborhood support, financial structuring, FHLB AHP award, TDHCA HOME/HTF funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

Skyline Terrace – 100 Units

Location: Austin, Texas



Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, 9% HTC, Enterprise Green Communities, on-site supportive services

Scope of Services: pre-development, neighborhood support, financial structuring, 9% Low Income Housing Tax Credit application and award, FHLB AHP award, City of Austin funding, construction budget review and value engineering, part of development team, contract review, investor and lender RFP and selection, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

Arbor Terrace – 120 Units

Location: Austin, Texas

Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, Enterprise Green Communities, on-site supportive services

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, Neighborhood Stabilization Program funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

M Station – 150 Units

Location: Austin, Texas

Project Type: new construction, 9% HTC, family, mixed-income, mixed-use, Transit Oriented Development, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families

Scope of Services: pre-development, neighborhood support, financial structuring FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, tenant for commercial space.

Sierra Vista – 238 Units

Location: Austin, Texas

Project Type: acquisition/rehabilitation, re-location, 9% HTC, family, Enterprise Green Communities, TDHCA Weatherization Assistance Program, on-site



Scope of Services: children's learning center and adult-focused services, integrated units for homeless and at-risk families
pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, layered TDHCA WAP funding for green improvements, partnerships with state agency and nonprofit service organization for vouchered units, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings.

Capital Studios – 135 Units

Location: Austin, Texas

Project Type: new construction, zero lot line construction, Central Business District, 9% HTC, family, LEED, supportive housing, single room occupancy, commercial space and parking, on-site supportive services.

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, partnership with housing authority for VASH referrals, design input for targeted population, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings

Homestead Oaks – 140 Units

Location: Austin, Texas

Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, mixed income, integrated units for homeless and at-risk families

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, HUD 221 (d)(4) financing, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings.

Lakeline Station – 128 Units

Location: Austin, Texas

Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families



Scope of Services: pre-development, financial structuring, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings

Bluebonnet Studios – 108 Units

Location: Austin, Texas
Project Type: new construction, zero lot line construction, 9% HTC, family, LEED, supportive housing, single room occupancy, on-site supportive services
Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, partnership with housing authority for VASH referrals, design input for targeted population, City of Austin funding, construction budget review and value engineering, part of development team, contract review, TDHCA Multifamily Direct Loan Program, environmental review, land and financial closings

Live Oak Trails – 58 Units

Location: Austin, Texas
Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families
Scope of Services: pre-development, neighborhood support, financial structuring, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, TDHCA Multifamily Direct Loan Program, environmental review, land and financial closings

Cardinal Point – 120 Units

Location: Austin, Texas
Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families.
Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, PUD zoning with Master Community Association and design approval process, environmental review, land and financial closings



Required Attachments:

- 1) Current Financial Statement from Civiltude and from Hind Hatoum (one investor on project)
- 2) Proof of sufficient reserves or line of credit available to complete the proposed project



CHASE PRIVATE CLIENT

October 16, 2019

Civiltude, LLC
5110 Lancaster Ct.
Austin, TX 78723

To Whom It May Concern:

Please accept this letter to verify that the accounts of Civiltude, LLC, at JPMorgan Chase Bank, are in good standing. The current available balance is \$1,239,680.07. If you have questions, feel free to call me.

Sincerely,

Davin Epperson
JPMorgan Chase
Private Client Banker
Austin Downtown
512-479-5490

"Chase Private Client" is the brand name for a banking and investment product and service offering.

Bank deposit accounts, such as checking and savings, may be subject to approval. Deposit products and related services are offered by JPMorgan Chase Bank, N.A. Member FDIC.

Certain bank managed advisory products and related services, such as custody services, are offered by JPMorgan Chase Bank, N.A. and its affiliates. These assets are segregated by law and are not subject to FDIC or SIPC coverage. Other investment products and services are offered through J.P. Morgan Securities LLC (JPMS), a member of FINRA and SIPC. Annuities are made available through Chase Insurance Agency, Inc. (CIA), a licensed insurance agency, doing business as Chase Insurance Agency Services, Inc. in Florida. JPMS and CIA are affiliates of JPMorgan Chase Bank, N.A. Products not available in all states.

INVESTMENT AND INSURANCE PRODUCTS ARE:

- NOT FDIC INSURED • NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY • NOT A DEPOSIT OR OTHER OBLIGATION OF, OR GUARANTEED BY, JPMORGAN CHASE BANK, N.A. OR ANY OF ITS AFFILIATES
- SUBJECT TO INVESTMENT RISKS, INCLUDING POSSIBLE LOSS OF THE PRINCIPAL AMOUNT INVESTED



BMO Harris Bank N.A.
Certificate of Deposit (CD) Account Disclosure

Account Title and Mailing Address
HIND T. HATOUM DECLARATION OF TRUST
DATED SEPT 29 2006
155 HARBOR DR APT 1912
CHICAGO, IL 60601
UNITED STATES

Date: 10/23/2018

Amount: \$1,014,196.58

Rate Information

The interest rate for your CD account number is 2.616 % with an annual percentage yield (APY) of 2.65 %. You will be paid this rate until the maturity date of the certificate. Your certificate will mature on 03/23/2020 . The APY assumes interest and principal remains on deposit until maturity. A withdrawal will reduce earnings.

Interest begins to accrue on the Business Day you deposit cash or any non-cash item (for example checks).

Interest for your account will be compounded daily and will be distributed by: Credit to your account
Quarterly

Minimum Balance Requirements

You must deposit at least \$100,000.00 to open this account.

You must maintain a daily minimum balance of \$100,000.00 in your account to obtain the APY listed above.

Balance Computation Method

We use the daily balance method to calculate the interest on your account. This method applies a daily periodic rate to the Ledger Balance in the account each day. The Ledger Balance is the balance in your account that consists of all deposits, plus interest credited to the account, minus all withdrawals and other debits to the account at the close of the Business Day. Our Business Days are Monday through Friday. Transactions on Saturday, Sunday, and Federal holidays are posted the next Business Day.

Transaction Limitations

Each CD is treated as a separate deposit with its own interest rate and maturity. You cannot make additional deposits into or withdrawals from this account until the maturity date. Additional funds may be added and withdrawals may be made during the grace period. Special transaction limitation rules apply for IRAs – please see your IRA Plan disclosure if this account is part of an IRA or other tax qualified plan.

Maturity, Renewal and Grace Period

At the maturity date, this account will automatically renew to another CD of equal term at the then current interest rate and APY for that term and current balance. If the CD has a balance less than \$1,000 or is a 1 month or 2 month CD with a balance less than \$100,000, it will automatically renew for the same term with an interest rate and APY set by us as shown on the then current Interest Rate Sheet. You will have a grace period of ten (10) calendar days after the maturity date to withdraw funds without being charged an early withdrawal penalty. We will send you a pre-maturity reminder and a confirmation of the renewal.



PROSPERITY BANK®

October 31, 2019

Re: Talia Homes

Property: 12500 Lamppost Ln, Austin TX 78727

To whom it may concern:

This letter is to inform you the above mentioned borrowers have been pre-qualified for construction financing of \$1,000,000 to build a +/- 17 unit residential condominium development, subject to the following conditions:

- Bank review and approval of construction budget, plans, and builder, including information necessary for underwriting
- Satisfactory title policy, loan documentation, survey and appraisal
- Final satisfactory credit underwriting
- Final approval from Loan Committee

Additional items may be required during the underwriting prior to closing. This is not a commitment to lend. Final approval will be determined upon the review of these conditions.

Thank you for your interest in Prosperity Bank. If you have any questions, please feel free to contact me at 512-891-1800.

Sincerely,

Sam Kent

Sam Kent
President – Oak Hill Banking Center
Prosperity Bank
7001 Hwy 290 W.
Austin, TX 78736



ATTACHMENT 2: DEVELOPMENT TEAM

Parmer Housing, LLC has engaged the following high-quality development team to oversee the development of Talia Homes at Lamppost:

- | | |
|---------------------------------|---|
| 1) Financing Consultant: | Jennifer Hicks with True Casa Consulting, LLC |
| 2) Architect: | Austin Design Group |
| 3) Civil Engineer: | Civilitude, LLC |
| 4) General Contractor: | Constructinople |
| 5) Developer | Parmer Housing, LLC |

Please see attached documentation of experience for team members listed above. Each team member has vast experience in the development of affordable housing and intimate familiarity with the funding sources scheduled for this project.

TALIA HOMES



	Name and Contact Information	MBE?	WBE?	NP?
Owner	Eyad Kasemi, Managing Member, Parmer Housing, LLC, 5110 Lancaster Ct, Austin, TX 78723 (909) 806-9750 eyad@civilitude.com			
Finance Consultant	Jennifer Hicks, Owner of True Casa Consulting, 3000 Skylark Drive, Austin, TX 78757 (512) 203-4417 jennifer@truecasa.net		X	
Architect	Steve Todd, Austin Design Group, 9020 S Capital of Texas Highway, Building 1, Suite 350, Austin, TX, 78759 (512) 346-1724			
Engineer	Civilitude, 5110 Lancaster Court, Austin, TX 78723 (512) 761-6161 fayeze@civilitude.com	X		
General Contractor	Fayeze Kazi, Constructinople, (512) 956-6650 fayeze@civilitude.com	X		
Property Management Provider	Kenda Dawwami, Real Estate Agent/KW Realty, (909) 806-9748 kendadawami@gmail.com			
Other: Accounting	Michelle Sweeten, Accountant, Sweeten CPA, 10420 Manchaca Road (512) 300-0282		X	

TRUE CASA CONSULTING, LLC

Bio for Jennifer Hicks, Founder:

Jennifer Hicks has over 20 years of affordable housing development and finance experience working for Foundation Communities - the State's premier nonprofit, affordable housing developer. As Director of Housing Finance, Hicks led the development of 14 innovative and high-impact communities that provided 1,559 units of affordable housing. While at Foundation Communities, Hicks also helped create and implement the first supportive housing model in Austin and grew the model to 783 units before her departure. In her current consulting capacity, Hicks has continued working with nonprofits to help structure and access capital for permanent supportive housing projects in Texas. Hicks' passion and expertise is centered around high-impact housing and enjoys the complexity and challenge these projects provide. She marries her development and finance skills with a deep understanding of the target population that helps inform both the physical and programmatic design of the project that best suits the target population. Hicks has strong relationships with quality investors, lenders and local and state housing funders. Hicks was honored to be a part of Affordable Housing Finance's first round of 40 and Under Young Leaders, but her greatest reward is creating places for people to call home.

Affordable Housing Development Experience

True Casa has the following experience in Affordable Housing Development:

- 1) Leading affordable housing site selection for new communities including analyzing sites for scoring and threshold requirements with Housing Tax Credit program.
- 2) Structuring purchase contracts to meet requirements of Housing Tax Credit program.
- 3) Reviewing purchase contracts and ensuring milestones are all achieved.
- 4) Coordinating professionals to conduct third party due diligence reports and reviewing all reports (i.e. Phase I ESA, appraisals, market studies, property condition assessments, civil engineering reports, and surveys.)
- 5) Managing the required follow-up for any third party due diligence reports (i.e. Phase II ESA work.)
- 6) Coordinating RFQ's for architect and general contractor selection, including participating in selection committee.
- 7) Overseeing the financial structuring and development of 1,800 units of affordable housing.
- 8) Running project budgets and proformas for proposed affordable housing developments.
- 9) Managing the construction budget process including reviewing bids and participating in value engineering.
- 10) Leading the contract review and finalization for general contractor and architect and ensuring all federal requirements are properly referenced and adhered to, as well.
- 11) Participating in design review and input to ensure housing is designed with target population in mind.
- 12) Creating the organizational structure for new affordable housing developments including name registration and new entity creation with the Texas Secretary of State.

TRUE CASA CONSULTING, LLC

- 13) Ensuring that design and construction team is made aware of State and Federal housing construction requirements and that they are properly adhered to.
- 14) Overseeing compliance with Davis Bacon wage reporting and Federal labor standard laws.
- 15) Coordinating with development team on zoning and permit issues and timing, as needed.
- 16) Engaging with neighborhoods and community organizations on affordable housing education and specific development support.
- 17) Raising over \$218 million in grants and loans from public and private sources for the acquisition, rehabilitation and new construction of affordable housing.
- 18) Winning 9% low income housing tax credits in Texas on 11 developments in the past 10 years.
- 19) Preparing and processing 9% HTC applications including leading response to all deficiencies, underwriting and ensuring project meets all required reporting milestones.
- 20) Completing all reporting due to TDHCA on all HTC-funded projects – commitment, Carryover Allocation Agreement, 10% Test, construction monitoring reports, LURA origination, and Cost Certification.
- 21) Creating RFP for equity investors and lenders on affordable housing developments and analyzing responses for a final selection recommendation.
- 22) Negotiating the final LOIs from investors and lenders, as well as reviewing and negotiating the limited partnership agreement for tax credit projects.
- 23) Securing over \$10M in grant awards from the Federal Home Loan Bank Affordable Housing Program in 12 awards – application, underwriting, subsidy draw and initial compliance monitoring.
- 24) Securing gap funding from a variety of funding sources including: City of Austin Rental Housing Development Assistance Program, TDHCA Multifamily Direct Loan Program and Capital Magnet Fund.
- 25) Ensuring construction stays on timeline and meets any funder required deadlines (i.e. HTC PIS deadline.)
- 26) Leading the construction draw requests to construction lender and equity provider.
- 27) Ensuring all tax credit equity is drawn according to agreed upon milestones.
- 28) Coordinating with property management on lease-ups for HTC projects.
- 29) Structuring housing vouchers in new developments.
- 30) Designing supportive housing models based on site and project parameters.
- 31) Tracking project stabilization and leading the conversion to permanent mortgage.
- 32) Facilitating the refinancing of six different communities and preserving affordability.
- 33) Coordinating the Year 15 response on HTC financed communities.
- 34) Leading the closing on land acquisition and all project financing including coordinating the closing team and responding to due diligence calls from lender and investor.
- 35) Creating a compliance checklist that details all funder requirements for ongoing operations.

