



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

Austin Habitat for Humanity

Owner Name

Austin Habitat for Humanity

Street Address

500 West Ben White Boulevard

City

Austin

State

TX

Zip

78704

Contact Name

Mary Campana, VP of Development

Contact Telephone

512-472-8788 x419

Contact Email

mcampana@ahfh.org

Federal Tax ID Number

74-2373217

D-U-N-S Number (visit www.dnb.com for free DUNS#.)

603218900

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

Austin Habitat for Humanity, Inc.

Title of Authorized Officer

Phyllis Snodgrass, CEO

Signature of Authorized Officer

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

APR 26 2019

NHCD / AHFC

Original App Submitted
4-26-19

Project Summary Form

1) Project Name 4th & Onion Multifamily	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 1409-1411 East 4th Street		5) Mobility Bond Corridor
6) Census Tract 9.02	7) Council District District 3	8) Elementary School ZAVALA EL
9) Affordability Period 99 Years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction Only

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						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI		14	2			16
Up to 80% MFI		26	10	5		41
Up to 120% MFI						0
No Restrictions						0
Total Units	0	40	12	5	0	57

15) Initiatives and Priorities (of the Affordable Units)

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

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

- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 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

<u>Sources</u>	
Debt	4,672,632
Third Party Equity	1,800,000
Grant	1,000,000
Deferred Developer Fee	
Other	2,500,000
City of Austin	5978000

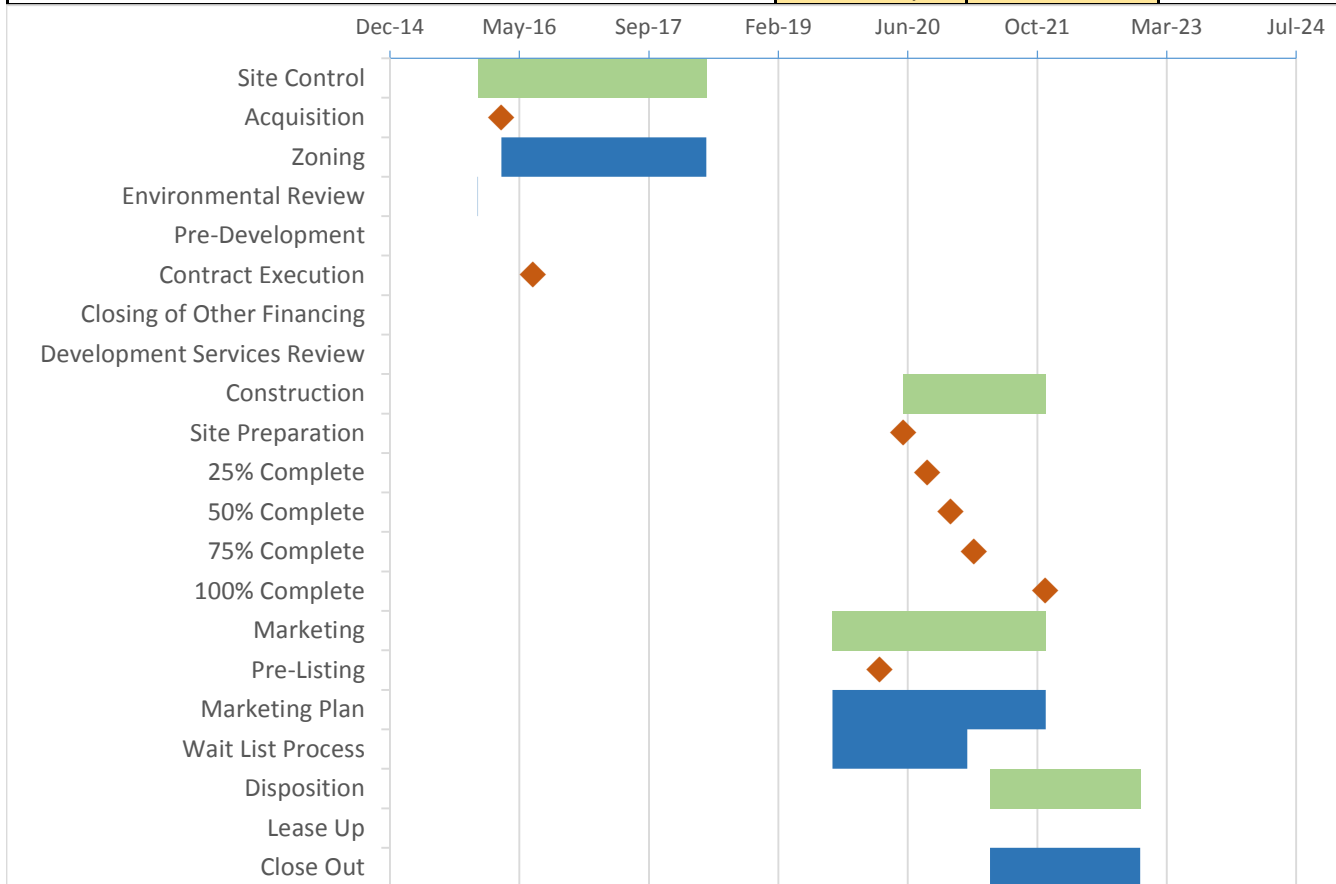
<u>Uses</u>	
Acquisition	1,800,000
Off-Site	
Site Work	294,773
Sit Amenities	
Building Costs	11,273,400
Contractor Fees	
Soft Costs	1,691,754
Financing	282,424
Developer Fees	608,281

Total \$ 15,950,632

Total \$ 15,950,632

Development Schedule

	Start Date	End Date
Site Control	Dec-15	May-18
Acquisition	Mar-16	
Zoning	Mar-16	May-18
Environmental Review	Dec-15	Dec-15
Pre-Development	Jul-16	Jan-00
Contract Execution	Jul-16	
Closing of Other Financing		
Development Services Review		
Construction	Jun-20	Dec-21
Site Preparation	Jun-20	
25% Complete	Sep-20	
50% Complete	Dec-20	
75% Complete	Mar-21	
100% Complete	Dec-21	
Marketing	Sep-19	Dec-21
Pre-Listing	Mar-20	
Marketing Plan	Sep-19	Dec-21
Wait List Process	Sep-19	Feb-21
Disposition	May-21	Dec-22
Lease Up		
Close Out	May-21	Dec-22



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	\$ -		
Environmental Review	\$ 5,000		
Engineering	\$ 5,000		
Survey	\$ 38,392		
Architectural	\$ 114,000		
Other	\$ 132,381		
Subtotal Pre-Development Cost	\$ 294,773		Previously received from City of Austin
Acquisition			
Site and/or Land	\$ 1,800,000		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$ 1,800,000	\$ -	Previously acquired
Construction			
Infrastructure			
Site Work	\$ 140,394	\$ 37,016	Paving, Grading, etc.
Demolition		\$ -	
Concrete	\$ 2,009,829	\$ 529,910	Cast-In-Place Concrete
Masonry		\$ -	
Rough Carpentry	\$ 54,689	\$ 14,419	Interior and Roof Blocking
Finish Carpentry	\$ 138,037	\$ 36,395	Door & Trim, Finish Hardware, Millwork
Waterproofing and Insulation	\$ 273,442	\$ 72,096	Insulation, Waterproofing, Fireproofing
Roofing and Sheet Metal	\$ 511,256	\$ 134,797	Roofing, Metal Panel Siding
Plumbing/Hot Water	\$ 724,593	\$ 191,046	Plumbing, Water Meters
HVAC/Mechanical	\$ 318,114	\$ 83,874	HVAC, Controls, Testing
Electrical	\$ 484,240	\$ 127,674	Electrical Units & Site, Light Fixtures, Temp Power
Doors/Windows/Glass	\$ 896,538	\$ 236,381	Glazing, Storefront, Mirrors
Lath and Plaster/Drywall and Acoustical	\$ 667,315	\$ 175,944	Drywall/Firewalls/Gypsum & Acoustical
Tiel Work	\$ 78,744	\$ 20,762	Floors, Tub/Shower, Kitchen
Soft and Hard Floor		\$ -	
Paint/Decorating/Blinds/Shades	\$ 267,666	\$ 70,573	Painting, Sunshade Canopies, Louver Blinds
Specialties/Special Equipment	\$ 12,383	\$ 3,265	Bath Accessories
Cabinetry/Appliances	\$ 201,581	\$ 53,149	Equipment/Appliances, Washer/Dryer
Carpet	\$ 72,280	\$ 19,057	Resilient & Carpet (Corridors/Units)
Other (specify)	\$ 2,549,048	\$ 672,080	Div 01 "General Conditions" \$1,079,302; Div 05 "Metals" 755,802; Div 14 "Conveying Equip": Elevator \$119,225; Div 21
Construction Contingency	\$ 1,873,251	\$ 493,900	General Conditions \$768,003; 2% Design/Owner \$243,313; 2% CM Contingency \$243,313; 5% Escalation 5% \$608,281;
Subtotal Construction Cost	\$ 11,273,400	\$ 2,972,338	
Soft & Carrying Costs			
Legal			
Audit/Accounting	\$ 30,000	\$ 7,910	Project Audit Costs
Title/Recordin		\$ -	
Architectural (Inspections)		\$ -	
Construction Interest		\$ -	
Construction Period Insurance	\$ 283,946	\$ 74,865	Builder's Risk Ins, General Liability Ins, Wrap Ins Policy
Construction Period Taxes		\$ -	
Relocation		\$ -	
Marketing	\$ 25,000	\$ 6,591	Costs to market 4th & Onion units to community
Davis-Bacon Monitoring		\$ -	
Other (specify)	\$ 2,243,513	\$ 591,523	Financing costs, contractor overhead & profit 5%, AHFH project management/developer fee 12%
Subtotal Soft & Carrying Costs	\$ 2,582,459	\$ 680,890	
TOTAL PROJECT BUDGET	\$ 15,950,632	\$ 3,653,227	

