

**APPLICATION CHECKLIST/ INFORMATION FORM**

<b>DEVELOPER :</b> Blackland Community Development Corp	<b>OWNER :</b> BCDC
<b>PROJECT :</b> Alamo Condominium	<b>FUNDING CYCLE DEADLINE :</b> January 31, 2020
<b>FEDERAL TAX ID NO:</b> 74-2279246	<b>DUNS NO:</b> 84034250
<b>PROJECT ADDRESS:</b> 2107 Alamo St.	<b>PROGRAM :</b> RHDA / OHDA / BOTH
<b>CONTACT NAME :</b> Joseph Martinez	<b>AMOUNT REQUESTED:</b> \$150,000.00
<b>CONTACT ADDRESS AND PHONE :</b> 1902 E. 22nd St. Austin, TX 78722, 512-761-2278	

**APPLICATION TABS**

		INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL	JM
A 2	PROJECT SUMMARY FORM	JM
A 3	PROJECT TIMELINE	JM
A 4	DEVELOPMENT BUDGET	N/A
A 5	OPERATING PRO FORMA	JM
A 6	SCORING SHEET	JM

**ATTACHMENT TABS**

				INITIALS
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience.	JM
		1.b.	Certificate of Status	JM
		1.c.	Statement of Confidence	JM
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	JM
		2.b.	Resumes of development team	JM
		2.c.	Resumes of property management team	JM
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	JM
		3.b.	Certified Financial Audit	JM
		3.c.	Board Resolution	JM
		3.d.	Financial Statements	JM
		3.e.	Funding commitment letters.	JM
4	PROJECT INFORMATION	4.a.	Market Study	JM
		4.b.	Good Neighbor Policy	JM
		4.c.	SMART Housing Letter	JM
		4.d.	MDU with ECHO	JM
		4.e.	Resident Services	JM
5	PROPERTY INFORMATION	5.a.	Appraisal	JM
		5.b.	Property Maps	JM
		5.c.	Zoning Verification Letter	JM
		5.d.	Proof of Site control	JM
		5.e.	Phase I ESA	JM
		5.f.	SHPQ	N/A

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.

*Unsigned/undated submissions will not be considered.*

**SIGNATURE OF APPLICANT**

**PRINTED NAME**

Joseph Martinez

**TITLE OF APPLICANT**

Executive Director

**DATE OF SUBMISSION**

2/14/2020

**DATE AND TIME STAMP OF RECEIPT**

City of Austin

FEB 18 2020

NHCD / AHFC

FOR AHFC USE ONLY

# **EXECUTIVE SUMMARY/PROJECT PROPOSAL**

---

---

### **Alamo St. Condo Project**

This grant request is for \$170,000 for Blackland Community Development Corporation (BCDC) to purchase one condo of the five being built by Anmol Mehra, a private developer out of Boston, Massachusetts. The address is 2107 Alamo St.

The unit will be a 2 bedroom 2 ½ bath with a total of 1,200 sq. ft. All permits have been secured. Construction is scheduled to start May 2020 and the unit will be ready for occupancy July 2021.

BCDC will use the unit for families at or below 50% MFI.

### **Blackland Community Development Corporation Overview**

The Blackland Community Development Corporation (BCDC) was incorporated in August 1983 as a non-profit, 501(c)(3) corporation in the State of Texas. The boundaries of the Blackland Neighborhood are defined as Comal St. on the west, Chestnut St. on the east, MLK Jr. Blvd. on the south and Manor Road on the north.

The BCDC Mission is to foster a safe, sustainable, inclusive community that strives for social equity by preserving and enhancing the stock of affordable housing and providing supportive programs for Blackland residents.

BCDC has a long history in community and neighborhood development. BCDC has a twenty-year history of providing food (vegetable and dairy products) to the Blackland neighborhood residents. The Wellness Committee has for the last two years provided knowledge of health care and wellness to the Blackland residents. Committee members have received information on Advanced Directives, Acupuncture, Caregiving, HIPPA training, etc. BCDC has provided in partnership with the City of Austin, the Miracle Park experience for the Blackland residents. BCDC has provide the Domino Trail through the neighborhood to walk and enjoy the Blackland neighborhood.

BCDC has emergency preparedness plans that include 1) having a solar powered refrigerator for medication, 2) phone tree to disseminate information 3) On call crew to remove downed trees/limbs 4) Developing important emergency numbers sheet to keep in kitchen. BCDC hosts numerous celebrations throughout the year for the BCDC tenants. BCDC has sponsored art classes to children and their parents. BCDC publishes and distributes a monthly neighborhood newsletter, The Blackland Miracle to the Blackland Neighborhood.

What BCDC does:

- Provide rental affordable rental housing to residents at or below 60% MFI.
- As financially feasible, provide housing to homeless and near-homeless households

- Maintain and rehabilitate BCDC properties
- Acquire and develop new properties
- Create innovative, environmentally friendly, and socially responsible housing and community spaces.
- Promote economic growth that compliments the needs of the neighborhood's residents.
- Support safety, health, education and recreational activities in the neighborhood.
- Foster a sense of community in the Blackland neighborhood by supporting community activities and events.
- Ensure that BCDC adapts to changing circumstances and contributes to develop as viable, effective, and efficient organization.
- Work with other CDCs, housing organizations, the Blackland Neighborhood Center, Alamo Recreation Center, Upper Boggy Creek Planning Team, the Blackland Neighborhood Association and other organizations that fulfill complimentary functions.
- Shape and promote progressive policies for inclusive communities, affordable housing, social welfare and green building at the city, state and federal levels.
- While the primary focus of BCDC remains within the traditional boundaries of the neighborhood, if opportunities arise from beyond the neighborhood boundaries that fall within the goals, scope and capacity of the organization and which do not jeopardize its mission, overly tax the management and impose financial risks that could negatively affect the existing, in-neighborhood operations, the corporation will consider such opportunities, on a case-by-case basis.

BCDC was formed in 1983 to be an active developer to end blighted conditions and annexations and to provide and manage affordable housing units for individuals and families who want to live in the Blackland Neighborhood.

Since 1983, BCDC has provided decent affordable homes to almost 1,100 individuals and 303 families.

BCDC has built or bought or rehabbed a total of 48 housing units. BCDC has 36-year history of successful delivery of housing services to individuals and families.

Currently average MFI of a BCDC tenant is 29 percent MFI.

Partners include: City of Austin Park & Recreation, Save the Food, Whole Foods, Wheatsville, Sprouts, Lola Wright Foundation, Hammill Foundation, St. David's Foundation, Religious Coalition to Assist the Homeless, Foundation for the Homeless, Texas State Affordable Housing Corporation, Austin/Travis Co. Public Health, St. Vincent De Paul, Catholic Charities, and more.

In the future BCDC is planning on partnering with Frost Bank, other groups that would like to be part of the Dream Starts Here.

The following is a list of projects managed by BCDC over the last 36 years.

Year Completed	Address	Number of Units	New or Rehab	Cost	Target Population
2020 (in progress)	2106 Chicon	1	New	\$171,611	Low income
2020 (in progress)	1910 Salina St.	1	New	\$171,612	Low income
2020 (in progress)	2203 Salina St.	1	New	\$171,612	Low income
2014	1902 E. 22 <sup>nd</sup> St.	1	New Community Center	\$120,000	Low income
2013	2106 Chestnut	1	New	\$191,000	Disabled
2012	1803 E. 20 <sup>th</sup>	8	New	\$625,000	Low income
2010	1908 E. 22 <sup>nd</sup> St.	3	Rehab	\$500,000	Low Income/Disability

2008	1701 E. 22 <sup>nd</sup> St.	2	Rehab	\$273,000	Low Income
2002	1700 MLK Jr. Blvd	2	New	\$80,000	Low income
	1803 E. 22 <sup>nd</sup> St.	2	New	\$80,000	Low income
2002	2005 Salina St.	2	New	\$80,000	Low income
	2007 Salina St.	2	New	\$80,000	Low income
	2009 Salina St.	2	New	\$80,000	Low income
1994	Chicon St.	8	Rehab	\$330,000	Homeless
1992	Units divested by UT: 2210 Salina St. 2213 Salina St. 2110 Salina St. 1703 E. 22 <sup>nd</sup> St. 1702 E. 21 <sup>nd</sup> St. 1906 Chicon St. 1902 Chicon St. 1806 MLK Jr. Blvd.	8	Rehab	\$150,000	Low income
1998	2106 Alamo St.	1	Rehab	\$60,000	Low income
1986	2009 Salina St.	6	New	\$180,000	Senior Citizens
	1910 Salina St.	1	New		Low income
	1708 E. 22 <sup>nd</sup> St.	1	New		Low income
	1704 E. 22 <sup>nd</sup> St.	1	New		Low income

## BACKGROUND ON PURPOSE OF PROPERTY AT 2107 ALAMO

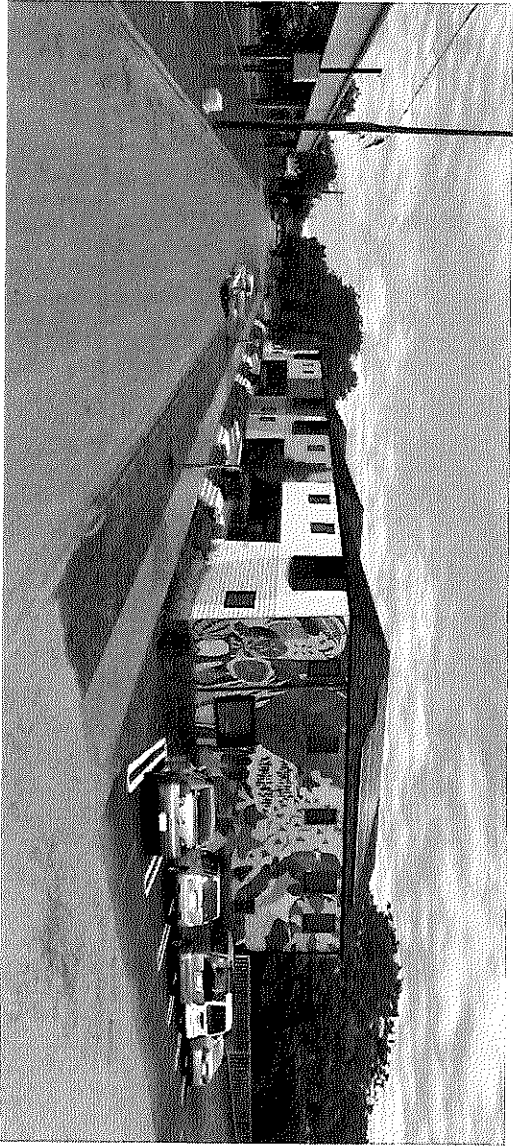
2107 Alamo was purchased by Anmol Mehra almost 2.5 years ago in September of 2017. It was an almost 1/4 acre single-family corner lot zoned SF-3 in the Blackland neighborhood with a vacant duplex.

The lot is right across the street from the city's Alamo Park that has basketball courts, a community center, baseball field, and a kids' playground. Immediately to the south across a small alley is a community garden. The lot is just one block from many commercial properties on Manor. It is within walking distance to several bus lines. It just a 10-minute walk to Campbell Elementary.

Because of its location, the vision was to have the lot have several housing units rather than the only two units that are allowed under prior SF-3 zoning. Anmol consulted with and spoke with Blackland Community Development Corporation (BCDC), Blackland Neighborhood Association, and other community neighbors before going through the process of applying for a zoning change to MF-4. This would allow five total units on the lot of which one would be affordable at or below 50% MFI in partnership with BCDC. Each unit would be identical in size, design, fixtures, and finish-out.

The project applied for and received a SMART housing certification. The proposal had the support of the local City Councilor, Blackland Community Development Corporation, Blackland Neighborhood Association, and Upper Boggy Creek Neighborhood Plan. Note that the affordable unit was not required for the rezoning but was voluntary in order to have mixed-income housing all together on one lot. In March of 2019, Planning Commission voted in favor of the project 8-3-1.

In April, City Council gave final approval of 10-1. There is a restrictive covenant with BCDC along with a conditional overlay that both limit certain aspects of the lot (max units, max height, no airbnb, etc) The project is going through site plan review and we hope to start construction this summer.





## **PROJECT SUMMARY FORM**

**Project Summary Form**

1) Project Name: Alamo Condominium  
 2) Project Type: 100% Affordable  
 3) New Construction or Rehabilitation?: New Construction  
 4) Location Description (Acreage, side of street, distance from intersection): 22nd St.  
 5) Mobility Bond Corridor: East MLK/FM 969  
 6) Census Tract: 4.02  
 7) Council District: District 1  
 8) Elementary School: CAMPBELL EL  
 9) Affordability Period: 99 Years  
 10) Type of Structure: Single Family  
 11) Occupied?: No  
 12) How will funds be used?: Acquisition 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			1			1
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	1	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	
Debt	
Third Party Equity	
Grant	20,000
Deferred Developer Fee	
Other	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	<b>170,000</b>

Uses	
Acquisition	190,000
Off-Site	
Site Work	
Sit Amenities	
Building Costs	
Contractor Fees	
Soft Costs	
Financing	
Developer Fees	

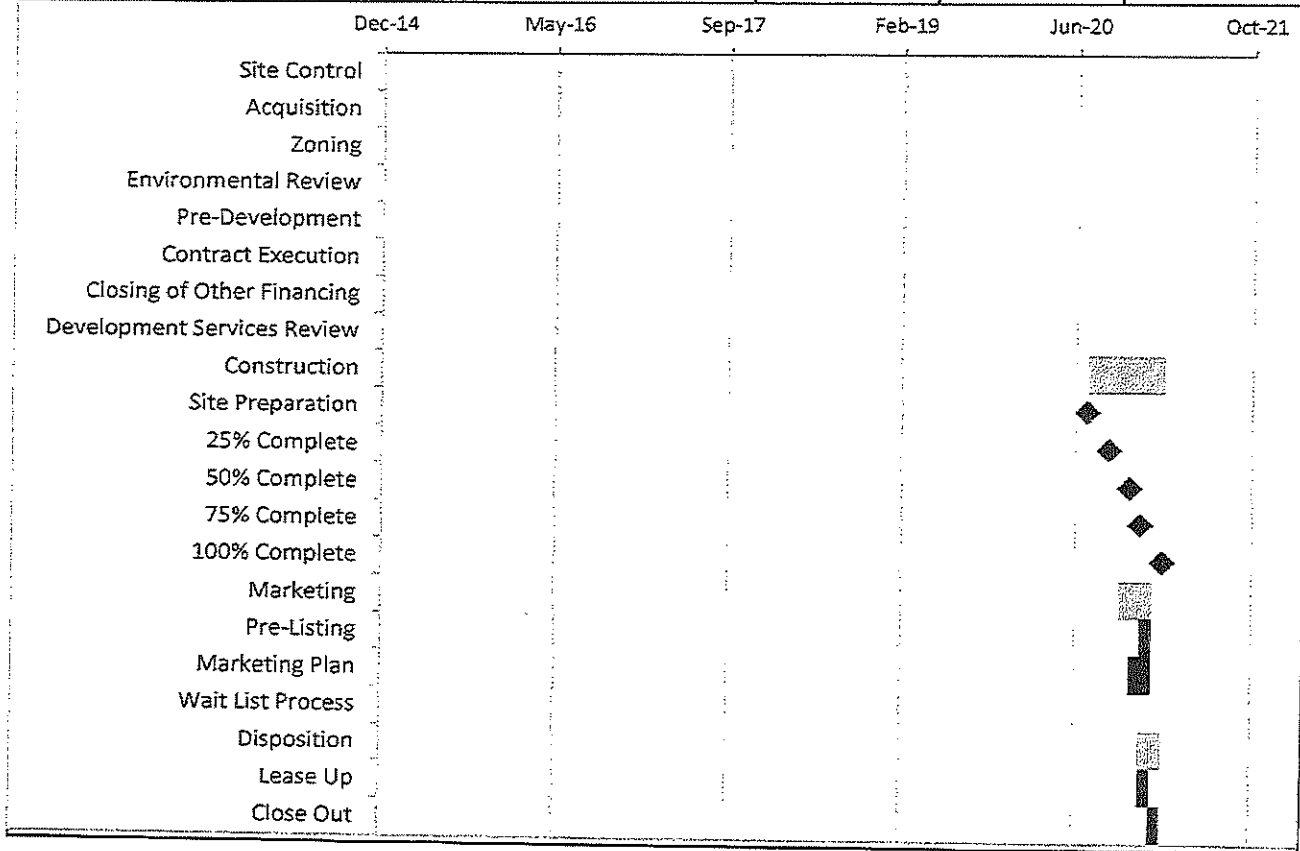
**Total \$ 190,000**

**Total \$ 190,000**

## **PROJECT TIMELINE**

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Jan-00	Jan-00
Acquisition		
Zoning		
Environmental Review		
<b>Pre-Development</b>	Jan-00	Jan-00
Contract Execution		
Closing of Other Financing		
Development Services Review		
<b>Construction</b>	Jul-20	Feb-21
Site Preparation	Jul-20	
25% Complete	Sep-20	
50% Complete	Nov-20	
75% Complete	Dec-20	
100% Complete	Feb-21	
<b>Marketing</b>	Oct-20	Jan-21
Pre-Listing	Dec-20	Jan-21
Marketing Plan	Nov-20	Jan-21
Wait List Process	Oct-20	Jan-20
<b>Disposition</b>	Dec-20	Feb-21
Lease Up	Dec-20	Jan-21
Close Out	Jan-21	Feb-21



