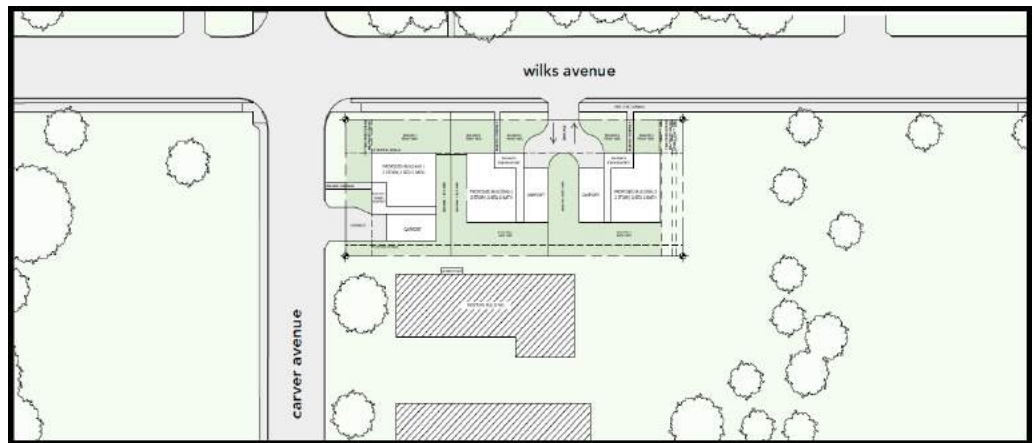


7217 CARVER AVE







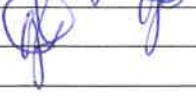
November 5,
2021



OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE
APPLICATION

Submitted by:



APPLICATION CHECKLIST

DEVELOPER : Austin Revitalization Authority		OWNER/BORROWER NAME : Austin Revitalization Authority	
DEVELOPMENT NAME : 7217 Carver Ave		FUNDING CYCLE DEADLINE : November 5, 2021	
FEDERAL TAX ID NO: 74-2781623		DUNS NO: N/A	
PROJECT ADDRESS: 7217 Carver Ave, Austin TX, 78752		PROGRAM : RHDA / <u>OHDA</u> / BOTH	
CONTACT NAME : Abigail Tatkow		AMOUNT REQUESTED: \$569,084	
CONTACT ADDRESS AND PHONE: atatkow@austinrev.org; 512-469-1706 ext. 103			
APPLICATION MATERIALS			INITIALS
<u>EXECUTIVE SUMMARY/PROJECT PROPOSAL</u>			
PROJECT SUMMARY FORM			
PROJECT TIMELINE			
DEVELOPMENT BUDGET			
OPERATING PRO FORMA/HOME SALES DATA			
SCORING SHEET			
ENTITY INFORMATION	1.a.	<u>Detailed listing of developer's experience</u>	
	1.b.	Certificate of Status	
	1.c.	<u>Statement of Confidence</u>	
PRINCIPALS INFORMATION	2.a.	Resumes of principals	
	2.b.	Resumes of development team	
	2.c.	Resumes of property management team	
FINANCIAL INFORMATION	3.a.	Federal IRS Certification	
	3.b.	<u>Certified Financial Audit</u>	
	3.c.	Board Resolution	
	3.d.	<u>Financial Statements</u>	
	3.e.	<u>Funding commitment letters .</u>	
PROJECT INFORMATION	4.a.	<u>Market Study</u>	
	4.b.	<u>Good Neighbor Policy</u>	
	4.c.	<u>SMART Housing Letter</u>	
	4.d.	<u>MOU with ECHO</u>	
	4.e.	<u>Resident Services</u>	

PROPERTY INFORMATION	5.a.	<u>Appraisal</u>	
	5.b.	<u>Property Maps</u>	
	5.c.	Zoning Verification Letter	
	5.d,	Proof of Site control	
	5.e.	<u>Phase I ESA</u>	
	5.f.	<u>SHPO</u>	
<p>The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i></p>			
SIGNATURE OF APPLICANT			
PRINTED NAME	Gregory R. Smith		
TITLE OF APPLICANT	President		
DATE OF SUBMISSION	11-5-21		

7217 Carver Ave

OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE APPLICATION

The Austin Revitalization Authority is pleased to submit an application for Ownership Housing Development Assistance through the City of Austin. Aided by the entitlements afforded by the Affordability Unlocked Density Bonus Program, the organization will develop three much-needed affordable homeownership units in the St. Johns neighborhood. The three 1,239sf 3bedroom/2bath units proposed will serve households making at or below 80% of the median family income. The development is a mere few blocks from the 19-acre, city-owned site slated for a resource-rich master planned community. Additionally, on-site, all three family-sized units proposed will have access to private yards and off-street parking. The units, which are proposed to be two-story detached condominiums, will exceed SMART housing standards in safety, affordability, accessibility, reasonable-pricing and proximity to transit.

When the team met preliminarily with the St. John Neighborhood Association, they received feedback that homeownership units were preferential, as the affordable opportunities to purchase housing in the neighborhood were dwindling. In response to this feedback and the prevailing St. John/Coronado Hills Combined Neighborhood Plan, the development team recognizes the desire of the plan's authors to maintain the feel of the predominantly single-family zoned neighborhood. In response to this, the architects have envisioned a site plan that involves three detached townhomes, providing privacy and autonomy to the individual homeowners. Additionally, to keep in line with the neighborhood architecture and community feel, each home will be equipped with a livable front porch.

The project costs are estimated to be \$1,650,676, which includes the acquisition cost of \$230,000 paid by the organization in Spring of 2021. The project will be funded in part by temporary construction financing from Broadway Bank, with which the organization already has a healthy banking relationship. The Austin Revitalization Authority requests \$569,084 from the Austin Housing Finance Corporation to allow for the completion of these townhomes and for the organization to sell them to low-income community members at a deeply affordable price.

Right to Remain/Return

With the steady increase in home prices over the past decade and this past year's surge, Austin has seen many long-time residents forced to leave the city they call home. Dedicated to providing opportunities for these residents to return to their community and to ensure that others can maintain their roots, ARA is committing to affirmatively marketing these units to ensure that they are prioritized for residents with historical ties to the St. Johns neighborhood.

Three Homeownership Townhomes utilizing Affordability Unlocked

Though the site is zoned SF-3, limiting it to two units on the site, ARA is taking advantage of the entitlements afforded through the Affordability Unlocked program to provide an additional affordable homeownership opportunity to a low-income household.

Family-sized units (3/2)

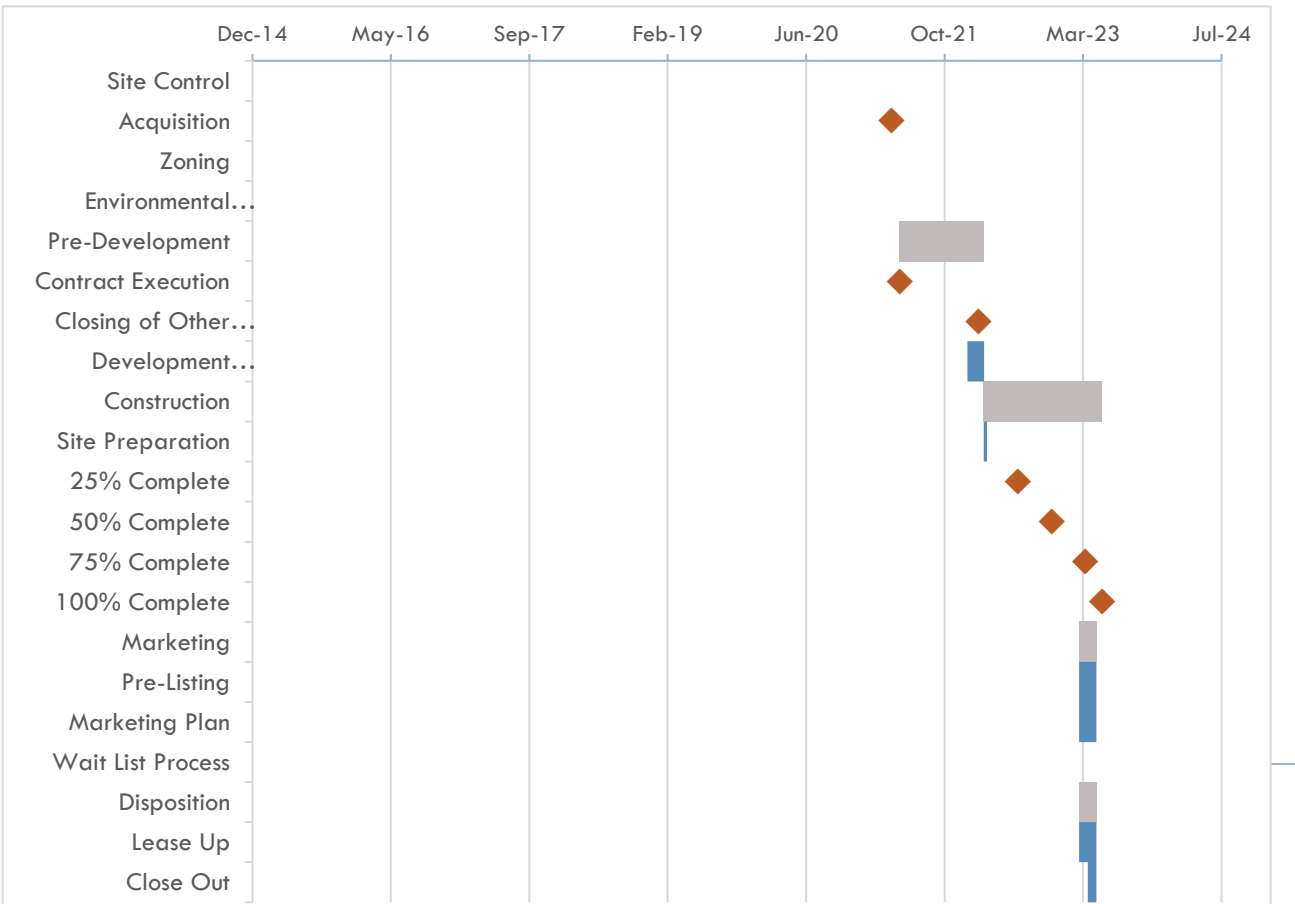
Recognizing the impact that the affordability crisis is having on families in Austin, the organization is prioritizing three-bedroom units to ensure that families who otherwise may not have opportunities to remain in the city can do so.