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	14	26	2	10	5	0	0
Number of Bedrooms	1	1	2	2	3	0	0
Square Footage	515	515	745	745	1000	0	0
Anticipated Sale Price	\$236,962	\$236,962	\$342,789	\$342,789	\$460,120	\$0	\$0
Borrower Contribution	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$0	\$0
Homebuyer Subsidy	\$135,962	\$89,962	\$219,789	\$160,789	\$252,120	\$0	\$0
Total Principal Amount of Mortgage	\$98,000	\$144,000	\$120,000	\$179,000	\$205,000	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
Monthly Principal Amount	\$272	\$400	\$333	\$497	\$569	\$0	\$0
Monthly Interest	\$254	\$373	\$311	\$464	\$531	\$0	\$0
Estimated Monthly Taxes	\$188.00	\$276.00	\$230.00	\$343.00	\$393.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$764	\$1,099	\$924	\$1,354	\$1,543	\$0	\$0

60% MFI

80% MFI

60% MFI

80% MFI

80% MFI

Project Name	10th & Union Multifamily	
Project Type	100% Affordable	
Council District	District 3	
Census Tract	9.02	
AHFC Funding Request Amount	\$5,978,000	
Estimated Total Project Cost	\$15,950,632	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
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	0	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
< 60% MFI	16	# of units for purchase at < 60% MFI
< 80% MFI	41	# of units for purchase at < 80% MFI
District Goal	9.05%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	11.45%	% of annual goal reached with units
High Frequency Transit	43.35%	% of annual goal reached with units
Imagine Austin	43.35%	% 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	16	% of Goals * 15
Unit Score	16	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	12	Total Affordable 2 Bedroom units
3 Bedroom Units	5	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	6	Multi-bedroom Unit/Total Units * 20
TEA Grade	83	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	8	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	12	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	37%	% of total project cost funded through AHFC request
Leverage Score	16	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$104,877.19	Amount of assistance per unit
Subsidy per unit score	12	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$75,670.89	Amount of assistance per bedroom
Subsidy per Bedroom Score	16	(\$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	43	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	71	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

AUSTIN HOUSING FINANCE CORPORATION

APPLICATION FOR OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE (OHDA) – 2019

4th & ONION DEVELOPMENT: 1409-11 EAST 4TH STREET

i. APPLICANT ENTITY

- a. Introduction: Austin Habitat for Humanity has been developing and constructing affordable homes in Austin and the region for 34 years. Since our founding in 1985, we have built more than 455 homes for hardworking low-income families in the area, and have developed more than 20 vacant properties into affordable housing communities. Austin Habitat’s programs provide a hand up, not a handout, for our partner families. All individuals and families who wish to become Habitat homeowners first complete an extensive series of prequalification activities, including financial education and ongoing one-on-one homeownership counseling. In addition, each family contributes “sweat equity” to ensure strong buy-in and commitment. When these activities are complete and the home is ready to be occupied, each family purchases their home with an affordable mortgage that helps them to avoid housing cost burden and build assets for education, wellness, and ongoing success.

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

As the American dream of homeownership continues to slip farther out of reach for many hardworking lower-income families in Central Texas, Austin Habitat has recognized a major opportunity to use our expertise and community connections to more efficiently provide high-quality affordable homes. In particular, while we continue to build the single-family detached homes that are traditionally produced by Habitat affiliates around the nation, we are also introducing innovative models with increased density to create more homes for families in need.

Austin Habitat will break ground in 2019 on our first multifamily community, an 11-unit “row home” development in the Mueller area, supported by funding from the City of Austin. Austin Habitat is grateful to the City for its generous support of the Mueller project and excited to continue to realize our shared vision of high-quality homeownership development throughout the City. The 4th & Onion project, discussed below, represents a quantum leap in home production for Austin Habitat and is a leading-edge project among Habitat affiliates nationwide.

Austin Habitat for Humanity is requesting that the City of Austin make an investment of approximately \$140,000 per home for 57 affordable homeownership units to be built at the

- iv. Planning and Construction: AHFH has experience with the City's Land Development Code, including being a leading advocate for updates to the Code that will open up opportunities for affordable housing development in the City. Our team has already successfully worked with the City to change the height restrictions and other zoning requirements for the 4th & Onion site in order to build a structure that will house more than twice as many families as the original zoning would have allowed. We also have the capacity to navigate a housing development project through the entitlement and permitting process, having successfully completed many affordable home development projects within the City of Austin over our history. Our organization also employs full-time personnel dedicated to housing construction.
- v. Design, Architecture and Engineering: Austin Habitat for Humanity's approach to housing development begins with acquisition of finished vacant residential ready-to-build lots; we have experience developing subdivisions and we retain the services of several architectural and engineering firms to assist us with design. Austin Habitat has a portfolio of house plans for residential properties, ranging from one to five bedrooms across our sites, to support a variety of family units, and is developing additional multifamily housing models to provide affordable housing more efficiently to families in need. We currently have working relationships with a variety of professionals including architects and engineers who provide design services as needed to complete our housing development projects. We also employ an in-house registered architect who coordinates with construction staff on issues related to design, permitting, and onsite field inquiries.
- vi. Legal and Accounting: Austin Habitat employs the services of legal counsel as needed and has an experienced attorney serving as Legal Officer on the Board of Directors. Attorneys provide assistance in areas of land acquisition and coordinate title closings for our house selling transactions. For the 4th & Onion development, several specialized land-use and real-estate law firms are providing pro bono legal counsel specific to the unique nature of the project. Our accountants provide the necessary services essential to our operation and perform an annual audit that reflects the overall financial position of the organization. We also employ on staff a Chief Financial Officer (CFO) who is a Certified Public Accountant, as well as accounting/bookkeeping staff that monitor our operating transactions and construction spending activities.
- vii. Federal Funding Rules and Other Funding Rules: Several members of our leadership and staff offer experience in federal funding programs including CDBG, HOME, and NSP. We also have extensive experience with the City of Austin's funding rules, both for sub-awards of federal funding and for projects that are directly funded by the City. Multiple staff members have significant federal program and contract administration experience, and all Austin Habitat projects are performed in accordance with the *Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards*, 2 C.F.R. § 200 et seq. as well as any state and local statutes and regulations. Austin Habitat receives funding from state, federal and local governments as well as from private individuals, foundations, corporations and other sources, and is experienced at leveraging funds from multiple sources for housing development and construction.

Recent and ongoing projects include the following:

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

The 4th & Onion project represents an innovative approach by Austin Habitat to the housing affordability crisis in Austin. As noted in the above table, most of Austin Habitat's construction projects have created single-family detached homes to be sold to our partner families, rather than denser multifamily models. While we continue to provide this model, we recognize that there is a need for more efficient building, and moved into multifamily developments with the Mueller project, also supported by the City of Austin. The 4th & Onion project puts Austin Habitat on the leading edge of development and construction for Habitat affiliates, joining New York City Habitat which is building a 56-unit project in the Bronx. The New York project is expected to cost approximately \$29 million, with the City of New York and Bronx borough government providing 50% of construction costs.

ii. **DEVELOPMENT TEAM**

	Development Team Name(s) and Contact Information	MBE? (Mark X if Yes)	WBE? (Mark X if Yes)	Non-profit? (Mark X if yes)
Owner	Austin Habitat for Humanity, Inc.			X
Developer	Austin Habitat for Humanity, Inc.			X
Architect	Page Southerland Page			
Engineer	Doucet & Assoc. (Civil)		X	

Construction Lender	To Be Determined			
Attorney	Winstead, P.C. (pro bono)			
Attorney	Drenner Group, P.C. (pro bono)			
Accountant	PMB Helin Donovan, LLP			
General Contractor	To Be Awarded			
Consultant	Trammell Crow (pro bono)			
Consultant	Bartlett-Cocke (preconstruction)			
Consultant	Capital Project Management			

iii. PROJECT PROPOSAL

a. Project Description: Austin Habitat for Humanity is in the process of building a 57-unit affordable housing development at 4th & Onion/Plaza Saltillo. Austin Habitat owns a .329 acre parcel of land at 1409-1411 East Fourth Street, the southwest corner of 4th & Onion streets in East Austin.¹ Austin Habitat's leadership and in-house advocacy professionals, with the support of community organizations, have partnered to obtain waivers of certain portions of Austin's Land Development Code to build a 70', six-story building on the site. (The site was originally zoned for a 40' building that would yield approximately 22 units.)

The development is ideally situated for low-to-moderate income working families, providing strong access to opportunities to succeed and build wellness. The Red Line train is 90 feet from the site; the #4 bus (soon to be rapid transit bus #804) is three blocks north, and additional lines on Comal and Cesar Chavez, are just three blocks away. The area is also highly walkable and bike-able and features nearby green space. Huston-Tillotson University, providing higher education and jobs, is five blocks away. Downtown Austin, with access to tens of thousands of jobs, is just ½ mile away. In an area where the median family income is less than half of the MFI for the county as a whole, this development is vital to allowing families to obtain stable housing in the area rather than being pushed out by costs associated with gentrification.

The team is close to completing the pre-development work on the site including design, permitting, site engineering, geotechnical and topographical surveying, and boundary determination, supported by HOME funds through the City of Austin. We expect to break ground in 2020 and to complete the building of the six-story, 57-unit multifamily development in 2021 and we are requesting a total investment of \$7,978,000 from the City of Austin to assist with the completion of these innovative affordable homes. We recognize that we are requesting a significant investment on the part of the City, and appreciate the opportunity to work closely with the City to build deeply affordable homes for families who would otherwise not be able to purchase a home in Austin, particularly not in such a rapidly gentrifying neighborhood in such close proximity to employment and transit, where many resident families are being pushed out by rising prices.

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

¹ The legal identification for these lots are Lot 7-9, Block 4, OLT 4 Div O Peck R H. (Zoning identifiers: 3,118,840.05, 10,068,425.09 for 1411 and 3,118,804 63, 10,068,450.14 for 1409.)

the MFI. Specifically for the 4th & Onion project, we plan to sell the units to three distinct groups of low-to-moderate income families:

- Seven units (12%) will be sold to buyers with incomes at or below 40% MFI
- Sixteen units (28%) will be sold to buyers with incomes at or below 60% MFI
- The remaining 34 units (60%) will be sold to buyers with incomes at or below 80% MFI

The families who purchase homes at the 4th & Onion development, like all partner families in the Affordable Homeownership Program, will be required to make a strong and ongoing investment in successful homeownership. All project participants will receive financial education and one-on-one counseling through our in-house HUD-approved Housing Counseling Program and complete “sweat equity” hours. Each partner family will then purchase their home at an affordable sales price, helping families avoid extreme housing cost burden and focus on financial empowerment through stable, affordable homeownership.