## **DEVELOPMENT BUDGET**

## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal			
Environmental Review			
Engineering			
Survey			
Architectural			
<b>Subtotal Pre-Development Cost</b>	\$0	\$0	
<b>Acquisition</b>			
Site and/or Land			
Structures			
Other (specify)			
<b>Subtotal Acquisition Cost</b>	\$0	\$0	
<b>Construction</b>			
Infrastructure			
Site Work			
Demolition			
Concrete			
Masonry			
Rough Carpentry			
Finish Carpentry			
Waterproofing and Insulation			
Roofing and Sheet Metal			
Plumbing/Hot Water			
HVAC/Mechanical			
Electrical			
Doors/Windows/Glass			
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades			
Specialties/Special Equipment			
Cabinetry/Appliances			
Carpet			
Other (specify)			
Construction Contingency			
<b>Subtotal Construction Cost</b>	\$0	\$0	
<b>Soft &amp; Carrying Costs</b>			
Legal			
Audit/Accounting			
Title/Recordin			
Architectural (Inspections)			
Construction Interest			
Construction Period Insurance			
Construction Period Taxes			
Relocation			
Marketing			
Davis-Bacon Monitoring			
Other (specify)			
<b>Subtotal Soft &amp; Carrying Costs</b>	\$0	\$0	
<b>TOTAL PROJECT BUDGET</b>	<b>\$0</b>	<b>\$0</b>	

## **OPERATING PRO FORMA**





## **SCORING SHEET**

Project Name	Alamo Condominium	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	4.02	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$170,000	
Estimated Total Project Cost	\$190,000	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	East MLK/FM 969	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
< 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
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 20</b>
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	1	# of rental units at < 50% MFI
District Goal	0.14%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.23%	% of annual goal reached with units
High Frequency Transit	0.36%	% of annual goal reached with units
Imagine Austin	0.36%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	1.18%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 15</b>
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% 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
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 15</b>
<b>Unit Score</b>	<b>0</b>	<b>MAXIMUM SCORE = 350</b>
<b>INITIATIVES AND PRIORITIES</b>		
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	1	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
Accessible Units	1	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	7	Housing Stability, Health, Mobility, Community Institutions
<b>Initiatives and Priorities Score</b>	<b>53</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	89%	% of total project cost funded through AHFC request
Leverage Score	3	25 - (% leverage * 25)
AHFC Per Unit Subsidy (including prior amounts)	\$170,000	Amount of assistance per unit
Subsidy per unit score	4	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$85,000	Amount of assistance per bedroom
Subsidy per Bedroom Score	14	(\$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
<b>Underwriting Score</b>	<b>21</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>74</b>	<b>THRESHOLD SCORE = 50</b>
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

## **ENTITY INFORMATION**

## **ENTITY INFORMATION**

### **1a. Detailed Listing of Developer's Experience**

---

## **Anmol Mehra**

Anmol Mehra is a social housing developer and investor in Boston and Austin looking at real estate through both a financial lens and an affordable housing lens.

He has six units in Boston he rents at affordable rates to artists who are pursuing careers in the creative fields. He has two houses he rents to an operator of a sober-living company so those that are post-rehab and clean have a safe and supportive environment to live in.

732 Springdale is a 0.7 acre lot in East Austin which was re-zoned from single-family to multi-family and will have 22 units of which 2 (representing almost 20% of the square footage of the project) will be affordable. These two units are four bedroom/2.5 bath units each about 1800 square feet and will be sold in partnership with HomeBase. This project has received some NHCD funding. If all goes well construction should start later this spring.

2107 Alamo is a similar project with community support and an up-zoning from single-family to multi-family. The project will have five identical attached townhouses across from a community center/basketball courts/park and next to a community garden. Each 2-story unit will have 2 bedrooms, an office, and 2.5 baths and will be about 1,300 square feet. One of the 5 units will be affordable in partnership with Blackland Community Development Corporation.

Anmol is also partnering with Casa Marianella to build two 9 bedroom/5 bath homes on a lot in Northeast Austin and will be utilizing the recent Affordability Unlocked legislation. 100% of the units and bedrooms will be affordable and will house residents of Casa Marianella's outreach program to support asylum-seekers and refugees.

Anmol Mehra is a social housing investor and developer. He tries to look at housing projects through both a social and financial lens working primarily on projects at the intersection of density and affordability. He has worked on and is working on affordable housing projects in Austin serving refugees and asylum seekers, artists, sober living houses, and others.

Anmol is a graduate of the Harvard Kennedy School of Government. He is currently an affordable housing investor and developer. He received a Bachelor of Science Degree in mathematics and actuarial studies from the University of Texas at Austin and an MBA from McCombs School of Business of the University of Texas. Anmol is an Associate of the Society of Actuaries. He is on the Board of Directors of Urbanity Dance, a Boston-based contemporary dance company, and a Board member of Music For All, a national music education and advocacy nonprofit in Indianapolis. He is also a partner with Social Venture Partners and he is on the Advisory Board for the University of Texas MBA Investment Fund.

Blackland Community Development Corporation  
1902 E. 22<sup>nd</sup> Street  
Austin TX

Property Management Team  
01/30/2020

Blackland CDC (BCDC) has over 36 years of experience in property management. The current management team consists of the following professionals.

Joseph A. Martinez – Executive Director – 20 years in the non-profit/affordable housing area

Jeannette Balandran – Property Manager – 25 years of experience in the affordable housing area

Sarah DePriest – Operations Assistant – 6 years of experience in the affordable housing area

Sheryl Cheatham – Accounting services (contract) – 25 years of non-profit financial experience

Ashley Vidal – Caseworker (contract) – 6 years of experience in the non-profit area

Bert Allen – Maintenance Manager – 22 years in property maintenance

**ENTITY INFORMATION**

**1b. Certificate of Status**





## Office of the Secretary of State

### Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Articles of Incorporation for BLACKLAND COMMUNITY DEVELOPMENT CORPORATION (file number 66640301), a Domestic Nonprofit Corporation, was filed in this office on August 04, 1983.

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

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on January 23, 2016.



A handwritten signature in black ink, appearing to read "Cascos", followed by a horizontal line.

Carlos H. Cascos  
Secretary of State

## **PRINCIPALS**

## **PRINCIPALS**

### **2a. Resumes of Principals**

Joseph A. Martinez

Austin, Texas 78717

## QUALIFICATION SUMMARY

Forty-one years of experience in responsible positions of leadership. Founder of two businesses. History of entrepreneurship. A servant-leader. Proven ability to influence others and to develop successful collaborations. Extensive community involvement resulting in positive community change. Eighteen years executive management experience. Twenty-one years of state association experience. Excellent ability to listen to others, gather information, analyze, develop strategies, and take decisive action. Proven ability to forge consensus through quality relationship building. Ability to translate the macro-perspective to the micro-perspective for action and success. Bilingual, bicultural background.

## SIGNIFICANT ACCOMPLISHMENTS

Recipient of numerous leadership awards.  
Founder and President of Texas Strategies, a consulting firm providing quality services to organizations.  
Project Director for *Texas: Planning for the Future*, a major research project that identified major trends in the social, economic, political and philanthropic areas and their potential impact on Texas.  
Authored six successful publications.  
Authored independent study entitled "*Leadership for Total Quality Initiatives in State Government*."  
Provided leadership for two statewide human service projects in collaboration with the Hogg Foundation.  
Forty years of volunteer service in the community.

## PROFESSIONAL EXPERIENCE

### Executive Director

2001-2018

Texas Criminal Defense Lawyers Association  
Texas Criminal Defense Lawyers Educational Institute  
Austin, Texas

Served as the Chief Executive Officer, plans, organizes, coordinates, controls and directs the staff, programs and activities of the Association, the Institute and the Criminal Defense Lawyers Project. Assist the Boards of Directors (94) in the formation and implementation of policy and business planning. Responsible for setting the Association, Institute and Criminal Defense Lawyers Project budgets. Provides effective leadership and promotes creativity, productivity and good moral. Successfully managed significant financial growth in Association, the Institute and the Criminal Defense Lawyers Project.

### CEO-President

1999-present

Texas Strategies  
Austin, Texas

Provide quality consulting services to a broad range of local, state and national clientele  
Provide consultation on doing business with governmental agencies and membership associations.

### Executive Director

2000-2001

Manor Education Foundation  
Manor, Texas

Coordinate with the board successful strategies for fulfilling the Foundation mission  
Plans and oversees fundraising activities  
Act as spokesperson for the Foundation in all public venues

## EDUCATION

- 1994 Master of Business Administration, University of Texas Graduate School of Business, Austin, Texas.
- 1975 Master of Arts in Psychology, St. Mary's University, San Antonio, Texas.
- 1972 Bachelor's Degree in Psychology, St. Mary's University, San Antonio, Texas.

## PUBLICATIONS

- Final Report: 76<sup>th</sup> Texas Legislative Session, For Nonprofits*, July 1999.
- Texas Public Policy Handbook, 5<sup>th</sup> Edition*, January 1999.
- Texas: Planning for the Future, Social, Economic, Political and Philanthropic Trends and Impact*, July 1998.
- Final Report: 75<sup>th</sup> Texas Legislative Session, For Nonprofits*, July 1997.
- Texas Public Policy Handbook, 4<sup>th</sup> Edition*, January 1997.
- Welfare Reform Toolkit for Communities*, January 1996.

## CERTIFICATIONS

- Certified Consultant Auditor, American Corrections Association, Rockville, Maryland.
- Certified Auditor, National Institute on Drug Abuse, Baltimore Maryland

## PROFESSIONAL TRAINING

- University of Texas Graduate School of Business, London, England - European Business Seminar.
- Ecole Supérieure de Commerce de Paris, Paris, France - The European Business Strategy.
- Ecole Supérieure de Commerce, Graduate School of Business, Lyon, France - European Style Management.
- Harvard Medical School, Community Psychiatry - Consultation and Education for Mental Health Professionals.

## COMMUNITY LEADERSHIP

- President, Board of Directors, Guadalupe Neighborhood Development Corporation (1998-current).
- Commissioner, Vice Chairman, Zoning and Platting Commission, City of Austin (2001-2008).
- Chair, East Cesar Chavez Neighborhood Leadership Team (1998-2008).
- Member, Mayor's Fitness Council, City of Austin (2004-2006)
- Member, Taskforce on Historic Rezoning, City of Austin (2003-2005)
- Member, Austin Neighborhoods Together, Political Action Committee (2001-2004).
- Vice Chairman, Taskforce on Boards and Commissions, City of Austin (2001-2004).
- Member, Board of Directors, Texas Association of Nonprofits (2000-2002).
- Commissioner, Austin Electric Utility Commission, City of Austin (2000-2001).
- First Vice President, Board of Directors, Austin Neighborhoods Council (1999-2001).
- Member, Board of Directors, Catholic Charities, Diocese of Austin (1999-2001).
- Vice President, Board of Directors Austin Habitat for Humanity (1999-2001).
- Member, Board of Directors, Seton Cove, a Spirituality Center (1999-2001).
- Member, Taskforce on Historic Rezoning and Gentrification, City of Austin (2002-2003)
- Member, Citizens Advisory Committee, Capital Area Metropolitan Transit Authority, (2001).
- Member, Light Rail Citizens Advisory Committee, Capital Area Metropolitan Transit Authority (2000-2001).
- Member, Focus on Youth Committee, St. David's Foundation (1998-2001).
- Member, Advisory Council, Texas Immigration and Refugee Coalition (1999-2000).
- Member, Regional Area Consortium, Texas Commission on Alcohol and Drug Abuse (1998-2000).
- Member, Texas Advisory Committee, Adoption of Minority Children, TDPRS (1997-1999).
- Advisor, Newcomers in America (1995-1997).
- Member, Board of Directors, Project TYYME, East Austin Youth Leadership Program (1994-1996).
- Co-Chair Hispanic Heritage Association, Texas Department of Human Services (1995-1996).
- Chairman of the Board, Fr. Joe Znotas Scholarship Fund (1994-1995).
- Volunteer, Austin Meals on Wheels (2007-2009, 1994-1995).
- Member, Child Protective Services, State Advisory Board, Texas Department of Human Services (1990-1993).
- Founder, South Texas Round Table (12 state agency regional administrators in South Texas) (1991-1994).
- Member, Board of Directors, Texas Coalition for Juvenile Justice (1991-1992).
- Member, Giddings Lions Club (1984-1985).



Search



Try Premium Free for 1 Month

## Anmol Mehra

Harvard Kennedy School of Government Mid-Career Master in Public Administration Student

Greater Boston Area · 500+ connections · Contact info

Message

More...



Fidelity Investments

Harvard University

## Experience



### Equity Research Analyst/Portfolio Manager

Fidelity Investments

Aug 2002 – Dec 2016 · 14 yrs 5 mos

Greater Boston Area

- Deliver daily investment recommendations to 50+ domestic and international diversified portfolio managers who manage over \$750 billion in assets
- Host and lead over 200 meetings annually with CEOs and CFOs for 100+ unique companies
- Managed \$1 billion of small cap consumer assets from February 2012 to August 2014. Previously managed \$20 million Select Auto Mutual Fund FSAVX (March 2004 – May 2006) and \$35 million Select Paper/Forest Products Mutual Fund FSPFX (Feb 2004 – May 2006)
- Perform due diligence and in-depth individual and industry research on 100+ companies each year by reading financial reports, visiting top management at company headquarters and ...see more

### Portfolio Manager

UT MBA Investment Fund

Dec 2000 – May 2002 · 1 yr 6 mos

Austin TX

Selected as one of 20 student managers out of 400 MBA students to manage \$15 million in growth, endowment, and value funds for private investors



### Consulting Actuary

Towers Watson

Jun 1995 – Jun 2000 · 5 yrs 1 mo

Houston TX

- Worked with senior consultants to design pension and retiree welfare benefit plans for Fortune 1000 companies, resulting in \$3+ million in revenue for the office
- Performed statistical simulation for client's pension plan assets and liabilities to determine optimal asset allocation and funding strategy ...see more

## Education



### Harvard University

Mid-Career Master in Public Administration Candidate

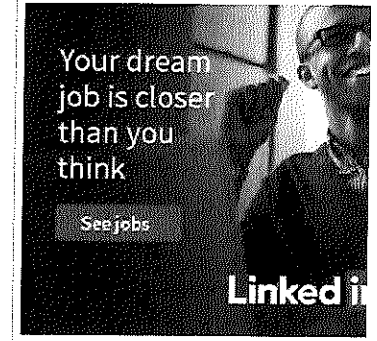
2017 – 2018



### The University of Texas at Austin

MBA, Finance, Investments

Activities and Societies: MBA Investment Fund LLC



## People Also Viewed

Arvind Navaratnam · 3rd+ Value Investor



Joe Wickwire · 3rd+ Portfolio Manager (Retired) at Fidelity Investments



Alex Glade · 3rd+ MPA Candidate at Harvard Kennedy School

Fawne Hill · 3rd+ Corporate Access and Conference Management



Lisa Emsbo-Mattingly, CBE · Director of Research, Global Asset Allocation at Fidelity Investments

James Cheever · 3rd+ Global Consumer Team - Sector Specialist at Fidelity Investments



Jana Reed · 3rd+ Committed to advancing sustainable solutions to address the most pressing challenges facing our kids & you adults.



Jordi Renart · 3rd+ Strategic Coordination Advisor at United Nations World Food Programme

Yazan Malas · 3rd+ Equity Research Analyst at Fidelity Investments



Elliot Mattingly · 3rd+ Equity Research Analyst and Select Automotive Fund Manager at Fidelity Investments

Add new skills with these courses

Corporate Finance: Real Financial Modeling

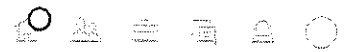
Messaging

PRINCIPALS INFORMATION

2b. Resumes of Development Team



Search



Try Premium Free for 1 Month



**Ryan Steglich**  
Principal at Steglich Consulting

Connect

Message

More...