PROJECT SUMMARY FORM SCREENSHOT

Project Summary Form						
1) Project Name		2) Project Type		3) New Construction or Rehabilitation		
Carver Townhomes		100%		New Construction		
4) Address(s) or Location Description					5) Mobility Bond Corridor	
7217 Carver Avenue, Austin, TX 78752						
6) Census Tract	7) Council District	8) Elementary School		9) Affordability Period		
18.12	District 4	PICKLE EL		99 Years		
10) Type of Structure		11) Occupied?		12) How will funds be used?		
Multi-family		No		Construction		
13) Summary of Rental Units by MFI Level						
Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						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						0
Up to 80% MFI				3		3
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	3	0	3
15) Initiatives and Priorities (of the Affordable Units)						
Initiative		# of Units	Initiative		# of Units	
Accessible Units for Mobility Impairments		3	Continuum of Care Units			
Accessible Units for Sensory Impairments						
Use the City of Austin GIS Map to Answer the questions below						
16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?						Yes
17) Is the property within 1/4 mile of a High-Frequency Transit Stop?						Yes
18) Is the property within 3/4 mile of Transit Service?						Yes
19) The property has Healthy Food Access?						Yes
20) Estimated Sources and Uses of funds						
Sources				Uses		
Debt	751,592	Acquisition	232,153			
Equity	100,000	Off-Site				
Grant		Site Work	88,484			
Other	230,000	Sit Amenities				
Deferred Developer		Building Costs	804,602			
Previous AHFC		Contractor Fees	309,729			
Current AHFC Request	569,084	Soft Costs	59,051			
		Financing	9,901			
		Developer Fees	146,756			
Total	\$ 1,650,676	Total	\$ 1,650,676			

PROJECT TIMELINE SCREENSHOT

Development Schedule		
	Start Date	End Date
Site Control	Apr-21	Jan-00
Acquisition	Apr-21	
Zoning	N/A	
Environmental Review	N/A	
Pre-Development	May-21	Mar-22
Contract Execution	May-21	
Closing of Other Financing	Mar-22	
Development Services Review	Jan-22	Mar-22
Construction	Mar-22	May-23
Site Preparation	Mar-22	Apr-22
25% Complete	Jul-22	
50% Complete	Nov-22	
75% Complete	Mar-23	
100% Complete	May-23	
Marketing	Mar-23	May-23
Pre-Listing	Mar-23	May-23
Marketing Plan	Mar-23	May-23
Wait List Process	N/A	N/A
Disposition	Mar-23	May-23
Lease Up	Mar-23	May-23
Close Out	Apr-23	May-23



DEVELOPMENT BUDGET SCREENSHOT

Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	0	0	
Environmental Review	0	0	
Engineering	5,310	0	
Survey	541	0	
Architectural	3,500	0	
Subtotal Pre-Development Cost	\$9,351	\$0	
Acquisition			
Site and/or Land	230,000	0	
Structures	0	0	
Closing Costs	2,153	0	
Subtotal Acquisition Cost	\$232,153	\$0	
Construction			
Infrastructure	53,897	30,000	
Site Work	88,484	61,000	
Demolition	0	0	
Concrete	49,548	20,000	
Masonry	34,865	15,000	
Rough Carpentry	120,133	9,000	
Finish Carpentry	29,364	10,000	
Waterproofing and Insulation	12,898	0	
Roofing and Sheet Metal	10,928	5,000	
Plumbing/Hot Water	108,120	56,018	
HVAC/Mechanical	43,917	20,000	
Electrical	51,629	25,000	
Doors/Windows/Glass	32,944	15,000	
Lath and Plaster/Drywall and Acoustical	50,440	25,000	
Tile Work	20,220	10,000	
Soft and Hard Floor	0	0	
Paint/Decorating/Blinds/Shades	17,173	10,000	
Specialties/Special Equipment	6,653	3,000	
Cabinetry/Appliances	6,300	3,000	
Carpet	0	0	
Landscaping/Irrigation	17,842	10,000	
Cleanup	9,032	4,000	
General Conditions	97,831	43,000	
Contractor's Fee	82,622	40,645	
Builders Insurance	8,066	4,000	
Construction Contingency	37,180	0	
Subtotal Construction Cost	\$990,086	\$418,663	
Soft & Carrying Costs			
Legal	10,000	3,000	
Audit/Accounting	0	0	
Title/Recordin	0	0	
Architectural and Subcontractors	170,729	116,000	
Civil Engineer	42,000	29,061	
Construction Interest	12,500	0	
Construction Period Insurance	16,044	0	
Construction Period Taxes	1,156	0	
Relocation	0	0	
Marketing	10,000	2,360	
Davis-Bacon Monitoring	0	0	
Developer Fee	146,756	0	
Financing Fees	9,901	0	
Commissions	50,400	0	
Subtotal Soft & Carrying Costs	\$419,085	\$150,421	
TOTAL PROJECT BUDGET	\$1,650,676	\$569,084	

HOME SALES DATA SCREENSHOT

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	3	0	0	0	0	0	0
Number of Bedrooms	3	0	0	0	0	0	0
Square Footage	1238	0	0	0	0	0	0
Anticipated Sale Price	\$280,000	\$0	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$280,000	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$480	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$700	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$519	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,774	\$0	\$0	\$0	\$0	\$0	\$0

SCORING SHEET SCREENSHOT

Project Name	Carver Townhomes	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	18.12	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$569,084	
Estimated Total Project Cost	\$1,650,676	
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	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	3	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	0	MAXIMUM SCORE = 300
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	0	Total Affordable 2 Bedroom units
3 Bedroom Units	3	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	3	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	20	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	46	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	34%	% of total project cost funded through AHFC request
Leverage Score	12	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$189,695	Amount of assistance per unit
Subsidy per unit score	1	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$63,232	Amount of assistance per bedroom
Subsidy per Bedroom Score	17	(\$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	30	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	76	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ENTITY INFORMATION

1.a. Detailed listing of developer's experience



Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

The Austin Revitalization Authority (ARA) is a 501(c)(3) nonprofit community development corporation that has been in existence for over twenty-five years. Its mission is to encourage commercial, residential, and cultural development that promotes community well-being while respecting the people, the institutions and the history of East Austin and other underserved communities. The organization has demonstrated a long history of ensuring the enduring legacy of East Austin through its real estate development, its financial and technical assistance support to minority-led nonprofits and businesses and by providing countless opportunities to celebrate and honor the creative contributions of the East Austin community’s residents.

Over the past twenty-five years, ARA has managed several impactful real estate development initiatives that include:

Date of Project	Size of Project	Type of Project	Location
2004	54,000sf of office and retail space	Developed, own and operate Urban Renewal Area Office and Retail Dev.	1000 & 1050 E 11 th St, Austin, TX 78702
2006	18 income-restricted affordable single-family homes	Restored ten historic homes and added eight new construction houses	Juniper-Olive Streets, Austin, TX 78702
2008	168 income-restricted rental units	General Partner in senior tax credit development	500 Grand Ave Pkwy, Pflugerville, TX 78660
2012	One single-family income-restricted affordable housing unit	Managed demolition, new construction, affirmative marketing and qualifying buyer	1113 Myrtle St, Austin, TX 78702
2015	1,284sf historic building with respectful 3,680sf addition	Restoration and renovation of historic Herman Schieffer House	1154 Lydia St, Austin, TX 78702
2017	16 Unit Mixed-Income Townhome Development with two income-restricted affordable units	Submitted unsolicited proposal in Urban Renewal Area, and co-developed townhome development	Juniper Heights Townhomes Juniper and Waller St, Austin, TX 78702

As demonstrated by the accomplishments noted above, the Austin Revitalization Authority has a strong track record of development activities. The organization is aware of the ongoing affordable housing crisis in the City of Austin and has in the past two years increased staff and organizational capacity to prepare for a further ramp up in affordable housing development initiatives. With a long history of development partnerships, the organization is well-positioned to identify an appropriate general contractor for the proposed development.

1.b. Certificate of Status



Franchise Tax Account Status

As of : 10/22/2021 16:06:08

This page is valid for most business transactions but is not sufficient for filings with the Secretary of State

AUSTIN REVITALIZATION AUTHORITY	
Texas Taxpayer Number	30118208872
Mailing Address	1104 NAVASOTA ST AUSTIN, TX 78702-1948
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/1995
Texas SOS File Number	0137257901
Registered Agent Name	WILLIS G HUNT
Registered Office Street Address	1154 LYDIA ST STE #200 AUSTIN, TX 78702

1.c. Statement of Confidence

No principals on the applicant team include development outside the territorial boundaries of the City of Austin.