The unique nature of the 4th & Onion project has led to several changes to Austin Habitat’s procedures for attracting and qualifying homebuyers, and has also changed the financing model for the construction of the building as well as the lending structure for individual families. Specifically, the total cost of the project is nearly \$16 million; the development must be built all at once; and the nature of the building and its construction requirements do not allow for the volunteer opportunities that encourage the corporate sponsorships and grants that traditionally provide significant funding for Habitat projects. Due to the nature of this project, Austin Habitat is building a capital stack – utilizing multiple sources of capital to fund the project. Austin Habitat plans to apply for New Markets Tax Credits, Affordable Housing Program (AHP) funds, and will raise other funds through grants and special events to lower the construction financing cost. As the units are sold, the sales proceeds will be used to repay the construction loan. We also expect to be working with outside lenders that will hold the mortgages for the families that purchase homes at 4th & Onion. Austin Habitat has experience with outside lending qualification.

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

Housing Choice Voucher Availability: Please note that because all of the units at 4th & Onion are required to be owner-occupied, Austin Habitat for Humanity has not set aside any units for Section 8 Housing Choice Voucher Holders for rental housing.

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

- For families with incomes of 41-60% AMI, the units will be sold for approximately \$98,000. We expect to sell 14 units at this cost.
- For families with incomes of 61-80% AMI, the units will be sold for approximately \$144,000. We expect to sell 19 units at this cost.

PUD/TOD/Mixed Use: The property is part of the Plaza Saltillo Transit Oriented Development (TOD) oriented toward the Red Line train and the 4 bus line, which will become the 804 Rapid Transit line, as well as the Route 17 (Cesar Chavez) and 322 (Chicon) bus lines nearby. In addition to being part of this TOD, which already carries a density bonus, Austin Habitat worked successfully with the City to obtain waivers of existing height restrictions in order to create a taller building that would allow us to provide more housing units and maintain a level of affordability that will align with our clients' needs. We are excited to provide housing close to the Plaza Saltillo development, a 10-acre mixed-use space that will combine rental units, office space and retail including a Whole Foods market, adding to the attractiveness of the area for working families.

b. Market Analysis: Please see attached.

c. Good Neighbor Policy: The Austin Habitat team has included a signed Good Neighbor checklist indicating that community outreach was performed in the area to notify neighbors of the upcoming development at 4th & Onion and help them understand the relationship between the development and Austin Habitat. Our team recently produced and disseminated flyers designed to introduce other local residents and businesses to the upcoming project, and delivered similar materials to the local neighborhood associations. In addition, we are in close contact with the East Cesar Chavez Neighborhood Association, which supported Austin Habitat's request to City Council to change the zoning/land use requirements in the area to allow the building of a taller, multifamily unit at 4th & Onion. We also have a strong history of partnership with the Guadalupe Neighborhood Development Corporation, including building four Net-Zero environmentally friendly homes in 2018. The partnership was awarded the 2018 Green Builder Award by Austin Business Journal in March 2019.

d. S.M.A.R.T. Housing: Austin Habitat for Humanity has been certified as a S.M.A.R.T. housing builder and has attached related documentation related to the 4th & Onion project.

e. Memorandum of Understanding with the Ending Community Homelessness Coalition (ECHO): Because this proposal does not include Permanent Supportive Housing, Continuum of Care Housing or Housing First Units, we have not attached an MOU with ECHO.

f. Description of General Supportive Services: Austin Habitat for Humanity provides supportive services to all potential homebuyers in the Affordable Homeownership Program, including those who will purchase homes in the 4th & Onion development, as well as members of the general public. These services include financial and housing counseling, offered in group workshops and one-on-one sessions, to ensure that all families are financially ready to qualify for a home and begin the Habitat homebuying process. Austin Habitat has been a HUD-approved housing counseling agency since 2010.

Austin Habitat's Housing Counseling Program is designed to assist participants in obtaining and maintaining stable housing. We employ two bilingual, HUD-certified Housing Counselors meet one-on-one with clients and facilitate workshops. Each family receives a personalized assessment of their financial situation, discussion of options, and development of plans designed to fit each family's unique needs. This solid educational foundation positively impacts financial capability skills including credit repair, debt management, budget maintenance, avoidance of predatory lenders, and foreclosure

prevention as needed. Once families qualify for the program, they work with the counselor to reach a solid financial standing that will qualify them to become Habitat homeowners, they receive more intensive housing education including seven required classes. All services are provided to Habitat clients and the public, in both English and Spanish, at no cost other than a small credit-report fee that can be waived as needed.

Austin Habitat plans to continue to offer an extensive array of financial and housing workshops as well as one-on-one support for potential Habitat homeowners and the public. As discussed above, one responsibility of partner families for the Affordable Homeownership Program is confirmed attendance at seven Housing Counseling classes that count towards their required hours of sweat equity. For this proposal, we will engage partner families and other clients in the Realizing the American Dream Class based on curriculum from the nationally recognized NeighborWorks America, as well as the Maintenance Class and potentially other workshops. Approximately 750 households will receive these supportive services annually, including all potential buyers for 4th & Onion. We have attached the resumes for Wayne Gerami, Vice President of Client Services, who oversees the Housing Counseling program, as well as Bertie Flores-Samilpa, our housing counselor.

Austin Habitat continues to build the funding base for Housing Counseling services, receiving its first Housing Counseling grant from HUD in 2018. Additional sources of funding include Wells Fargo Bank, Frost Bank, State Farm, and the Foundation for Financial Planning, with pending requests to Austin Community Foundation, the City of San Marcos and other supporters. Most grants for this type of service are one-year awards, so Austin Habitat will provide ongoing evidence of support for these initiatives as needed throughout the OHDA grant period if awarded funds under OHDA.

iv. PROPERTY

a. Maps: Please see attached.

- High Opportunity Census Tracts: Census Tract 9.02 is not a high-opportunity tract.
- Tracts at Risk of Displacement or Gentrification: The 4th & Onion property is within an area listed as having “dynamic” gentrification.
- Imagine Austin Centers and Corridors (0.5 miles): The 4th & Onion property is within the zone for an Imagine Austin Center and Imagine Austin Corridor.
- High-Frequency Transit Stops (0.25 miles): The 4th & Onion property is within 0.25 miles of a high-frequency transit stop.
- Transit Stops (0.75 miles): The 4th & Onion property is within 0.75 miles of a transit stop.
- Healthy Food Access (1.0 miles): The 4th & Onion property is not currently listed as being within 1.0 miles of a healthy food provider. Please note that the one-mile buffer zone for healthy food starts directly across the street, and that a new Whole Foods market will be opening within less than a mile in late 2019. In addition, there is a farmers’ market within 0.1 mile, an HEB supermarket within 1.5 miles and the flagship Whole Foods is within 1.7 miles. All are accessible via transit.
- 100-year floodplain: The 4th & Onion property is not on a 100-year floodplain.

b. Real Estate Appraisal: Please see attached.

c. Zoning Verification Letter: Please see attached.

d. Proof of Site Control: Please see attached warranty deed, appraisal and TCAD documentation.

Greg Anderson

- EXPERIENCE:** **Austin Habitat for Humanity** *Austin, TX* *January 2015 – present*
Director of Community Affairs
- Develop relationships with affordability groups and advocacy groups
 - Project Manager of our new 53,000 sqft headquarters
 - Work with Austinites and lenders to secure new housing inventory
- City of Austin** *Austin, TX* *October 2010 – January 2015*
Policy Director for Mayor Pro Tem Sheryl Cole
- Run with all zoning, entitlement and land-use issues
 - Create and work to pass policy for multiple departments including transportation, environment, non-profits, planning, and affordability
 - Interview and manage all city commission appointments
- Andrews Urban LLC** *Austin, TX* *October 2006 – August 2010*
Project Manager
- Oversee day to day operations for four planned developments
 - Construction manager representative for the developer on the 360 Condominium tower consisting of 430 homes on 44 floors
-

- EDUCATION:** **The University of Texas at Austin – McCombs** *August 2010 – May 2013*
MBA
- The University of Texas at Austin** *June 2005 – December 2008*
Majors: Honors Urban Studies; Geography and the Environment
Minors: Architecture; Business
Overall GPA: 4.0

- HONORS & ACTIVITIES:** Dean's List; Phi Beta Kappa; Outstanding Undergraduate Award; co-founder and member of Rail4Real; founder of the UT Urban Development Society—president for two years; 2013 McCombs Greg Bourgeois Community Service Award Winner
-

- PROFESSIONAL** City of Austin Planning Commissioner; Austin Housing Coalition Executive Board Member; HousingWorks Policy Committee Member; Member of the Austin-Bergstrom International (ABIA) 2040 Airport Master Plan Advisory Committee; Adjunct-Lecturer at UT Austin

Senior Project Manager & Sustainability Program Director

Biographic Summary:

Ted McConaghy, M.A. primarily works on project management, permitting, feasibility studies, conceptual design, entitlements processing and related jurisdictional issues. This includes all aspects of conceptual planning and due diligence, environmental planning, drainage & water quality, transportation, utilities extensions and subdivision design. He has been the lead Project Manager on dozens of projects in Austin.

As the Sustainability Program Direction, Mr. McConaghy has developed the 'Wheel of Sustainability' project management model to bring a holistic approach to incorporating sustainability into his projects. Additionally, he created the 'Natural Resource Inventory Plan' and 'Sustainability Program Plan'; these plans form the basis of the sustainability design within the Wheel. His projects have ranged from multi-phase commercial and single-family developments with construction budgets in the tens of millions of dollars, to plan corrections and revisions and related City of Austin procedures for commercial parking lots, retailers, building retrofits, utility relocations, school renovations, and minor public works projects with the City of Austin. Ted holds a Master's Degree in Urban Affairs from St. Louis University.