**Ryan Steglich**

Principal at Steglich Consulting

Austin, Texas · 500+ connections · Contact info

Connect

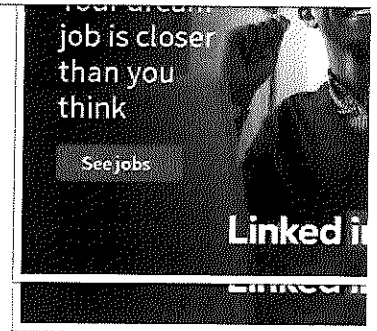
Message

More...

Steglich Consulting



The University of Texas at Austin - Red McCombs Scho...



Add new skills with these courses

**Advanced Business Development:**

**Communication and Negotiation**  
Viewers: 17,278

**Learning PRINCE2**  
Viewers: 4,598

**Learning Typing (2014)**  
Viewers: 42,761

See more courses

Get the LinkedIn app and see more profiles like Ryan's anytime, anywhere

sdepriest@blacklandcdc.org

Send me a link



Ryan Steglich  
Principal at Steg...

Or send me an SMS instead

### About

- **Operations Leadership:** Strong leader known for developing frameworks to drive improvements in revenue growth, profitability and operational efficiency. Able to see the big picture, delegate effectively and lead teams to implement successful initiatives.
- **Strategic Planning:** Extensive experience aligning business strategies with financial and operational plans. Effective planner and leader of all strategic financial and budgeting activities.
- **Organizational Development:** Highly skilled in building effective partnerships and managing stakeholder expectations. Experienced in creating innovative solutions that achieve client and organizational goals.

Specialties: Finance, Operations, Strategy, Business Development, Management, Fundraising, Real Estate

### Experience

#### Principal

Steglich Consulting

Dec 2011 – Present · 8 yrs 3 mos

Austin, TX

Strategic Planning - Business Development - Lean Operations - Organizational Development



#### Board of Directors

Junior Achievement of Central Texas

Jun 2011 – Present · 8 yrs 9 mos



#### Longhorn Startup - Entrepreneurship Mentor

The University of Texas at Austin

Jan 2014 – Present · 6 yrs 2 mos

<http://www.100startups.com/>



Control if other members will be able to see that you've visited their profile. [View settings](#)

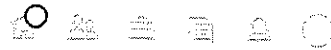


Messaging





Search



Try Premium Free for 1 Month



**Ryan Steglich**  
Principal at Steglich Consulting

**Golfsmith**  
2005 – Dec 2011 · 6 yrs

Leader of global financial planning operations for the \$350 million, 76 store company. Actively partner with the CEO, CFO, and executive team to drive performance in merchandising, retail, web, catalog, marketing, corporate, and SGA functions through the development of financial plans, in-depth analysis of operating issues, and strategic recommendations.



**Territory Manager**  
Mizuno USA  
Feb 2003 – Apr 2005 · 2 yrs 3 mos

Show fewer experiences ^

### Education



**The University of Texas at Austin - Red McCombs School of Business**  
MBA, IT & Finance  
2000 – 2002



**Washington University in St. Louis**  
BSBA, Finance & Marketing  
1993 – 1997

### Licenses & Certifications



**Designing Cities**  
University of Pennsylvania  
Issued Jan 2017 · No Expiration Date

### Skills & Endorsements

Strategy · 32



Endorsed by Pete Monfre, who is highly skilled at this

Endorsed by 16 of Ryan's colleagues at Golfsmith International

Leadership · 28



Endorsed by Howard Bartner, who is highly skilled at this

Endorsed by 16 of Ryan's colleagues at Golfsmith International

Management · 28

Endorsed by 12 of Ryan's colleagues at Golfsmith International

### Industry Knowledge

Strategic Planning · 25

Strategic Financial Planning · 15

Analysis · 14

Business Strategy · 13

Retail · 11

Entrepreneurship · 9



Control if other members will be able to see that you've visited their profile. [View settings](#)



Messaging

## **PRINCIPALS**

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

# Jeannette Balandran

Austin, TX, 78702 |

bailey.mokarzel@yahoo.com

## Professional Summary:

Integrity, Developing People, Growth, Meeting Sales Goals, Negotiation, Selling to Customer Needs, Territory Management Closing Skills, Prospecting Skills, Professionalism, Internal Communications, Communication Processes.

Strong teamwork, interpersonal and organizational skills. Sensitivity and empathy. Interest in working with diverse social groups. Excellent communication skills (verbal and written). A customer-first approach to work. Negotiation and influencing skills. Leadership skills. The ability to adapt to different situations. Self-motivation and tenacity; problem-solving skills. Common sense and the ability to use initiative when making decisions; the ability to work under pressure and to meet deadlines; Numeracy skills - for calculating rent arrears and service charges; IT skills.

Strong knowledge of LIHTC regulations and project-based Section 8/Tax Credit residential properties. Well-developed administrative skills. Strong management skills-principles and people. Experienced working with multiple types of service programs.

Exhibit good judgment, practical day-to-day experience working with a diverse group of people, and hardworking.

Extensive experience and judgment to plan and accomplish goals. Creativity and latitude.

Strong written and verbal skills, organizational excellence, and team-oriented.

Ability to handle confidential information with discretion and integrity.

Previous experience in a confidential administrative role with the ability to work well independently and ability to prioritize and multitask in a fast-paced environment.

### August 2017 to Present

#### **DOMINIUM Management, Property Manager**

Processing of payables in a timely manner

Maintaining of the budget

COS Training

Completion of variance, occupancy and collection reports

Creating new vendor accounts

Supervising on site security

Proactive in the tenant's and neighborhood association

Perform all project-based section 8 and tax credit lease recertifications for 173 units

Process all rental applications in Yardi

Interview prospective residents for move in paperwork

Process all move in paperwork

Moved in all new residents

Entered all rental applications in Yardi, updated all information

Supervised staff of three

Performed evictions, move-ins, move outs, writ of possessions, forcible detainer

Collected rent payments, posted water bills, posted/deposited rent daily

Showed, leased, processed rental applications

Performed lease renewals, property inspections, worked with vendors

### December 2016 to March 2016

#### **Sage Apartment Communities, Assistant Property Manager**

Perform all project-based section 8 and tax credit lease recertifications for

Approximately 300 units  
Process all rental applications in Yardi  
Interview prospective residents for move in paperwork  
Process all move in paperwork  
Moved in all new residents  
Entered all rental applications in Yardi, updated all information  
Supervised staff of six maintenance technician's  
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer  
Collected rent payments, posted water bills, posted/deposited rent daily  
Showed, leased, processed rental applications  
Performed lease renewals, property inspections, worked with vendors

**March 2016 to  
July 2017**

**Quest Asset Management, Assistant Property Manager**

Perform all tax credit lease recertification's for 252 unit  
Process all rental applications in Tenant Tracker  
Interview prospective residents for move in paperwork  
Process all move in paperwork  
Moved in all new residents  
Entered all rental applications in One Site, updated all information  
Supervised staff of three maintenance technician's  
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer  
Collected rent payments, posted water bills, posted/deposited rent daily  
Showed, leased, processed rental applications  
Performed lease renewals, property inspections, worked with vendors

**Aug 2011 to  
May 2013**

**Foley Properties, Property Management**

Perform all tax credit lease recertification's for 252 unit  
Process all rental applications in Tenant Tracker  
Interview prospective residents for move in paperwork  
Process all move in paperwork  
Moved in all new residents  
Entered all rental applications in One Site, updated all information  
Supervised staff of three maintenance technician's  
Performed evictions, move-ins, move outs, writ of possessions, forcible detainer  
Collected rent payments, posted water bills, posted/deposited rent daily  
Showed, leased, processed rental applications  
Performed lease renewals, property inspections, worked with vendors

**April 1993 to  
Aug 2001**

**Housing Authority City of Austin, Property Manager**

Evaluate agency requirements and implement compliance procedures for development test for all properties  
Review applications and determine eligibility for the affordable housing program for the specific communities within our portfolio.  
Manage resident re-certifications, rent increases, and utility allowance changes  
Field incoming inquiries from site staff with questions directly related to income and asset eligibility, legal rents, and property-specific compliance requirements.  
Conduct site visits to review resident files and implement standardization of pending and recertification files. Consistent monitoring to ensure each facility complies with regulatory requirements specific to the facility.  
Complete annual/quarterly/monthly compliance reports as required.  
Prepare for and attend affordable and LIHTC audits performed by state and regulatory agencies.  
Perform file audits and identify errors and/or missing documentation.  
Follow up with facilities on file audits to make sure corrections have been completed.  
Keep a log of files audited and files to be audited.  
Review new applications for completeness prior to submission.

Maintain an effective system for reporting and monitoring compliance for all properties.

Ensure that all properties meet compliance requirements for LIHTC, Section 8, and all housing programs.

Maintain maximum income limits, rent limits, and utility allowances and coordinate annual rent adjustments within the portfolio.

Provide and/or coordinate training for property management and program staff.

Build and maintain relationships with funding agencies Assist with the collection of rent at facilities.

Participate in HASA case conferences and legal proceedings as needed.

Assist Associate VP for Real Estate and Asset Management as needed

Perform other duties as assigned.

## **Skills:**

**Proficiency:** Spanish

### **Software**

**AMSI:** Property Management and Infor Construction

**REMANAGE:** Leading provider of property management software systems

**AM RENT:** Consumer reporting agency that assembles consumer information and provides consumer reports to companies or individuals

**ACT:** Resource for Property Management services and rentals

**ONE SITE, YARDI VOYAGER (7), DOC U SIGN, BLUE MOON, QUICK BOOKS, OUTLOOK  
DEXIS, TREASURY GATEWAY BANKING, BOSTON POST**

**Current:** Notary Certification

**April 2016-May 2020**

### **Education:**

**Albert Sydney Johnston High School -1989**

**Austin Community College (Business Management) - 1992**

### **References:**

**De Marlon Nixon** (512) 914-4579

**Theresa Stewart** (512) 743-2833

**Salary Range** \$52,000 +

## **SARAH DEPRIEST**

**Austin TX 78722**

### **Employment**

#### Blackland Community Development Corporation- 2013 to Present

- Answer phone calls and letters of people looking for affordable housing
- Provide information about other agencies with affordable housing to callers.
- Assist with property management in renting units.
- Work with Maintenance Manager on upkeep of units.
- Pay bills and post rent payments using QuickBooks Online.

#### AGE of Central Texas – 2011-2013

- Answered phone calls and referred callers to correct office.
- Assisted Operations Manager with maintenance and rental needs.
- Assisted Director of Caregiver U with her secretarial needs including copying manuals for training.
- Took minutes at board meeting, transcribed them, and sent to Executive Director for approval before disseminating to board members.

#### Wildwood Dreams Studio 2005 - 2011

- Maintained all customer contact for woodworking studio including emails, mailing packages, website graphics, collecting payments.
- Created dollhouse scale miniatures on wood lathe for sale.

#### US Postal Service – 1982 – 2011

- Supervised up to 13 employees at a large finance unit. Responsible for all reporting, finance accounting, training of staff, scheduling of staff, daily operations of unit, explaining procedures to customers, and resolving complaints.

#### Martin & Sadler, Attorneys At Law – 1982 – 1980

- Secretary and paralegal for 4 attorney law firm.

#### State of Georgia, Dept. of Human Services – 1972 – 1980

- Stenographer to the Director of the State Adoption Unit.

## **BERTRAM ALLEN**

**[REDACTED]**  
Austin TX 78724  
**[REDACTED]**

### **Employment**

#### Blackland Community Development Corporation- 2014 to Present

- Maintenance Manager over 48 units and the office.
- Assesses work requirements, performs work, or informs staff to seek outside contractor when needed.
- Performs maintenance checks on smoke detectors and carbon monoxide detectors twice yearly.
- Replaced hvac filters in units on a scheduled basis.
- Coordinates and assists with volunteer projects.

#### Bert's Maintenance –2013 to Present

- Self-employed maintenance repairman.

#### Miller Properties 2011 to 2013

- Maintenance and hvac repair.

#### Ranier Management – 2005 to 2011

- Maintenance and hvac repair along with make-ready of vacant units.

#### Bert's Maintenance – 2002 to 2011

- Self-employed maintenance and hvac repair.

#### Oak Run Apartments – 1997 to 2002

- Maintenance Manager oversaw maintenance department including rehab.

## **FINANCIAL INFORMATION**



**FINANCIAL INFORMATION**

**3a. Federal IRS Certification**

Internal Revenue Service

Department of the Treasury

P. O. Box 2508  
Cincinnati, OH 45201

Date: FEB 11 2000

Blackland Community Development Corporation  
2005 Salina St.  
Austin, TX 78722

Person to Contact:  
Andrea Switser 31-00972  
Customer Service Representative  
Toll Free Telephone Number:  
877-829-5500  
Fax Number:  
513-263-3756  
Federal Identification Number:  
74-2279246

Dear Sir or Madam:

This letter is in response to your telephone inquiry of February 11, 2000, requesting a copy of your organization's determination letter. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in January 1985, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

**FINANCIAL INFORMATION**

**3b. Certified Financial Audit**

Reynolds & Franke, PC  
CERTIFIED PUBLIC ACCOUNTANTS

September 3, 2019

To the Board of Directors  
Blackland Community Development Corporation  
Austin, Texas

We have audited the financial statements of Blackland Community Development Corporation ("Blackland") for the year ended December 31, 2018, and have issued our report thereon dated September 3, 2019. Professional standards require that we provide you with the following information related to our audit.

Our Responsibility under U.S. Generally Accepted Auditing Standards and the Uniform Guidance

As stated in our engagement letter dated January 15, 2019, our responsibility, as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

In planning and performing our audit, we considered Blackland's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. We also considered internal control over compliance with requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the Uniform Guidance.

As part of obtaining reasonable assurance about whether Blackland's financial statements are free of material misstatement, we will perform tests of its compliance with certain provisions of laws, regulations, contracts, and grants, noncompliance with which could have a material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions is not an objective of our audit. Also in accordance with the Uniform Guidance, we examined, on a test basis, evidence about Blackland's compliance with the types of compliance requirements described in the U.S. Office of Management and Budget (OMB) Compliance Supplement applicable to each of its major federal programs for the purpose of expressing an opinion on Blackland's compliance with those requirements. While our audit provides reasonable basis for our opinion, they will not provide legal determinations on Blackland's compliance with those requirements.

Our responsibility for the supplementary information accompanying the financial statements, as described by professional standards, is to evaluate the presentation of the supplementary information in relation to the statements as a whole and to report on whether the supplementary information is fairly stated, in all material respects, in relation to the financial statements as a whole.

### Planned Scope and Timing of the Audit

We performed the audit according to the planned scope and timing previously communicated in our meeting about planning matters on June 12, 2019.

### Significant Audit Findings

#### *Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Blackland are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2018, except as noted in Note 1 related to the adoption of a new accounting pronouncement. As described in Note 1, Blackland changed accounting policies related to the presentation of the financial statements by adopting FASB Accounting Standards Update (ASU) No. 2016-14, Not-for-Profit Entities (Topic 958): Presentation of Financial Statements of Not-for-Profit Entities, in 2018. Accordingly, the accounting change has been retrospectively applied to prior periods presented as if the policy had always been used. We noted no transactions entered into by Blackland during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were as follows:

Management's estimate of allocations related to functional expenses is based on analysis by Blackland's management and staff. We evaluated the key factors and assumptions used to develop the allocations and determined that they are reasonable in relation to the financial statements taken as a whole.

Management's estimate of depreciation expense is based on the useful lives assigned to each fixed asset. We evaluated the key factors and assumptions used to develop the useful lives used in the calculation of depreciation expense and determined that they are reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statements users. The most sensitive disclosure affecting the financial statements was as follows:

The disclosure of Blackland's net assets, which includes the breakdown of net assets with Board designations and net assets with donor restrictions balances and activity, is presented in Notes 6 and 7 of the financial statements. We evaluated the current year activity and feel that the net assets with Board designations and net assets with donor restrictions activity and balances are properly reflected in the 2018 financial statements.

The financial statement disclosures are neutral, consistent, and clear.

### *Disagreements with Management*

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. We are pleased to report that there were no corrected or uncorrected financial statement misstatements that are material, either individually or in the aggregate, to the financial statements taken as a whole.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter dated September 3, 2019.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Blackland's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Blackland's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

### Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with U.S. generally accepted accounting principles, the method of preparing it has not changed from the prior year, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and

reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or the financial statements themselves.

This information is intended solely for the use of the Board of Directors and management of Blackland Community Development Corporation and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

*Reynolds & Franke, PC*

Reynolds & Franke, PC

## **FINANCIAL INFORMATION**

### **3c. Board Resolution**



**Blackland Community Development Corporation  
Regular Monthly Meeting, Tuesday, December 17th, 2019; 6:30pm  
Stewart Conservatory, 1902 East 22<sup>nd</sup> St.**

The Blackland Community Development Corporation Board of Directors meets on Tuesday, December 17th, 2019 at 6:30pm, at the Stewart Conservatory.  
Present: Joseph Martinez, Brooke Shannon, Bo McCarver, Austin Dennis, Misael Ramos, Amy Allen, and Lewis Roland.  
Meeting called to order: 6:47 pm  
Meeting adjourned at 8:41pm.