PRINCIPLES INFORMATION

2.a. Resumes of principals

Gregory L. Smith

7650 Trailside Estates Boulevard
Austin, Texas 78724

Home: 512.926.4873
Cell: 512.773.4694

CAREER SUMMARY

Over thirty years of experience as a community and economic development professional both in the private and public sectors. Multi-faceted with the ability to take the initiative and lead in many business functions

- Designed and implemented federally funded community and economic development programs, which provided management, technical and financial assistance to small and minority-owned businesses, in addition to for-profit developers and non-profit organizations in the development of affordable housing for low and moderate-income families.
- Facilitated the development of single-family and multi-family housing, elderly housing and single-room occupancy units.
- Secured over 25 million dollars in Section 108 loan guaranteed funds from the U.S. Department of Housing and Urban Development (HUD) to support small business loan programs, homeless shelter, youth entertainment center and redevelopment of commercial corridors.
- Assist with the development and implementation of community-driven neighborhood and commercial revitalization plans for blighted and/or low-income areas.

PROFESSIONAL EXPERIENCE

President and CEO, Austin Revitalization Authority (8/09 – Present)

Direct the day-to-day operation of the Community/Economic Development Corporation involve with the commercial and neighborhood revitalization of underserved communities with a focus on mixed-use development and the development of affordable housing.

President, GMS Development LLC (5/05 to Present)

Real estate development and consulting services with a specializing in zoning, permitting site development, financing, construction and sale of residential and commercial properties.

Manager, Community Development Division, Neighborhood Housing and Community Development Office, City of Austin (6/96 – 1/05)

Responsible for the day-to-day operations of all community development programs within the department. The federally funded (CDBG, HOME Section 108, EDI) community development programs focused on small business development services, commercial revitalization, and neighborhood revitalization. Responsible for the day-to-day operations for the City of Austin's

Urban Renewal Agency, which has oversight of all urban renewal plans in the City of Austin.

Special Project Coordinator, Neighborhood Housing and Community Development Office, City of Austin (10/94 – 6/96)

Responsible for the implementation of a variety of economic development and multifamily housing projects for the department. Provide technical assistance with loan application, loan closing and analyses for project feasibility. Other duties included presentations to City Council, Boards and Commissions and neighborhood groups.

Neighborhood Development Supervisor II, Neighborhood Housing and Conservation Office, City of Austin (3/90 – 10/94)

Responsibilities included the development, implementation and marketing of federally funded housing and economic development programs; real estate financial analysis, business credit analysis, financial packaging; ensured due diligence procedures and contract document language were consistent with the City's goals; prepared and made presentations to City Council, Council's Subcommittees, Boards and Commissions and neighborhood groups.

Contract Compliance Specialist, Neighborhood Housing and Conservation Division, Department of Planning and Development, City of Austin (9/87 – 3/90)

Negotiated contract terms and conditions; and monitored contract compliance of federally funded contracts, funding sources included Community Development Block Grant (CDBG), Community Services Block Grant (CSBG), and the Emergency Shelter Grant (ESG) Programs.

EDUCATION

University of Texas at Austin,
Electrical Engineering
Austin Community College, Austin Texas
Pre-Engineering

PROFESSIONAL CERTIFICATIONS

Executive Leadership Institute (1999)
National Forum of Black Public Administration
Economic Development Financing Professional Certification (1994)
National Development Council
City of Austin Management Academy (1993)

PROFESSIONAL MEMBERSHIP

City of Austin Board of Adjustment Commissioner
City of Austin Sign Review Board Member
National Forum of Black Public Administration

2.b. Resumes of development team

Abigail F. Tatkow

Abigail.tatkow@gmail.com | (978) 376-1922

- 7+ years in real estate development in the private, public and nonprofit sectors.
- 4+ years as a licensed real estate agent focusing on smart growth and development.
- Educated advocate for housing sector needs in the Austin/Travis County area.
- Skilled at connecting community stakeholders to collaboratively address solutions.

Work Experience

Austin Revitalization Authority, Austin, TX

Project Manager

Feb 2020-Present

- Knowledgeable of and regularly provide consultation on local affordable housing funding and development incentive programs.
- Experienced with local, state and federal affordable housing programs and development designations, such as LIHTC, CDBG, Community Housing Development Organizations (CHDO), Historic Designations and Exemptions.
- Perform feasibility analyses to evaluate potential development sites.
- Seek and vet contractor bids to inform feasibility processes.
- Create and update development pro formas in relation to potential development projects.
- Draft and compile documentation for development proposals and RFPs.
- Initiate, coordinate, and manage collaborative development and stakeholder processes.
- Seek innovative solutions and partnerships to address development issues.
- Prepare, update and adhere to project schedules.
- Additional responsibilities include: Developing program guidelines, drafting commercial leases, representing the organization in housing advocacy role, staying abreast of local development opportunities.

Upside Realty, Cityscape Property Group & Central Metro Realty, Austin, TX

Realtor

2016-Present

- Negotiate terms and conditions of sales and leasing contracts.
- Represent buyers, sellers, renters and landlords in real estate transactions.
- Coordinate with all stakeholders in a transaction or development and hold them accountable to deadlines, contract terms, budgets, restrictions, and permitting.
- Work closely with contractors to ensure lender or buyer-required modifications are addressed.
- Create and inform development budgets with clients, investors, and lenders.
- Collaborate with city and state entities to incorporate local, state and federal plans and changes into development plans, particularly as pertains to land use and development.
- Proudly serve as a Homease Hero Realtor Partner, providing direct outreach and real estate services to 'heroes.'

Ending Community Homelessness Coalition, Austin, TX

Community Housing Liaison + Community Housing Program Manager

2016-Present

- Managed team of four employees and externally managed service and landlord partners.
- Identified, negotiated formal agreements with and managed a portfolio of housing partnerships, devising contracts to meet the fiduciary needs of each individual partner.
- Regularly assessed ways to diversify housing portfolio by way of geographic dispersion across the City.

- Facilitated negotiations with applicants for City funding, who were interested in securing units for individuals experiencing homelessness as part of their pro forma.
- Developed program guidelines for and operationalized landlord risk mitigation fund.
- Informed system policies and best practices for housing location, housing stability and development of affordable housing stock to serve individuals exiting homelessness.
- Collaborated with local housing advocates, Realtors, developers, landlords, local and state government officials and their staff and other stakeholders to elevate the issue of homelessness in both social service and affordable housing policy arena.
- Developed and conducted trainings for community partners and potential supporters about housing assistance programs, housing resources and best practices.

Caritas of Austin, Austin, TX

Landlord Outreach Specialist, Supportive Services for Veteran Families (SSVF) 2013- 2016

- Facilitated housing search for hundreds of homeless veterans, by assisting with rental applications and negotiating with landlords to accept program participants as tenants.
- Established and maintained relationships with participating landlords, educating them on the process of renting to veterans through publicly-funded programs.
- Collaborated with service-providers from partnering agencies.
- Represented program at community meetings.

Keep Austin Affordable, Austin, TX

Field Organizer 2013

- Gained mastery of housing and development landscape and the factors that shape the real estate market in Austin through targeted voter outreach campaign and data analysis.

Grassroots Campaigns, Austin, TX

Recruitment Specialist + Canvassing Director 2012- 2013

- Successfully implemented education, membership and fundraising drives for nonprofits
- Trained volunteers and paid staff in effective canvassing skills, including strong motivational and communication skills.

Direct Action and Research Training Center, Lawrence, KS

AmeriCorps VISTA, Development Director 2011- 2012

- Developed working relationships with and collaboration amongst diverse set of religious and lay leaders in Topeka, KS to build a social-justice oriented community organization.
- Implemented and evaluated a Pilot Fundraising Project in four cities, raising \$100,000.

Education

Cornell University, College of Human Ecology, Ithaca, NY May 2011

Bachelor of Science in Human Development; Minor in Inequalities Studies, GPA: 3.6

Public Service Center Scholar, one of eleven students chosen

Leadership Positions in Real Estate and Community Engagement

Austin Board of Realtors, Legislative Mgmt. Team & Housing Committee Chair 2019-Present

Austin Cooperative Business Association Housing Committee Member 2019- Present

My Montopolis Community Organization Board Member, Secretary Jan 2020-Present

City of Austin, Zoning and Platting Commissioner 2018-2020

Community Board Member, Community Housing Expansion of Austin 2014- 2017

Mark Odom / CV

EDUCATION

New School of Architecture, San Diego, CA : 2003

Masters of Architecture, Magna Cum Laude & Academic Scholarship
AIA Henry Adams Medal and Certificate of Merit, 2003

Syracuse University : 2002

Study Abroad Program, Florence Italy

Texas A&M University : 1996

Bachelor of Environmental Design, Architecture

TEACHING

Texas A&M University

Assistant Professor of Practice : 2012-2013

Design Studios

2013 Fall, College Station : 4th Year Integrated Design Studio

Civic Center with a focus on context and wellness. To create a concept that could be expressed through detail, systems, and material.

2013 Spring, College Station : 4th Year Design+Build Studio

\$25K grant was awarded to teach a design-build studio that focused on the design and construction of a 350 SF Tiny Home in one semester. (15) Architecture Students coupled with (3) Construction students paired together to accomplish this goal.

2013 Spring, College Station : 3rd Year Design Studio

Develop a box within a box with focus on experience related architecture VS Form based architecture.