Constructinople LLC

Firm & Headquarters Address

**5110 Lancaster Ct. Austin,
TX 78723**

President

Kenda Dawwami

Partner

**Fayez Kazi, PE, LEED AP TX
License No. 96489**

Project Manager

Eyad Kasemi

Construction Manager, Estimator

Mothafar Mahmoud

Office Telephone

512 761 6161

Date of Organization

March 2018

Type of Organization

Limited Liability Company

Firm Overview & History

Constructinople is a construction firm established in early 2016 as a sole proprietor and quickly brought on partners and incorporated in 2018. Located in Austin, Texas and led by Kenda Dawwami, Fayez Kazi and Eyad Kasemi, Constructinople provides senior level attention and the flexible, timely response only a small, nimble firm can deliver. Constructinople is associated with Falcon Eye Asset Holdings, Parmer Housing and Realview Development Group of companies. The shareholders and executives of these companies are comprised of seasoned businessmen and engineers, who bring to the table not only over 52 years of professional experience both locally and internationally but also the following strengths:

- Development as well as construction of over 60 dwelling units collectively.
- Providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects
- Extensive understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities.
- Urban planning and zoning to civil infrastructure design and land development.

Non-Profit Experience

Non Profit Name	Project Experience	Contact & Reference
Blackland Community Development Corporation	1910 Salina St. Austin, Texas 78722 2203 Salina Unit B Austin, Texas 78722 2106 Chicon St. Austin, Texas 78722	Joseph Martinez jmartinez@blacklandcdc.org Executive Director 1902 E. 22nd Street Austin, TX 78722 512-810-9153

Constructinople has experience working with Austin based non-profit and public entities such as Blackland Community Development Corporation, Austin Community Design and Development Center, as well as Neighborhood Housing & Community Development. We understand the balance between initial investment versus long term benefits and that the best design is not always the cheapest design up front. We understand that with nonprofit entities, fostering good relationships with neighbors and preserving the reputation of the organization is just as important as obtaining permits on time. We also understand the critical challenge of controlling cost once the budget is set. Our standard of practice includes meeting with Client weekly once construction begins in order to ensure all errors are caught and all unforeseen conditions are resolved with the least cost impacts.

Complete List of Projects

Completed Projects

5413 Duval St., Austin, Tx 78751
5400 Freidrich Ln., Austin, Tx 78744
1012 Arthur Stiles Rd., Austin, Tx 78721
500 Oakridge Dr., Round Rock, Tx 78681
3700 Convict Hill Rd., Austin, Tx 78749
8503 Sweeny Cir., Austin, Tx 78723
10701 S. 1st. Austin, Tx 78748
4103 W Slaughter Ln, Austin, Tx 78749
1601 Haskell St., Austin, Tx 78702
4801 Monterey Oaks Blvd., Austin, TXx78749
8403 Mesa Dr., Austin, Tx 78759
1201 Payton Gin Rd., Austin, Tx 78758
1519 Coronado Hills Dr., Austin, Tx 78752
5110 Lancaster Ct. Units A, B, Austin, Tx 78723
1902 E. 22nd St., Austin, Tx 78722
1417 Kramer Ln., Austin, Tx 78758
1200 Estancia Pkwy, Austin, Tx 78748
1608 Cedar Ave., Austin, Tx 78702
3466 Willowrun Unit E, F, Austin, Tx 78704
11601 Tedford Dr., Austin, Tx 78753
4020 Lost Oasis Hollow, Austin, Tx 78739
5106 Village Square, Austin, Tx 78744
2610 W 10th St, Austin, Tx 78703
1211 E Oltorf St, Austin, TX 78704

In Development and Construction

1910 Salina St., Unit B, Austin, Tx 78722
2203 Salina St., Austin, Tx 78722
2106 Chicon St., Austin, Tx 78722
12500 Lamppost Dr., Austin, Tx 78727
5800 St. Georges Green, Austin, Tx 78745
7505 Wynne Ln., Austin, Tx 78745



CONSTRUCTINOPLE

Steve Todd

Austin Design Group
Residential Designers

AUSTIN DESIGN GROUP
Residential Designers

Steve Todd is one of the founding partners of Austin Design Group which started business in 1983. Austin Design group focuses solely on residential design in the Austin area, but have collaborated in projects all over Texas and other states. ADG has designed a wide range of residences ranging from small condominium and townhome projects to multi-million dollar custom homes encompassing tens of thousands square feet. Other projects include over 15 homes in various Parades over the years as well as helping developers with site planning for multi-family projects. They have won numerous local and state awards over the years.

Relevant Projects

Hill Country Safari - Dripping Springs, Texas

Casita by the Pool - Austin, Texas

Lakeside Chateau - Austin, Texas

Urban Home Cover Story - Austin, Texas

Bellagio Study - Steiner Ranch, Texas

Vista Grande - Westlake, Texas

Hillside Spanish Colonial - Austin, Texas

Flintrock Hillside - Austin, Texas

Neuvo Traditional - Austin, Texas

Hill Country Modern - Austin, Texas

Parade Home - Austin, Texas

Copper Point Cove - Georgetown, Texas

Hillside Estate - Austin, Texas

Amarra French Country - Austin, Texas

Cimarron Eclectic - Georgetown, Texas

Lakeside Spanish Colonial - Austin, Texas

Highland Park Mid-Century - Austin, Texas

Lake Austin Waterfront - Austin, Texas

Lakeway Hillside - Austin, Texas

Spicewood Ranch - Spicewood, Texas

Awards

2012 Parade of Homes-Home Builders Association of Austin Best Front Elevation

2012 Parade of Homes-Home Builders Association of Austin Best Master Suite

2012 Parade of Homes-Home Builders Association of Austin Best Dining Room

2011 BIA Highland Lakes Parade of Homes-Peoples Choice Award

2011 BIA Highland Lakes Parade of Homes-Best Custom Home for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Architectural for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Outdoor Living for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Interior for a home over \$800,000

2010 BIA Highland Lakes Parade of Homes-Peoples Choice Award

2010 MAX Award -- Best Custom Home Outdoor Living Space

2010 BIA Highland Lakes Parade of Homes-Best Master Suite

2008 - Texas Association of Builders - Star Award Best Architectural Design for a Home over \$1,000,000

2008 - Texas Association of Builders - Star Award Best Master Bedroom for a Home over \$1,000,000

2008 - Texas Association of Builders - Star Award Best New Home for a Home over \$1,000,000

PARMER HOUSING, LLC

Fayez Kazi, CEO, P.E

As Founder and President of Civiltude, Fayez is passionate about creating vibrant, complete communities. His expertise ranges from urban planning and zoning to civil infrastructure design and land development. In his 20 years of experience as a civil engineer, Fayez's work has changed the Austin skyline. More importantly, it has created opportunities for his employees and students alike to make a difference in the Austin community. Fayez's belief in bettering communities doesn't end with his professional work — he spends his time giving back as a teacher, as a mentor, and as a regular volunteer.

Eyad Kasemi, E.I.T.

Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities. He designed – The Jordan at Mueller - a 132- unit AHFC-funded apartment complex that received a site development permit within a record four months. He is also involved in real estate development and construction with a focus on auxiliary dwelling units and even manages a few properties of his own. As Project Manager for Constructinople, LLC, Mr. Kasemi will develop 4 SMART housing auxiliary dwelling units for local non-profit – Blackland CDC. Mr. Kasemi strongly believes everyone should have a fair chance at affordable housing. Outside of work, Mr. Kasemi has worked with a local non-profit that aids refugees in the area for over 5 years. As an immigrant himself, he is aware of hardships that people encounter and enjoys helping those in need in his spare time.

Hind T. Hatoum, PhD.

After graduate education in Austin Texas, Hatoum established roots in Chicago Illinois where most affordable communities were mono-ethnic. After 30 years in Chicago, she now feels the multi-ethnic neighborhoods are expanding and the ability of the citizens to live side by side with other ethnic groups is possible. Hatoum's educational background includes bachelor's degree in pharmacy, masters in pharmacology and a doctorate degree (PhD) in Health Care Administration. She has taught at the University of Illinois at Chicago, for more than a decade, and spent 22 years as a research consultant to pharmaceutical companies. Hatoum was attracted as principal in Parmer Housing, LLC due to a belief that an integrated society provides a benevolent medium to raise families where good neighbors are not necessarily defined by their income brackets, but rather by their characters and neighborly acts. She believes the City of Austin SMART Housing program and AHFC funding provides a rather non-intrusive way to bring together folks with

different income levels and acts as model to bring the citizens of Austin closer by leveling up the playing fields for the less fortunate members of the community.

Mothafar Mahmoud

Mothafar Mahmoud has been building high end residential houses in the Austin area since 2000. He enjoys the construction business, overseeing all phases of the trade and coordinating all these efforts and coming up with a product that people would live in and call it their home. Mahmoud has a degree in Civil Engineering with emphasis in construction. As a member of Parmer Housing, LLC, Mahmoud is excited to use his construction experience and engineering background to be able to meet the demands of the Austin community through the affordable housing program and provide quality housing to benefit families of low to intermediate income levels.

Tom Kolko, P.E.

Tom Kolko knows the value of community. It was US government programs and the kindness of the community around him that helped him through the remaining semesters of his college career after his father's death while a junior at Texas A&M in the Civil Engineering program. In 2010, at the peak of his professional career, he took a leap of faith to start his own business, but it was the wrong time and the wrong opportunity. After depleting his life's savings before getting back on his feet, it was again community that helped him through tough times. Now it's time for him to give back and help the disadvantaged community improve where they live to provide them with a much-needed head start.

Ghassan Mahmoud

Ghassan Mahmoud has been involved in the development and construction business since 1993 right after graduate school with a degree in Civil Engineering and Construction Management. He believes the affordable housing program offers great investment opportunities for investors that are well familiar with the construction business while providing an incentive to accommodate less privileged families to find quality homes and shelter at affordable prices.



ATTACHMENT 3: PROPERTY MANAGEMENT TEAM

Talia Homes at Lamppost will be managed by Kenda Dawwami – a real estate agent with Keller Williams Realty – and an experienced property manager of a portfolio of housing communities very similar in form and function to the proposed Talia Homes at Lamppost.

Bio for Kenda Dawwami:

Kenda Dawwami has extensive knowledge in the real estate and property management field. For over 5 years, Dawwami has successfully aided the property investors of a multi-family apartment complex in increasing the value of their investment by keeping track of the day-to-day financial operations and facilities management. She manages not only her own properties but her client's as well. Over the years, Dawwami has developed client relation skills necessary to thrive in the field and understand clients' needs. As a first generation immigrant mother of two daughters, she believes in the City of Austin's SMART Housing and RHDA funding programs to help the low-income community be able to grow and find affordable homes.

Current properties managed by Kenda Dawwami:

3466 Willowrun Dr. Unit A, B, C, D, F Austin, Texas 78704

3452 Willowrun Dr. Unit A, B, C, D, E Austin, Texas 78704

5110 Lancaster Ct. Building 1, 2 Austin, Texas 78723

411 W. St. Elmo Dr. Unit 1 Austin, Texas 78745

11603 Tedford Dr. Austin, Texas 78753



Project Description:

Talia Homes at Lamppost is 17 units of affordable housing in a high-opportunity neighborhood in close proximity to employment, schools, transit and amenities. This property will be 100% affordable and will offer 8 units of rental housing and 9 units of for-sale housing. All units are being designed and developed in a townhome model that feels high-end and provides a unique option in the existing Austin affordable housing portfolio.

The project is being developed by a strong team that is extremely well-versed in affordable housing development. The property is acquired, has secured certification with Affordability Unlocked, and a site plan has been submitted. This project is ready to go. The City's funding will be leveraged 100% with owner equity being provided by a pool of investors with total backing of over \$10 Million.

THIS IS A PROJECT BORN OUT OF A SPIRIT OF GIVING BACK AND IS THE PERFECT EXAMPLE OF LEVERAGING HOME-GROWN SKILLS AND FUNDING IN OUR COMMUNITY TO DELIVER AFFORDABLE HOUSING.

1. Describe the proposed tenant population, income levels, and services, if any, to be provided to or made available to residents.

100% of the units at Talia Homes at Lamppost will be affordable with the rental units set-aside for households with less than 50% of the Median Family Income and the homeownership units set-aside for households with less than 80% of the Median Family Income. All units will be made available to individuals and families who want to live in a transit-connected and amenity rich neighborhood in Austin. Due to the small number of units at the property, services will not be provided on-site. Referrals to services available in the community will be made on an as-needed basis.

Unit Type	# of Units	Square Footage	Median Family Income Level
2 BR/2 BA- RENTAL	3	1132 SF	50% MFI
3 BR/2.5 BA – OWNERSHIP	9	1344-1479 SF	80% MFI
3 BR/2.5 BA – RENTAL	5	1344-1479 SF	50% MFI
TOTAL UNITS	17		

2. Indicate the number of units reserved for Housing Choice Voucher holders.

All rental units at Talia Homes at Lamppost will be available to a Housing Choice Voucher holder.

3. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.

At a minimum, 10% of the total units (2 units) will be designed for persons with mobility impairments. In addition, at a minimum, 2% of total units (1 unit) will be made accessible for persons with hearing and visual impairments.



4. If Applicable, demonstrate the Project's compatibility with current Neighborhood Plan.

Not Applicable – Talia Homes at Lamppost is located off of Parmer Lane where there is not yet a Neighborhood Plan in place.

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

The total cost to construct the 17-unit Talia Homes at Lamppost is approximately \$4,699,377. The sources of funds for this project include:

City of Austin, in the total amount of \$1,391,927. These funds will be used to pay for pre-development and/or hard and/or soft costs. We request these funds from the City to be in the form of a deferred forgivable loan with a loan term of at least 40 years.

Owner Equity in the amount of \$3,307,450. Parmer Housing, LLC – made up of investor members – have already raised equity to cover the \$300,000 acquisition and will back the remaining \$3,007,450 until the sale of the homes which will repay \$2,007,450 of that investment. Their remaining equity investment of \$1,300,000 will be paid out in cash flow from the property plus any allowable fees charged to project. While the investment pool of this project (and Talia Homes at St Georges Green) is at \$10M, in order to increase financial liquidity the project is seeking out a line of credit with Prosperity Bank in the amount of \$1M. This line can also be drawn upon and paid off with the proceeds from the home sales.

6. If the property is occupied by residents at the time of application submission, specify that along with the following additional information: Include details on the type of structures (multi-family or single-family), number and size of units in square feet.

The current site does not contain an occupied structure.

7. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD) or any other City of Austin density bonus program.