*Item 8: Director's Report*

Joseph requests board approval for submits to grants. Will send more information to board before January 2020 board meeting (deadline to submit January 31)

- RHDA grant/ City of Austin: predevelopment costs for construction of Fannie Mae Village (\$150k predevelopment costs for \$1.8 million construction)
- RHDA grant/ City of Austin: acquisition of 2107 Alamo St project (\$190k predevelopment)
- CHDO capacity grant/ City of Austin: grant information and submission criteria not yet released by city (Spring 2020)

**Motion to approve resolution to submit for funds for RHDA grant for predevelopment costs for construction of Fannie Mae Village; RHDA grant for acquisition of 2107 Alamo St. project; and CHDO capacity building grant made by Bo. Motion seconded by Austin. Vote to approve resolution was unanimous. No opposition, no abstention.**

Signed,



01-27-2020

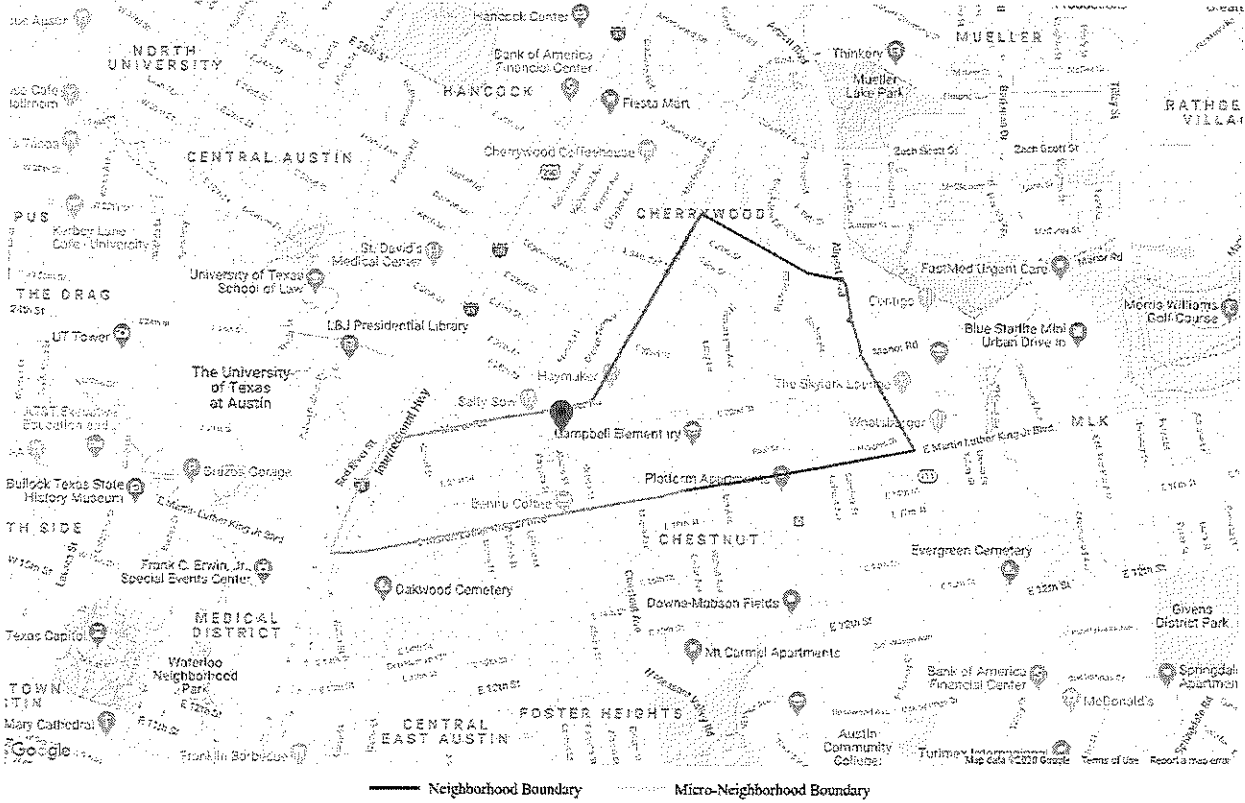
---

Brooke Shannon  
*Secretary*  
*Blackland Community Development Corporation*

## PROJECT INFORMATION

## PROJECT INFORMATION

### A. Market Study



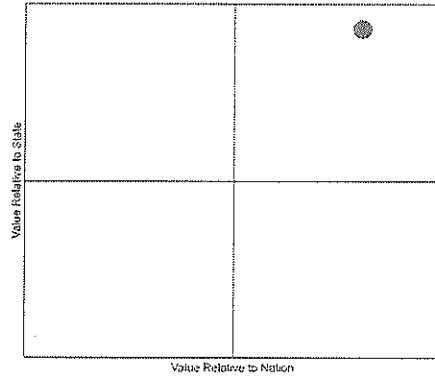
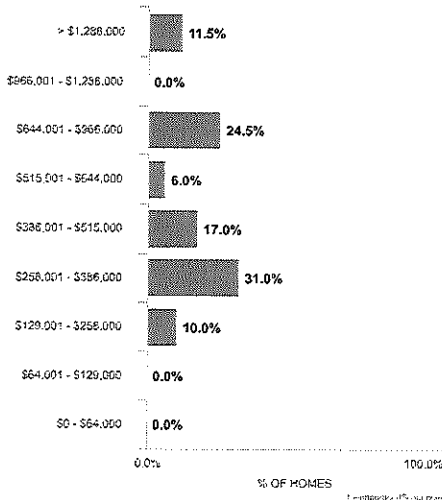
# THE 2107 ALAMO ST NEIGHBORHOOD REAL ESTATE

## AVERAGE HOME VALUES

**MEDIAN HOME VALUE:** 🏠  
\$454,591

**MEDIAN REAL ESTATE TAXES:**  
\$6,395 (1.4% effective rate)

## NEIGHBORHOOD HOME PRICES



**YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD**  
🕒 21 YEARS AND 1 MONTHS

## AVERAGE MARKET RENT

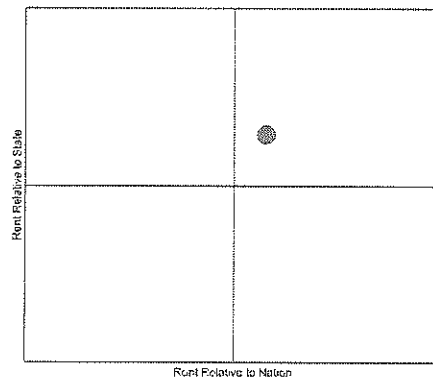
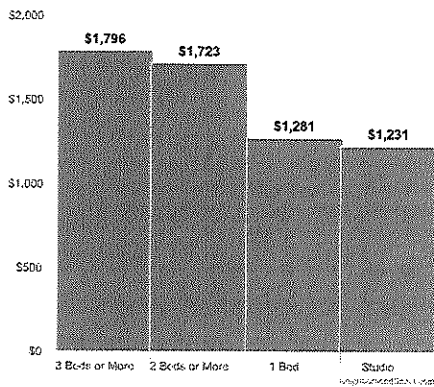


**AVERAGE MARKET RENT:**  
\$1,407 / per month



**GROSS RENTAL YIELD:** 📈  
4.97

## MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



## SETTING

COASTAL

LAKEFRONT

FARMS

## NEIGHBORHOOD LOOK AND FEEL

DENSELY URBAN

URBAN

**SUBURBAN**  
**4,370**  
**PEOPLE/SQ. MILE**

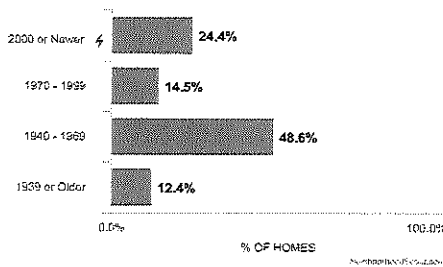
RURAL

REMOTE

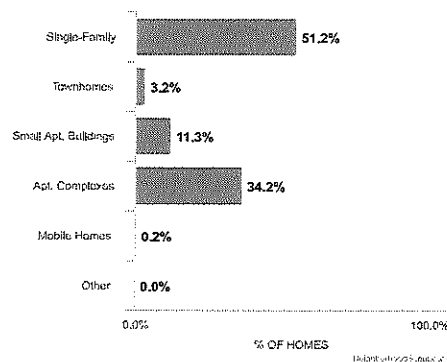
Population Density

## HOUSING MARKET DETAILS

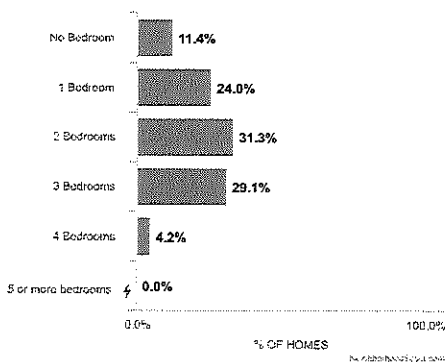
### AGE OF HOMES



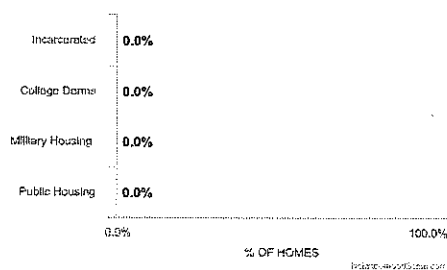
### TYPES OF HOMES



### HOME SIZE



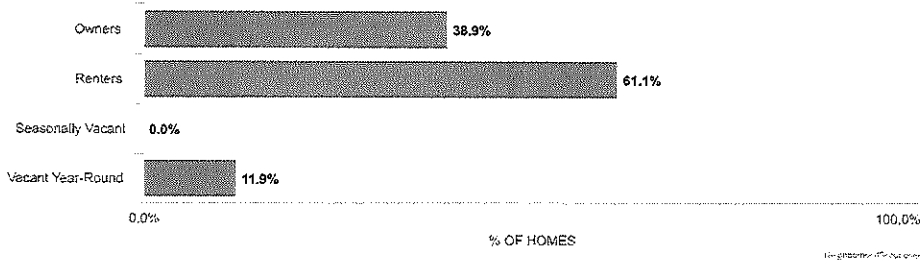
### SPECIAL PURPOSE HOUSING





## HOMEOWNERSHIP








### HOMEOWNERSHIP RATE








## THE 2107 ALAMO ST NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

### LIFESTYLE

98.0%	 Young Single Professionals	Excellent
77.2%	 Luxury Communities	Good
70.3%	 College Student Friendly	Good
44.0%	 Retirement Dream Areas	Poor
18.5%	 Family Friendly	Poor
	 Vacation Home Locations	Poor
	 First Time Homebuyers	Poor

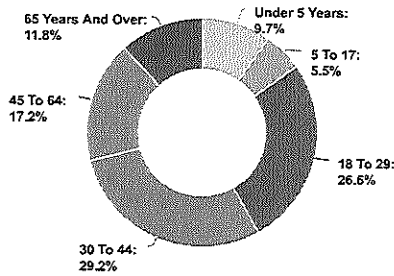
### SPECIAL CHARACTER

96.0%	 Hip Trendy	Excellent
76.7%	 Walkable	Good
67.5%	 Urban Sophisticates	Fair
29.0%	 Quiet	Poor
	 Nautical	Poor