2012 Fall, College Station : 5th Year Graduate Design Studio

Boutique Hotel _ Urban Infill. Based on appropriateness of context and learning the value of understanding one's process through design.

Visiting Professor : 2009-2011

Design Studios

2011 Fall, College Station : 5th Year Graduate Design Studio

Experienced based architecture and how it relates to retail design centered around product.

2010 Spring, College Station : 5th Year Graduate Design Studio _ Visiting Professor

Focus was on Promenade and how architecture should enhance the experience along the path.

2010 Fall, College Station : 2nd Year Graduate Design Studio _ Visiting Professor

Bridge Overpass, an urban infill project that evaluated and proposed solutions for unused space in an urban core.

2009 Spring, College Station : 1st Year Graduate Design Studio _ Visiting Professor

Understanding space, form, and scale through model building.

Study Abroad

2011 Spring, Santa Chiara, ITALY Study Abroad Program : Head Faculty Member, 3rd Year

How to evaluate and create architecture that responds to it's environment and culture

Seminars

2011 Spring, Sant Chiara, ITALY : Critical Writing Journal Course

To understand and explain one's project ideas through writing.

Mark Odom / CV

TEACHING CONTINUED

New School of Architecture, San Diego, CA

Visiting Professor : 2004

2004 Fall, 5th Year Design Studio ; a collaborative effort with Prof. Petar Perisic

Graduate Teaching Assistant : 2002-2003

2003 Spring, 4th Year Design Studio & Sustainability Lecture Course ; Teachers Assistant

2003 Fall, 3rd Year Design Studio ; Teachers Assistant

2002 Spring, 3rd Year Design Studio & Materials Lecture Course ; Teachers Assistant

INVITED CRITIC

Texas A&M University

The University of Texas at Austin

The University of Texas at San Antonio

University of Houston

LECTURES / PANELS

Record on the Road : Architecture Record : Nasher Sculpture Museum, Dallas Texas, 2018

ArchiTalks Lecture Series : Missing Middle : Austin Texas, 2018

REMIX: KOOP 91.7 Radio, 2014

Prudential Quarterly Real estate Conference, Archetype & Aesthetic Styles, 2010

Umlauf Sculpture Museum, *Space*, 2008

PROFESSIONAL EXPERIENCE

Mark Odom Studio, *Owner*

Austin Texas : Architecture + Interiors

2004 – Present

Austin Veum Robbins Partners (*AVRP*)

San Diego California : Project Architect - High-Rise Mixed Use

2003-2004

Liberty House

Honolulu Hawaii : Project Architect - Retail

2000-2002

Edwards Design Group

Honolulu Hawaii : Project Designer - Residential

1998-2000

Robert Young Associates

Dallas Texas : Jr Designer / Intern– Retail

1995 - 1997

ORGANIZATIONS / AFFILIATIONS

AIA + AIA, Chair of Commercial Advocacy

NCARB

ULI

W. Owen Harrod, PhD, AIA, LEED AP BD+C Architecture Group Lead

Owen Harrod is a registered architect in the State of Texas and has been with MWM DesignGroup since 1991. His responsibilities have included architectural design, project management, master planning, site design, environmental design, cost estimating, project permitting, and related professional services.

He has served as project architect for numerous facility improvement projects and has a proven ability to serve clients as both a project manager and project architect, as demonstrated with the following public facility remodel/renovation projects. This listing has been compiled to demonstrate a diversity of experience in managing public sector renovation and finish-out projects.

RELEVANT PROJECT ARCHITECT EXPERIENCE

Development of New Facilities | Mr. Harrod has served as [project manager](#) for multiple new facilities designed for the City of Austin including the [Salamander Research Center](#) and [Substation Number 1 at the A.R. Davis Water Treatment Plant](#), as well as programming for the [African American Cultural and Heritage Center](#) and the [Public Safety Training Campus](#), and comparable projects for public sector clients including the Austin Independent School District, Travis County, the City of Cedar Park, the Lower Colorado River Authority, the Hill Country Transit District, and others. Projects managed and designed for the City of Austin included a full scope of professional services including oversight of the programming, schematic design, design development, and construction documentation phases, integration of CADD resources (including BIM), cost estimation, permitting, bid and award phase services, and construction administration and warranty phase services. All projects designed by MWM DesignGroup have included due consideration of the principals of sustainable and responsible design, in compliance with applicable ordinances.

Additions to Existing Buildings | Mr. Harrod has served as [project manager](#) for building addition projects designed and constructed or studied for the City of Austin, including the [Reicher Ranch Improvements](#) (constructed), [Phase V Women's Locker Room Improvements](#), [EMS Vehicle Bay Expansions](#), [SCC RP, SOC and NOC Office Improvements](#), [CTECC Breezeway Office Improvements](#) and [EOC Improvements](#) the [North Fleet Services Center](#) (planned), and the renovations of [Fire Stations 8 and 24](#) (planned). Comparable projects for other public sector clients have include the [Vehicle Maintenance Facility at the Giles Service Center](#) for the Austin Independent School District. The design and construction of building additions require many of the same considerations applicable to new facilities, as well as the need to assess, and often to update for life safety and accessibility, existing facilities impacted by the proposed construction as well as the need to coordinate construction documents with hazardous material reports.

Remodeling, Repair and Renovation of Existing Buildings/General Demolition

| Mr. Harrod has served as [project manager](#) for numerous building renovation projects designed and constructed or studied for the City of Austin, including the [Reicher Ranch Improvements](#) and the [One Texas Center Improvements](#), [Walnut Creek Library Improvements](#), [APD Headquarters Renovation](#), [North Fleet Services Center](#), the [Detrick-Hamilton House Preservation](#) (planned by MWM DesignGroup, subsequently executed under separate contract), and the renovation of the [Barton Springs Bathhouse](#). Similar projects actually constructed for other public sector clients have included the [Rosemary Denny Clubhouse Renovation](#) and [Brushy Creek Park Improvements](#) for the City of Cedar Park, the [Urban Operations Facility](#) for the Hill Country Transit District, and recent renovation projects at [Reagan High School](#), [Pearce Middle School](#), and [Govalle, Highland Park, Maplewood and Zavala Elementary Schools](#) for the Austin Independent School District.



MWM DesignGroup

EDUCATION

Bachelor of Science, Massachusetts Institute of Technology (1990)
University of Bath (1990)
Master of Architecture, University of Texas at Austin (1992)
Doctor of Philosophy, University of Texas at Austin (2001)

PROFESSIONAL

Registered Architect
State of Texas No. 16346
LEED AP BD+C (No. 10742098)

ASSOCIATION

American Institute of Architects (AIA)

FIRM AFFILIATION

Since 1991
Sr. Project Architect
Architecture Lead

OFFICE LOCATION

Austin, Texas

YEARS OF EXPERIENCE

30



Renovation projects invariably trigger code compliance improvements, specifically in the context of accessibility. All of the projects listed above including consideration of Texas Accessibility Standards.

Accurate cost projection is of paramount concern in many renovation projects, and essential to identifying the point at which removal and replacement of a system or component offers a less costly (and potentially higher performance) alternative to comprehensive rehabilitation. The inclusion of demolition work in City of Austin renovation projects has often entailed the coordination of the contract documents with abatement scopes prepared by other professionals, as was done for the [Reicher Ranch Improvements](#).

Space Planning for Modular Furniture | Mr. Harrod has [extensive experience in interior planning](#), including specifically planning for modular (systems) furniture and coordination of associated engineering (lighting, power, and data) design. Related projects constructed or planned for the City of Austin include the [SCC RP, SOC and NOC Office Improvements](#), [CTECC Breezeway Office Improvements](#) and [EOC Improvements](#), [Reicher Ranch Improvements](#) and the [APD Headquarters Renovation](#). Similar projects actually constructed for other public sector clients include the [New Office Building at the Giles Service Center](#) for the Austin Independent School District and the [Urban Operations Facility](#) for the Hill Country Transit District.

Site Improvements | Working with a multidisciplinary design firm, Mr. Harrod has emphasized in his completed projects the [close coordination of architectural, civil, and landscape design](#). This emphasis has been particularly evident in City of Austin projects such as the [Salamander Research Center](#) and [Butler Field Improvements](#) as well as similar projects for other public sector clients including the [Rosemary Denny Clubhouse Renovation](#) and the buildings at [Brushy Creek Sports Park](#) for the City of Cedar Park, the [Environmental Learning Center at Canyon of the Eagles](#) for LCRA, and the buildings at [Northeast Metropolitan Park](#) for Travis County.

Building Condition Evaluations and Reports/Feasibility Studies | Mr. Harrod has been the [author, and manager](#) of the responsible multidisciplinary project team, for multiple building condition evaluations prepared for the City of Austin, including those for the [Barton Springs Bathhouse Improvements](#), [Detrick-Hamilton House](#), [Dougherty Arts Center](#), and [Reicher Ranch Improvements](#), and for the architectural component of the evaluation for the [North Fleet Services Center](#). All of these evaluations also encompassed feasibility studies, as did the reports for the City of Austin [APD Headquarters Renovation](#), [Public Safety Training Campus](#), and [Block 17 Redevelopment](#), also authored by Dr. Harrod.

Historic Preservation | As both a [licensed architect and noted historian](#), Mr. Harrod has proved uniquely qualified to assist the City of Austin in documentation and preservation issues. Work performed for the City of Austin in this context has included reports for the [Barton Springs Bathhouse Improvements](#), [Dougherty Arts Center](#) and the [Detrick-Hamilton House](#), as well as subsequent QA/QC reviews of the construction documents for the [African American Cultural and Heritage Center](#). Similar work performed for other public sector clients includes the preparation of studies for the [Twin Creeks Historic Park](#) for the City of Cedar Park.