Talia Homes at Lamppost is not located within a VMU, PUD, or TOD..

8. Indicate how the project will meet SMART Housing requirements.

A SMART Housing Certification letter was issued on September 17, 2019 and is included with this application.

Safe – Talia Homes at Lamppost is located in a high-opportunity neighborhood with a low crime rate. The new construction of the property will eliminate any potential safety concerns arising out of a vacant lot and will offer efficient, high-performing and healthy homes to better serve low-income Austinites.

Mixed Income – Talia Homes at Lamppost will be affordable housing in an otherwise unaffordable neighborhood.



Accessible – Talia Homes at Lamppost will be designed and constructed to meet and/or exceed the City's minimum accessibility requirements.

Reasonably Priced – Rental units at Talia Homes at Lamppost will be available to families with incomes less than 50% of the Median Family Income. Homes will be available for purchase at a price affordable to families with incomes less than 80% of Median Family Income.

Transit-Oriented – Talia Homes at Lamppost is located off of Parmer Lane and within $\frac{3}{4}$ mile of multiple bus stops and routes.



ATTACHMENT 4: PROJECT PROPOSAL

b. Market Assessment:

Talia Homes at Lamppost is responding to the overwhelming need for affordable housing within Austin by providing 8 units of rental housing affordable to families with incomes less than 50% MFI and 9 units of for-sale housing affordable to families with incomes less than 80% MFI.

i. Evaluate general demographic, economic, and housing conditions including:

1. Target Population and Area Demographic Makeup:

The target population of Talia Homes at Lamppost are individuals and families in need of affordable rental and homeownership housing in Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- **Race and Ethnic:** 40.5% White, 10.4% Black or African American, 19.5% Asian, 24.4% Hispanic or Latino of any race. [More diverse than 99% of US Neighborhoods.]
- **Median Household Income:** \$72,663 [\$57,652 for the nation.]
- **Homeownership Rate:** 48.7% owners
- **Average Market Rent:** \$1,664 per month [Average market rent at Talia Homes at Lamppost will be \$1,168 per month for brand new construction.]
- **Average Home Value:** \$360,912 [Homes at Talia Homes at Lamppost will sale for \$223,050.]
- **Age:** 5.8% for under 5 years, 12.8% for 5 to 17, 16.6% are 18-29, 27.7% are 30-44, 26.7% are 45-64, 10.4% are 65 years and over.
- **Household Type:** 34.8% are 1-person household and 17.7% are married couple with child.
- **Gender:** 47.6% are male and 52.4% are female.

2. Overall Economic Conditions and Trends:

The neighborhood surrounding Talia Homes at Lamppost has a median real estate price of \$360,912, which is more expensive than 88.3% of the neighborhoods in Texas and 73.4% of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$1,664 which is higher than 81.5% of the neighborhoods in Texas. NeighborhoodScout reports that this neighborhood is an upper-middle income neighborhood, with only 9.5% of children living below the poverty line which is a lower rate of childhood poverty than is found in 60.4% of America's neighborhoods.

The average annual change in per capita income over the last 5 years is 6.1% compared to 2.3% for the nation. The average annual change in household income over the last 5 years is 8.4% compared to 2% for the nation. The average change in unemployment rate over the last 5 years is -0.3% for the neighborhood.

Please see attached NeighborhoodScout Report for additional information on Economic Conditions and Trends for this neighborhood.



3. General Housing Conditions and Trends in the Community

A description of the neighborhood surrounding Talia Homes at Lamppost according to NeighborhoodScout:

"This is a suburban neighborhood (based on population density) located in Austin, Texas. This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 9.0% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 49.6% of the neighborhoods in the nation, approximately near the middle range for vacancies."

The average annual homeownership trend over the last five years has increased by 2.0%. The average rent price trend in the neighborhood over the last five years has increased by 3.9%.

ii. Identify the geographic area

Talia Homes at Lamppost is located in census tract number 48453001848 in North Austin. Please see attached NeighborhoodScout report for the boundary outline.

iii. Quantify the pool of eligible tenants

The Austin Strategic Housing Plan, drafted in 2016 and now under review, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2025, Austin will need an additional **60,000 units** of housing that are affordable to people earning 80% of the Median Family Income or less.

The Austin Chamber has partnered with 100 business and social service organizations to develop an Affordability Action Plan. The Plan calls for increasing housing supply by allowing at least **15,000 housing units to be built per year for 10 years**, with **at least 25% affordable housing for households at 80% Median Family Income (MFI) and below**, including 200 Housing First Permanent Supportive Housing units per year; and 25% "missing middle"/workforce housing at 140% MFI.

The Austin Housing Coalition brings together low income housing providers from across the community to network and share information with the goal of increasing our community supply of affordable housing. Most low-income renters earning less than \$35,000 who are not cost burdened are living in housing that is provided by these low-income housing providers, or in housing that is federally subsidized.



iv. Analyze the competition

Talia Homes at Lamppost is an innovative spin on affordable housing development. The team brings together seasoned development professionals with affordable housing expertise paired with solid financial backing and a high leverage of owner equity that will deliver units more efficiently and quicker than an average developer who does not have solid financial backing or a solid development team. The development team for Talia Homes at Lamppost has executed on numerous in-fill rental and homeownership projects and is now bringing this experience to deliver affordable units. Typically, these projects are going to be small-scale in-fill in high-opportunity neighborhoods, making this model more replicable and scalable than a larger, more-dense development. Besides one or two mission-based, nonprofit developers, there are no other competitors delivering units in such an efficient and replicable manner.

v. Assess the market demand

From the Community Advancement Network dashboard report, 33% of Travis County households are housing cost burdened (paying more than 30% of their income on housing.) A higher share of households in the City of Austin and Travis County are cost-burdened than in the five-county Austin MSA, the state and the nation.

Low-income renters are most impacted. According to census data, 85% of renters with a household income less than \$35,000 a year are housing cost-burdened, and the majority of those households (56%) are “severely cost-burdened,” which means they pay more than half their total household income for housing.

In City Council District 7 where Talia Homes at Lamppost is located, there are **11,420 people living in poverty** (11.3% of the District.) **District 7 has a goal of 6,651 affordable units by 2025.**

vi. Evaluate the effective demand and the capture rate

17 units/6,651 units in District 7 = 0.26%

vii. Estimate the absorption period

Once construction of Talia Homes at Lamppost is completed, the project will be filled systematically with residents of the surrounding neighborhood and through the networking of the development team. It is expected that the property will be 100% occupied in 5.5 months with an estimated absorption rate of 3 units per month.



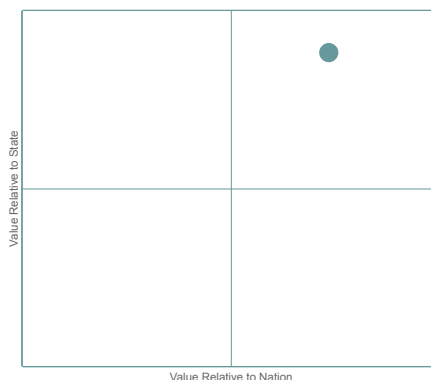
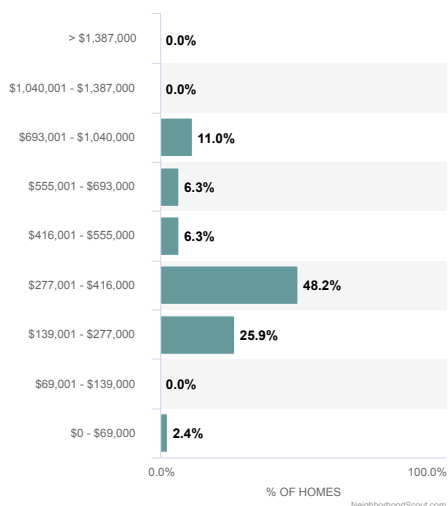
THE 12500 LAMPPOST LN NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
\$360,912

MEDIAN REAL ESTATE TAXES:
\$6,677 (1.9% effective rate)

NEIGHBORHOOD HOME PRICES



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

AVERAGE MARKET RENT



AVERAGE MARKET RENT:

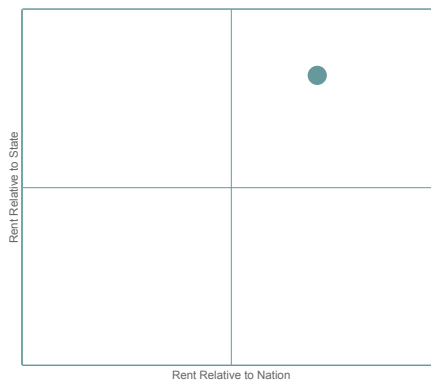
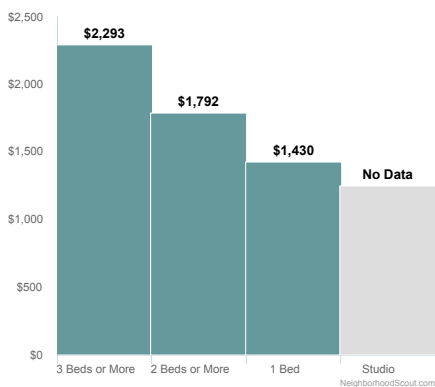
\$1,664 / per month



GROSS RENTAL YIELD:

8.40

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



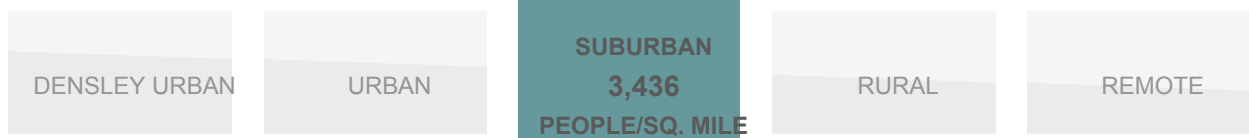
SETTING

COASTAL

LAKEFRONT

FARMS

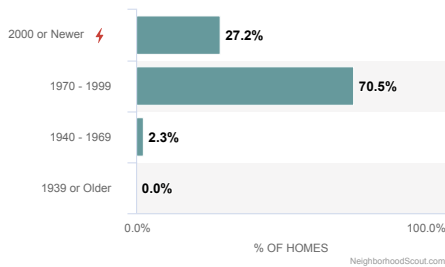
NEIGHBORHOOD LOOK AND FEEL



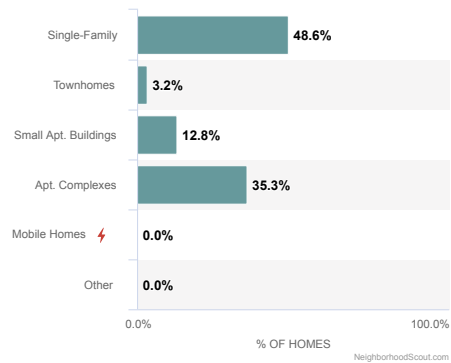
Population Density

HOUSING MARKET DETAILS

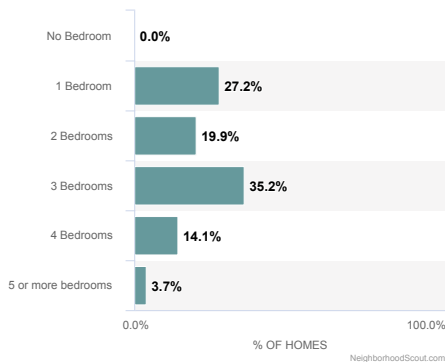
AGE OF HOMES ⚡



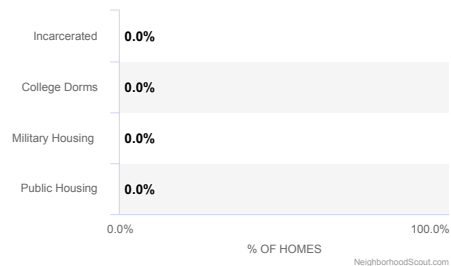
TYPES OF HOMES ⚡



HOME SIZE

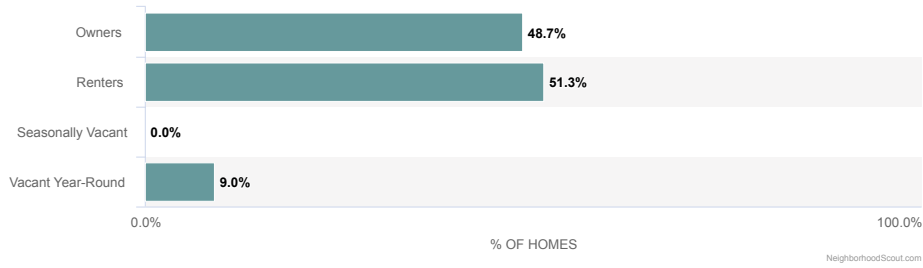


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP








HOMEOWNERSHIP RATE








THE 12500 LAMPPOST LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

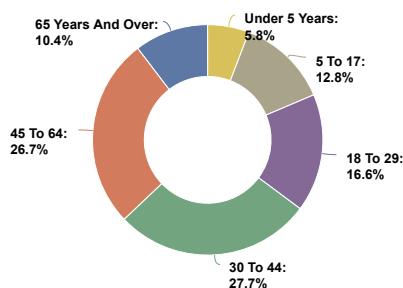
	Young Single Professionals	
84.1%		Very Good
	Luxury Communities	
75.0%		Good
	Retirement Dream Areas	
64.8%		Fair
	Family Friendly	
31.7%		Poor
	College Student Friendly	
14.1%		Poor
	Vacation Home Locations	
		Poor
	First Time Homebuyers	
		Poor

SPECIAL CHARACTER

	Hip Trendy	
70.2%		Good
	Urban Sophisticates	
67.1%		Fair
	Quiet	
51.0%		Poor
	Walkable	
40.4%		Poor
	Nautical	
		Poor