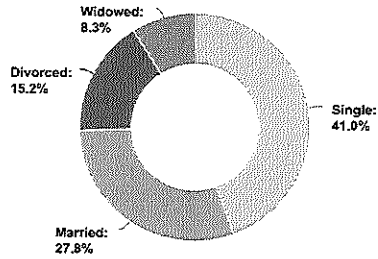


## AGE / MARITAL STATUS

### AGE



### MARITAL STATUS



### GENDER RATIO

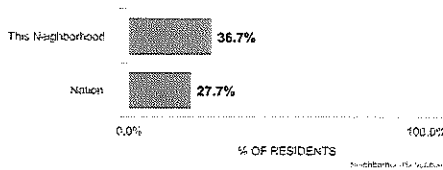


### MILITARY & COLLEGE STATUS

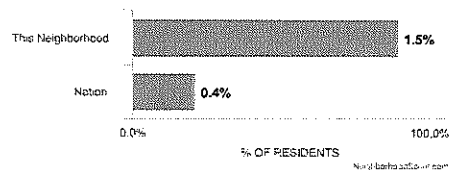


### HOUSEHOLD TYPES

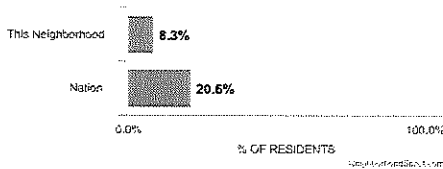
#### ONE PERSON HOUSEHOLDS



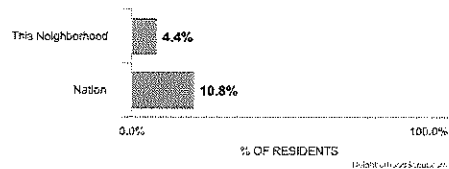
#### SAME SEX PARTNERS



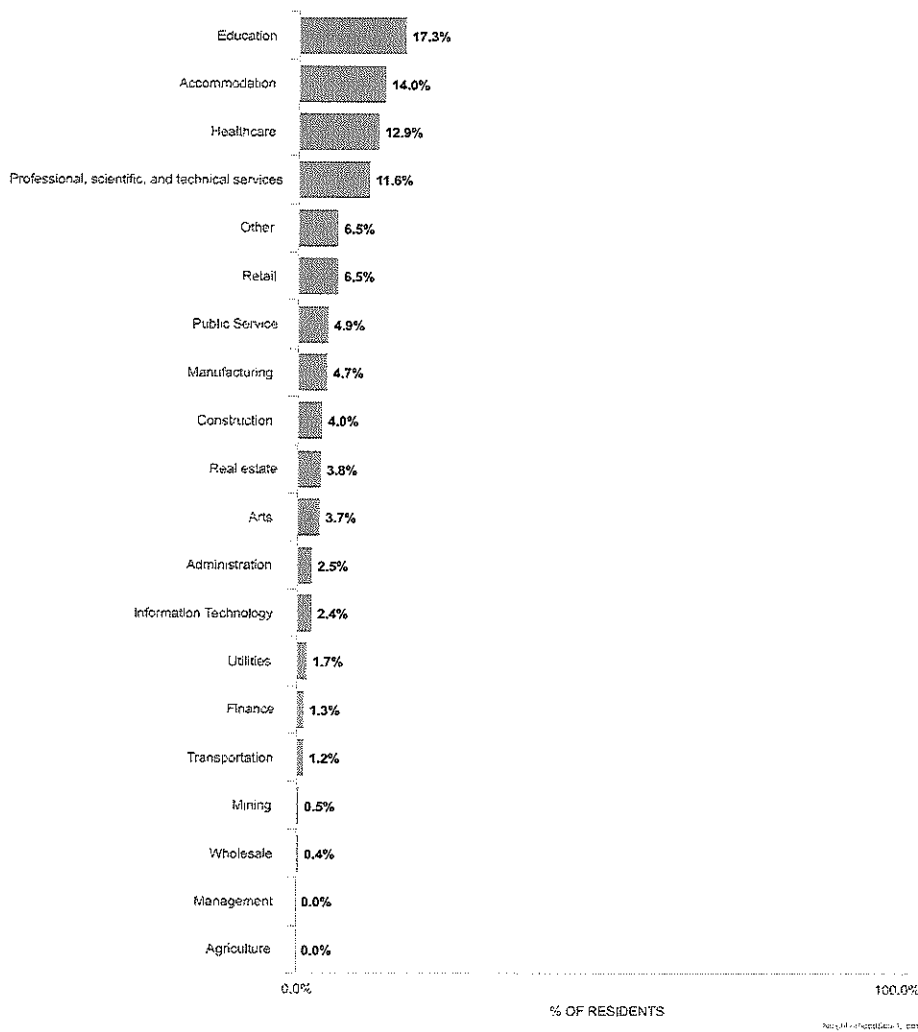
#### MARRIED COUPLE WITH CHILD



#### SINGLE PARENT WITH CHILD

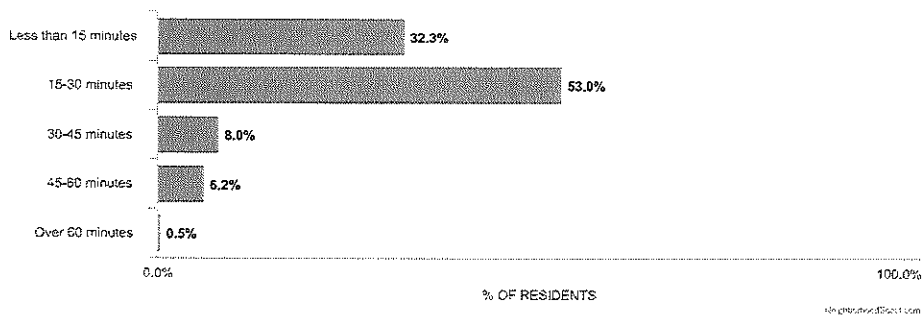


## EMPLOYMENT INDUSTRIES

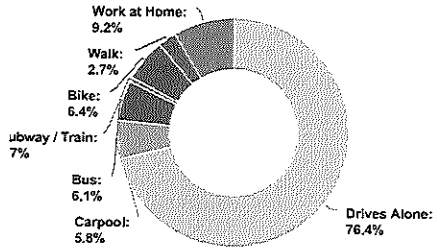


## COMMUTE TO WORK

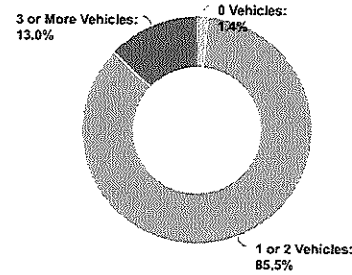
### AVERAGE ONE-WAY COMMUTE TIME



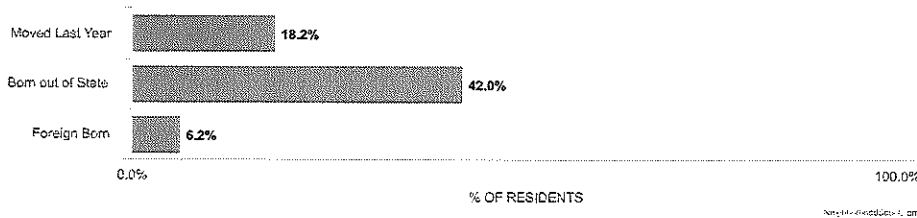
## MEANS OF TRANSPORT



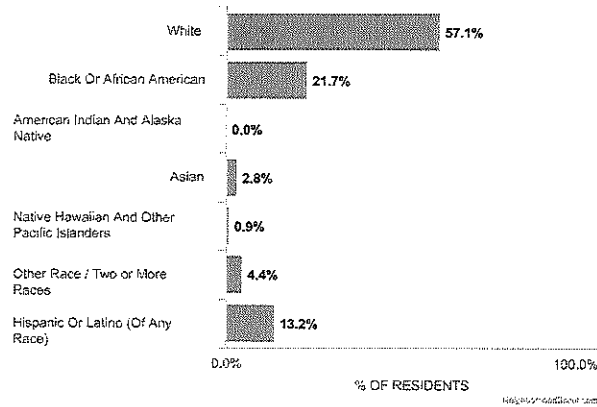
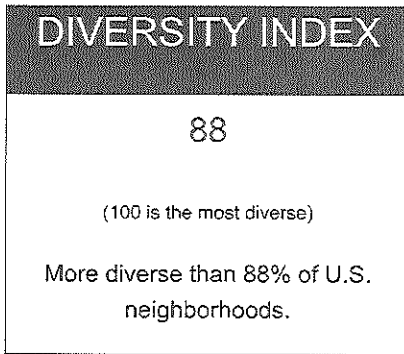
## VEHICLES PER HOUSEHOLD



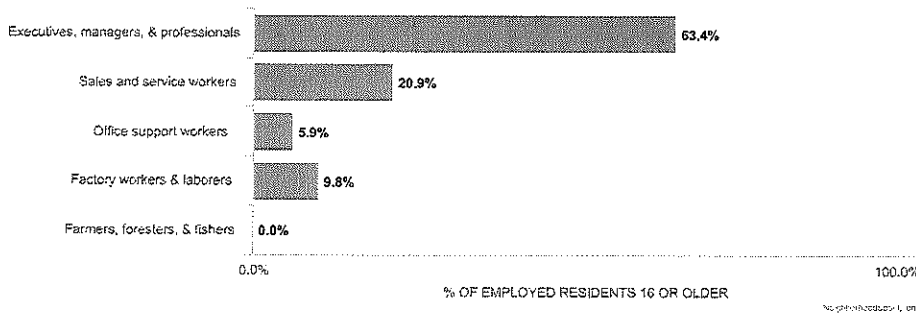
## MIGRATION & MOBILITY



## RACE & ETHNIC DIVERSITY

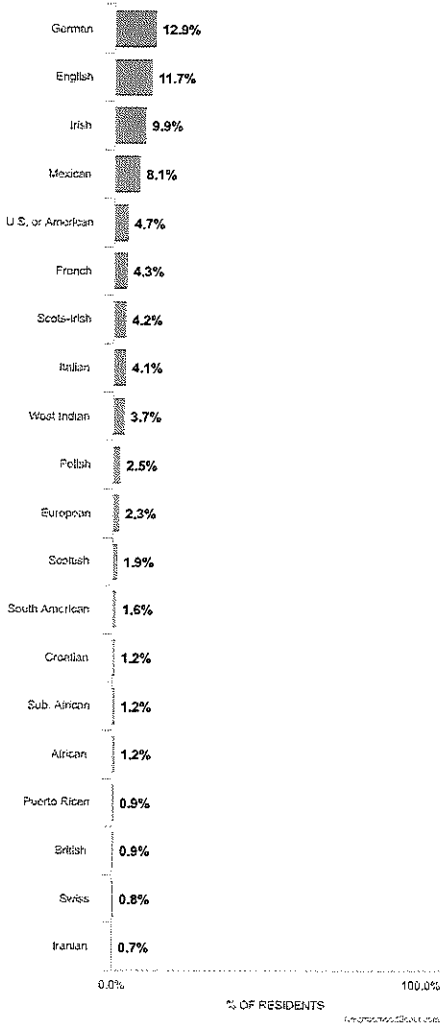


## OCCUPATIONS

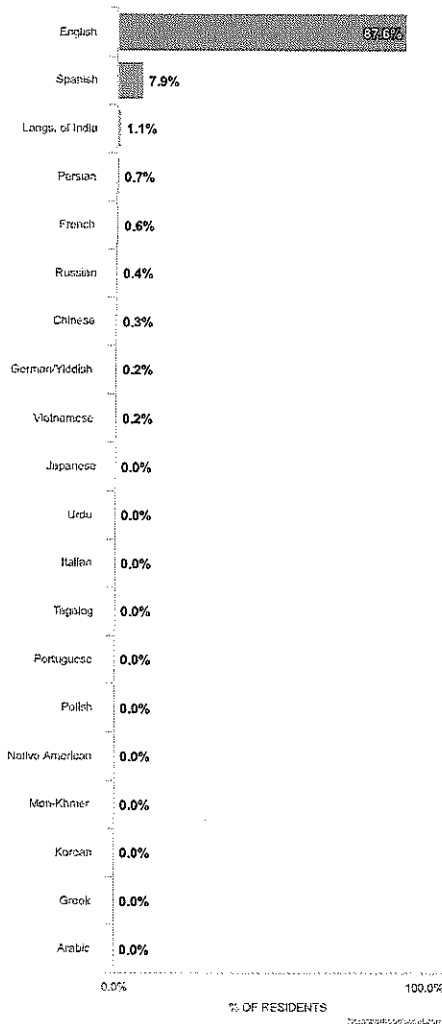


## ANCESTRIES & LANGUAGES SPOKEN

### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)



### UNEMPLOYMENT RATE

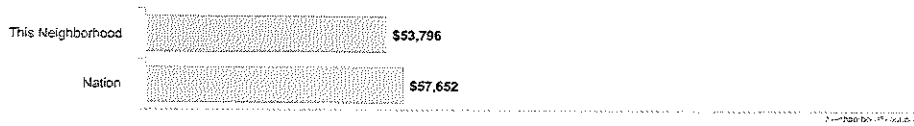


### AVERAGE INCOME

### PER CAPITA INCOME

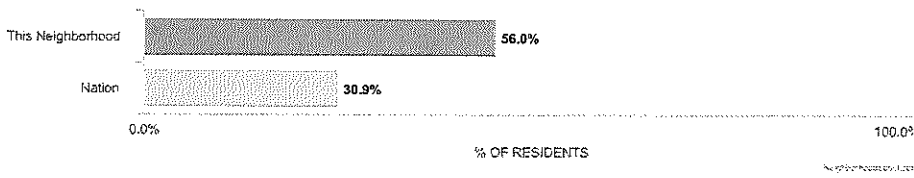


## MEDIAN HOUSEHOLD INCOME

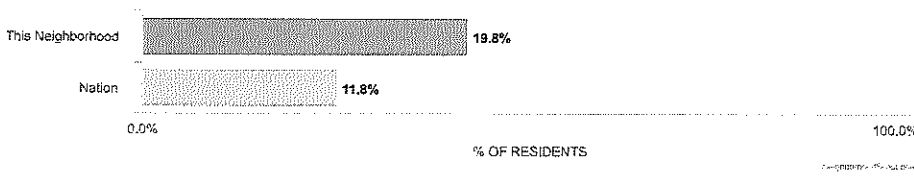


## EDUCATION

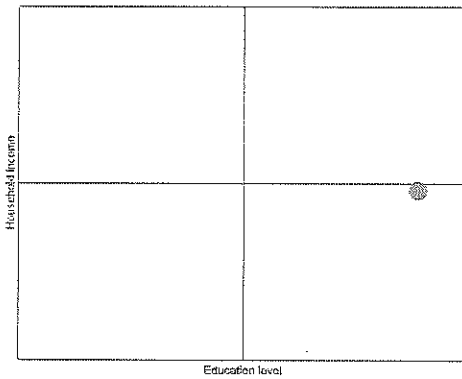
### PERCENT WITH COLLEGE DEGREE



### PERCENT WITH ADVANCE DEGREE



## INCOME AND EDUCATION



## THE 2107 ALAMO ST NEIGHBORHOOD CRIME

67 Vital Statistics. 2 Condition Alerts found.

### NEIGHBORHOOD CRIME DATA

**TOTAL CRIME INDEX**

**17**

(100 is safest) ⓘ

Safer than 17% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	14	106	120
Crime Rate (per 1,000 residents)	5.37	40.68	46.05

### NEIGHBORHOOD VIOLENT CRIME

**VIOLENT CRIME INDEX**

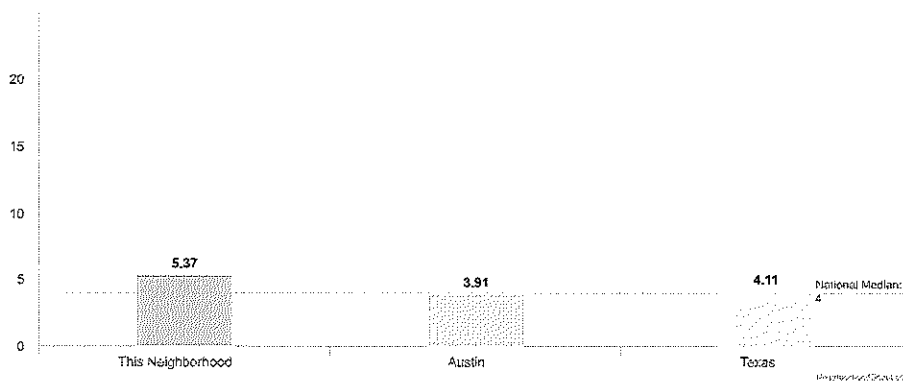
**26**

(100 is safest)

Safer than 26% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
35	6	24	35
100 is safest	100 is safest	100 is safest	100 is safest

### VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



### MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

<b>1 IN 186</b>	<b>1 IN 256</b>	<b>1 IN 243</b>
in this Neighborhood	in Austin	in Texas

## AUSTIN VIOLENT CRIMES

POPULATION: 964,254

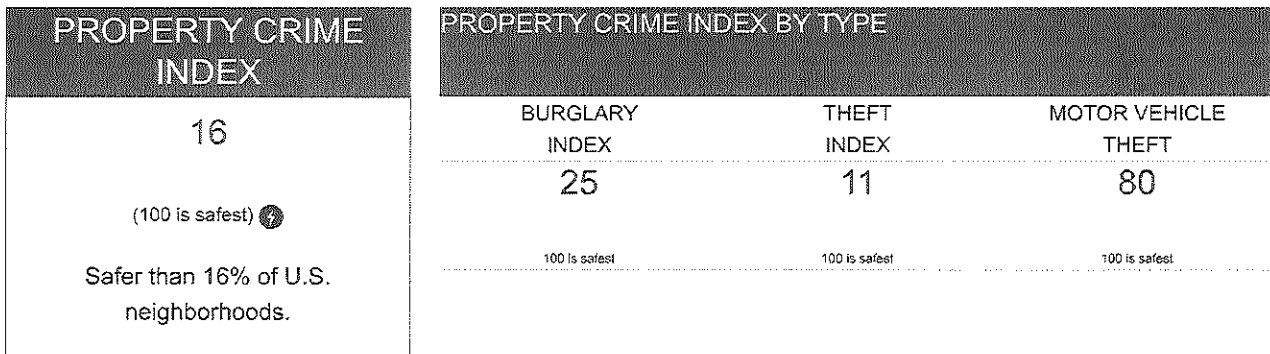
	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	794	1,025	1,919
Rate per 1,000	0.03	0.82	1.06	1.99

## UNITED STATES VIOLENT CRIMES

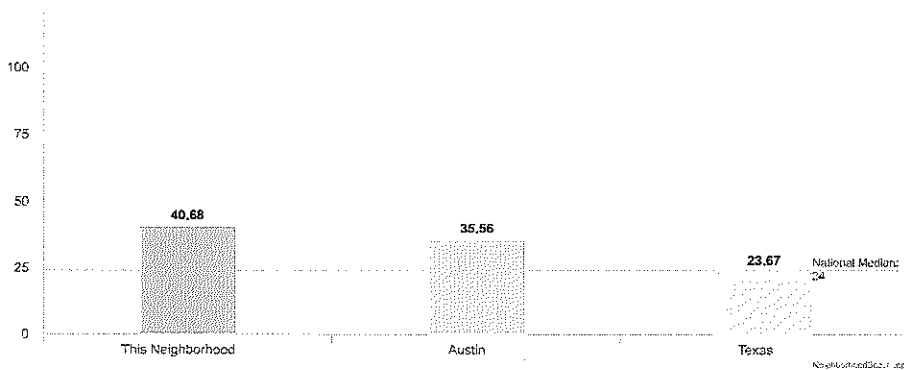
POPULATION: 327,167,434

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,214	139,380	282,061	807,410
Rate per 1,000	0.05	0.43	0.86	2.47

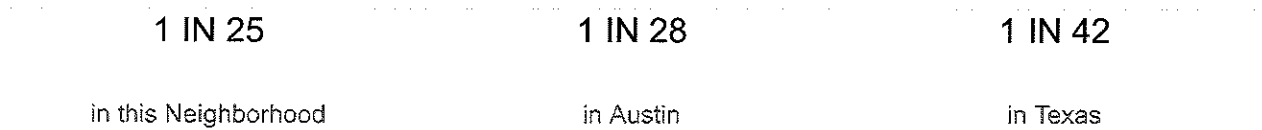
## NEIGHBORHOOD PROPERTY CRIME



## PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



## MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME





### AUSTIN PROPERTY CRIMES

POPULATION: 964,254

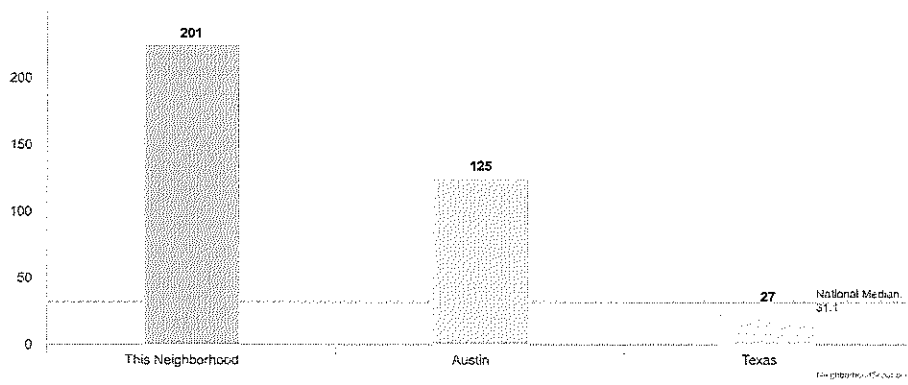
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,571	27,166	2,555
Rate per 1,000	4.74	28.17	2.65

### UNITED STATES PROPERTY CRIMES

POPULATION: 327,167,434

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,230,149	5,217,055	748,841
Rate per 1,000	3.76	15.95	2.29

### CRIME PER SQUARE MILE





## THE 2107 ALAMO ST NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

**SCHOOL QUALITY**

63

(100 is best)

Better than 63% of U.S. schools.