Ted McConaghy, M.A.
Senior Project Manager &
Sustainability Program Director

Project Descriptions

- **Live Oak Trails - Austin, TX**
Project Manager for multi-family project located in South Austin. The project includes 58 apartment units, along with common facilities including the office/gym, pool, and water quality pond. The site is in the Barton Springs Zone (waterway setbacks) and includes a 10-foot escarpment; these and other encumbrances made site layout a unique challenge, but the design team was able to create a workable land plan that exceeded the client's original expectations for unit capacity. We are also their primary engineering consultant.
- **North Mopac Hotels – Austin, TX**
Project Manager for dual-hotel project located in North Austin. The project includes two boutique hotel buildings totaling 235 rooms, with the associated parking, utility, drainage, and related improvements. The project site included unique challenges related to tree preservation and water quality management; Mr. McConaghy led the design and permitting effort that led to the successful completion of the project.
- **Austin 360 Condominiums - Austin, TX**
Project manager for civil engineering, planning, and surveying components of a large, mixed-use condominium project in downtown Austin. Tasks included extensive preliminary planning, design and permitting of civil construction documents, coordination with the client, architects, and other consultants, preparation of Great Streets Program documents, and extensive construction administration.
- **IDEA Charter School, Rundberg - Austin, TX**
Ted was the Senior Planner for Phase Two of the IDEA Charter School at Rundberg, along the IH-35 southbound frontage road. Phase Two includes construction of the primary school building, completion of the ring road and ancillary parking, extension of the ring road north to Brownie Drive, and related drainage and utility improvements. This project also includes approximately 500' City of Austin street improvements to connect Brownie Drive to E. Longspur Blvd for the second access to the school site from north.

Education

- ▶ M.A. Urban Affairs
St. Louis University
- ▶ B.A. Philosophy
University of Tulane

Professional Affiliations

- ▶ American Planning Association

Contact

7401 B Hwy 71 West, Suite 160
Austin, Texas 78735

Office: 512.583.2600
Direct: 512.583.2617
Fax: 512.583.2601

tmccconaghy@doucetengineers.com



JASON PRICE

DIVISION MANAGER - PRIVATE DEVELOPMENT

Jason Price serves as the Division Manager - Private Development. He achieves success through developing strong partnerships and building rapport with clients, architects, engineers and the members of his project teams. Jason leads our multifamily, office and mixed-used business development efforts for our Austin office.

Jason is an employee-owner of Bartlett Cocke General Contractors.

RELEVANT EXPERIENCE



Chicon Mixed-Use Development;
\$8,924,323; 55,307 SF including 8,500
SF of retail space & 43 multi-family
condominium flats above; Austin, TX



Water Marq/300 Riverside; Demolition
of existing community and construction
of new segment of City hike and bike
trail; \$39,500,000; 250,000 SF; Austin, TX



Burnet Road Mixed-Use & Leander
Warehouse; \$5,875,008; 5-story elevated
concrete structure & warehouse;
Leander, TX



Manor Road Mixed-Use; \$10,894,141;
garage level, podium style elevated
concrete structure, six retail stores;
Austin, TX

BARTLETT COCKE GENERAL CONTRACTORS

2 years with BCGC
9 years industry experience

ROLE & RESPONSIBILITY

As the Division Manager - Private
Development, Jason's duties
revolve around business
development, preconstruction
and senior level oversight of all
office, mixed-use and multifamily
projects.

EDUCATION

Texas A&M University
*Bachelor of Science,
Resource Management*

CITY OF RESIDENCE

Austin, TX

THE FUTURE IS OURS TO BUILD™

AFFILIATIONS

- Real Estate Council of Austin - Member
- Austin Chamber of Commerce - Member

REFERENCES

Oden Hughes Taylor
Eric Taylor
512.813.7120

Kelly Grossman Architects
John Kelly
512.327.3397

PAST PROJECT EXPERIENCE

LD&C Land Development & Construction, 48 East Apartment Tower; 267,975 SF; \$63,000,000; Austin, TX

1301 West 5th Street; \$43,000,000; 226,000 SF; Austin, TX

Marq 31/Greenway Gardens; Demolition of existing urban in-fill asset located near Houston Galleria; \$59,000,000; 400,000 SF; Houston, TX

Marquis at Cinco Ranch, Phase II; 80 unit garden style addition to existing community. Total of 8 buildings and site infrastructure; \$10,000,000; 90,000 SF; Katy, TX

Marquis at Barton Trails, Phase II; 157 unit garden style apartment complex, total of 8 buildings and new clubhouse with swimming pool and outdoor kitchen; \$14,000,000; 139,000 SF; Austin, TX

Point on Rio/19 Rio Apartments; 123 unit podium style apartments with 2.5 levels of post tension underground parking and 5 levels plus lofts of wood framed units; \$19,800,000; 168,000 SF; Austin, TX

Southwestern University Field House & Athletic Fields; Ground-up Field House with full scale weight room, locker room with custom wood lockers plus training facilities; \$7,500,000; 22,000 SF; Georgetown, TX

21st & Pearl Apartments; 136 unit apartment building located in the heart of West Campus. This podium style project consisted of 2.5 levels of underground concrete parking structure and 5 levels plus lofts of wood framed units; \$15,000,000; 170,000 SF; Austin, TX

Vistas at San Marcos; 256 unit apartment complex located adjacent to the Texas State campus. This podium style structure occupied a full city block with 2.5 levels of subterranean parking and 5 levels plus lofts of wood framed units; \$25,000,000; 500,000 SF; San Marcos, TX

SEVEN Apartments; \$50,000,000; 221 units, 24 Story Elevate Concrete Structure; 17 levels of apartments over 7 levels of parking; Austin, TX

Profile—Lawrence W. Speck

Lawrence W. Speck is a Senior Design Principal for a large (500 person) architectural firm, Page, with offices in six cities across the U.S. He is also a well-known design educator having been a faculty member in schools of architecture at M.I.T, University of Western Australia and University of Texas at Austin for many years. He served as Dean of the School of Architecture at University of Texas at Austin 1992-2001.

Speck has helped lead six major master planning projects for his home city, Austin, including master plans for a seven mile stretch of the Colorado River as it moves through downtown Austin, for a 40-block area around the Texas State Capital and for the University of Texas at Austin campus. He has also been lead architect for two major park projects in Houston—Discovery Green in the heart of downtown and Buffalo Bayou Park just north of downtown. In addition to designing many urban commercial buildings, Speck has been lead designer for Austin Bergstrom International Airport Terminal (3 phases), Austin Convention Center (2 phases) as well as academic buildings on six university campuses.

His work has been profiled in such popular publications as *The Atlantic*, *The New York Times*, and *Business Week*; in American architectural publications such as *Architectural Record*, *Architecture*, *Architectural Digest*, *Architect*, *interior Design*, *Contract*, and *Progressive Architecture*; and in international architectural journals such as *The Architectural Review* (England), *OFX* (Italy), *Design Community* (China), *Baumeister* (Germany), *Projeto* (Brazil), *Tasarim* (Turkey), *Ottagano* (Italy), *Nikkei Construction* (Japan) and *Architectural Design* (England).

In the last 25 years, Speck's design work has won over 120 design awards including more than 30 awards from the American Institute of Architects. As an educator, he has received over 40 teaching and service awards including the AIA/ACSA Topaz Medallion given to one individual in North America each year in recognition of their contribution to excellence in architectural education.

Speck is a Fellow in the American Institute of Architects and served as chair of the jury to select fellows in 2005. He has also served on the Architectural Advisory Board for the U. S. State Department Overseas Building Operations, as a National Peer Reviewer for the U. S. General Services Administration Design Excellence Program, and on the boards of national environmental groups such as Greenguard Environmental Institute and Air Quality Sciences.



Office of the Secretary of State

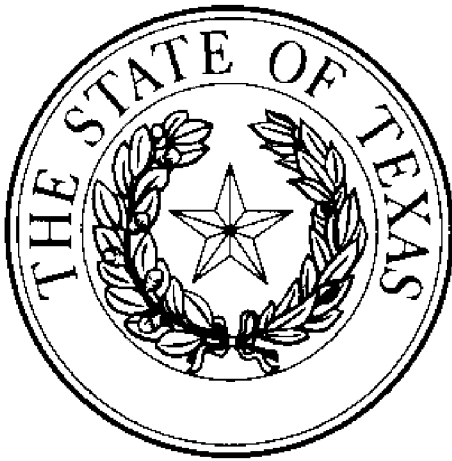
The undersigned, as Secretary of State of Texas, does hereby certify that the attached is a true and correct copy of each document on file in this office as described below:

AUSTIN HABITAT FOR HUMANITY, INC.
Filing Number: 73651401

Articles Of Incorporation

January 23, 1985

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 14, 2005.



A handwritten signature in black ink that reads "Roger Williams".

Roger Williams
Secretary of State

ATLANTA GA 39901-0001

In reply refer to: 0752639100
Mar. 10, 2016 LTR 4168C 0
74-2373217 000000 00
00017473
BODC: TE

AUSTIN HABITAT FOR HUMANITY INC
% PHYLLIS SNODGRASS
500 W BEN WHITE BLVD
AUSTIN TX 78704



029909

Employer ID Number: 74-2373217
Form 990 required: YES

Dear Taxpayer:

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

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

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

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

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

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

0752639100
Mar. 10, 2016 LTR 4168C 0
74-2373217 000000 00
00017474

AUSTIN HABITAT FOR HUMANITY INC
% PHYLLIS SNODGRASS
500 W BEN WHITE BLVD
AUSTIN TX 78704

Sincerely yours,

A handwritten signature in black ink, appearing to read "Teri M. Johnson". The signature is fluid and cursive, with the first name "Teri" being more prominent.