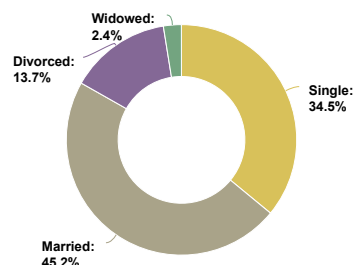
AGE / MARITAL STATUS

AGE



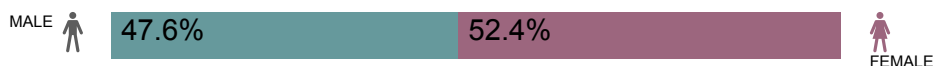
NeighborhoodScout.com

MARITAL STATUS

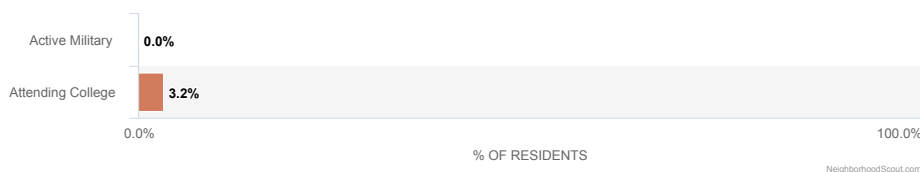


NeighborhoodScout.com

GENDER RATIO



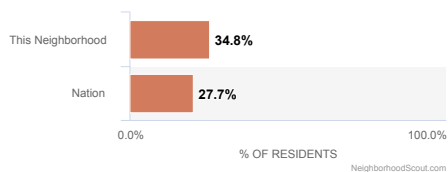
MILITARY & COLLEGE STATUS



NeighborhoodScout.com

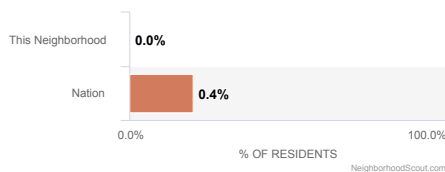
HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS



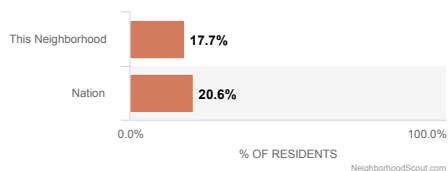
NeighborhoodScout.com

SAME SEX PARTNERS



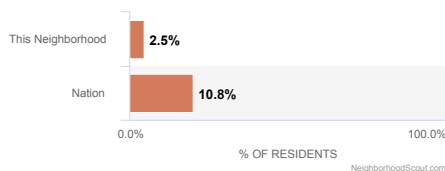
NeighborhoodScout.com

MARRIED COUPLE WITH CHILD



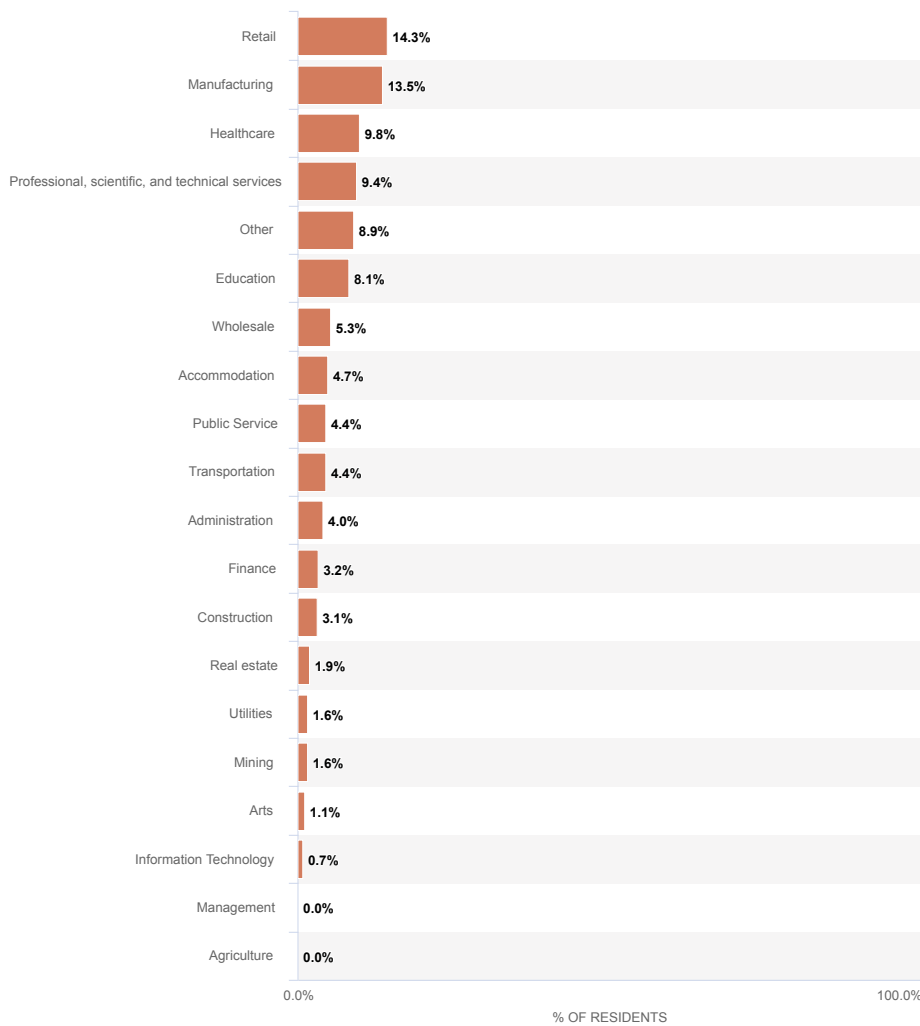
NeighborhoodScout.com

SINGLE PARENT WITH CHILD



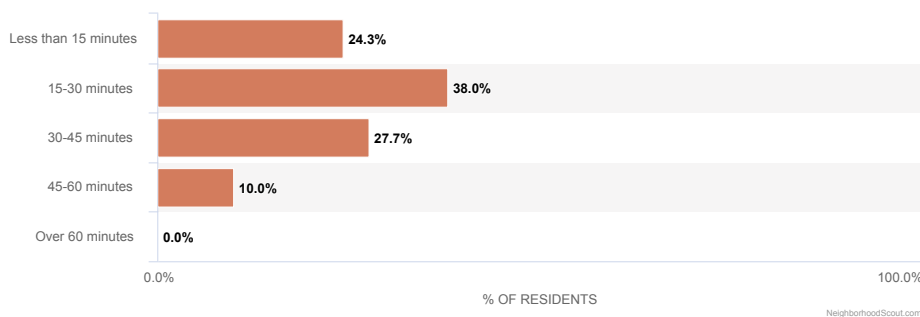
NeighborhoodScout.com

EMPLOYMENT INDUSTRIES

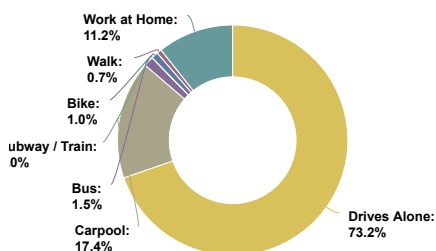


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

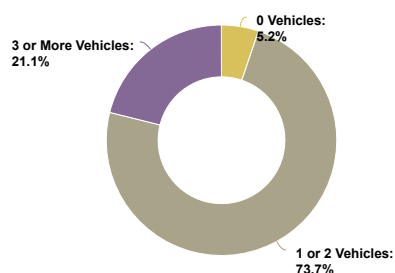


MEANS OF TRANSPORT



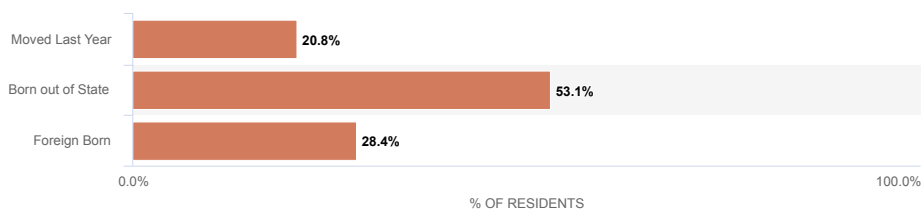
NeighborhoodScout.com

VEHICLES PER HOUSEHOLD



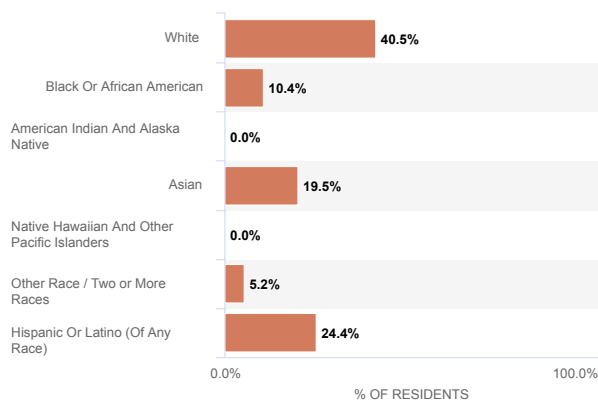
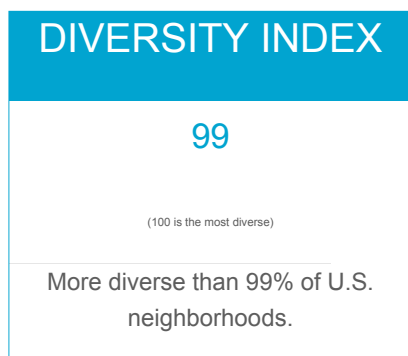
NeighborhoodScout.com

MIGRATION & MOBILITY



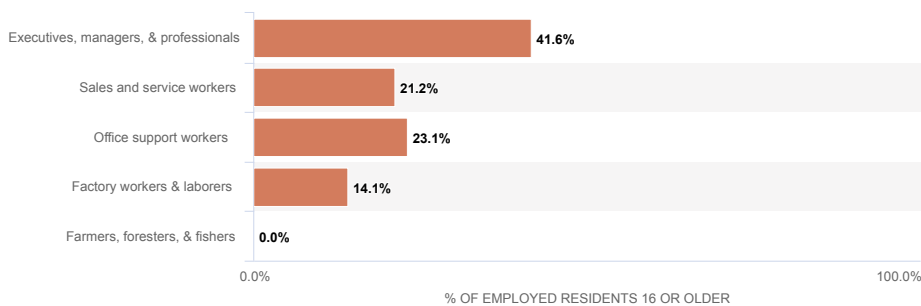
NeighborhoodScout.com

RACE & ETHNIC DIVERSITY



NeighborhoodScout.com

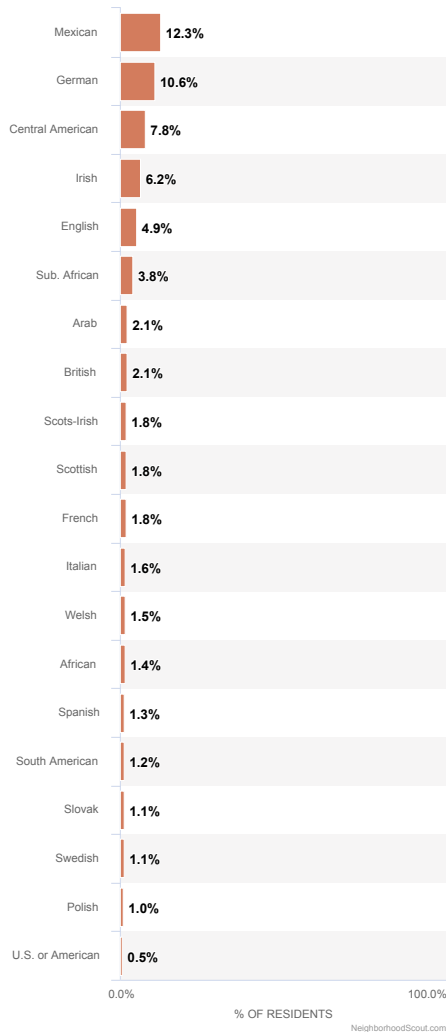
OCCUPATIONS



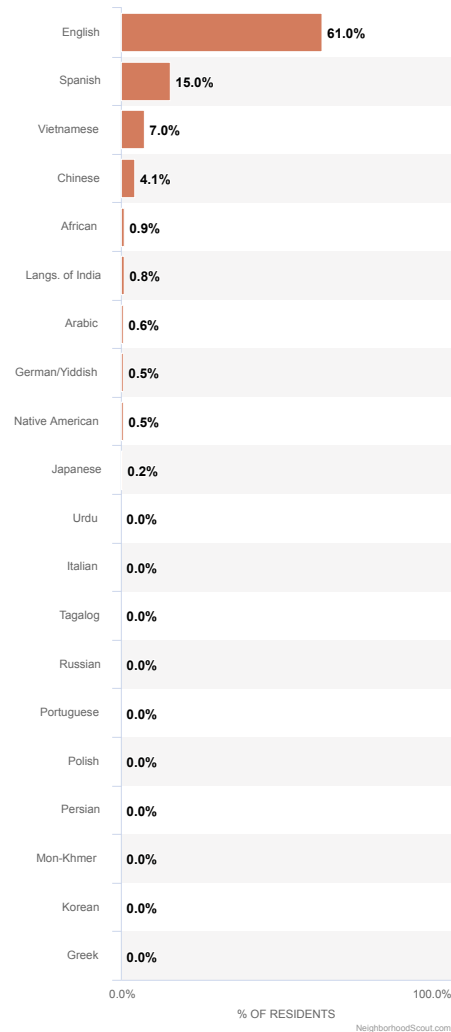
NeighborhoodScout.com

ANCESTERIES & LANGUAGES SPOKEN

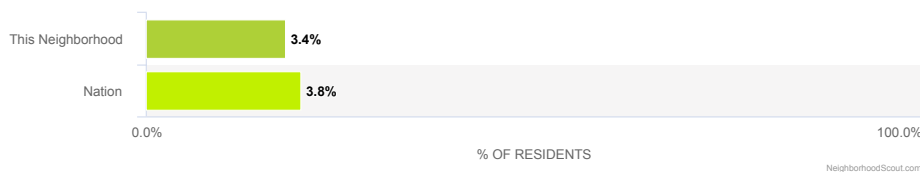
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