**ADDRESS SCHOOL QUALITY RATING**

Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ

### SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<u>Campbell Elementary School</u>			
2613 Rogers Ave Austin, TX 78722	PK-05	3	3
<u>Kealing M.S. School</u>			
1607 Pennsylvania Ave Austin, TX 78702	06-08	10	10
<u>Mccallum H.S. School</u>			
5600 Sunshine Dr Austin, TX 78756	09-12	3	3

\* 10 is highest

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	56.0%
Children In The Neighborhood Living In Poverty	27.3%

### THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

#### AUSTIN ISD

83,067	130	14
Students Enrolled in This District	Schools in District	Students Per Classroom

**DISTRICT QUALITY COMPARED TO TEXAS**

8

(10 is best)

**DISTRICT QUALITY COMPARED TO U.S. ⓘ**

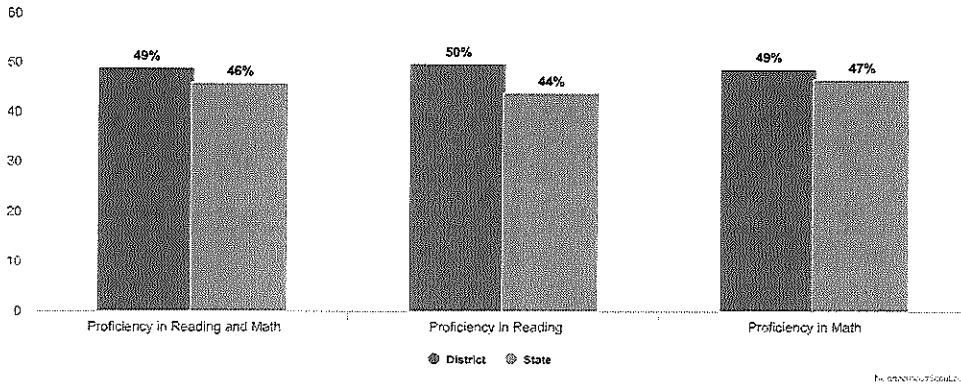
6

(10 is best)

Better than 72.3% of TX school districts.

Better than 54.3% of US school districts.

### Public School Test Scores (No Child Left Behind)



### School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	28.2%	28.9%
Black	7.8%	12.9%
Hispanic	59.7%	53.3%
Asian Or Pacific Islander	4.1%	4.3%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.2%	58.6%
FREE LUNCH ELIGIBLE	48.0%	52.7%
REDUCED LUNCH ELIGIBLE	5.2%	6.0%

### Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,683	\$475,223,826	37.5%
Support Expenditures			
Student	\$445	\$37,211,790	2.9%
Staff	\$573	\$47,915,406	3.8%
General Administration	\$104	\$8,696,688	0.7%
School Administration	\$615	\$51,427,530	4.1%
Operation	\$815	\$68,151,930	5.4%
Transportation	\$336	\$28,096,992	2.2%
Other	\$470	\$39,302,340	3.1%
Total Support	\$3,358	\$280,802,676	22.2%
Non-instructional Expenditures	\$6,113	\$511,181,266	40.3%



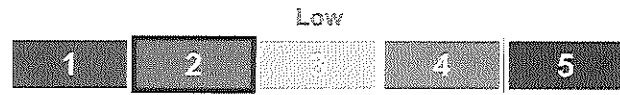
2107 Alamo St, Austin, TX 78722  
Report date Friday, February 14, 2020

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Expenditures 	\$15,154	\$1,267,207,788	100.0%

## THE 2107 ALAMO ST TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

#### RISING STAR INDEX ⓘ



Appreciation Potential (3 years)

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

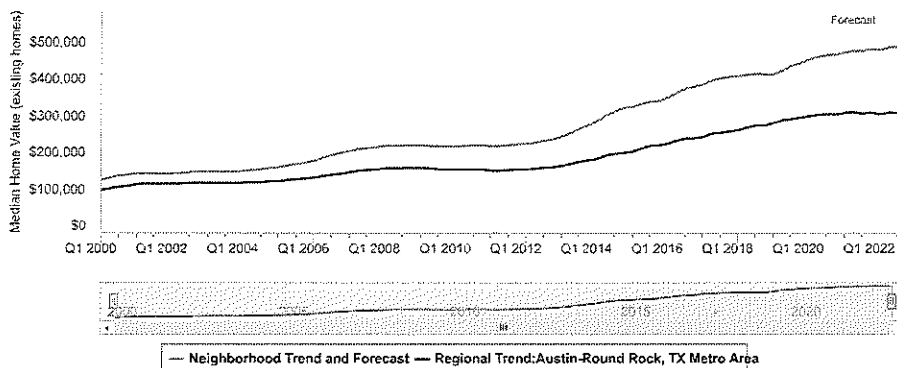
#### BLUE CHIP INDEX ⓘ



Past Appreciation and existing fundamentals

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

### SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



### SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q4 - 2022 Q4	9.03% ↑	2.92% ↑	10	3
Latest Quarter: 2019 Q2 - 2019 Q3 ⓘ	2.68% ↑	11.14% ↑	5	3
Last 12 Months: 2018 Q3 - 2019 Q3	4.90% ↑	4.90% ↑	3	5
Last 2 Years: 2017 Q3 - 2019 Q3	7.94% ↑	3.89% ↑	1	5
Last 5 Years: 2014 Q3 - 2019 Q3	37.25% ↑	6.54% ↑	5	8
Last 10 Years: 2009 Q3 - 2019 Q3 ⓘ	92.97% ↑	6.79% ↑	9	10
Since 2000: 2000 Q1 - 2019 Q3 ⓘ	188.34% ↑	5.73% ↑	10	10

\* 10 is highest

## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

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

- ⊕ Access to High Paying Jobs
- ⊕ Income Trend
- ⊕ School Performance

### Cons

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

- ⊖ Vacancies
- ⊖ Regional Housing Market Outlook
- ⊖ Crime
- ⊖ Educated Population Trend

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price

4=Advantage 5=Strong Advantage

**\$274**

Neighborhood price per sqft

**\$291**

Average Nearby Home Price per sqft

### ACCESS TO HIGH PAYING JOBS ⓘ



Jobs score

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

5=Excellent

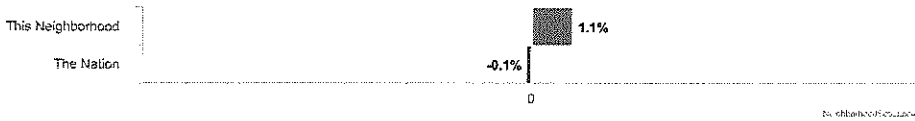
### JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	39594
10 minutes	116056
15 minutes	211538
20 minutes	283981
30 minutes	364853
45 minutes	407931
60 minutes	429668

\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



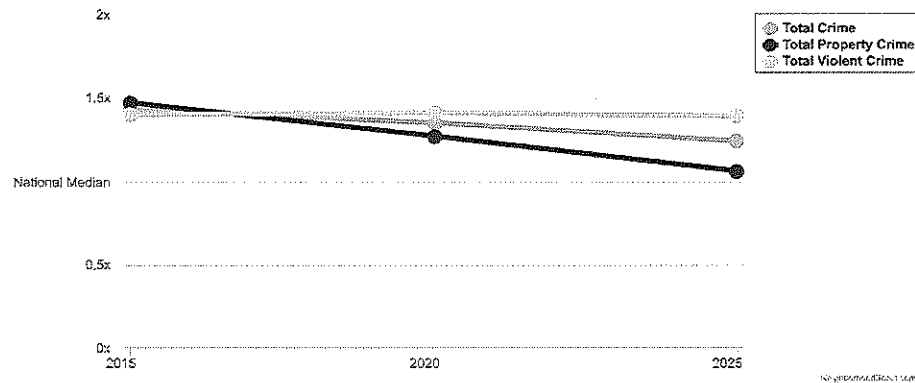
### AVG. ANNUAL RENT PRICE TREND Over last 5 years



### AVG. ANNUAL VACANCY TRENDS Over last 5 years

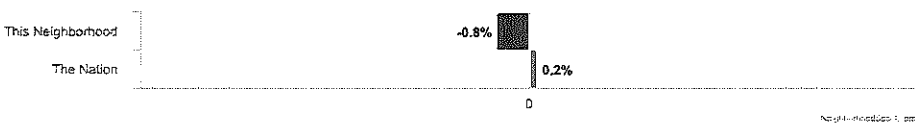


## SCOUT VISION® CRIME TRENDS AND FORECAST



## SCOUT VISION® EDUCATION TRENDS AND FORECAST

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



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



## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

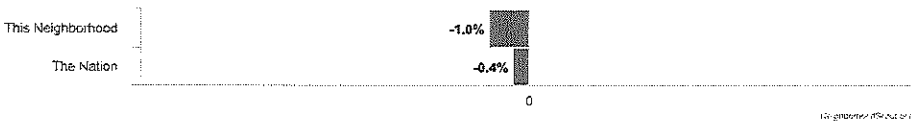
### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



### AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



### AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



## SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	4,028	4,866	20.80% ↑
1 Mile	12,456	14,305	14.85% ↑
3 Miles	135,521	147,800	9.05% ↑
5 Miles	300,292	324,780	8.15% ↑
10 Miles	714,591	781,146	9.31% ↑
15 Miles	1,095,554	1,208,320	10.29% ↑
25 Miles	1,823,213	1,866,817	15.01% ↑
50 Miles	2,038,351	2,354,480	15.51% ↑

## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

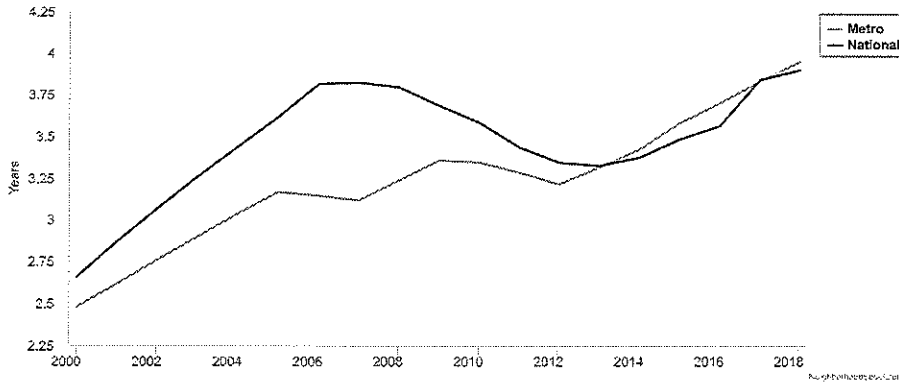


Regional Appreciation Potential (3yr)

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

## HOUSING AFFORDABILITY TRENDS: AUSTIN-ROUND ROCK, TX METRO AREA ①

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.96

Current ②

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	7 (10)	2.50% ↑	7 (10)
Job Growth	5.56% ↑	7 (8)	1.49% ↑	7 (5)
Income Trend (Wages)	15.67% ↑	7 (10)	8.35% ↑	7 (10)
Unemployment Trend	-0.34% ↓	3 (3)	-0.13% ↓	7 (9)
Stock Performance of Region's Industries	14.00% ↑	7 (10)	14.15% ↑	7 (10)
Housing Added	5.88% ↑	7 (10)	3.17% ↑	7 (10)
Vacancy Trend	-0.39% ↓	7 (3)	-0.63% ↓	7 (3)

\* 10 is highest

### Disclaimer

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





2107 Alamo St, Austin, TX 78722  
Report date Friday, February 14, 2020

"As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

## ABOUT THE 2107 ALAMO ST NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$454,591, which is more expensive than 93.1% of the neighborhoods in Texas and 80.9% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,407, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 64.7% of the neighborhoods in Texas.

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

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

This neighborhood has a 11.9% vacancy rate, which is well above average compared to other U.S. neighborhoods (higher than 64.2% of American neighborhoods). Most vacant housing here is vacant year round. This could either signal that there is a weak demand for real estate in the neighborhood or that large amount of new housing has been built and not yet occupied. Either way, if you live here, you may find many of the homes or apartments are empty.

### Notable & Unique Neighborhood Characteristics

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

#### Notable & Unique: Modes of Transportation

If your dream is to be able to ride your bike to work each day, look no further than this unique neighborhood. With 6.4% of residents in the Manor Rd / Airport Blvd neighborhood commuting on a bicycle to and from work daily, this neighborhood has more bicycle commuters than 98.4% of all neighborhoods in the U.S., according to NeighborhoodScout's exclusive analysis.

#### Notable & Unique: Diversity

Did you know that the Manor Rd / Airport Blvd neighborhood has more West Indian and Scots-Irish ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 3.7% of this neighborhood's residents have West Indian ancestry and 4.2% have Scots-Irish ancestry.

Manor Rd / Airport Blvd is also pretty special linguistically. Significantly, 0.7% of its residents five years old and above primarily speak Persian at home. While this may seem like a small percentage, it is higher than 96.5% of the neighborhoods in America.

## The Neighbors

### The Neighbors: Income

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

The neighbors in the Manor Rd / Airport Blvd neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 48.4% of the neighborhoods in America. With 27.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 72.5% of U.S. neighborhoods.

### The Neighbors: Occupations

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

In the Manor Rd / Airport Blvd neighborhood, 63.4% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 20.9% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (9.8%), and 5.9% in clerical, assistant, and tech support occupations.

### The Neighbors: Languages

The most common language spoken in the Manor Rd / Airport Blvd neighborhood is English, spoken by 87.6% of households. Some people also speak Spanish (7.9%).

### The Neighbors: Ethnicity / Ancestry

Culture is the shared learned behavior of peoples. Undeniably, different ethnicities and ancestries have different cultural traditions, and as a result, neighborhoods with concentrations of residents of one or another ethnicities or ancestries will express those cultures. It is what makes the North End in Boston so fun to visit for the Italian restaurants, bakeries, culture, and charm, and similarly, why people enjoy visiting Chinatown in San Francisco.

In the Manor Rd / Airport Blvd neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as German (12.9%). There are also a number of people of English ancestry (11.7%), and residents who report Irish roots (9.9%), and some of the residents are also of Mexican ancestry (8.1%), along with some French ancestry residents (4.3%), among others.

### Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have



to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Manor Rd / Airport Blvd neighborhood spend between 15 and 30 minutes commuting one-way to work (53.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (76.4%) drive alone in a private automobile to get to work. In addition, quite a number also bicycle to get to work (6.4%) and 6.1% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

Blackland Community Development Corporation (BCDC)  
Market Assessment  
(1/30/20)

Demographics of Current BCDC Tenants

Race:	
Black	57%
Hispanic	23%
White	20%
Age:	
Under 18	47%
19-34	18%
35-54	17%
55 and over	18%
Income:	
Tenants at or below 30% MFI	56%
Poverty Rate:	25%
Veterans:	8%
Single Parents:	48%
Disabled:	50%
Formerly Homeless:	54%
Area Need:	
City Council District 1 Data	
Tenants	49%
Tenants Cost Burdened	55%
Of Which are Extremely Cost Burdened	28%
Tenants in Need of Affordable Housing	25%
Homeless in need housing	10%
Average Rent	\$1,232
Competition:	
Anderson Community Development Corporation	

## PROJECT INFORMATION

### 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.

**(3) Pre-Application Engagement**

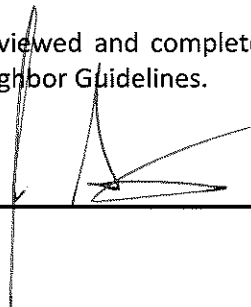
- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more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

**(4) Application requirements**

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

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

Signed



Joseph A. Martinez  
printed name

2/18/20  
date

## PROJECT INFORMATION

### C. SMART Housing Letter





# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Neighborhood Housing and Community Development Department

August 15, 2018

**S.M.A.R.T. Housing- Certification**  
**Anmol Mehra – 2107 Alamo (Project ID #606)**

TO WHOM IT MAY CONCERN:

Anmol Mehra (development contact: Glen Coleman; Phone 512.407.9357 or by email [glen@southlano.com](mailto:glen@southlano.com)) has submitted a S.M.A.R.T. Housing application for the construction of 5 2-3 bedroom townhomes at 2107 Alamo Street, Austin TX 78722. The applicant has agreed to a 99 minimum year affordability period, for one of the units, after issuance of a certificate of occupancy.

The applicant has submitted evidence that they have received approval from the Blackland Community Development Corporation and the Blackland Neighborhood Association supporting the zoning change from SF-3 to MF-4 and development of the project.