Design Criteria Manuals | Mr. Harrod is uniquely qualified in the preparation of design criteria manuals. Among such publications, he co-authored the [Design Standards for the Downtown Historic District](#) for the City of Killeen.



2.c. Resumes of property management team

Not applicable.

FINANCIAL INFORMATION

3.a. Federal IRS Certification

Internal Revenue Service

Date: June 6, 2006

AUSTIN REVITALIZATION AUTHORITY
% HERMAN LESSARD
1105 NAVASOTA ST
AUSTIN TX 78702-1933

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:

Janet M. Duncan 31-07676
Correspondence Specialist/Screeners

Toll Free Telephone Number:
877-829-5500

Federal Identification Number:
74-2781623

Dear Sir or Madam:

This is in response to your request of June 6, 2006, regarding your organization's tax-exempt status.

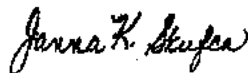
In November 1996 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services

3.b. Certified Financial Audit

3.c. Board Resolution



AUSTIN REVITALIZATION AUTHORITY

RESOLUTION NO. 07-21-26-A

The Austin Revitalization Authority President & CEO submit the following proposed resolution for consideration by the ARA Board of Directors:

RESOLUTION TO APPROVE THE PROPOSED AFFORDABLE HOUSING DEVELOPMENT AT 7217 CARVER AND AUTHORIZE THE REQUEST FOR OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE (OHDA) FUNDING FROM THE CITY OF AUSTIN

WHEREAS, it is the mission of the Austin Revitalization Authority to engage in commercial, residential and cultural development that promotes community well-being, while respecting the people, institutions and history of East Austin and other underserved communities; and,

WHEREAS, according to the City of Austin's Strategic Housing Blueprint there is a 130,000-housing unit deficit and specifically a 15,000-unit deficit for units that are affordable to those earning between 61-80% MFI; and,

WHEREAS, the cost of construction has increased by over 10% in the past year; now,

BE IT THEREFORE RESOLVED, the Austin Revitalization Authority Board of Directors took action authorizing the President and CEO to proceed with the proposed affordable housing development at 7217 Carver and to request Ownership Housing Development Assistance (OHDA) funding from the City of Austin.

Passed and adopted this 21st day of July, 2021.

By: 
Dr. Willis Hunt
Chair, ARA Board of Directors

or

By: _____
Wayne Knox
Secretary, ARA Board of Directors

3.d. Financial Statements

Not applicable.

3.e. Funding commitment letter



Monica Medina
Senior Vice President

911 W. 38th Street, 100
Austin, TX 78705

(512) 465-6526

mmedina@broadway.bank
broadway.bank

July 27, 2021

Mr. Gregory L. Smith
President & CEO
Austin Revitalization Authority
1154 Lydia St., Suite 200
Austin, Texas 78702

Re: Proposed development at 7217 Carver Ave, Austin, TX 78752

Dear Mr. Smith:

This letter is to confirm that I have reviewed the details provided on the proposed development and the consolidated financial statements for ARA. We have had an initial credit discussion and are prepared to move to full underwriting on a construction loan to finance the project.

The loan commitment will be subject to the following conditions:

- Review and approval of construction budget, plans and builder due diligence
- Satisfactory title policy, loan documentation, survey and appraisal
- Final credit underwriting and approval from Loan Committee

Please let me know if you have any questions or need further information.

Thank you,

A handwritten signature in blue ink that reads "Monica Medina".

Monica Medina
Senior Vice President
Business Banking Manager

PROJECT INFORMATION

4.a. Market Study

Market Assessment

The attached market study provided by Neighborhood Scout evidences the dire need for more income-restricted homeownership opportunities in the St. Johns neighborhood. With the current demographics showing that the median income is \$36,528, the report indicates that a resident in this neighborhood would have to religiously save for half a decade in order to purchase a home at the neighborhood's current median home price. In the last two years alone, homes in this neighborhood have appreciated almost 19%, so this becomes a moving target for these residents.

Another item to note is that 88.3% of the residents in St. Johns are renters. When the organization conducted outreach to the St. Johns Neighborhood Association, the feedback echoed this imbalance which informed the project's move to develop homeownership units.

With a focus on addressing displacement of low-income residents from the St. Johns neighborhood, the organization will seek to identify buyers from the neighborhood's associated census tracts: 18.12, 18.04, 15.03 and 18.11. Based on the Neighborhood Scout report and Census data, there are just under 20,000 individuals residing in the neighborhood. Reiterating that the majority of these individuals are renters, this development has an opportunity to cater to these families who are renting and have not been offered homeownership opportunities in the neighborhood where they reside. Where there is an especially high demand in the city as a whole for family-friendly affordable housing units, there will undoubtedly be a higher demand than the multi-bedroom single family-detached unit project can support. The organization sees this project as the first of many to address this deficit.

4.b. Good Neighbor Policy

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

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

(4) Application requirements

- Provide communications plan
- Provide documentation showing the content of the notice, and proof of delivery **See attached.*
- Provide signed copy of this checklist.

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


Signed

Gregory L. Smith
printed name

11-4-21
date



Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

City of Austin Good Neighbor Checklist

- (1) **Preliminary Research**-The Austin Revitalization Authority (ARA) has reviewed the St. Johns Neighborhood plan and the proposed development is aligned with the vision and goals outlined in the plan.
- (2) **Neighborhood Notification**-ARA is in the process of compiling a list of all property owners within 500 feet of the site and registered neighborhood organizations to be notified and engaged in the development and sale of the proposed units.
- (3) **Pre-Application Engagement**-When ARA was under contract for the purchase of the property, Staff met with the St. Johns Neighborhood Association to discuss the site and to inquire about the Association member's preferences with regards to affordable housing in their neighborhood. The Neighborhood Association demonstrated a clear preference for homeownership units over rentals and for family-friendly units over studios. ARA has incorporated this feedback into the design, proposing three multi-bedroom homeownership units, and will return to the Neighborhood Association for further feedback.

The site is adjacent to the St. Johns College Heights Baptist Church. ARA Staff has also reached out to Pastor Harvey to ensure that the church was in support of the proposed use for the site. The Pastor was supportive of this use for the site, and the architect has, in the design, allowed for visibility and openness for the parishioners and visibility of the steeple for the neighbors on Wilks.

- (4) **Communications Plan**: In addition to the meeting and outreach in the Spring with the St. Johns Neighborhood Association and Pastor Harvey, the organization is complying with the required neighborhood notification process both to incorporate feedback into the project design and to ensure that as many neighbors as possible are aware of the upcoming homeownership opportunity. As the project progresses, ARA will seek feedback and involvement from these and other community stakeholders.

Lastly, as an eligible Community Housing Development Organization, the organization also has a process in its bylaws to collect feedback annually from stakeholders in the neighborhoods in which we work.

4.c. SMART Housing Letter



City of Austin

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

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

8/3/2021

S.M.A.R.T. Housing Certification
Austin Revitalization Authority
7217 Carver Ave (ID 812)

TO WHOM IT MAY CONCERN:

Austin Revitalization Authority (development contact Abigail Tatkow; ph: 512-469-1706 ext 103; email atatkow@austinrev.org) is planning to develop 7217 Carver Ave, a 3-unit ownership development at 7217 Carver Avenue Austin, Texas 78752.

All three (3) of the units will be sold to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 1-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% (3) of the units will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

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

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

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

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

Please contact me by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Jones', with a long horizontal flourish extending to the right.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4.d. MOU with ECHO

Not applicable.

4.e. Resident Services

Not applicable.

PROPERTY INFORMATION

5.a. Appraisal

2021 Notice of Appraised Value

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P O BOX 149012
AUSTIN, TX 78714-9012
 Phone: (512) 834-9138

Property ID: 230281
Ownership %: 100.00
Ref ID2: 02291503180000
DBA:
Legal: LOT 9 BLK 11 ST JOHNS COLLEGE ADDN
Legal Acres: 0.2247
Situs: 7217 CARVER AVE TX 78752
Owner ID: 207428

DATE OF NOTICE: April 16, 2021

#BWNNRFT
 #0220742802302811#

Property ID: 230281 - 02291503180000
 MADISON REVOCABLE FAMILY TRUST
 3777 CHATEAUGUAY DR
 DECATUR, GA 30034-2108

THIS IS NOT A BILL

Dear Property Owner,

We have appraised the property listed above for the tax year 2021. As of January 1, our appraisal is outlined below.