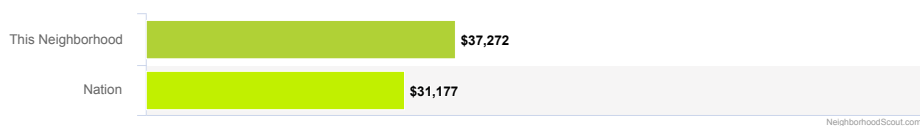


UNEMPLOYMENT RATE

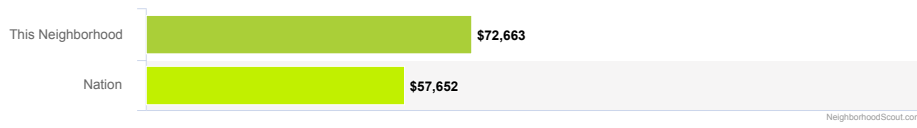


AVERAGE INCOME

PER CAPITA INCOME

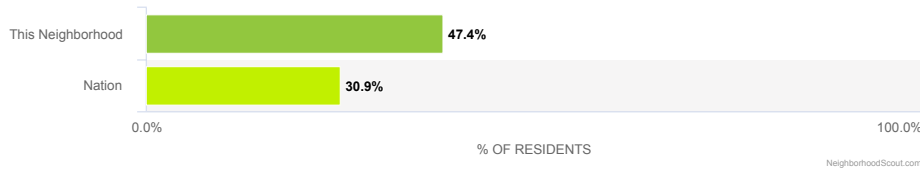


MEDIAN HOUSEHOLD INCOME

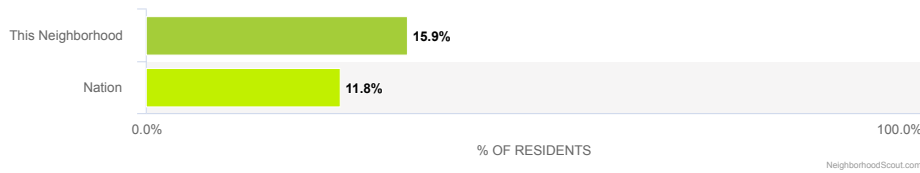


EDUCATION

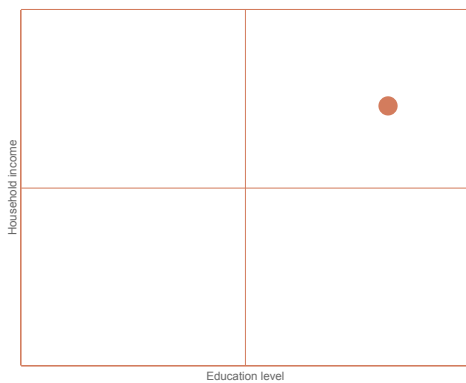
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION



THE 12500 LAMPPOST LN NEIGHBORHOOD CRIME

67 Vital Statistics. 0 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

32

(100 is safest)

Safer than 32% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	15	143	158
Crime Rate (per 1,000 residents)	3.32	31.67	34.99

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

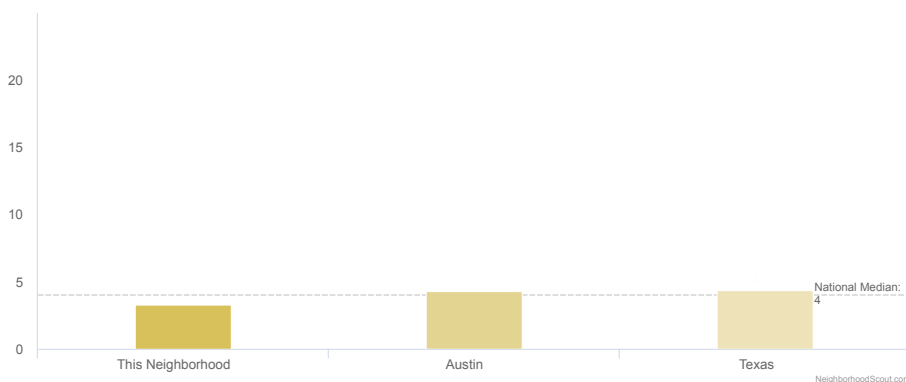
43

(100 is safest)

Safer than 43% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
55	21	40	49
100 is safest	100 is safest	100 is safest	100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME		
1 IN 301	1 IN 234	1 IN 228
in this Neighborhood	in Austin	in Texas

AUSTIN VIOLENT CRIMES

POPULATION: 950,715

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	26	840	993	2,199
Rate per 1,000	0.03	0.88	1.04	2.31

UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	17,284	135,755	319,356	810,825
Rate per 1,000	0.05	0.42	0.98	2.49

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

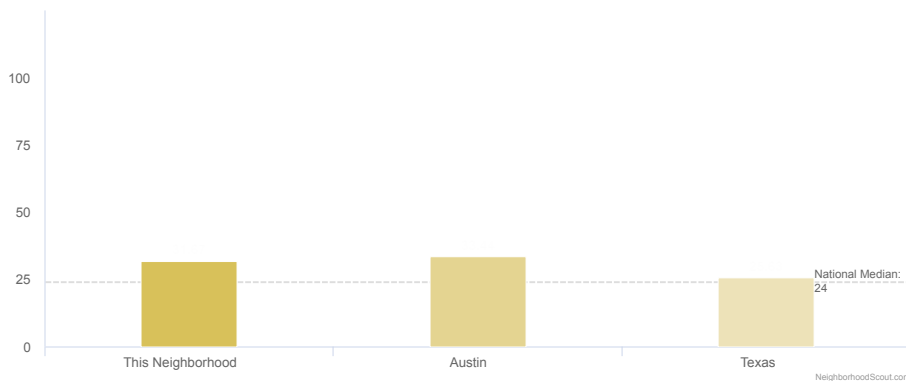
29

(100 is safest)

Safer than 29% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
60	22	85
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 32	1 IN 30	1 IN 39
in this Neighborhood	in Austin	in Texas

AUSTIN PROPERTY CRIMES

POPULATION: 950,715

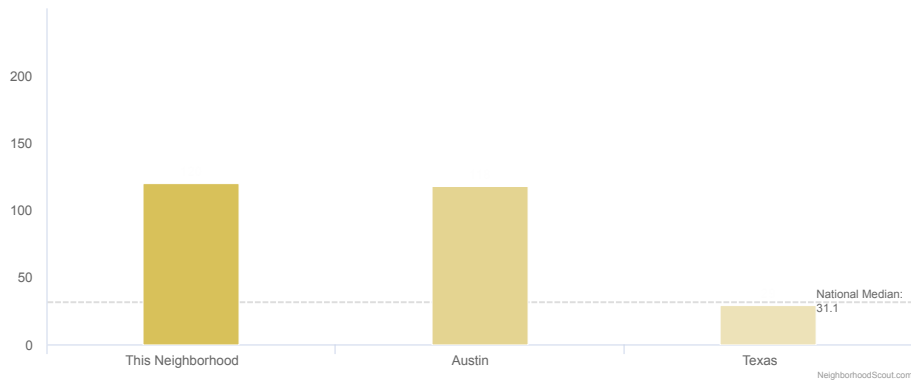
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,414	25,288	2,090
Rate per 1,000	4.64	26.60	2.20

UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,401,840	5,519,107	773,139
Rate per 1,000	4.30	16.94	2.37

CRIME PER SQUARE MILE



THE 12500 LAMPPOST LN NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p>33</p> <p>(100 is best)</p> <p>Better than 33% of U.S. schools.</p>	<p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p>

SCHOOLS THAT SERVE THIS ADDRESS *

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX	QUALITY RATING COMPARED TO NATION
John B Connally H S School			
13212 N Lamar Austin, TX 78753	09-12	3	1
Parmer Lane Elementary School			
1806 Parmer Ln Austin, TX 78727	PK-05	9	8
Westview Middle School			
1805 Scofield Ln Austin, TX 78727	06-08	2	2

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	47.4%
Children In The Neighborhood Living In Poverty	9.5%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

PFLUGERVILLE ISD

24,591 Students Enrolled in This District	32 Schools in District	14 Students Per Classroom
---	----------------------------------	-------------------------------------

DISTRICT QUALITY COMPARED TO TEXAS

7

(10 is best)

Better than 67.5% of TX school districts.

DISTRICT QUALITY COMPARED TO U.S. ①

6

(10 is best)

Better than 50.2% of US school districts.

Public School Test Scores (No Child Left Behind)





School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	24.0%	28.9%
Black	17.0%	12.9%
Hispanic	50.7%	53.3%
Asian Or Pacific Islander	8.0%	4.3%
American Indian Or Native Of Alaska	0.4%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	48.4%	58.6%
FREE LUNCH ELIGIBLE	39.3%	52.7%
REDUCED LUNCH ELIGIBLE	9.1%	6.0%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,311	\$127,995,100	38.1%
Support Expenditures			
Student	\$496	\$11,953,600	3.6%
Staff	\$571	\$13,761,100	4.1%
General Administration	\$65	\$1,566,500	0.5%

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
School Administration	\$490	\$11,809,000	3.5%
Operation 	\$618	\$14,893,800	4.4%
Transportation	\$299	\$7,205,900	2.1%
Other	\$262	\$6,314,200	1.9%
Total Support	\$2,801	\$67,504,100	20.1%
Non-instructional Expenditures 	\$5,831	\$140,527,100	41.8%
Total Expenditures	\$13,943	\$336,026,300	100.0%

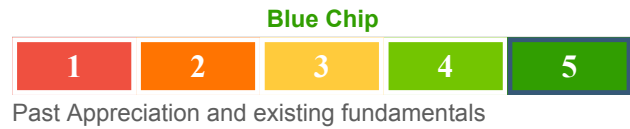
THE 12500 LAMPPOST LN TRENDS AND FORECAST

SCOUT VISION® SUMMARY

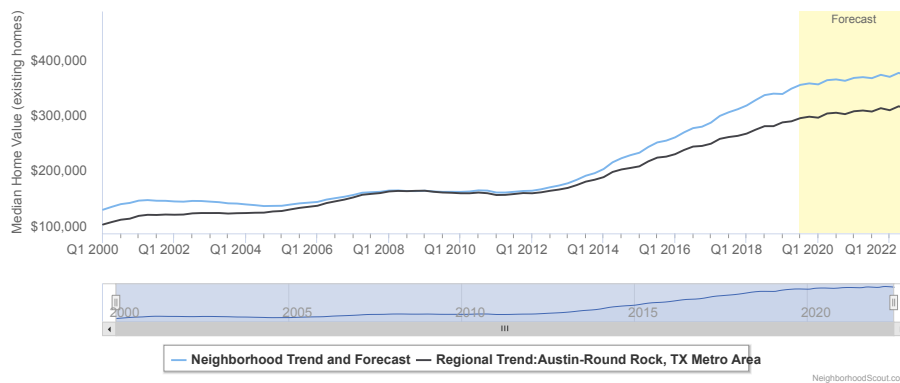
RIISING STAR INDEX ⓘ



BLUE CHIP INDEX ⓘ



SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q3 - 2022 Q3	6.36% ↑	2.08% ↑	4	2
Latest Quarter: 2019 Q1 - 2019 Q2 ⚡	2.74% ↑	11.42% ↑	1	10
Last 12 Months: 2018 Q2 - 2019 Q2 ⚡	6.06% ↑	6.06% ↑	10	9
Last 2 Years: 2017 Q2 - 2019 Q2 ⚡	15.75% ↑	7.59% ↑	10	9
Last 5 Years: 2014 Q2 - 2019 Q2 ⚡	58.22% ↑	9.61% ↑	10	10
Last 10 Years: 2009 Q2 - 2019 Q2 ⚡	105.59% ↑	7.47% ↑	10	10
Since 2000: 2000 Q1 - 2019 Q2 ⚡	133.08% ↑	4.62% ↑	8	9

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- + Vacancies
- + Income Trend
- + Access to High Paying Jobs

Cons

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

- Real Estate Values Nearby
- Regional Housing Market Outlook
- Crime

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



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

\$163
Neighborhood price per sqft
\$131
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ



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

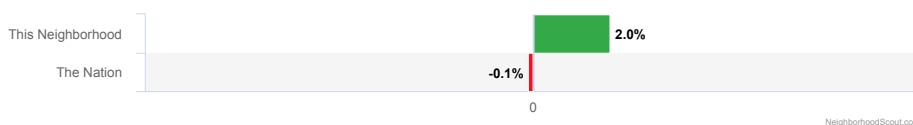
JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	3563
10 minutes	81621
15 minutes	140598
20 minutes	282752
30 minutes	372864
45 minutes	397110
60 minutes	440388

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

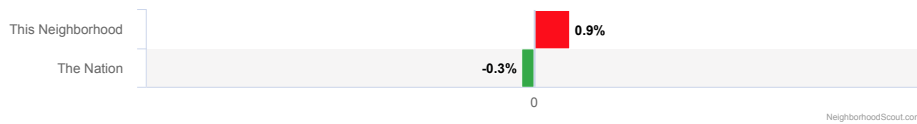
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚡



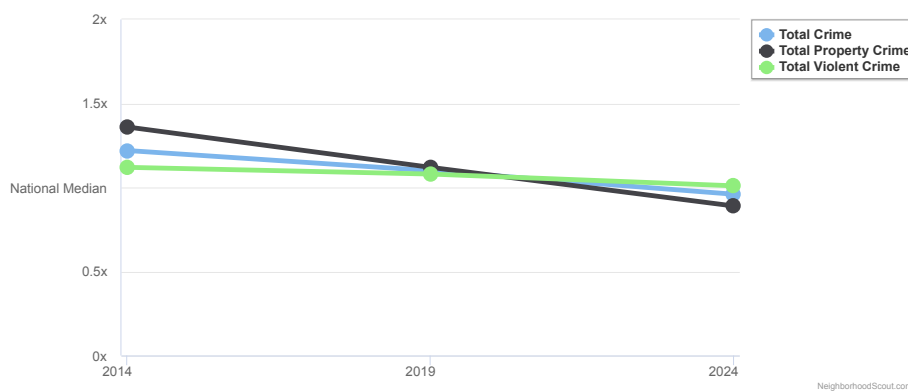
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years



SCOUT VISION® CRIME TRENDS AND FORECAST

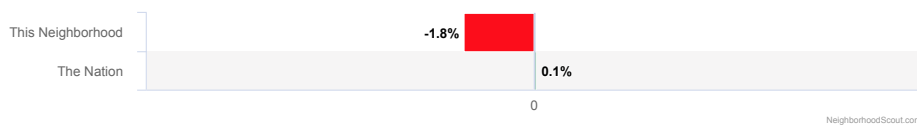


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years ⚡



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



SCOUT VISION® ECONOMIC TRENDS AND FORECAST

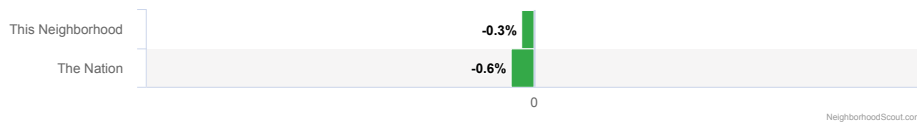
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚡



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years ⚡



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

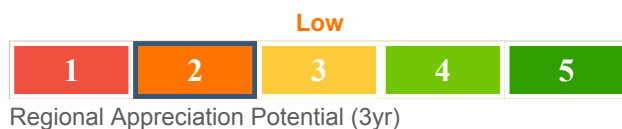


SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	4,379	4,352	-0.62% ↓
1 Mile	16,698	16,829	0.78% ↑
3 Miles	90,093	93,932	4.26% ↑
5 Miles	250,683	267,476	6.70% ↑
10 Miles	726,140	808,024	⚡ 11.28% ↑
15 Miles	1,095,737	1,237,756	⚡ 12.96% ↑
25 Miles	1,561,434	1,785,946	⚡ 14.38% ↑
50 Miles	2,162,004	2,466,873	⚡ 14.10% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

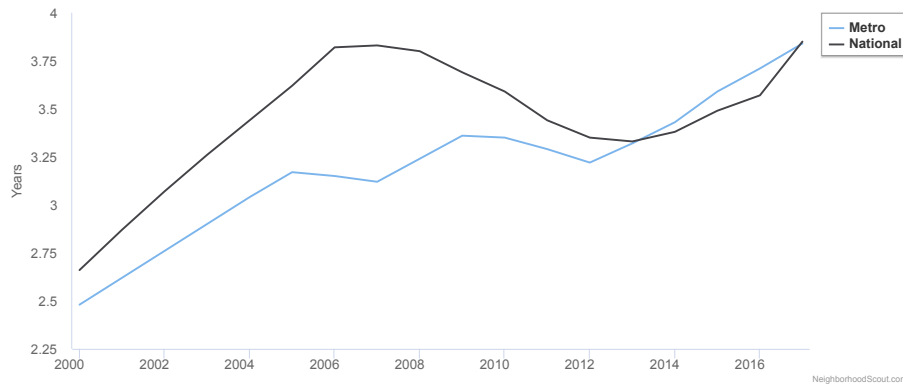
AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL ⓘ



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

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

Years of average household income needed to buy average home



2.48 Region's Historical Low	3.84 Region's Historical High	3.84 Current ⚡
---------------------------------	----------------------------------	-------------------

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	⚡ 10	2.50% ↑	⚡ 10
Job Growth	6.07% ↑	⚡ 10	1.79% ↑	8
Income Trend (Wages)	16.37% ↑	⚡ 10	8.20% ↑	⚡ 10
Unemployment Trend	-0.71% ↓	5	-0.54% ↓	8
Stock Performance of Region's Industries	11.90% ↑	⚡ 10	-0.28% ↓	⚡ 9
Housing Added	5.88% ↑	⚡ 10	3.17% ↑	⚡ 10
Vacancy Trend	-1.40% ↓	8	0.24% ↑	5

* 10 is highest

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided

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ABOUT THE 12500 LAMPPOST LN NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$360,912, which is more expensive than 88.3% of the neighborhoods in Texas and 73.4% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,664, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 81.5% of the neighborhoods in Texas.

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

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 9.0% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 49.6% of the neighborhoods in the nation, approximately near the middle range for vacancies.

Notable & Unique Neighborhood Characteristics

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

Notable & Unique: Diversity

Did you know that this neighborhood has more British and Slovak ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.1% of this neighborhood's residents have British ancestry and 1.1% have Slovak ancestry.

This neighborhood is also pretty special linguistically. Significantly, 7.0% of its residents five years old and above primarily speak Vietnamese at home. While this may seem like a small percentage, it is higher than 99.1% of the neighborhoods in America.

The Neighbors

The Neighbors: Income

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

The neighbors in this neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 72.7% of the neighborhoods in America. In addition, 9.5% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 60.4% of America's neighborhoods.

The Neighbors: Occupations

What we choose to do for a living reflects who we are. Each neighborhood has a different mix of occupations represented, and together these tell you about the neighborhood and help you understand if this neighborhood may fit your lifestyle.

In this neighborhood, 41.6% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is clerical, assistant, and tech support occupations, with 23.1% of the residents employed. Other residents here are employed in sales and service jobs, from major sales accounts, to working in fast food restaurants (21.2%), and 14.1% in manufacturing and laborer occupations.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in this neighborhood is English, spoken by 61.0% of households. Other important languages spoken here include Spanish, Vietnamese and Chinese.

The Neighbors: Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In this neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Asian (19.5%). There are also a number of people of Mexican ancestry (12.3%), and residents who report German roots (10.6%), and some of the residents are also of Irish ancestry (6.2%), along with some English ancestry residents (4.9%), among others. In addition, 28.4% of the residents of this neighborhood were born in another country.

Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in this neighborhood spend between 15 and 30 minutes commuting one-way to work (38.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (73.2%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (17.4%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



ATTACHMENT 4: PROJECT PROPOSAL

c. Good Neighbor Policy:

Talia Homes at Lamppost Lane

12500 Lamppost Lane
Austin, TX 78727

CONTACT

Eyad Kasemi
Parmer Housing, LLC
5110 Lancaster Court
Austin, TX 78723
(512) 761-6161
eyad@civiltitude.com

COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Talia Homes will be developed under Affordability Unlocked and therefore a zoning change will not be necessary. Just like any multifamily development, if the need arises Parmer Housing, LLC will approach the neighborhood surrounding Talia Homes at Lamppost to receive input.

The following steps will soon be taken to communicate with the neighborhood surrounding the proposed development located at 12500 Lamppost Lane, Austin, TX 78727:

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

Lamplight Village Area Neighborhood Association
North Corridor Alliance

- 1) **Neighborhood Contact:** Parmer Housing, LLC will reach out to the priority neighborhood organization(s) – on an as needed basis. NHCD will be updated if those meetings have occurred.
- 2) **Implementation/Ongoing Relations** – Parmer Housing, LLC will implement the following processes to encourage ongoing relations with neighborhood members:



- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
- Parmer Housing, LLC will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the property management or the single point of contact.

*****PLEASE NOTE THAT A CITY OF AUSTIN GOOD NEIGHBOR CHECKLIST WAS NOT PART OF THE APPLICATION MATERIALS NOR AVAILABLE ON THE WEBSITE.**



ATTACHMENT 4: PROJECT PROPOSAL

d. SMART Housing:

Talia Homes at Lamppost has received a SMART Housing Certification letter. Please find attached.



City of Austin

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

Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

September 17, 2019

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

Parmer Housing, LLC – 12500 Lamppost Ln (ID 675)

TO WHOM IT MAY CONCERN:

Parmer Housing, LLC (contact Eyad Kasemi; ph: 512.761.6161; email eyad@civiltude.com) is planning to develop 16 unit single family development at 12500 Lamppost Lane, Austin TX 78727. Eight (8) of the units will be sold to households at or below 80% Median Family Income (MFI) and Eight (8) of the units will be rented to households at or below 50% MFI. Due to the applicant applying for City of Austin, Housing Bond Funds, the ownership units will be subject to a 99 year affordability period and the rental units will be subject to a 40 year affordability period. The unit sales prices must be approved by Neighborhood Housing and Community Development (NHCD), prior to execution of any sales contract. The rental units will comply with rents that are established annually by NHCD.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since the ownership units will serve households at or below 80% MFI and will have a 99 year affordability period and the rental units will serve households at or below 50% MFI and will have a 40 year affordability period, 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. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

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@austinenenergy.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 Sandra.harkins@austintexas.gov 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



ATTACHMENT 4: PROJECT PROPOSAL

e. MOU with ECHO:

Talia Homes at Lamppost does not plan on reserving any COC units for ECHO at this time.



ATTACHMENT 4: PROJECT PROPOSAL

f. General Services:

Talia Homes at Lamppost will not be providing any on-site services due to the project's small size. However, property management will always be available to connect residents to services available in the surrounding community.



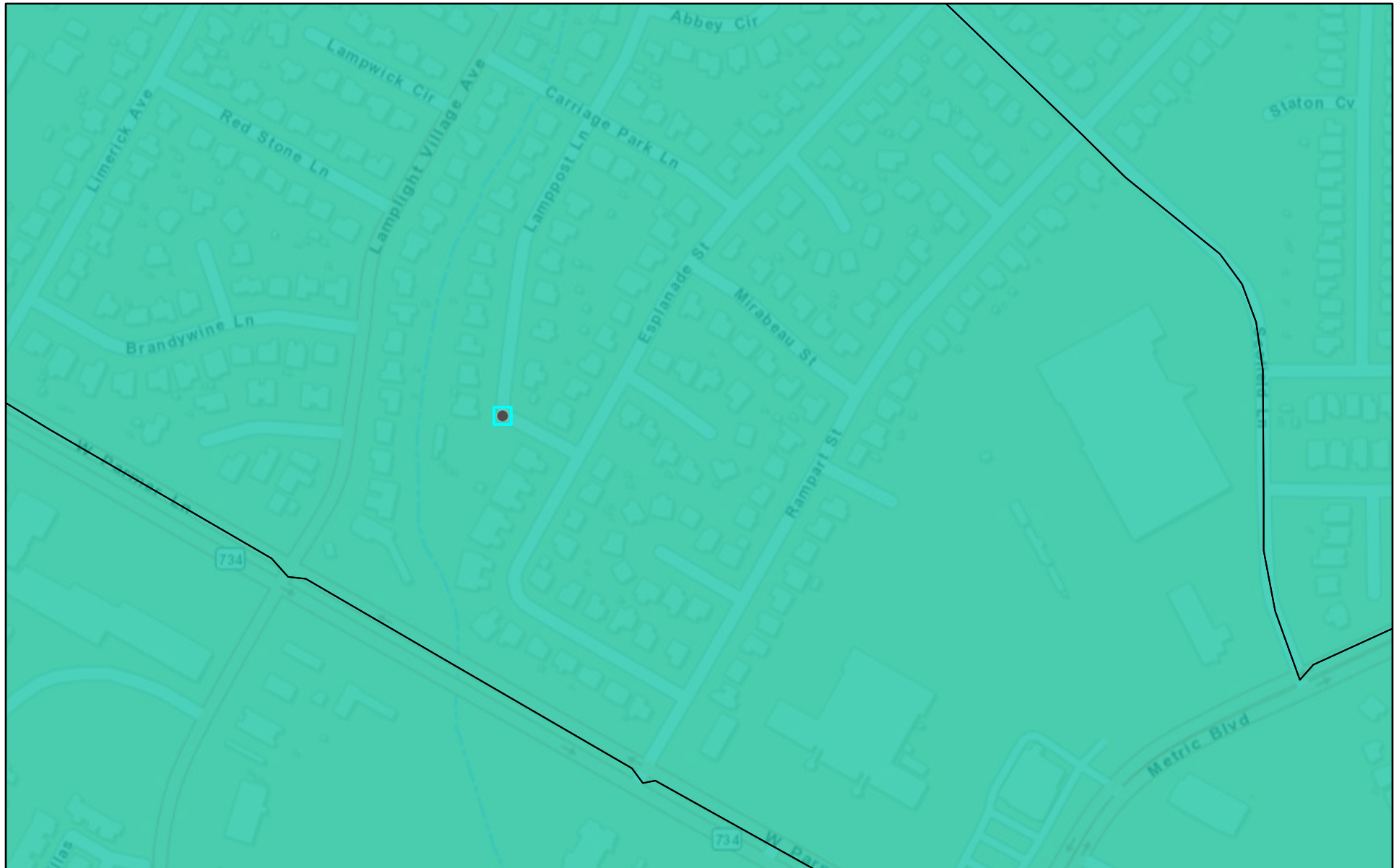
ATTACHMENT 5: PROPERTY

a. Maps of the Property:

Please find attached the following maps requested:

- High Opportunity Census Tracts
- Tract at-risk of Displacement or Gentrification
- Imagine Austin Centers and Corridors
- High-Frequency Transit Stops
- Transit Stops with 0.75 walk
- Mobility Corridor
- Healthy Food Access
- 100 year flood plain

Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX 78727



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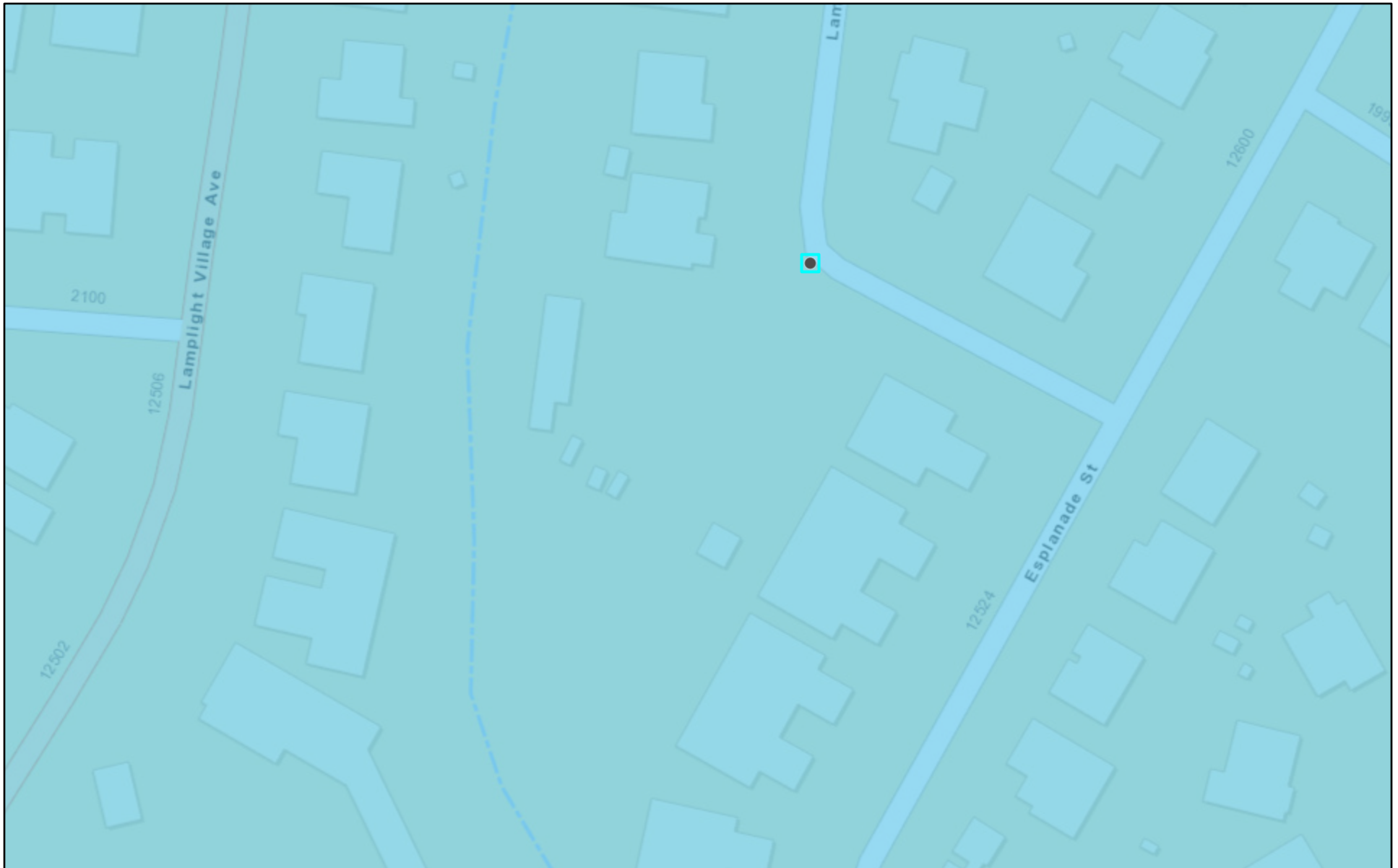
Census Tracts City Council Districts
7