NHCD certifies that the proposed development will meet the S.M.A.R.T. Housing standards at the pre-submittal stage. This development will provide 20% of the units (1 unit) to households at or below 60% Median Family Income (MFI) for 99 years. Since the project is within the Urban Roadways boundary and the affordable unit will be transferred to the Blackland Community Development Corporation (a non-profit affordable housing provider) for the 99-year affordability term, the development will be eligible for 100% waiver of all fees listed in the City of Austin's Land Development Code, Chapter 25-1-704, as amended. 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 ( <i>by separate ordinance</i> )
Electrical Permit	Subdivision Plan Review	
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](mailto:greenbuilding@austinenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

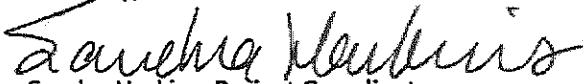
- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.
- ◆ An administrative hold will be placed on the certificate of occupancy, 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 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](mailto:Sandra.harkins@austintexas.gov) if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator

Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Gina Copic, NHCD

Marilyn Lamensdorf, PARD

Ellis Morgan, NHCD

Melanie Montez, ORS

## **PROPERTY INFORMATION**

## PROPERTY INFORMATION

### 5a. Appraisal

TCAD shows the current assessed value of the property as: Land \$316,250 and the dwelling \$89,750

2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			
				Taxes w/Current Exemptions:	N/A
				Taxes w/o Exemptions:	N/A

Improvement / Building

<b>Improvement #1:</b>	2 FAM DWELLING	<b>State Code:</b>	B2	<b>Living Area:</b>	1250.0 sqft	<b>Value:</b>	N/A
<b>Type</b>	<b>Description</b>	<b>Class CD</b>	<b>Exterior Wall</b>	<b>Year Built</b>	<b>SQFT</b>		
1ST	1st Floor	M - 4-		1972	1250.0		
251	BATHROOM	* - *		1972	2.0		
531	OBS FENCE	CAS - *		1972	1.0		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2200	9585.00	70.33	149.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$89,750	\$316,250	0	406,000	\$0	\$406,000
2018	\$107,284	\$316,250	0	423,534	\$0	\$423,534
2017	\$6	\$240,000	0	240,006	\$0	\$240,006
2016	\$6	\$240,000	0	240,006	\$0	\$240,006
2015	\$18,375	\$150,000	0	168,375	\$0	\$168,375

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/15/2017	WD	WARRANTY DEED	BOWERS REX & PAUL BARNES	MEHRA ANMOL			2017149097
2	3/30/2016	SW	SPECIAL WARRANTY DEED	BTW EASTSIDE PROPERTIES LLC	BOWERS REX & PAUL BARNES			2016047285
3	3/30/2016	SW	SPECIAL WARRANTY DEED	MOSBY J E JR & EVA MARIE	BTW EASTSIDE PROPERTIES LLC			2016047284

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

This year is not certified and ALL values will be represented with "N/A".

# Travis CAD

## Property Search Results > 202271 MEHRA ANMOL for Year 2020

Tax Year: 2020 - Values not available

### Property

#### Account

Property ID: 202271      Legal Description: LOT 8 BLK 11 OLT 46 DIV B LESS W 4.67FT JOHNS C R SUBD  
 Geographic ID: 0211091001      Zoning: SF3  
 Type: Real      Agent Code: ID:1755960  
 Property Use Code:  
 Property Use Description:

#### Protest

Protest Status:  
 Informal Date:  
 Formal Date:

#### Location

Address: 2107 ALAMO ST TX      Mapsco:  
 Neighborhood: D2005      Map ID: 021001  
 Neighborhood CD: D2005

#### Owner

Name: MEHRA ANMOL      Owner ID: 1652331  
 Mailing Address: 79 CHANDLER ST #9      % Ownership: 100.0000000000%  
 BOSTON , MA 02116-6285  
 Exemptions:

### Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
-----			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
-----			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
-----			
(=) Assessed Value:	=	N/A	

### Taxing Jurisdiction

Owner: MEHRA ANMOL  
 % Ownership: 100.0000000000%  
 Total Value: N/A

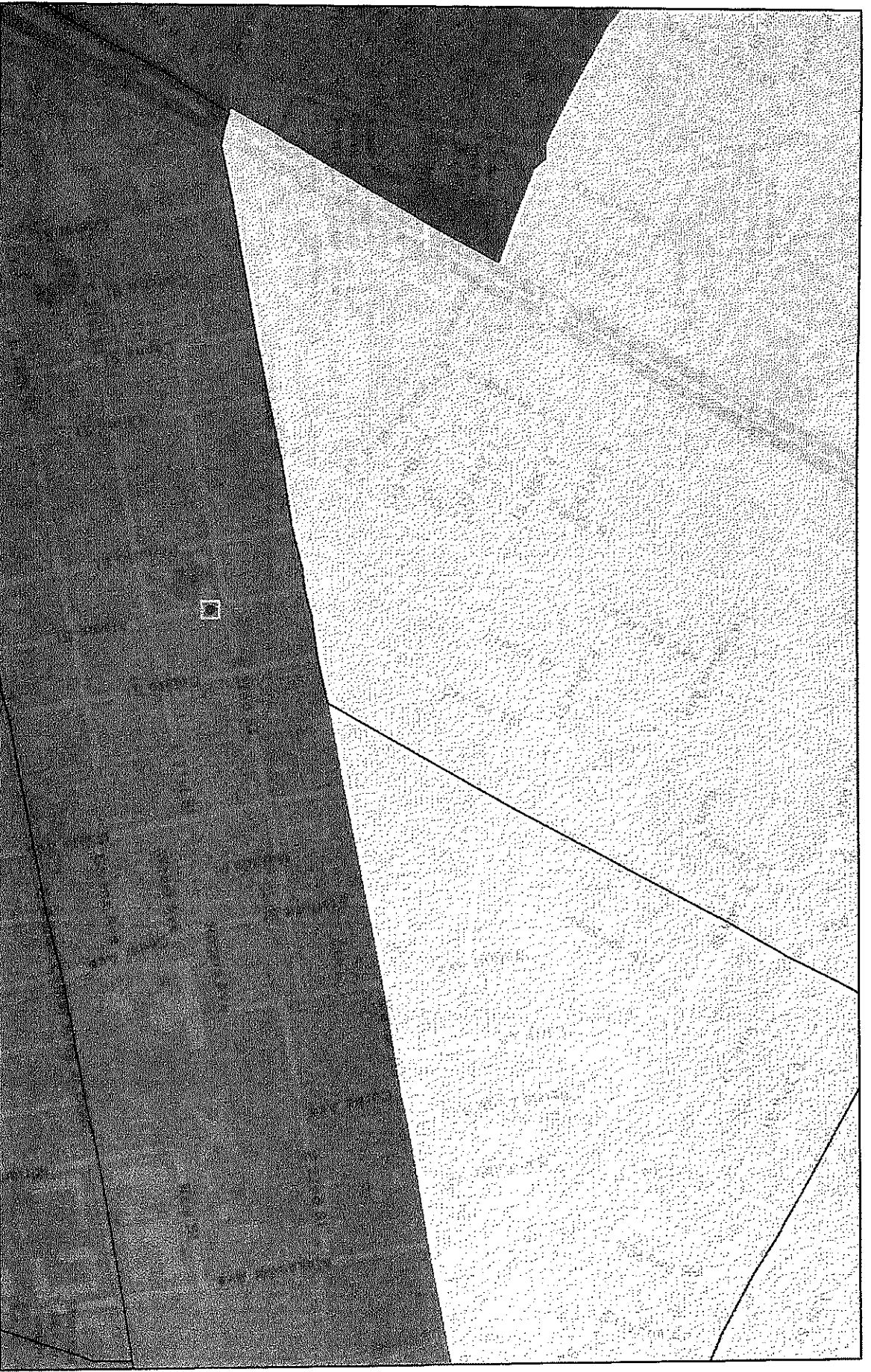
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	N/A	N/A	N/A	N/A
02	CITY OF AUSTIN	N/A	N/A	N/A	N/A
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A

## **PROPERTY INFORMATION**

### **5b. Property Maps**



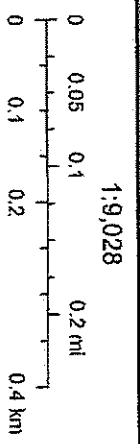
# ArcGIS Web Map



1/28/2020, 4:28:56 PM

Census Tracts City Council Districts 9

1



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

Web AppBuilder for ArcGIS  
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

# ArcGIS Web Map

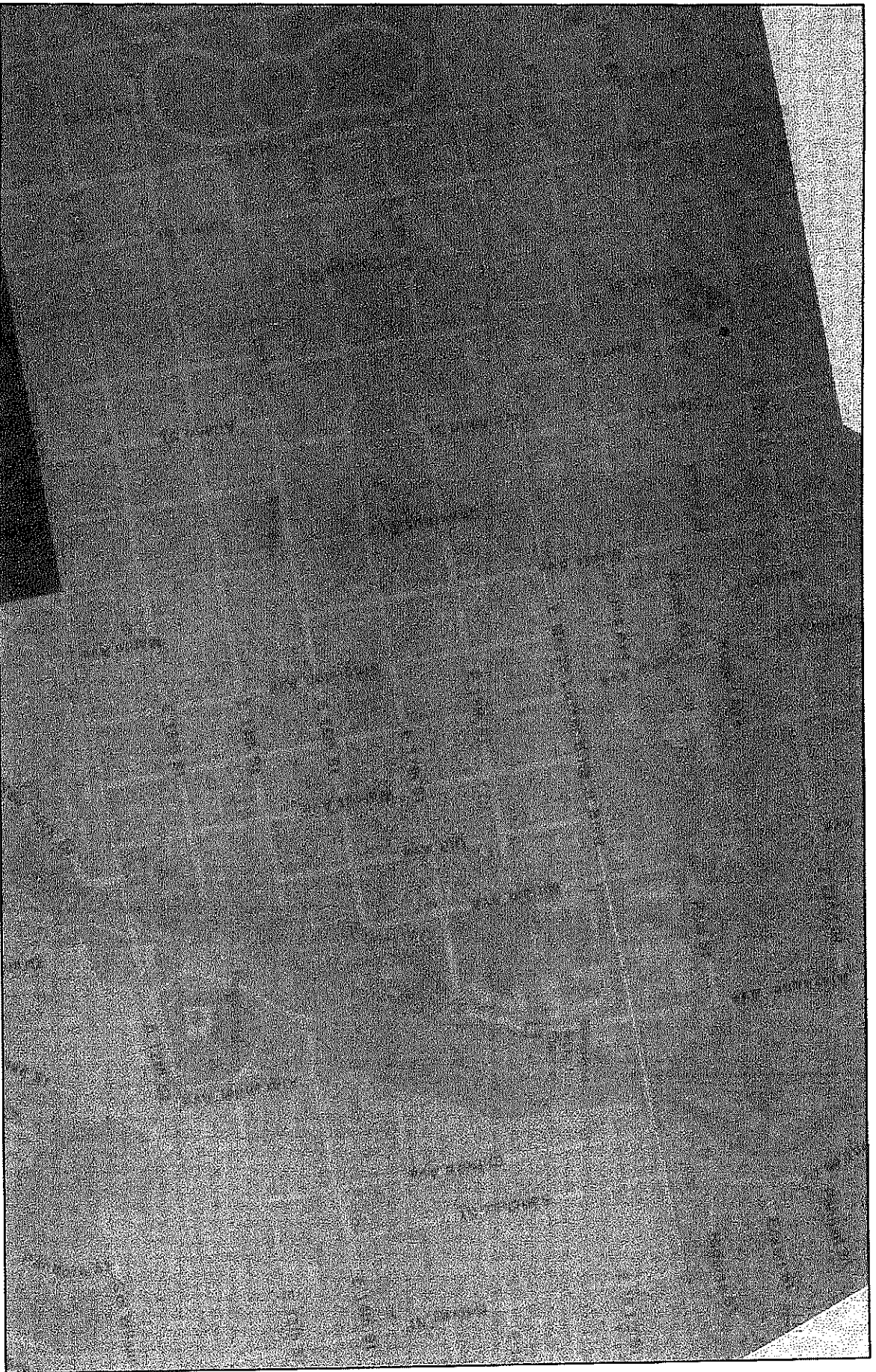


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS I

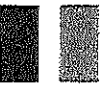
# ArcGIS Web Map



1/28/2020, 4:31:39 PM

Gentrification\_RHDAHODA\_view

Early: Type 1



Dynamic

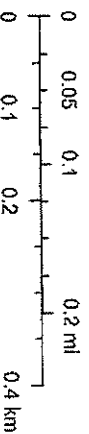
Late



Continued Loss

Not Gentrifying

1:9,028



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

Web AppBuilder for ArcGIS  
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS I

# ArcGIS Web Map



1/28/2020, 4:32:46 PM

2016 Mobility Bond Corridor Projects

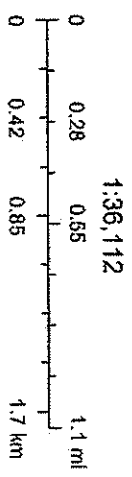
Construction Eligible Corridor

Preliminary Engineering and Design

Mobility Bond Corridor: 1/2-Mile Buffer

Imagine Austin Center: 1/2-Mile Buffer

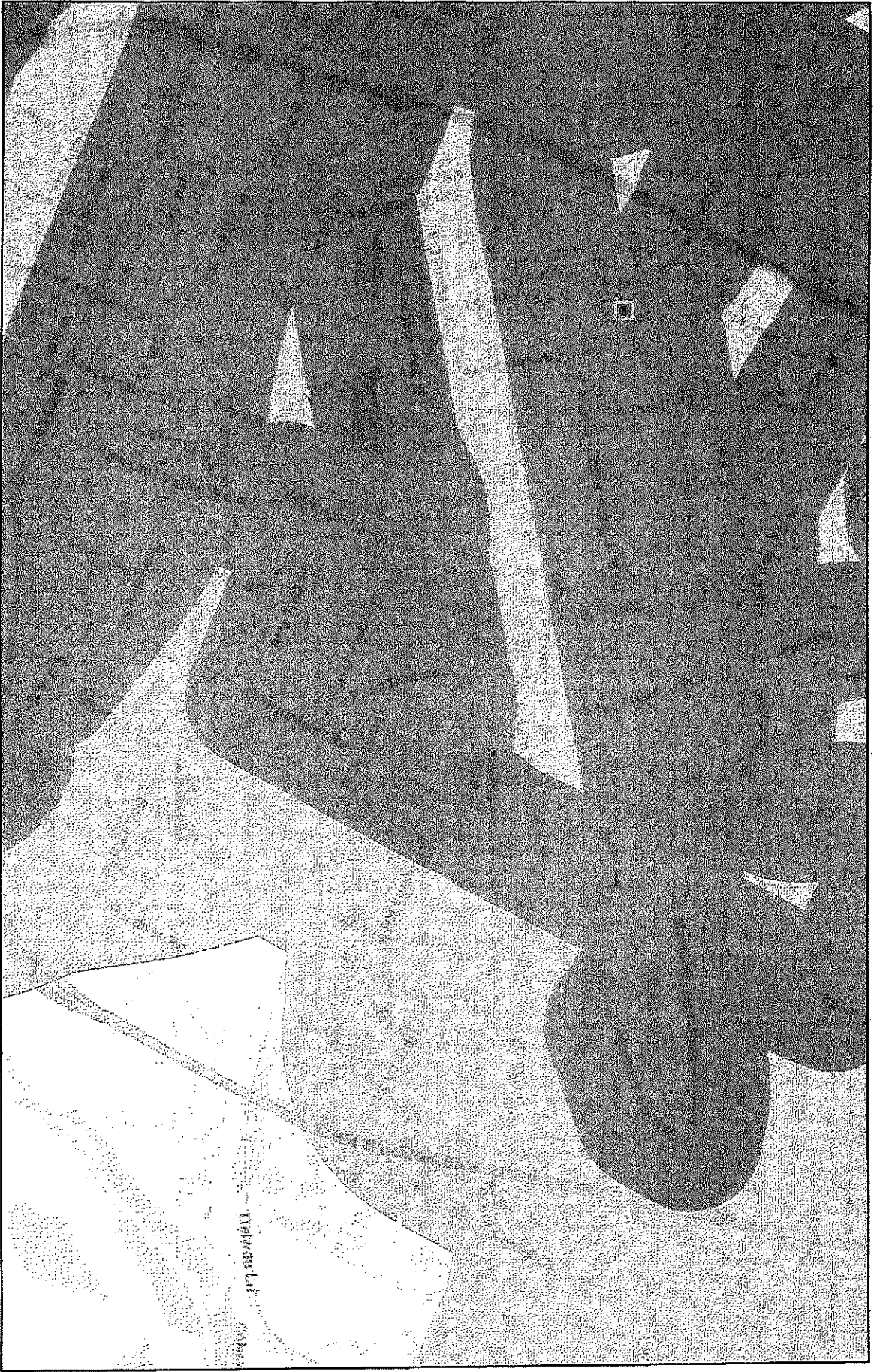
Imagine Austin Corridor: 1/2-Mile Buffer