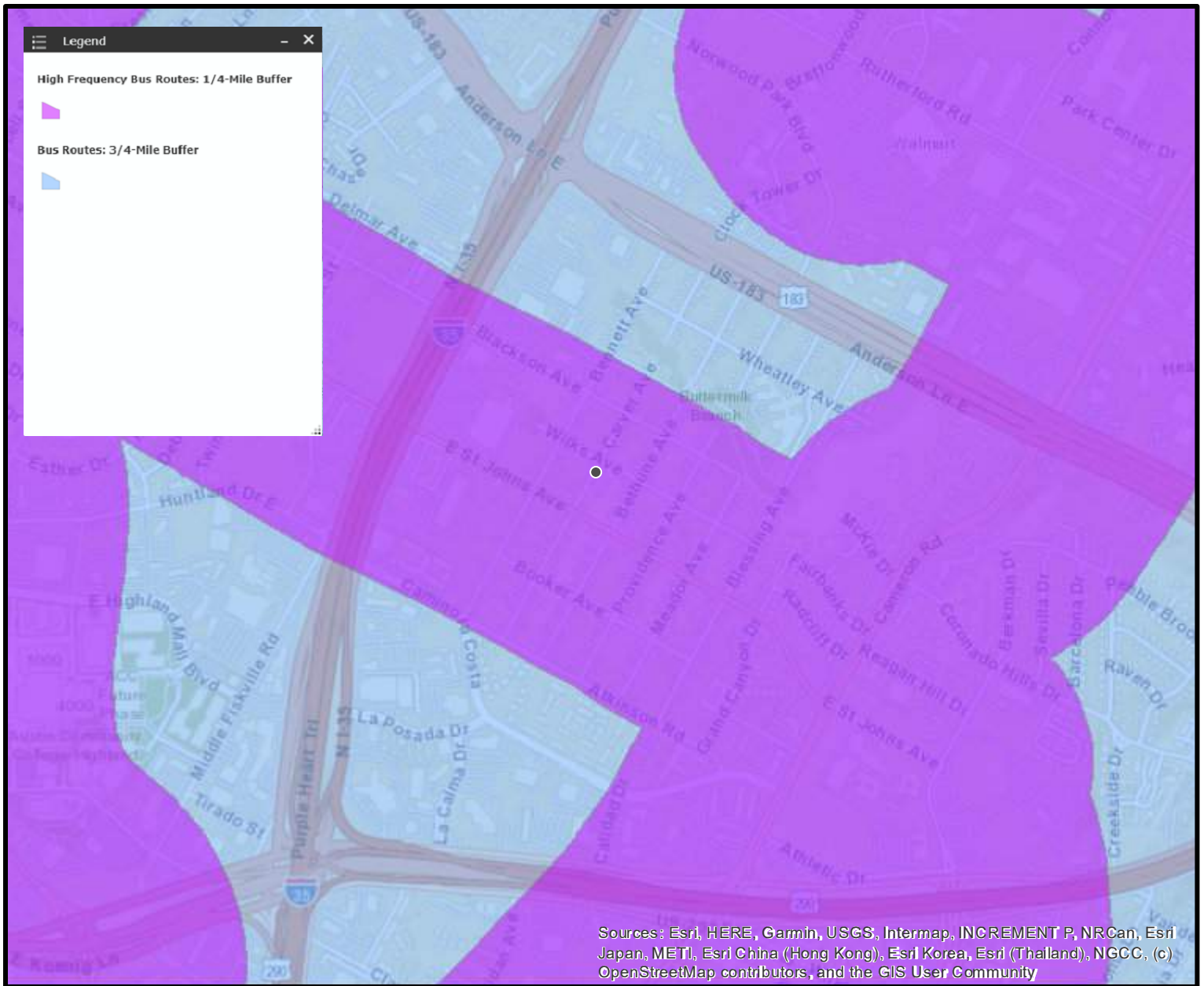
Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
105,000	105,000

Taxing Unit	2020 Exemption	2020 Exemption Amount	2021 Exemption	2021 Exemption Amount	Exemption Amount Change	2020 Taxable	2021 Taxable	Freeze Year and Ceiling
AUSTIN ISD		0		0		105,000	105,000	
CITY OF AUSTIN		0		0		105,000	105,000	
TRAVIS COUNTY		0		0		105,000	105,000	
TRAVIS COUNTY HEALTHCARE		0		0		105,000	105,000	
AUSTIN COMM COLL DIST		0		0		105,000	105,000	

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

5.b. Property Maps



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

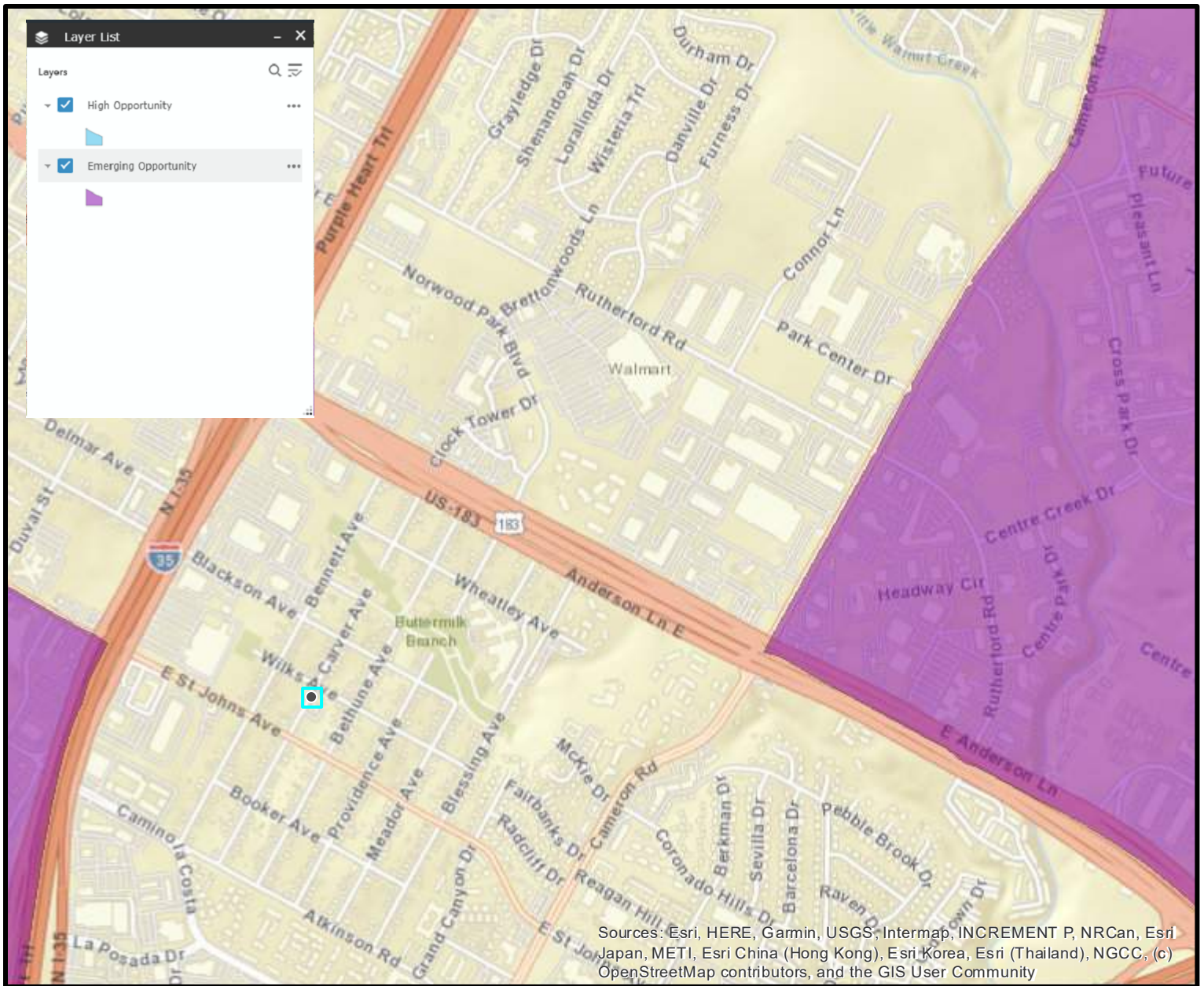
- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



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 Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Property Label

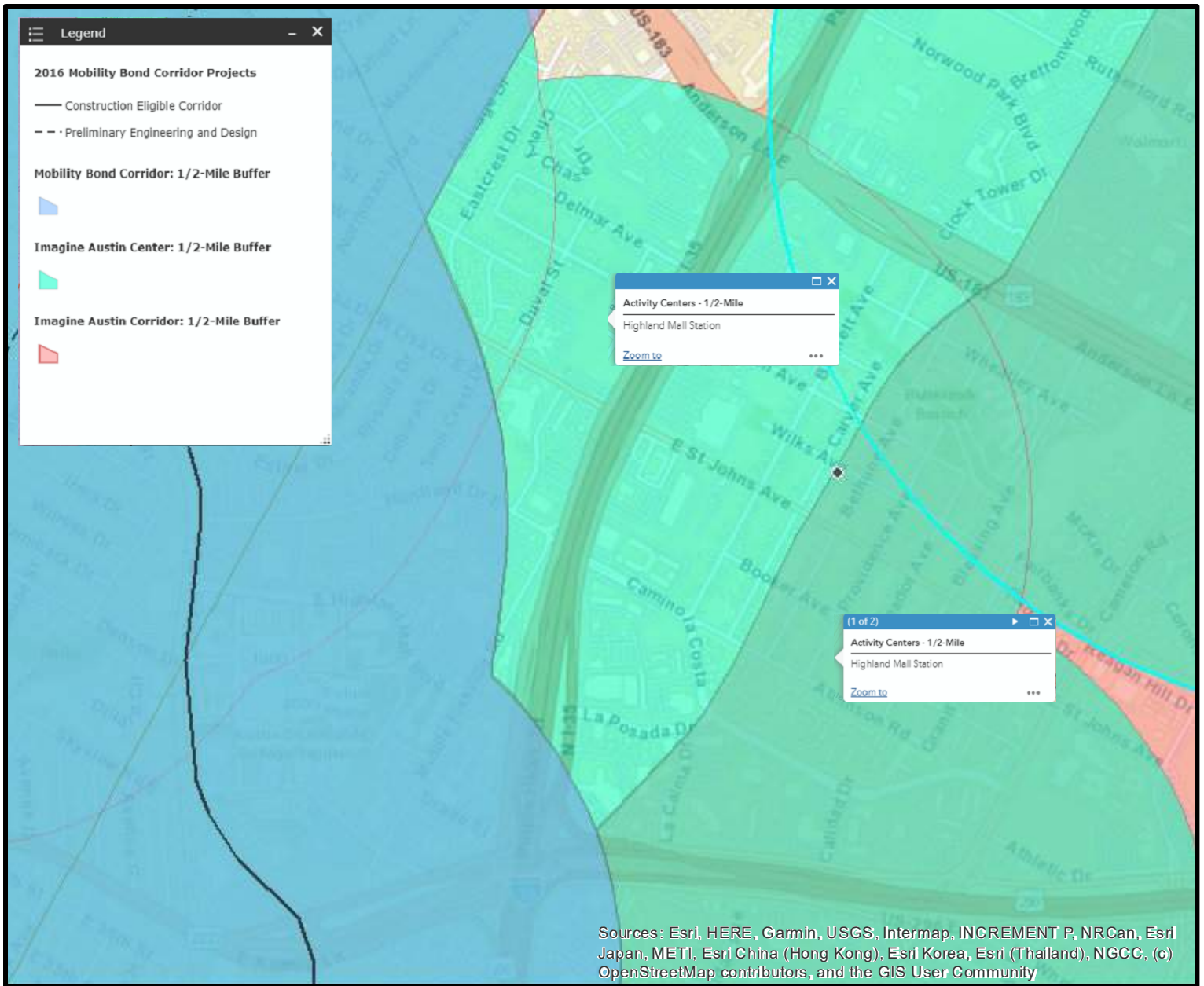
- Steward Agency: Steward Label
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Property Label