Teri M. Johnson
Operations Manager, AM Ops. 3

apply for
COA
money

CERTIFICATE OF CORPORATE RESOLUTION

We, Heather Ladage, Chairwoman, and David Osborn, Secretary, of Austin Habitat for Humanity, Inc., a corporation, certify that:

1. Austin Habitat for Humanity, Inc. is organized and existing under the laws of the State of Texas;
2. All franchise and other taxes required to maintain its corporate existence have been paid and no franchise or other such taxes are delinquent;
3. No proceedings are pending for the forfeiture of its certificate of incorporation or for its dissolution, voluntarily or involuntarily;
4. It is organized under the laws of Texas or is a foreign corporation qualified to do business in the State of Texas and is in good standing with the State of Texas;
5. There are no provisions in the articles of incorporation or bylaws of the corporation limiting the power of its board of directors to pass the resolution set out below;
6. The secretary is the keeper of the records and minutes of the corporation and on April 3, 2019 a meeting of the board of directors of the corporation was held, which was properly called and held in accordance with the law and the bylaws of the corporation;
7. A quorum of the Board of Directors were present at the meeting or have consented to the action taken at the meeting; and
8. At the meeting the following resolution was adopted:

BE IT RESOLVED that the Austin Habitat for Humanity Board of Directors authorizes the Chief Executive Officer or whomever that person deems appropriate at their sole discretion, shall have the authority to apply for City of Austin grant funding, including federal and local sources, such as General Obligation Bonds or other funds as available for the 4th & Onion Project; and,

It is further RESOLVED that the Board of Directors authorizes the Chief Executive Officer to execute any agreements or other documents regarding the City of Austin grant funding, including federal and local sources, such as General Obligation Bonds or other funds as available for the 4th & Onion Project.

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

We also certify that Heather Ladage is the Chairwoman of the corporation and David Osborn is the Secretary.

Signed on April 3, 2019 by the Chairwoman and Secretary of the corporation.



Chairman


Secretary

State of Texas

County of Travis

This instrument was acknowledged before me on April 3, 2019 by Heather Ladage, Chairwoman of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.


Notary Public, State of Texas

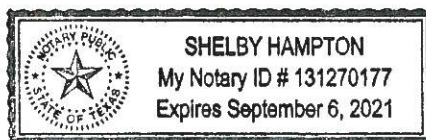


State of Texas

County of Travis

This instrument was acknowledged before me on April 3, 2019 by David Osborn, Secretary of Austin Habitat for Humanity, Inc., a corporation, on behalf of said corporation.


Notary Public, State of Texas



ACKNOWLEDGEMENTS

The City of Austin would like to thank the following for their contribution to the Plaza Saltillo Transit-Oriented Development (TOD) Station Area Plan:

All participants in the planning process who live, work, and own or rent property in and around the Plaza Saltillo TOD District.

Other interested individuals who came to learn about transit-oriented development and give feedback on this citywide initiative.

Individuals and groups who are dedicated to promoting affordable housing throughout Austin.

The members of the technical advisory group who dedicated time to learning about TOD concepts, attended public meetings, and reviewed and gave feedback on the Station Area Plan throughout the planning process.

Other City staff members who made themselves available to answer technical questions and provide information on specific topics related to the Plan.

Thanks to the Thompson Conference Center, Sanchez Elementary School, Oswaldo "A.B" Cantu Pan American Recreation Center, and Metz Elementary School for providing meeting space.

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- A. Creating the Plan
- B. Affordable Housing Report
- C. Water and Wastewater Report
- D. Watershed Protection
- E. Financial Analysis
- F. Market Report
- G. Extracts from the E. 7th Street Corridor Concept Plan
- H. Lance Armstrong Bikeway (LAB) Alignment

PLAZA SALTILLO TOD STATION AREA PLAN

EXECUTIVE SUMMARY

INTRODUCTION

The first Capital MetroRail line is under construction with passenger service to begin at the end of 2008. The 32-mile Red Line will connect downtown Austin to Leander on existing rail tracks with nine initial stations planned. The City, in support of the Capital Metro “All Systems Go!” Long Range Transit Plan, initiated a broad public engagement effort to develop station area plans around several of these future MetroRail stops. The first station areas to undergo the station area planning process were Plaza Saltillo, Martin Luther King Jr. Boulevard (MLK), and N. Lamar Boulevard/Justin Lane (a.k.a. Crestview Station).

New development that takes advantage of its location near transit is often referred to as “Transit-Oriented Development” (or TOD), and it is an important part of the City’s goal to manage growth in ways that reduce reliance on automobile use, promote transit use, walking and biking, and create lively and safe areas around transit stations. The City of Austin developed the TOD station area plans to leverage this significant public transit investment to achieve these broad community goals.

To realize these benefits, the City first adopted a TOD Ordinance, which identified specific station area boundaries, interim land use and design requirements, and a commitment to develop station area plans. Planning for the Plaza Saltillo TOD was begun in February 2007 by a team of consultants led by PB Americas. Public education and involvement meetings were held over the course of the next ten months to draft a plan that incorporated TOD principles and best practices and was shaped by the community input gathered throughout the planning process. The planning work was integrated with a professional assessment of market conditions and finance, affordable housing, and basic public infrastructure facility needs. The plan includes recommendations for open space, street and other infrastructure improvements, and affordable housing and is intended to guide future development and the provision of public improvements.

The implementation strategy describes a variety of key actions that will contribute to the successful redevelopment of the station area. The responsibilities for implementation not only rest with the City, but its agency partners, development community, and citizens. A primary element of the implementation program is the Plaza Saltillo TOD Station Area Regulating Plan. It is based on *Subchapter E: Design Standards and Mixed Use of the Austin Code*, which applies citywide. The Regulating Plan provides development standards with a specific focus on the context of the Plaza Saltillo Station Area and the vision articulated in this plan.

homeowner. Research from Harvard's Joint Center for Housing Studies shows children of homeowners are 35% less likely to receive welfare, 25% more likely to graduate high school, and 116% more likely to graduate from college than in renting families.

However, buying a home is out of reach for most low-to-moderate income families, as Austin has had the fastest-growing median home price in the nation for more than a decade, with the current median purchase price standing at nearly \$360,000.

Geographic Area for Potential Homeowners

Please note that while Austin Habitat is happy to welcome individuals and families already living in the area to apply for homeownership in the 4th & Onion development, particularly given the rapid gentrification of this area, we do not require potential homebuyers to live near the development in which they wind up purchasing. Austin Habitat works with potential homebuyers from throughout the Austin area, and all potential buyers recognize that they may need to move from their current neighborhood to 4th & Onion or one of our other developments if they are approved to purchase a home. We have reached out to local neighborhood associations and will continue to do so, and we will work with our partner affordable housing organizations to ensure that eligible neighborhood residents are informed about the availability of these units.

Eligible Homeowner Pool Demographics

As of January 2019, the potential homeowners qualified to purchase in Habitat developments have the following demographic profile:

- 100% low-income (80% or less of local MFI)
- 50% Hispanic/Latino
- 50% female-headed households
- 4% identified as having a disability

Competitive Properties

According to Zillow, 33 condominiums are available for purchase in the 78702 zip code as of March 27, 2019. All are offered at market rate, with listing prices ranging from \$210,000 to more than \$900,000. The less costly properties tend to be studios smaller than the one-bedroom unit will be building at 4th & Onion or significantly further from Downtown Austin than our development.

The area also features more than 700 apartments available for rent at market rates, and the Plaza Saltillo development will add hundreds of rental units, although more than 90% are not affordable housing. Any new units will positively impact Austin and particularly this area, where many residents may be priced out by market changes. However, Austin Habitat's client base is specifically oriented toward putting down permanent roots and beginning to build assets for the family's future through homeownership. For Habitat and its partner families, rental housing is not a comparable option to homeownership. At present, there are only 28 income-restricted affordable ownership units in 78702, and there were only 180 A&D units (now OHDA) in the City, according to research by faculty at Huston-Tillotson University and the University of Texas. This development proposes to more than double the number of affordable properties in 78702.

Market Demand

As discussed above, Austin Habitat maintains an interest/waiting list of eligible potential purchasers for all properties sold through the Affordable Homeownership Program, including ongoing builds at Scenic Point and Mueller, and the 57 units to be built and sold at the 4th & Onion development. Currently, this interest list contains 24 qualified homebuyers and 30 who have begun the process of education and counseling. In addition, in the past year Habitat has been in contact with more than 1,600 community members who have contacted us to sign up for workshops or receive more information about affordable homeownership. For Habitat and its partner families, homeownership is preferable when compared to rental.

Demand and Capture

Fifty-seven units will be built to complete the 4th & Onion development, and the Austin Habitat Affordable Homeownership Program currently has 54 potential homebuyers in the process of qualifying to purchase a home. However, we recognize that these homeowners will likely be placed in our other developments as they continue to qualify and that we may be seeking a different client mix for a unique product like 4th & Onion.

Although some may not qualify, as discussed above, we are answering more than 1,500 contacts each year from interested community members and we expect that the demand for affordable homeownership will continue to rise as the costs of housing increase in the Austin area. As mentioned above, not all of the potential homebuyers for 4th & Onion, or for any of our developments, are currently living in close geographic proximity to the area, but all are committed to purchasing a Habitat home, including moving from their current neighborhood if necessary.

Austin Habitat is not yet able to calculate a capture rate for the 4th & Onion development because we have not yet begun to qualify clients for this property. We expect that through the extensive interest in affordable homeownership in Austin, our strong reputation as a compassionate nonprofit and as a builder of high-quality affordable homes, and our ongoing community outreach, we will generate sufficient demand for the 57 available units. Austin Habitat also continues to offer qualified individuals/families the opportunity to purchase a home at several other developments that are currently being built or are in pre-development in Austin. Therefore, we are able to offer housing to individuals and families on the waiting list who do not wind up living in 4th & Onion.

Absorption Period

Austin Habitat is developing a detailed plan to build and sell the 57 units at 4th & Onion by the end of 2021. As our Affordable Homeownership Program is designed to produce completed properties and purchase-ready families concurrently, we expect to match 57 families with these units by the time they are ready for occupancy. Our Client Services, Communications, and other teams are working together to identify the people and families who would be qualified to purchase and would benefit from the strong access to jobs and transit and develop strong outreach plans designed to attract these populations.

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

- ☒ Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more detailed information on what kind of information may be appropriate to share)*
- ☒ Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information. See application cover sheet and name below.

(4) Application requirements

- ☒ Provide communications plan Example of Communications Plan attached.
- ☒ Provide documentation showing the content of the notice, and proof of delivery
- ☒ Provide signed copy of this checklist.