1:4,514
0 0.03 0.07 0.13 mi
0 0.05 0.1 0.2 km

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

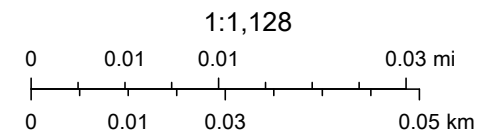
Web AppBuilder for ArcGIS
Austin Community College, County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX 78727



10/7/2019, 1:59:11 PM

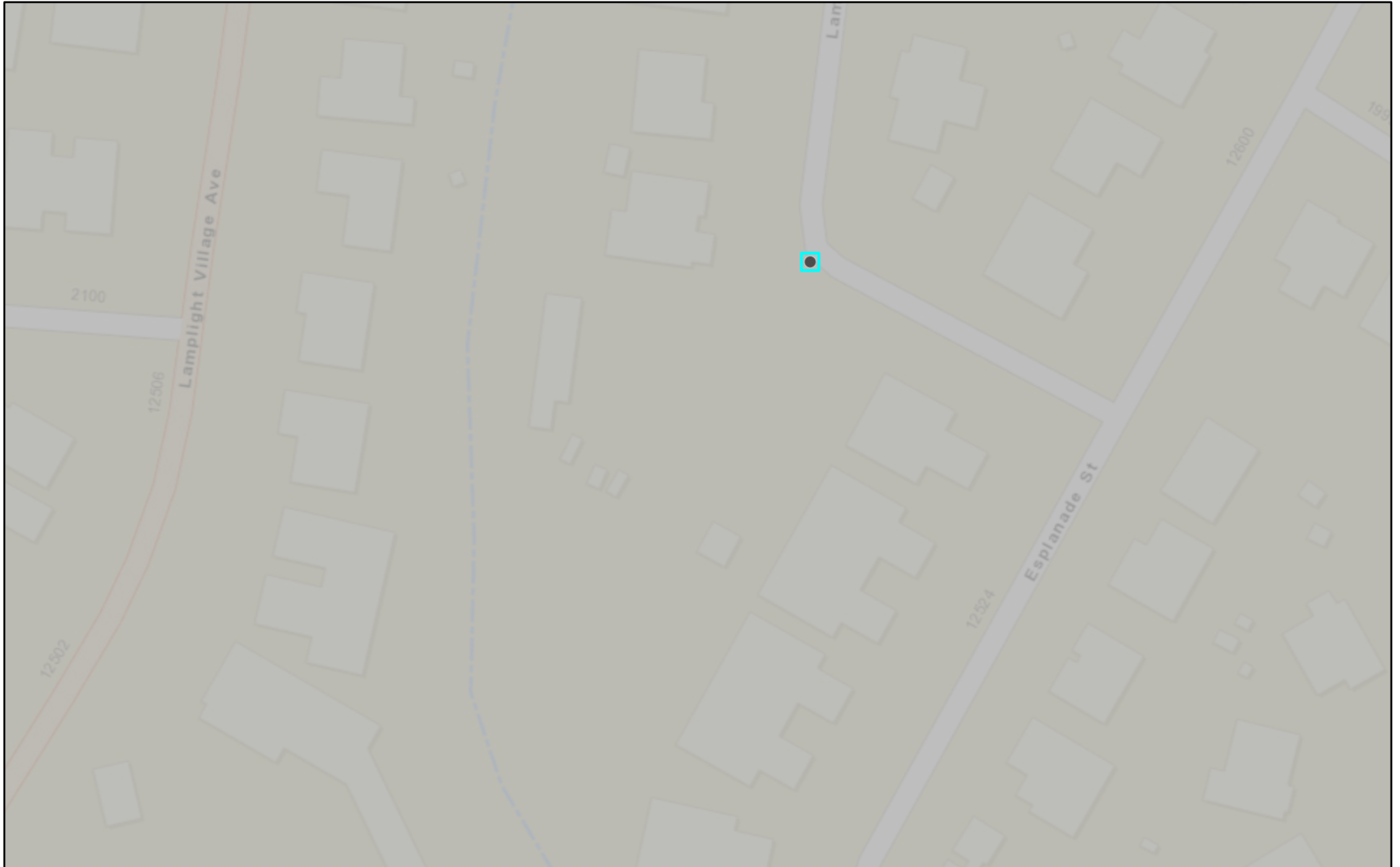
High Opportunity



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

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

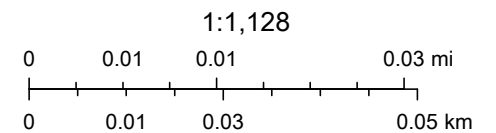
Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX 78727



10/7/2019, 2:01:49 PM

Gentrification_RHDAHODA_view

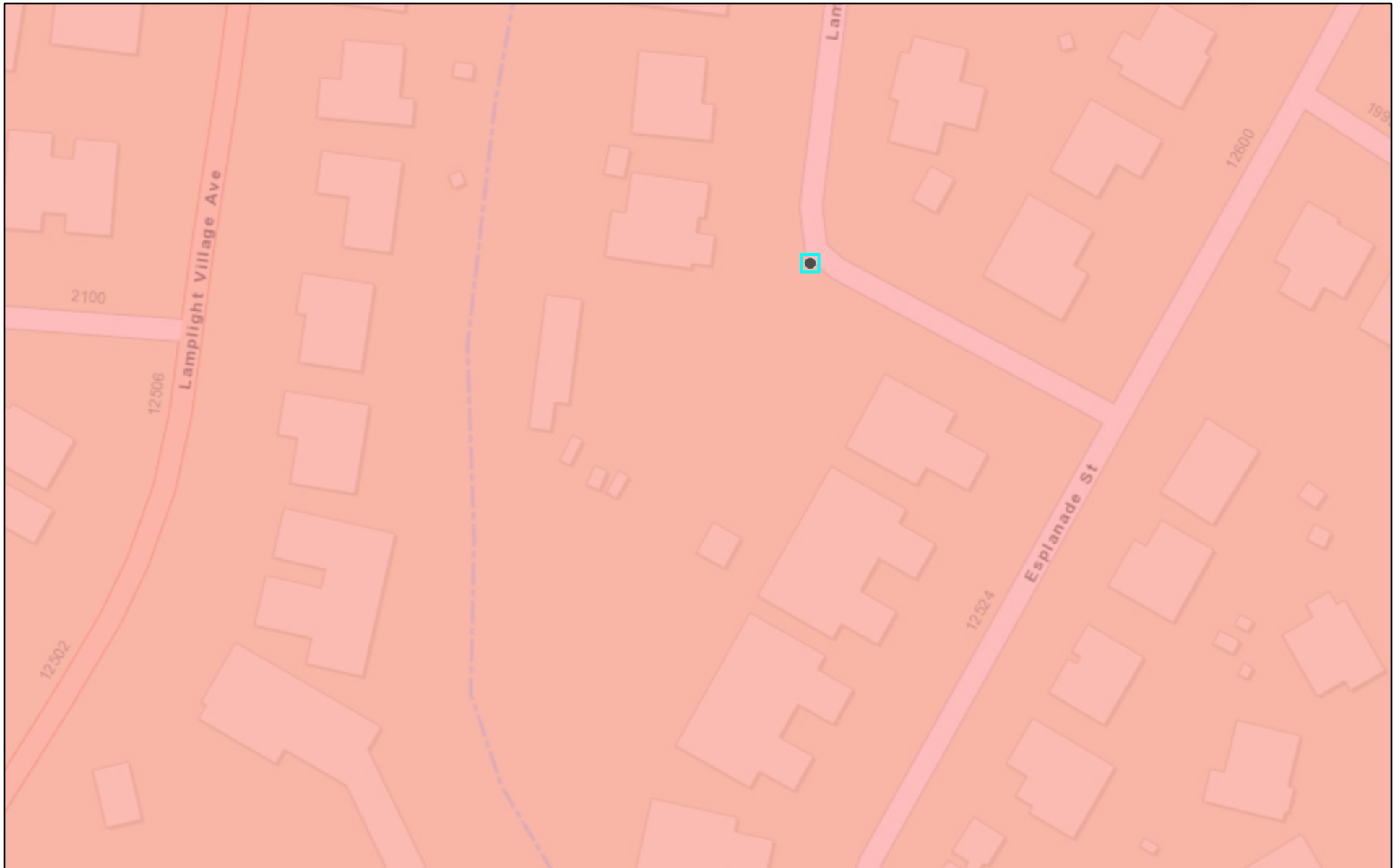
Not Gentrifying



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

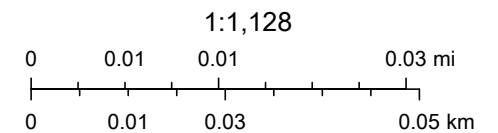
Web AppBuilder for ArcGIS
Austin Community College, County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX 78727



10/7/2019, 2:18:16 PM

 Imagine Austin Corridor: 1/2-Mile Buffer

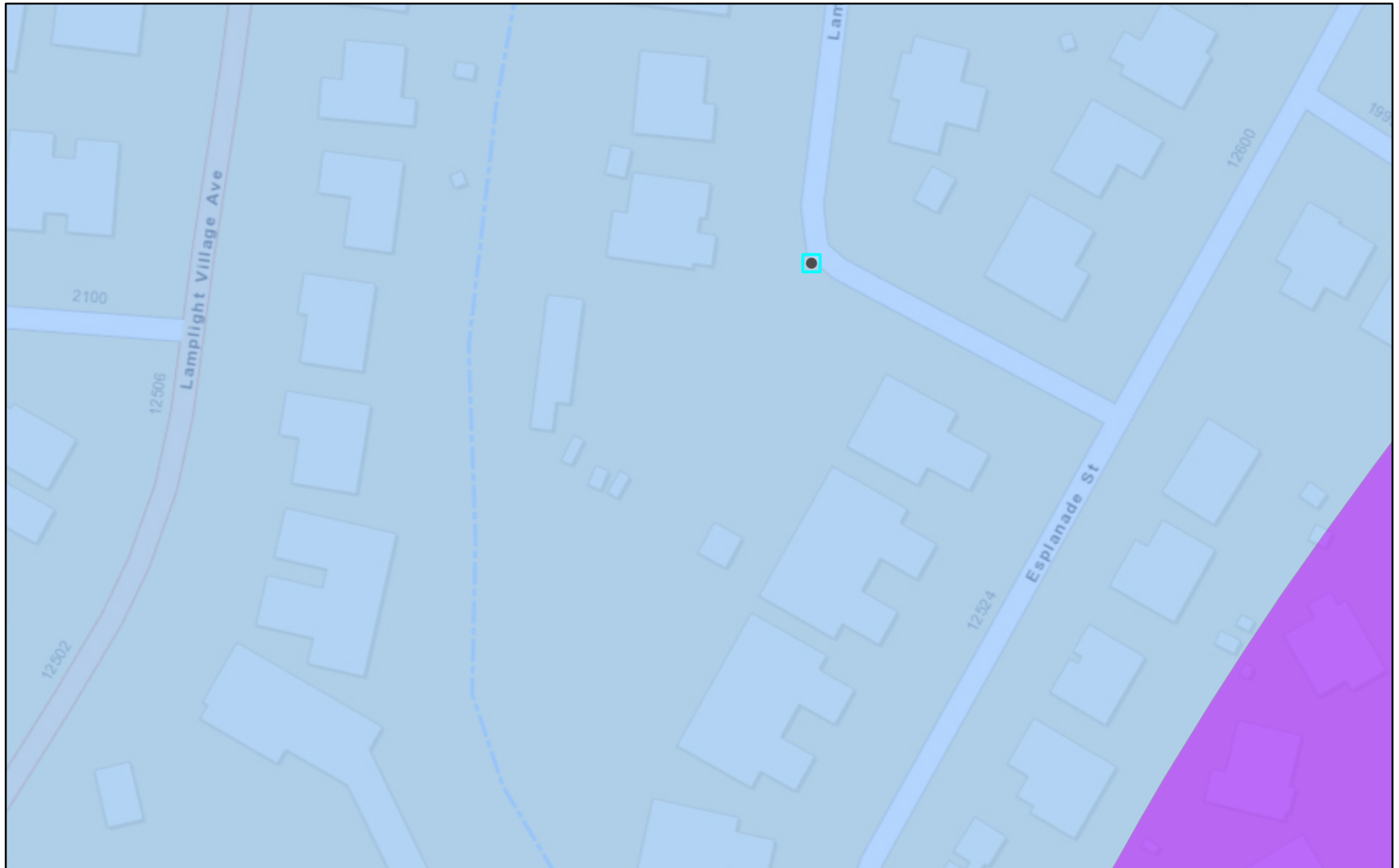


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,



Web AppBuilder for ArcGIS

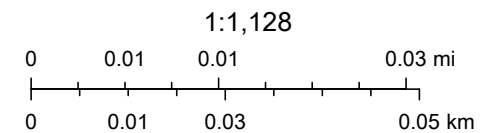
Austin Community College, County of Williamson, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Planning and Development Review Department |

Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX



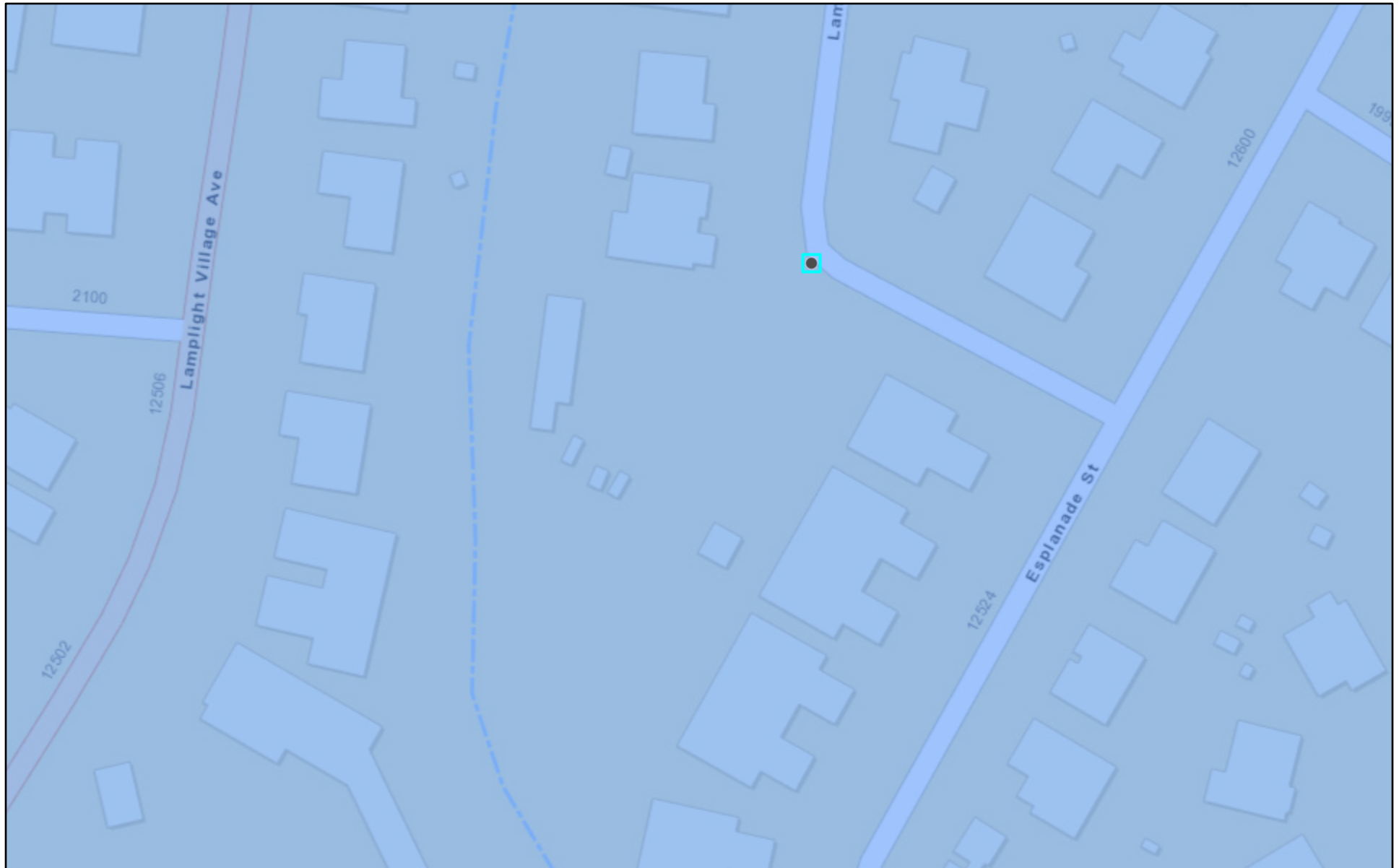
10/7/2019, 2:04:42 PM

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



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

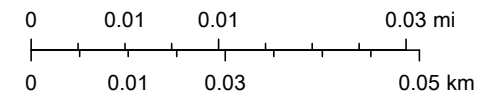
Talia Homes at Lamppost, 12500 Lamppost Lane, Austin, TX 78727



10/7/2019, 2:19:55 PM

 Healthy Food

1:1,128



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

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



ATTACHMENT 5: PROPERTY

b. Appraisal:

Parmer Housing, LLC already owns the site of Talia Homes at Lamppost.

Please find attached the deed.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

General Warranty Deed

Date: July 17th, 2019

Grantor: HQR Investments, LLC - Series 12500

Grantor's Mailing Address:

HQR Investments, LLC - Series 12500
P.O. Box 42262
Austin, TX 78704

Grantee: Parmer Housing LLC

Grantee's Mailing Address:

Parmer Housing LLC
5110 Lancaster Ct.
Austin, TX 78723

Consideration:

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 26, Block G, LAMPLIGHT VILLAGE SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 66, Page 64, Plat Records of Travis County, Texas; or more commonly known as: 12500 Lamppost Lane, Austin, TX 78727.

Reservations from Conveyance:

None

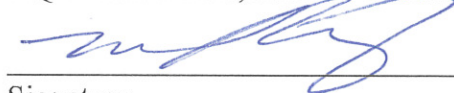
Exceptions to Conveyance and Warranty:

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

HQR Investments, LLC - Series 12500



Signature

Name:

Michael Vasquez

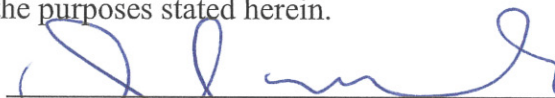
Title:

managing member

STATE OF TEXAS)

COUNTY OF Travis)

This instrument was acknowledged before me on July 17, 2019, by Michael Vasquez, as the Owner of HQR Investments, LLC - Series 12500, for the purposes stated herein.



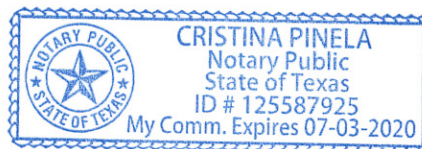
Notary Public, State of Texas

My commission expires:

7/3/2020

AFTER RECORDING RETURN TO:

Parmer Housing LLC
5110 Lancaster Ct.
Austin, TX 78723





ATTACHMENT 5: PROPERTY

c. Zoning:

The site for Talia Homes at Lamppost has a base zoning of SF-6, but has been certified as a Type 2 project under Affordability Unlocked. Please find attached the email from NHCD staff documenting the Affordability Unlocked status.

From: Avioli, Lauren <Lauren.Avioli@austintexas.gov>
Sent: Thursday, September 26, 2019 10:37 AM
To: Eyad Kasemi; Jennifer Hicks
Cc: Harkins, Sandra; Victoria Haggard
Subject: RE: Affordability Unlocked applications

Thank you! Everything looks good on these two applications from an Affordability Unlocked standpoint. I will be leaving my position at the City effective next Friday, October 4th, so Sandra will be your point of contact for both Affordability Unlocked and SMART Housing from that time on. I am trying to get a final contract from the Law Department for rental units before I leave and will send it out to you when I have it!

Thanks again,
Lauren

Lauren Avioli, AICP
Senior Planner
City of Austin | Neighborhood Housing and Community Development
512.974.3141 | lauren.avioli@austintexas.gov
Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Eyad Kasemi <eyad@civiltitude.com>
Sent: Thursday, September 26, 2019 10:27 AM
To: Jennifer Hicks <jennifer@truecasa.net>
Cc: Avioli, Lauren <Lauren.Avioli@austintexas.gov>; Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Victoria Haggard <victoria@civiltitude.com>
Subject: Re: Affordability Unlocked applications

Hi Lauren,

Yes, all the units at 50%MFI now. Please see the attached updated spreadsheet.

Thank You,

On Thu, Sep 26, 2019 at 7:24 AM Jennifer Hicks <jennifer@truecasa.net> wrote:

Hi Lauren-
I believe the app was updated to include 100% of rental units at 50% MFI. I believe that is the intention.

Eyad or Victoria, please confirm.

Thank you!

Jennifer Hicks, Founder

True Casa Consulting, LLC
(512) 203-4417
www.truecasa.net

On Sep 25, 2019, at 3:52 PM, Avioli, Lauren <Lauren.Avioli@austintexas.gov> wrote:

Eyad,

My apologies for the time it is taking to move through the process. We are getting very close to having a completed contract for rental projects to sign! In the meantime, I have reviewed your applications and wanted to point out one issue that I see with the George's Green proposal. Namely, for rental developments, 20% of the total units must be set aside at 50% MFI. It looks like your application proposes to have all 4 affordable units set aside at 60% MFI. To meet the requirements of the ordinance, 2 of these units will need to be set aside for households earning at or below 50% MFI.

Please let me know if you are able to proceed with the Georges Green project with these 2 units at 50% MFI and I'll update the application records.

Thank you!

Lauren

Lauren Avioli, AICP

Senior Planner

City of Austin | Neighborhood Housing and Community Development

512.974.3141 | lauren.avioli@austintexas.gov

Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Avioli, Lauren
Sent: Friday, September 6, 2019 1:28 PM
To: Eyad Kasemi <eyad@civilitude.com>
Cc: Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Jennifer Hicks <jennifer@truecasa.net>; Victoria Haggard <victoria@civilitude.com>
Subject: RE: Affordability Unlocked applications

Thank you Eyad, I'll be in touch next week after I review!

From: Eyad Kasemi <eyad@civiltude.com>
Sent: Thursday, September 5, 2019 8:54 PM
To: Avioli, Lauren <Lauren.Avioli@austintexas.gov>
Cc: Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Jennifer Hicks <jennifer@truecasa.net>;
Victoria Haggard <victoria@civiltude.com>
Subject: Fwd: Affordability Unlocked applications

*** External Email - Exercise Caution ***

Hi Lauren,

Please see the updated applications. Let me know if you have any questions.

Thank You,

Eyad

Eyad,

I am working with our IT department to update the application to allow it to be revised. In the meantime, I am sending you Excel versions of the applications you submitted, with action items I need your review on in red. Please update your application to respond to those comments and highlight the text that you change or add so I can easily tell what is updated.

As a reminder, please provide me with a map showing the proximity of the St Georges Green site to Stassney so we can evidence that the site is eligible for the Type 2 bonus.

For information on our gap financing programs, please see this webpage:
<http://www.austintexas.gov/page/affordable-housing-development-funding>.

Thanks,

Lauren

Lauren Avioli, AICP

Senior Planner

City of Austin | Neighborhood Housing and Community Development

512.974.3141 | lauren.avioli@austintexas.gov

Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Avioli, Lauren
Sent: Friday, July 26, 2019 10:54 AM
To: eyad@civilitude.com
Subject: Affordability Unlocked applications

Eyad,

NHCD has received your two applications for Affordability Unlocked, one for a property at 5300 Georges Green and one at 12500 Lamppost. Can you please provide me some additional clarification on the following points?

5300 Georges Green

- Please confirm the number of total rental units and the number of affordable rental units by bedroom
- Please confirm what MFI level the affordable units will be set at

- Is the project new construction or redevelopment of a site? If redevelopment, are there existing multifamily units on the property?
- If you want to obtain your Type 2 Level Bonus using your proximity to an Imagine Austin Corridor with transit, please provide a map that shows the property in relation to the nearest Imagine Austin Activity Corridor and transit routes. You can see the corridors and transit routes here: <http://arcg.is/1DX8n1>

12500 Lamppost Ln

- Please confirm the number of total ownership units and the number of affordable ownership units by bedroom
- Please confirm what MFI level the affordable units will be set at
- If you want to obtain your Type 2 Level Bonus using your proximity to an Imagine Austin Corridor with transit, please provide a map that shows the property in relation to the nearest Imagine Austin Activity Corridor and transit routes. You can see the corridors and transit routes here: <http://arcg.is/1DX8n1>
- The question about how many units you are able to build with the Affordability Unlocked bonuses was left blank. Can you explain how Affordability Unlocked will help your project if it won't result in additional units?

We are also meeting with applicants since this program is so new, to make sure applicants understand the process and requirements and that we can coordinate with funding from our Development Assistance programs if applicable. Do you have any availability next week for a meeting? I'm available every day next week from 3 pm to 6 pm.

Thank you,

Lauren Avioli

Senior Planner | Neighborhood Housing & Community Development

512-974-3141 | lauren.avioli@austintexas.gov

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.



ATTACHMENT 5: PROPERTY

d. Site Control:

Please find attached evidence of site control.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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.

General Warranty Deed

Date: July 17th, 2019

Grantor: HQR Investments, LLC - Series 12500

Grantor's Mailing Address:

HQR Investments, LLC - Series 12500
P.O. Box 42262
Austin, TX 78704

Grantee: Parmer Housing LLC

Grantee's Mailing Address:

Parmer Housing LLC
5110 Lancaster Ct.
Austin, TX 78723

Consideration:

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

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Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

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Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

HQR Investments, LLC - Series 12500

[Signature]
Signature

Name: Michael Vasquez

Title: managing member

STATE OF TEXAS)

COUNTY OF Tarrant)

This instrument was acknowledged before me on July 17, 2019, by Michael Vasquez, as the Owner of HQR Investments, LLC - Series 12500, for the purposes stated herein.

[Signature]
Notary Public, State of Texas
My commission expires: 7/3/2020

AFTER RECORDING RETURN TO:

Parmer Housing LLC
5110 Lancaster Ct.
Austin, TX 78723





ATTACHMENT 5: PROPERTY

e. Phase I Environmental Assessment:

Parmer Housing, LLC is working with Christine Whitney at the City of Austin Brownfield's Program for a Phase I ESA. Once the Phase I ESA is complete, a copy will be provided to City staff.

TALIA HOMES

ATTACHMENT 5: PROPERTY

f. State Historical Preservation Officer Consultation:

Talia Homes at Lamppost will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.