- Steward Agency: Steward Label
- Managing Agency: Managing Label
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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCCO, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

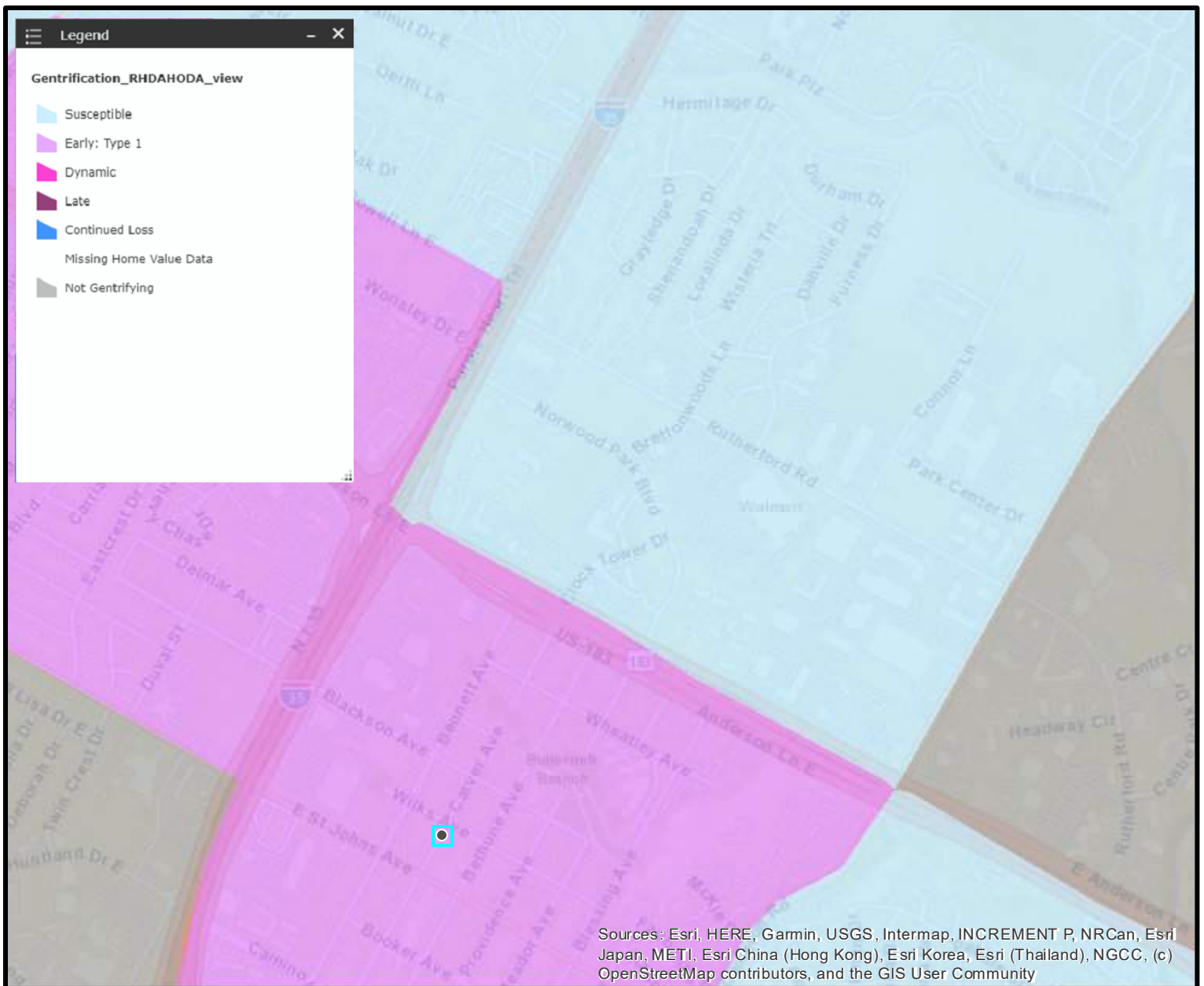
- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
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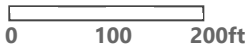
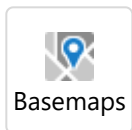
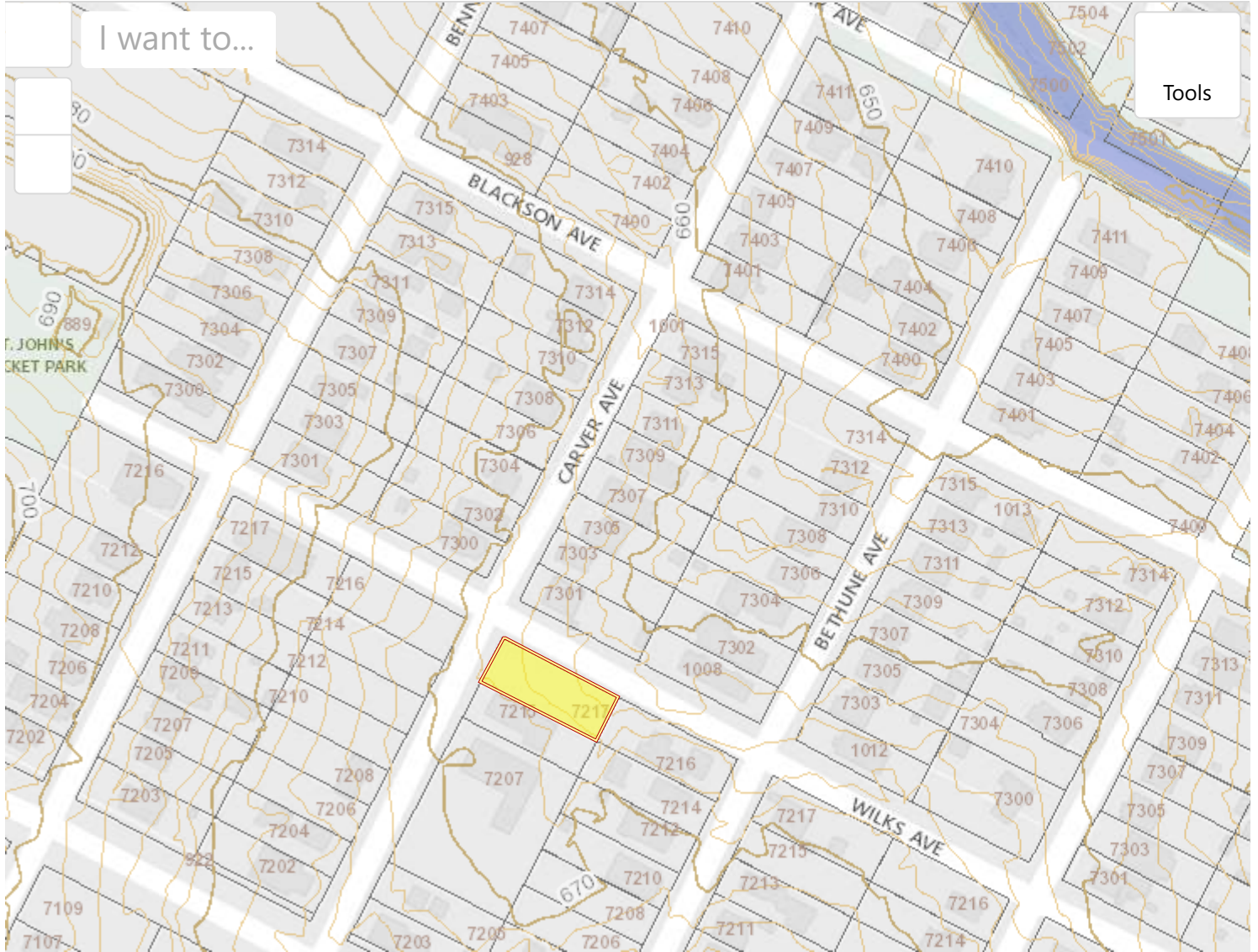