Please note that AHFH is currently developing a comprehensive communications plan including this development. We will make this available as needed when complete.

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



Signed

Greg Anderson, Director of Community Affairs

Printed Name



We build **strong, stable** and **self-reliant** communities

April 24, 2019

Dear Neighborhood Partner,

On behalf of Austin Habitat for Humanity, thank you for all the work that you do! We are excited to let you know about a new development we are working on in East Austin that will bring significant affordable homeownership opportunities to the area.

As you will see from the card we've enclosed, Austin Habitat is building a multifamily, multistory homeownership development at 4th & Onion Streets, building on land we have owned and operated on for more than 25 years. We are very excited to offer this innovative project to the community, as we recognize that there are many hardworking families who would like to buy a home in the area but who are being priced out of the local market.

Our mission is *to bring people together to build strong, stable, self-reliant communities*, working toward our ultimate vision of a world where everyone has a decent place to live. We are fulfilling our mission every day in communities like East Austin, and we look forward to continuing to work on behalf of families looking to build a stable and successful future through affordable homeownership. We hope that this project will be of benefit to the community members you work with as well, and we welcome the opportunity to discuss it with you.

Please feel free to get in touch if you would like more information, and we will continue to keep the community informed as we begin this important work. Thank you for supporting our communities!

Sincerely,

A handwritten signature in cursive script that reads "Greg Anderson".

Greg Anderson
Director, Community Affairs
GAnderson@AHFH.org
M: 512.426.1041

Board Members Heather Ladage | Larry Smith | Curtis Page | David Osborn | John Neff | Yvette Boatwright | Michael Golden | Valerie Salinas-Davis | Joe Tracy | Ross Sabolcik | Sherine Thomas | Hugh Forrest | Gaylon Boyd | John Doucet | Chris Engen | Anand Srinivasan | Joe Bland | Ken Corby | Kevin Cunningham | Jay Hartzell | Dana Leaman | Phil Hutchinson | David O'Neil | Estrella Posey | Cynthia Rhodes-Patterson | Shelli Taylor | Dan Young | Kyle Hoskins | Dr. George Gau | Jeff Serra



500 W Ben White Blvd, Austin, TX 78704
512-472-8788 | austinhabitat.org

Austin Independent School District
1111 West 6th Street
Austin, TX 78703

Friends of Austin Neighborhoods
c/o Roger L. Cauvin
311 W. 5th St., #1006
Austin, TX 78701

Sierra Club
c/o Mr. Roy Waley
1310B Palo Duro
Austin, TX 78757

Austin Neighborhoods Council
P.O. Box 301975
Austin, TX 78703

Greater East Austin Neighborhood Assoc.
c/o Mr. Joe Quintero
1018 Spence St.
Austin, TX 78702

United East Austin Coalition
c/o Council Member Pio Renteria
1511 Haskell Street
Austin, TX 78702

Barrio Unido N.A., Tejano Town, and
El Concilio Mexican-American Neighborhoods
c/o Mr. Gavino Fernandez, Jr.
2216 Haskell St.
Austin, TX 78702

Guadalupe Neighborhood Dev. Corp.
813 E. 8th Street
Austin, TX 78702

East Cesar Chavez
Neighborhood Contact Team
Terrazas Library, 1105 E Cesar Chavez
Austin, TX 78702

Bike Austin
1300 W. Oltorf Street, Suite 6
Austin, TX 78704

Homeless Neighborhood Assoc.
c/o Mr. Kirk Becker
1015 W. William Cannon Dr. #208
Austin, TX 78745

Black Improvement Association
P.O. Box 140244
Austin, TX 78714

Neighborhood Empowerment Fdn.
c/o Ms. Linda Bailey
4104 Turkey Creek Dr.
Austin, TX 78730

Capital Metro
2910 E. 5th Street
Austin, TX 78702

Neighbors United for Progress
c/o Ms. Rachel Robinson
6002 Jain Ln.
Austin, TX 78721

Claim Your Destiny Foundation
P.O. Box 153126
Austin, TX 78715

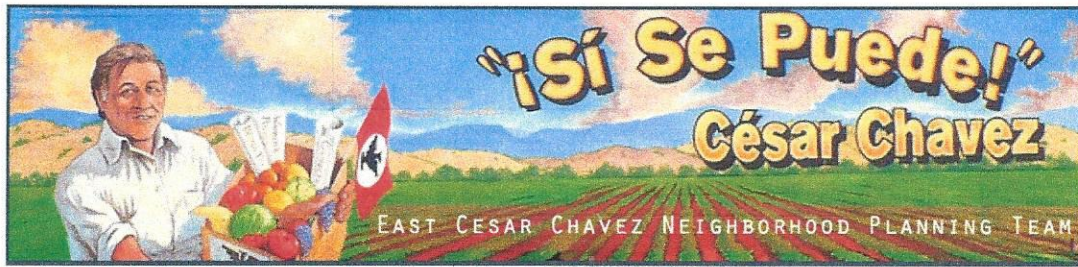
Ms. Anne Milne
Plaza Saltillo TOD Staff Liaison
City of Austin Planning and Zoning
P.O. Box 1088
Austin, TX 78767

Del Valle Community Coalition
c/o Mrs. Susanna Ledesma Woody
7433 Montezuma St.
Austin, TX 78744

Preservation Austin
c/o Ms. Kate Singleton
PO Box 2113
Austin, TX 78768

East Austin Conservancy
c/o Mr. Raul Ruben Alvarez
2601 Zaragosa Street
Austin, TX 78702

SEL Texas
c/o Ms. Tammy Walters
701 Rio Grande Street, Ste. C101
Austin, TX 78704



January 31, 2018

Dear Mayor, City Council Members and Planning Commissioners:

On behalf of the East Cesar Chavez Neighborhood Plan Contact Team (ECCNPCT), I am writing to you in support of the Austin Habitat for Humanity affordable housing development currently being proposed at 4th Street and Onion Street. The team voted unanimously, with two abstentions, at our January 17th meeting to support the proposed site-specific changes to the Saltillo TOD Regulating Plan, as outlined below.

City Council Resolution 20170817-056 proposes amendments to the Plaza Saltillo TOD Regulating Plan that would create a new Density Bonus Program applicable to the property owned by Austin Habitat for Humanity. It further specifies that in order to participate in the new Density Bonus subdistrict, eligible projects must meet specific affordability requirements.

The ECCNPCT supports the following aspects of the proposed subdistrict to the Saltillo TOD:

- A maximum building height of 70 feet;
 - A maximum parking reduction of 95%;
 - A 5 foot reduction in the front yard setback currently required by the Plaza Saltillo TOD Regulating Plan;
- The ECCNPCT supports these changes for projects that meet the following affordability requirements:
- A minimum of 10% of the units (by square footage) provided at $\leq 40\%$ MFI;
 - A minimum of 25% of the units (by square footage) provided at $\leq 60\%$ MFI; and
 - A minimum of 40% of the units (by square footage) provided at $\leq 80\%$ MFI.

We greatly appreciate your leadership in providing opportunities for additional affordable housing in the East Cesar Chavez Neighborhood Planning Area and we hope you will support these changes to the Saltillo TOD Regulating Plan.

Sincerely,

Mark C. Rogers, Nonprofit Representative
East Cesar Chavez Neighborhood Plan Contact Team



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 * Fax (512) 974-3161 * <http://www.austintexas.gov/department/housing>

March 13, 2019 (Revision to letter dated April 12, 2016)

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

Austin Habitat for Humanity – The Saltillo, E 4th Street (ID# 280)

TO WHOM IT MAY CONCERN:

Austin Habitat for Humanity - (development contact: Andy Alarcon: 512.472.8788x247 (o); aalarcon@austinhabitat.org) is planning to develop a **45-57 unit multi-family condo/for sale development** at East 4th Street (corner of 4th Street and Onion). The property is located in the Plaza Saltillo Transit Oriented District and is subject to the Plaza Saltillo TOD regulating plan, Section 4.3.4. The affordable units shall be reserved as affordable, for a minimum of 99 years following the issuance of the certificate of occupancy, for ownership by households earning no more than the required percentage of the Annual Median Family Income under Section 4.3.4(C). The applicant/property owner shall be responsible for providing habitable space equal to a minimum of 75% of the entire square footage of the development for affordable housing in accordance with Section 4.3.4.(C).

Certification for compliance with the Plaza Saltillo TOD Regulating Plan will be provided under a separate letter.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 70% of the units of this project will serve households earning no more than 80% MFI, the development will be eligible for a **100% waiver** of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

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

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

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

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

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

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins

Neighborhood Housing and Community Development

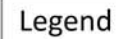
Cc: Rosa Gonzales, AE
Melanie Montez, ORS










Ellis Morgan, NHCD
Mashell Smith, ORS

Jonathan Orenstein, AWU

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

1409-1411 E 4TH STREET PROPERTIES



-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
-  Address Points
-  TCAD Parcels