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FloodPro





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0229150318		Date Processed: 07/21/2021	
Property Address: 7217 CARVER AVE			
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: 48453C0455J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 01/06/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

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

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

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

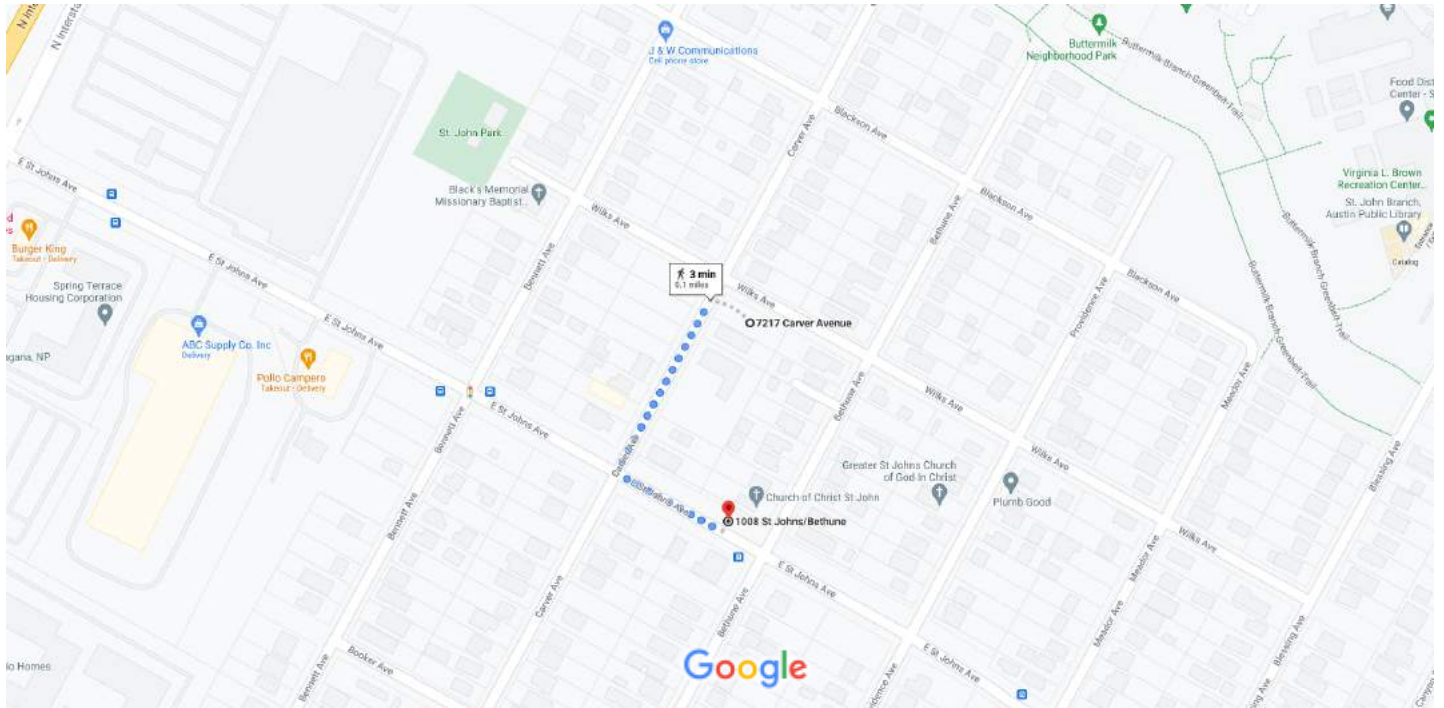
DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided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

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



7217 Carver Avenue, Austin, TX to 1008 St Johns/Bethune, Austin, TX 78752

Walk 0.1 mile, 3 min



Map data ©2021 Google 100 ft



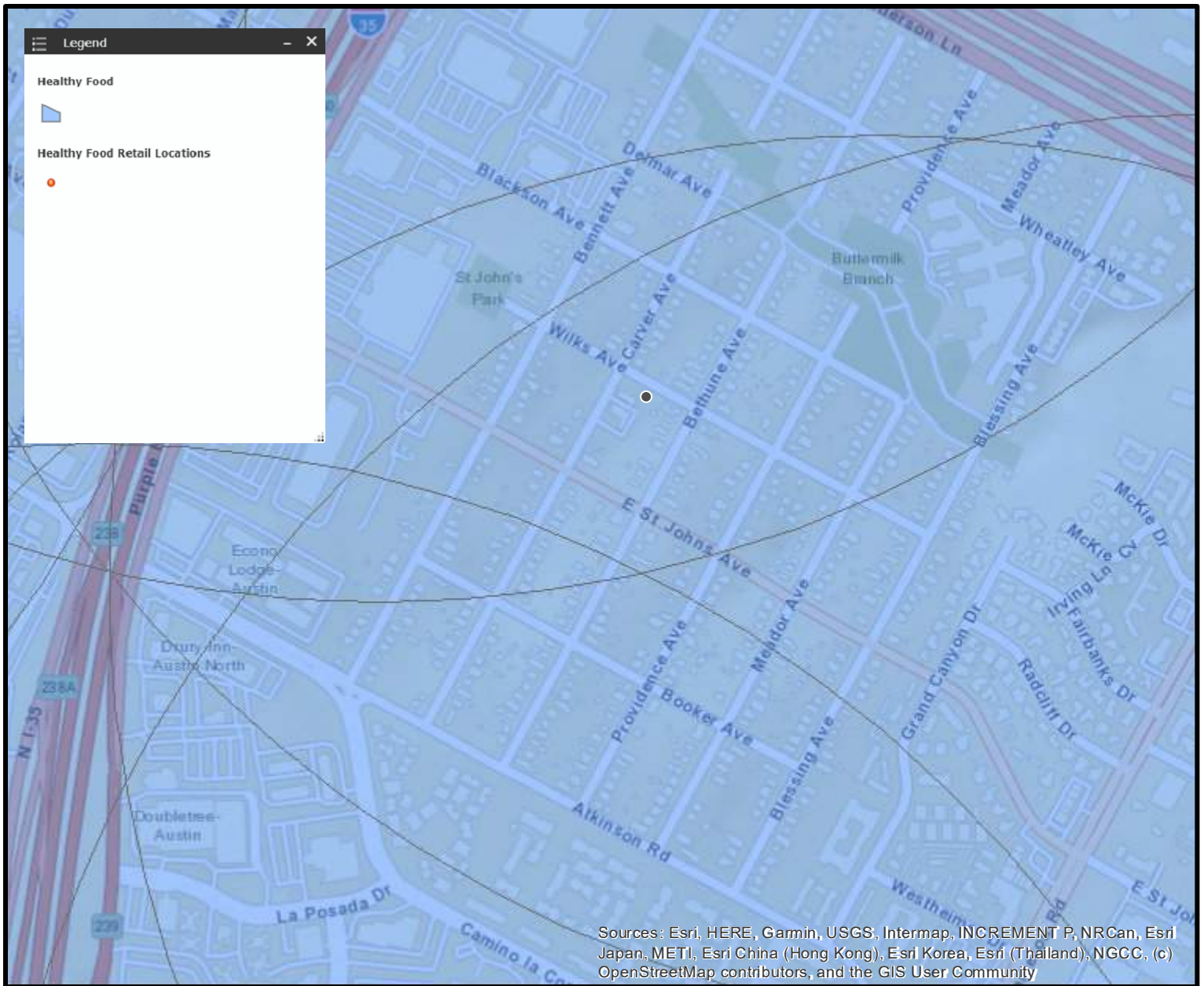
via Carver Ave and E St Johns Ave

3 min

0.1 mile

Mostly flat





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5.c. Zoning Verification Letter



CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: Abigail Tatkow
Mailing Address:
1154 Lydia St Ste#200
Austin, TX 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 230281

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-2011-0115

Zoning Ordinance Number(s)

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

20120426-101

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

7/19/2021

230281

5.d, Proof of Site control



Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

May 04, 2021 02:57 PM Fee: \$34.00

2021099806

Electronically Recorded

OTA2101741-DF

GENERAL WARRANTY DEED

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

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

DATE: April 26, 2021

GRANTOR: Narvic Madison Smith as the Trustee of The Madison Revocable Family Trust

GRANTEE: Austin Revitalization Authority

GRANTEE'S ADDRESS: 1154 Lydia St. Suite 200, Austin, TX 78702

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Lot 9, Block 11, ST. JOHN'S COLLEGE ADDITION, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4, Page 71, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:

Grantor reserves all of the Mineral Estate owned by Grantor. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property. Grantor does reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

EXCEPTIONS TO CONVEYANCE & WARRANTY:

Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:



Narvie Madison Smith as the Trustee of
The Madison Revocable Family Trust

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

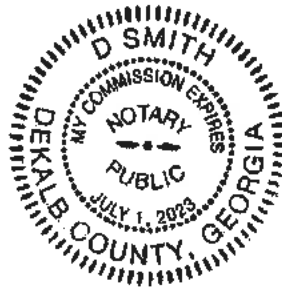
§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 26, 2021, by Narvie Madison Smith as the Trustee of The Madison Revocable Family Trust.



Notary Public in and for the State of Texas



5.e. Phase I ESA

See attached.

5.f. State Historical Preservation Officer Consultation

Not applicable.