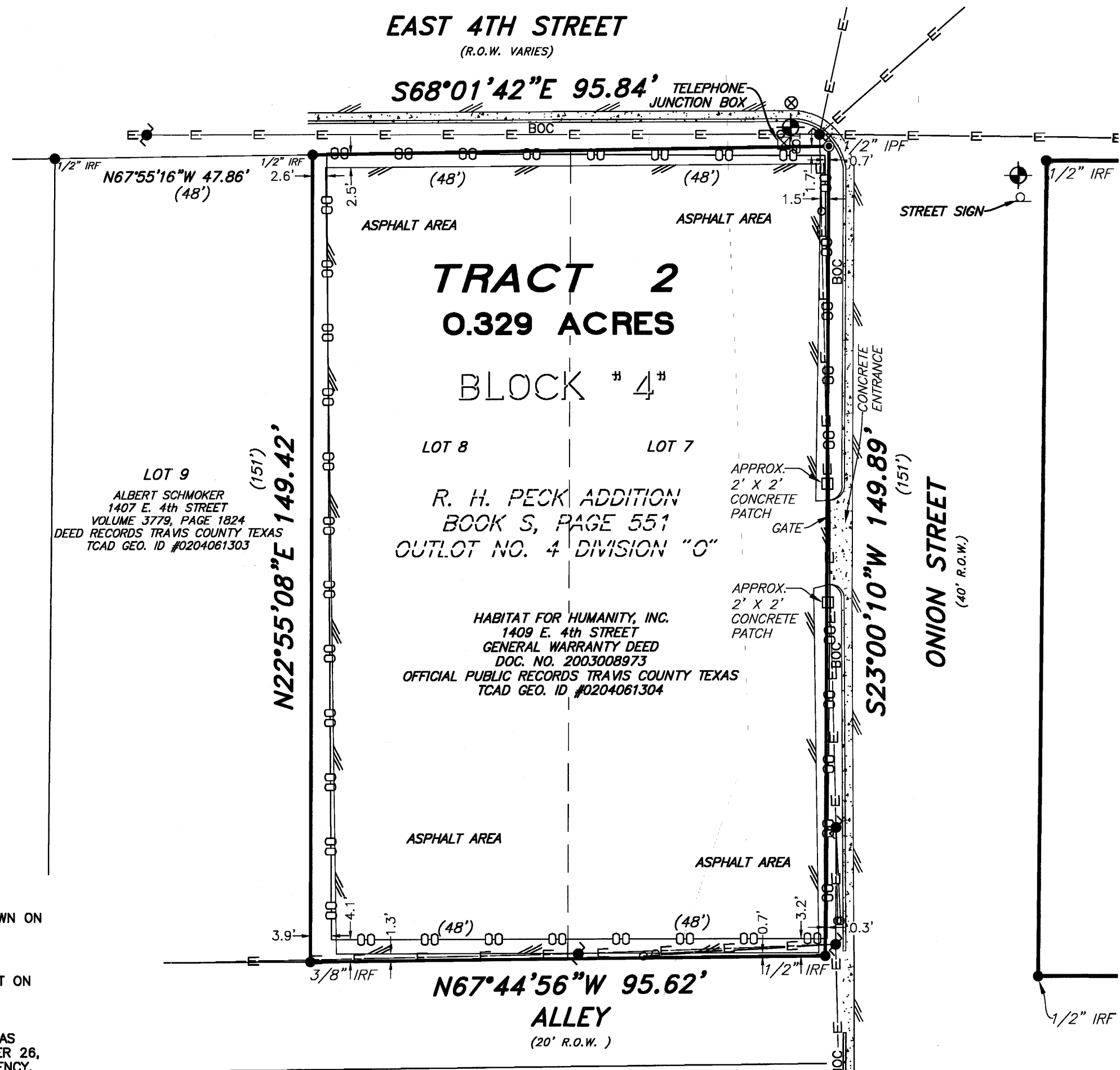
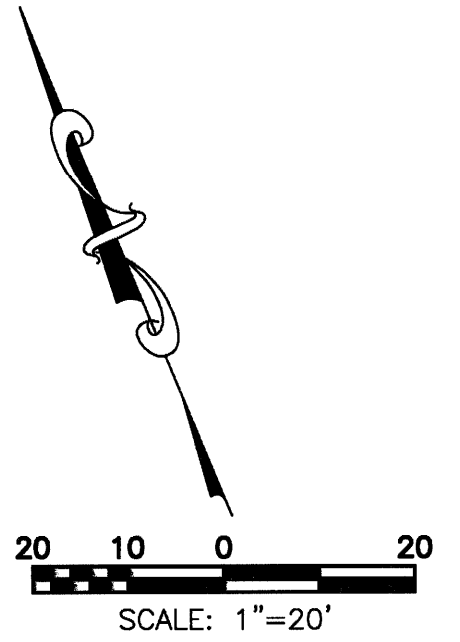


THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

LAND TITLE SURVEY OF LOTS 7 & 8, BLOCK "4" R. H. PECK ADDITION OF OUTLOT NO. 4, DIVISION "O" CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LEGEND

- MONUMENT—METAL AND CONCRETE CASING WITH BRASS PIN FOUND
- IRON ROD FOUND (TYPE AND SIZE NOTED)
- ⊙ IRON PIPE FOUND (TYPE AND SIZE NOTED)
- E— OVERHEAD ELECTRIC OR TELEPHONE LINE
- P— POWER POLE WITH GUY WIRE AND ANCHOR
- ⊕ WASTEWATER MANHOLE
- ⊗ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ BOLLARD
- ⊙ MONITORING WELL
- TCB TELEPHONE JUNCTION BOX
- S— STREET/TRAFFIC SIGN (UNLESS OTHERWISE NOTED)
- () RECORD INFORMATION
- BREAK IN SCALE
- R.O.W. RIGHT-OF-WAY
- BOC BACK OF CURB
- PROPERTY LINE
- EXISTING BUILDING
- BRICK IMPROVEMENTS
- CHAINLINK FENCE
- EDGE OF ASPHALT
- APPROX. APPROXIMATE



UTILITY AND IMPROVEMENT NOTE

ONLY SURFACE EVIDENCE OF UTILITIES AND IMPROVEMENTS ARE SHOWN ON THIS SURVEY.

NOTE

THIS DRAWING IS BASED ON MEASURED DISTANCES IN THE FIELD NOT ON GRID DISTANCES.

FLOOD PLAIN NOTE

THE PROPERTY DESCRIBED HEREON IS CONTAINED WITHIN ZONE "X" AS SCALED FROM F.I.R.M. MAP NUMBER 48453C0465H, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

TITLE COMMITMENT NOTE

ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS FURNISHED BY HERITAGE TITLE COMPANY OF AUSTIN, INC. ACCORDING TO GF NO. 201400694 WITH AN EFFECTIVE DATE OF MARCH 17, 2014 ARE SHOWN OR DEPICTED HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST ARE SHOWN HEREON.

CERTIFIED TO: HERITAGE TITLE COMPANY OF AUSTIN, INC.,
CHICAGO TITLE INSURANCE COMPANY
CYPRESS REAL ESTATE ADVISORS, INC., A DELAWARE CORPORATION
AUSTIN HABITAT FOR HUMANITY, A NON-PROFIT TEXAS CORPORATION, AKA HABITAT FOR HUMANITY, INC.

I HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAY, EXCEPT AS SHOWN; THAT SAID PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND THAT THIS SURVEY IS AN ACCURATE REPRESENTATION OF THE PROPERTY TO THE BEST OF MY KNOWLEDGE. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARD AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Dana A. Markus-Wolf
DANA A. MARKUS-WOLF
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4996
DATE: MARCH 18, 2014



Landmark
SURVEYING, LP
2205 East 5th STREET
AUSTIN, TEXAS 78702
PH: (512)328-7411 FAX: (512)328-7413

Client: CYPRESS REAL ESTATE ADVISORS
Date: March 25, 2014
Office: Eleuterio Leos
Crew: J. LEE
F.B.: 1373/31-33, 50
Path: t:\cypress real estate advisors\landmark drawings\surface-staff\310 cornal & 1409 e.4th street_surface-a.dwg
Job No.: 1102-01-01



FloodPro

Find Floodplain Information

I want to...

General Information

Address: 1409 E 4TH ST
Tax ID: 0204061304
Appraisal District: Travis

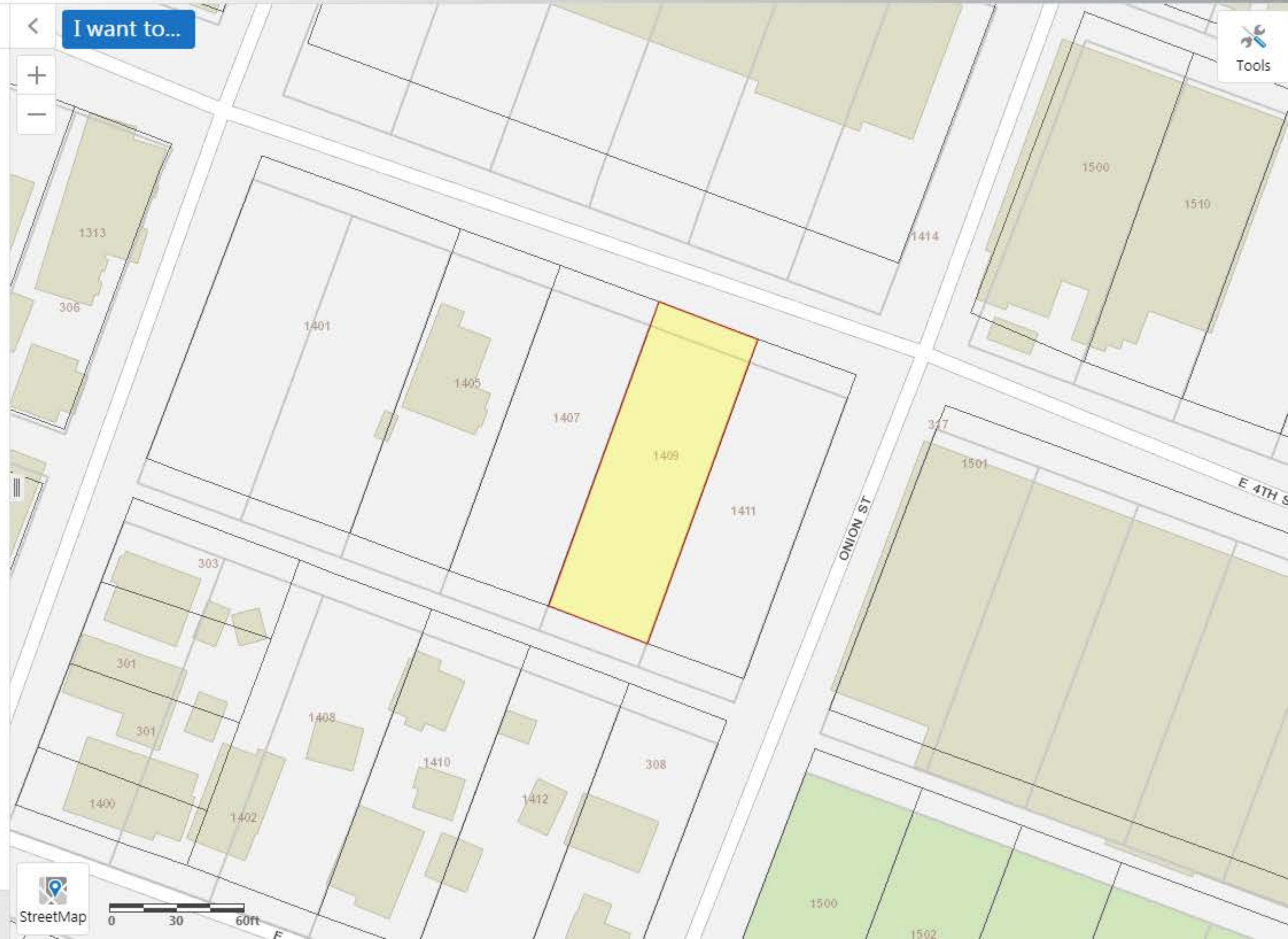
FEMA Floodplain

Flood Zone: X
Community Number: 480624
Panel Number: 48453C0465J
Effective Date: 1/6/2016
100-Year Flood Elevation: N/A
500-Year Flood Elevation: N/A

City of Austin Floodplain

25-Year Flood Elevation: N/A
100-Year Flood Elevation: N/A

[Print Floodplain Report](#)





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0204061304		Date Processed: 03/25/2019	
Property Address: 1409 E 4TH ST			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: N/A	
Community Number: 480624		100-Year Flood Elevation**: N/A	
Panel Number: 48453C0465J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 1/6/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

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

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

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

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

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

ATLAS 14 QUICK REFERENCE SHEET

What is Atlas 14?

The National Weather Service, in partnership with many other federal, state, and local agencies, is in the process of reassessing historic rainfall intensities for Texas with a study called Atlas 14. Rainfall intensities tell us the likelihood of rainfall events of different sizes. Rainfall intensities are used by FEMA and local communities to determine flood risk and to make floodplain maps. Rainfall intensities for the State of Texas have not been assessed since 1994. Atlas 14 is an update of this data meant to incorporate almost a quarter century of rainfall data collected statewide since the last study, up to and including Hurricane Harvey. The graphic to the right indicates in green the areas of Texas where rainfall intensities are increasing.

How Does Atlas 14 Affect Austin?

The Atlas 14 draft study shows the Austin area to be one of the most significantly impacted areas in the State of Texas. In general, this means that, in Austin, what had been considered a 500-year rainfall is in fact a 100-year rainfall. This indicates that many homes and businesses in Austin may be expected to flood more frequently than had been previously thought. However, only 9% of the land area in Austin is projected to be in the new 100-year floodplain.

How Is the City of Austin Responding?

The Watershed Protection Department is acting quickly to respond to this more accurate assessment of flood risk. It is critical that we continue to ensure that future development is built to be sufficiently resilient to protect lives and properties of our residents. To that end, we have initiated a code amendment process to adopt this new rainfall information as well as other changes meant to enable properties to redevelop in a safer fashion.

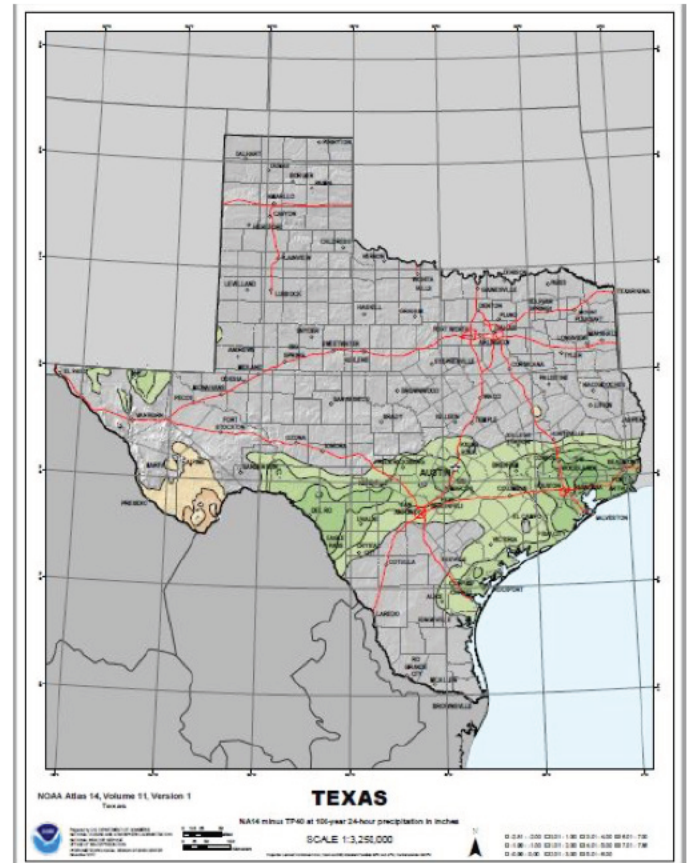
How Do I Get More Information?

Website: www.AustinTexas.gov/Atlas14

Email: Atlas14@AustinTexas.gov



MAP CHANGES TO RAINFALL INTENSITY



IMPACTS TO HOMEOWNERS

How does this affect my property?

Visit our website www.austintexas.gov/atlas14 to access maps of floodplain changes in Austin.

Do I need to buy flood insurance?

While FEMA flood insurance rate maps will not be immediately affected, property owners shown in the 500-year floodplain on the current FEMA maps should consider purchasing flood insurance as soon as possible to best protect their property.

How does this impact development regulations?

Properties located in the City's regulatory floodplain are subject to additional development restrictions. Please visit www.austintexas.gov/floodplainrules to learn more.

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.

SPECIAL WARRANTY DEED

Date: March 11, 2016

Grantor: CC THIRD AND COMAL, LP, a Texas limited partnership

Grantor's Mailing Address: 823 Congress, Suite 600
Austin, Texas 78701

Grantee: AUSTIN HABITAT FOR HUMANITY, INC., a Texas non-profit corporation

Grantee's Mailing Address: 500 West Ben White
Austin, Texas 78704

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

Property (including improvements): See Exhibit A

Exceptions to Conveyance and Warranty: All Matters of Record.

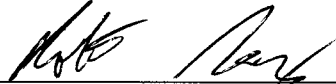
Grantor, for the consideration and subject to the exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, successors and assigns forever in fee simple forever, and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns, to WARRANT AND FOREVER DEFEND all and singular, the Property and premises unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

Grantee further acknowledges and agrees that Grantee is acquiring the Property on an "AS IS, WHERE IS" and "WITH ALL FAULTS" basis, without representation, warranties or covenants, express or implied, of any kind or nature, except as expressly set forth herein. Grantee hereby waives and relinquishes all rights and privileges arising out of, or with respect or in relation to, any representations, warranties or covenants, whether express or implied, which may have been made or given, or which may have been deemed to have been made or given by Grantor, except as expressly set forth herein. Except as otherwise stated herein, Grantee hereby assumes all risk and liability (and agrees that Grantor shall not be liable for any special, direct, indirect, consequential, or other damages) resulting or arising from or relating to the ownership, use, condition, location, maintenance, repair or operation of the Property.

Taxes on the Property for the year 2016 have been prorated between Grantor and Grantee and have been paid in full as of the date of the delivery of this deed, and Grantee assumes the obligation to pay taxes for 2016 and all subsequent years thereafter.

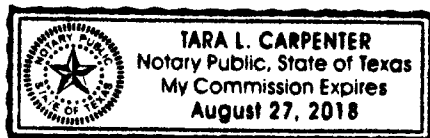
When the context requires, singular nouns and pronouns include the plural.

CC THIRD AND COMAL, LP

By: 
Robert Gandy IV, Manager of CC THIRD AND
COMAL GP, LLC, a Texas limited liability
Company, General Partner

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 11 day of March 2016, by Robert Gandy IV, Manager of CC THIRD AND COMAL GP, LLC, a Texas Limited Liability Company, General Partner of CC THIRD AND COMAL, LP, a Texas Limited Partnership, on behalf of said Partnership.





Notary Public
My Commission expires: 8/27/18

EXHIBIT A

LEGAL DESCRIPTION

Lot (s) 7 and 8, Block 4, R.H. SUBDIVISION OF OUTLOT 4, DIVISION "O", a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 551 of the Deed Records of Travis County, Texas.

11-GF# 201603907-em
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE.1500
AUSTIN TEXAS 78701

Exhibit A – Page 1



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

March 14 2016 08:28 AM

FEE: \$ 34.00 2016036818

Property Profile Travis CAD - Property Details

Property Search > 191906 AUSTIN HABITAT FOR HUMANITY INC for Year 2019

Tax Year: 2019 - Values not available

Details | Map

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	191906	Legal Description:	LOT 7 BLK 4 OLT 4 DIV O PECK R H
Geographic ID:	0204061305	Zoning:	CS; MU
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	ORION ST TX 78702	Mapco:	
Neighborhood:	1EC1	Map ID:	020201
Neighborhood CD:	1EC1		

Owner

Name:	AUSTIN HABITAT FOR HUMANITY INC	Owner ID:	177433
Mailing Address:	500 W BEN WHITE BLVD AUSTIN, TX 78704-7030	% Ownership:	100.0000000000%
		Exemptions:	EX-XD

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Questions Please Call (512) 834-9317

Property Profile Travis CAD - Property Details

Property Search > 191905 AUSTIN HABITAT FOR HUMANITY INC for Year 2019

Tax Year: 2019 - Values not available

Details | Map

Click on a title bar to expand or collapse the information.

Property

Account

Property ID:	191905	Legal Description:	LOT 8 BLK 4 OLT 4 DIV O PECK R H
Geographic ID:	0204061304	Zoning:	CS; MU
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:	1409 E 4 ST TX 78702	Mapco:	
Neighborhood:	1EC1	Map ID:	020201
Neighborhood CD:	1EC1		

Owner

Name:	AUSTIN HABITAT FOR HUMANITY INC	Owner ID:	177433
Mailing Address:	500 W BEN WHITE BLVD AUSTIN, TX 78704-7030	% Ownership:	100.0000000000%
		Exemptions:	EX-XD

Values

Taxing Jurisdiction

Improvement / Building

Land

Roll Value History

Deed History - (Last 3 Deed Transactions)