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

Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Planning and Development Review Department | Web AppBuilder for ArcGIS

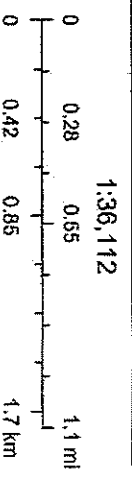
# ArcGIS Web Map



1/28/2020, 4:33:55 PM

High Frequency Bus Routes: 1/4-Mile Buffer

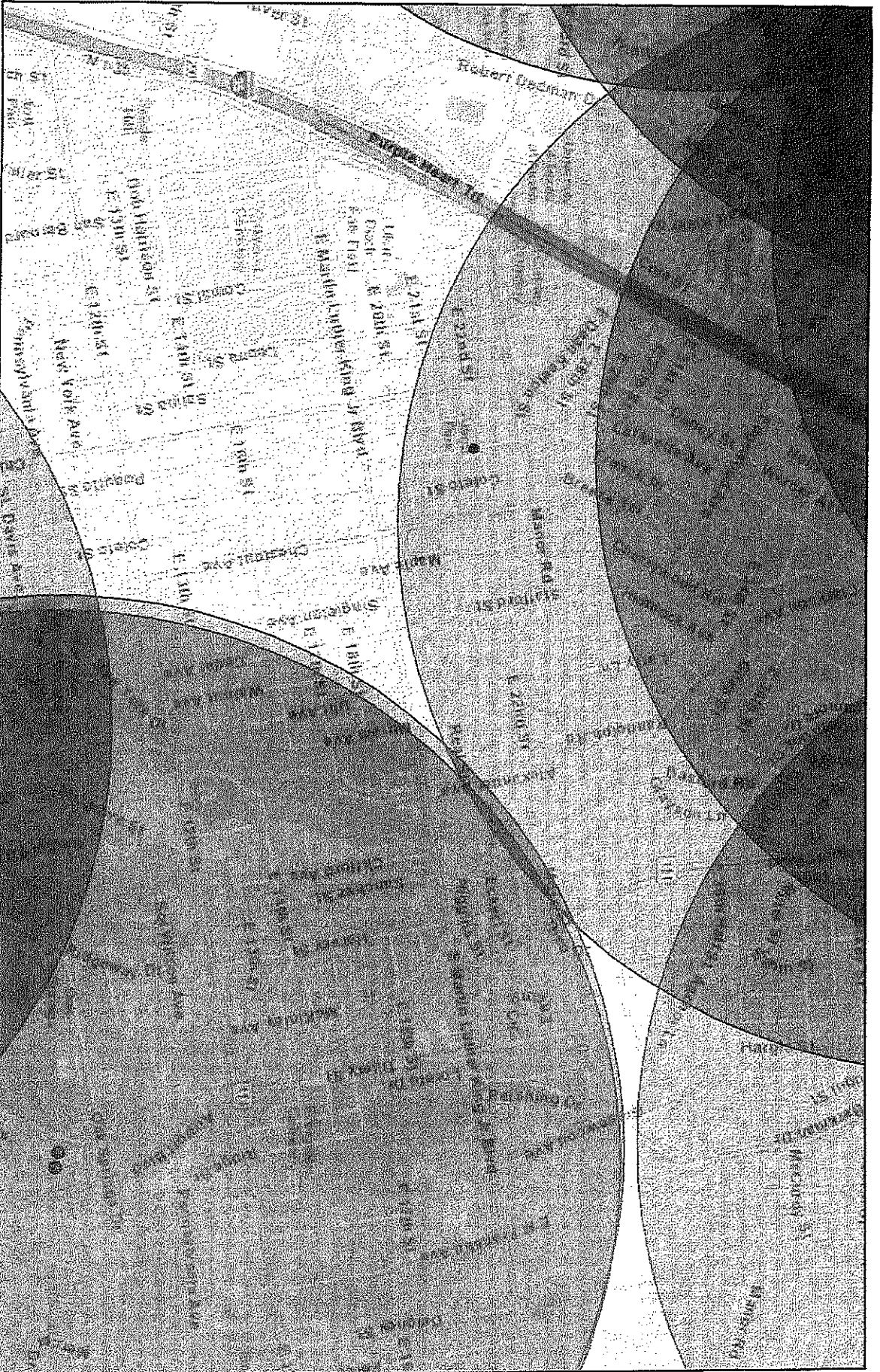
Bus Routes: 3/4-Mile Buffer



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

Web AppBuilder for ArcGIS  
Avella Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS

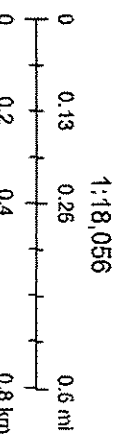
# ArcGIS Web Map



1/28/2020, 4:35:08 PM

Healthy Food

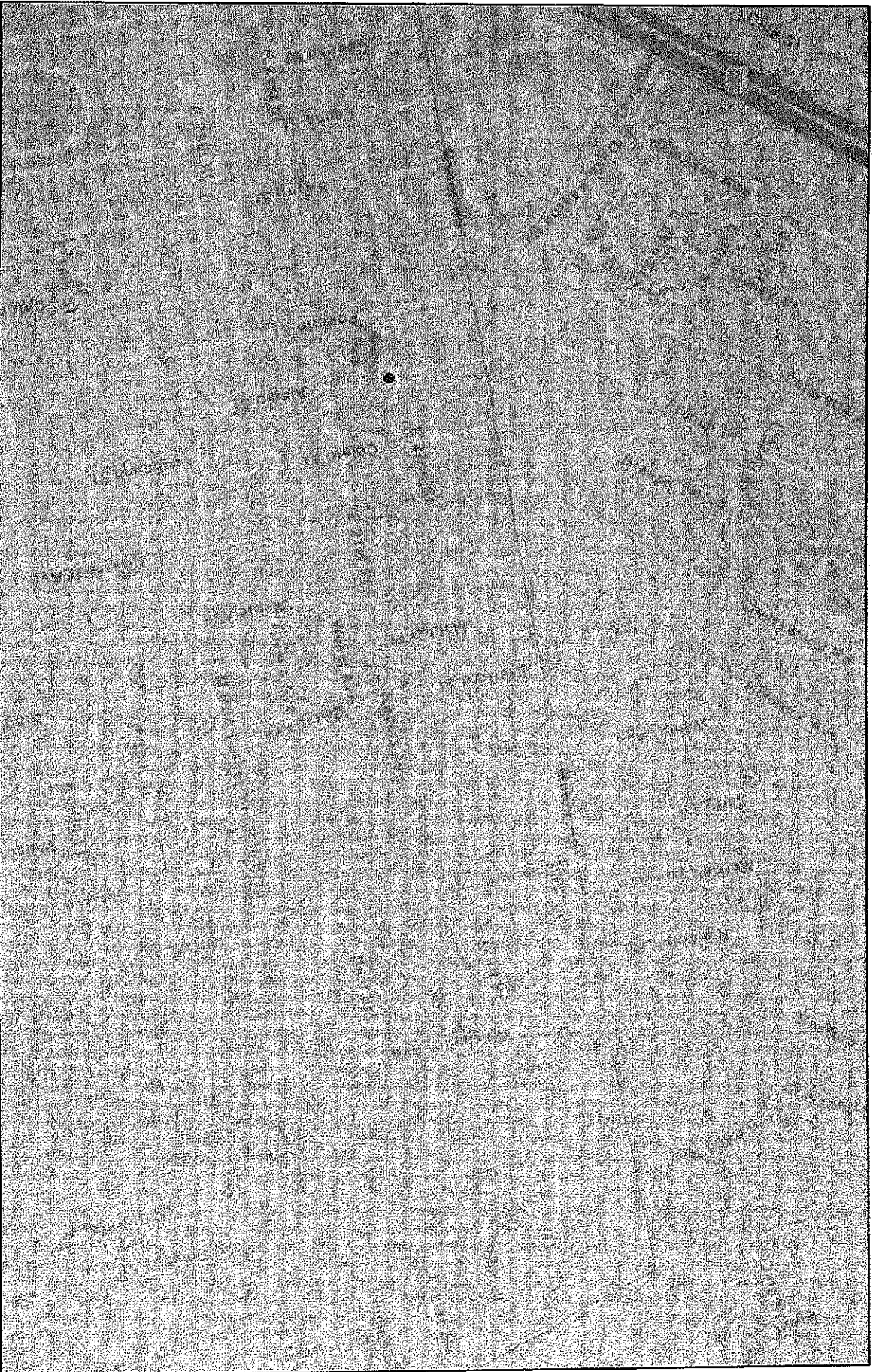
Healthy Food Retail Locations



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

Web AppBuilder for ArcGIS  
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NSA, USGS |

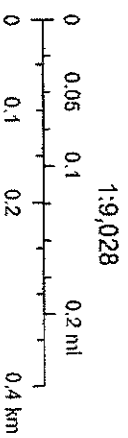
# ArcGIS Web Map



1/28/2020, 4:37:13 PM

Austin Elementary School Attendance Areas

Austin ISD



1:9,028

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

Web AppBuilder for ArcGIS

Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS



## FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0211091001	Date Processed: 01/28/2020
Property Address: 2107 ALAMO ST	
<b>FEMA Flood Insurance Information:</b>	<b>City of Austin Regulatory Information:</b>
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: 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](mailto: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/>



PROPERTY INFORMATION

5c. Zoning Verification Letter

**ORDINANCE NO. 20190411-045**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2107 ALAMO STREET IN THE UPPER BOGGY CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to multifamily residence moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0100.SH, on file at the Planning and Zoning Department, as follows:

A 0.22 acre of land (9,585 square feet) being a portion of Lot 8, Block 11, of C.R. Johns Subdivision of Blocks 11, 12, 13, and 14, in Outlot No. 46, Division "B," City of Austin, Travis County, Texas, according to the plat thereof recorded in Volume 3, Page 14, Plat Records of Travis County, Texas said 0.22 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 2107 Alamo Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Development of the Property is limited to five dwelling units.
- B. The maximum height of a building or structure on the Property shall not exceed 30 feet.
- C. Short-Term Rental is a prohibited use on the Property.
- D. Trash receptacles on the Property are prohibited within 124 feet of the northern property line.

E. Onsite drainage detention on the Property shall be required, and alternative compliance may include French drains and rain gardens.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence moderate-high density (MF-4) base district and other applicable requirements of the City Code.

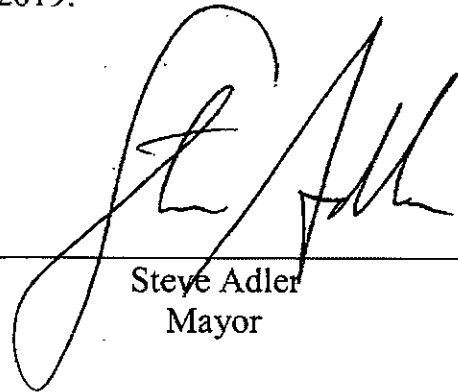
**PART 4.** The Property is subject to Ordinance No. 020801-92 that established zoning for the Upper Boggy Creek Neighborhood Plan.

**PART 5.** This ordinance takes effect on April 22, 2019.

**PASSED AND APPROVED**

\_\_\_\_\_, April 11, 2019

§  
§  
§



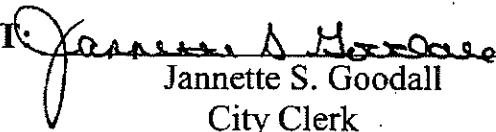
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**PREMIER SURVEYING LLC**

5700 W. Plano Parkway, Suite 2700  
Plano, Texas 75093  
972-612-3691  
Fax: 972-964-7021

Exhibit "A"  
(2101 E. 22ND STREET)

BEING A PORTION OF LOT 8, BLOCK 11, OF C.R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B", AN ADDITION IN THE TOWN OF AUSTIN (NOW IN THE CITY OF AUSTIN), TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON PIPE FOUND ON THE NORTH LINE OF A 20 FOOT ALLEY, SAID IRON PIPE BEING SOUTH 80° 00' 00" WEST, A DISTANCE OF 6.00 FEET FROM THE COMMON SOUTH CORNER OF SAID LOT 8 AND LOT 7, SAID BLOCK;

THENCE SOUTH 80° 00' 00" WEST, A DISTANCE OF 64.33 FEET ALONG SAID NORTH LINE TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF ALAMO STREET;

THENCE NORTH 10° 00' 00" WEST, A DISTANCE OF 149.00 FEET ALONG SAID EAST LINE TO THE INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF E. 22ND STREET (50 FOOT RIGHT-OF-WAY);

THENCE NORTH 80° 00' 00" EAST, A DISTANCE OF 64.33 FEET ALONG SAID SOUTH LINE TO A POINT FROM WHICH A 1/2-INCH IRON PIPE FOUND BEARS SOUTH 62° 20' 03" EAST - 0.50 OF ONE FOOT;

THENCE SOUTH 10° 00' 00" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 149.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.585 SQUARE FEET OR 0.22 OF ONE ACRE OF LAND.



*Robert T. Paul, Jr.*  
REGISTERED PROFESSIONAL LAND SURVEYOR

Survey Plat of even date attached hereto and made a part hereof.

Date: 01/26/16

## PROPERTY INFORMATION

### 5d. Proof of Site Control

RIGHT OF FIRST REFUSAL TO PURCHASE REAL ESTATE

This Right of First Refusal to Purchase Real Estate is made on this the 25 day of March, 2019, by and between Anmol Mehra, hereinafter referred to as the "SELLER" and Blackland Community Development Corporation, and his/her assigns, hereinafter referred to as the "PURCHASER".

WHEREAS, Seller is the owner of the real property located in Travis County, Texas described on Exhibit A attached hereto (the "Property"); and

WHEREAS, Purchaser desires to obtain a right of first refusal or first option to purchase certain real estate owned by Seller; and

WHEREAS, In connection with the re-zoning of the Property from SF3 to MF4 pursuant to City of Austin Case C14-2018-0100.SH (the "Re-Zoning"), Seller agrees to grant Purchaser a right of first refusal or first option to purchase real estate pursuant to the terms of this agreement;

NOW, FOR AND IN CONSIDERATION,

I.

**GRANT OF FIRST OPTION:** The Seller does hereby grant unto the Purchaser the exclusive and irrevocable right, during the term of this agreement, of first refusal and first option to purchase, upon the terms and conditions set forth here and in the restrictive covenant on the property, the "affordable" unit identified in Restriction (f) in section (2) of the restrictive covenant on Seller's property situated in Travis County, Texas, including without limitation the following described property together with all improvements located thereon:

**See attached Exhibit "A" for the description of the lot and Exhibit "B" for excerpts from the restrictive covenant describing the unit to be built and offered for sale to Seller.**

II.

**NOTICE AND EXERCISE OF FIRST OPTION:** Seller agrees to provide notification of intent to sell the unit at least one hundred fifty (150) days prior to final inspection. Following such notice, Purchaser may exercise the first option to purchase until ten (10) days following the actual date of final inspection, or one hundred sixty (160) days from notification, whichever comes last. Seller may not offer the subject property to a third party until this term has elapsed.

III.

**TERMS OF PURCHASE:** In the event that Purchaser desires to exercise his first refusal rights granted under the terms of this agreement, the terms of purchase shall be the lower of:

- a) Seller's cost for the unit, which is defined as one-fifth the original purchase price for the lot, plus one-fifth the cost of construction of the structure or structures on site, holding costs, and appurtenances (as of the execution of this agreement, it is projected that this cost will be between \$150,000 and \$200,000)

OR:

- b) A cap of \$190,000 cash payable at closing.

#### IV.

**FEES:** No condominium fees or dues to any owners' association will be due in connection with the subject unit from either Purchaser or the residents of the subject unit, except for whatever portion of fees are needed to pass through 1/5<sup>th</sup> of any costs for shared-meter water utility services.

#### V.

**TITLE:** Within fifteen (15) days after the Purchaser has exercised his or her right of first refusal, the Seller shall deliver to the Purchaser a Certificate of Title or title abstract covering the property described in paragraph I above which shall reflect that marketable fee simple title to the subject property is vested in Seller and that same is insurable by a title insurance company licensed to do business in the State of Texas. Said Certificate or abstract shall be subject only to taxes for the current year, easements, and rights of way of record, and prior mineral reservations. Should said Certificate or Abstract reflect any other exceptions to the title unacceptable to Purchaser, Purchaser shall notify the Seller in writing of any defects within fifteen (15) days (the title review period) and the Seller shall have a reasonable time (but not more than 25 days) in which to make the title good and marketable or insurable, and shall use due diligence in an effort to do so. If after using due diligence the Seller is unable to make the title acceptable to Purchaser within such reasonable time, it shall be the option of the Purchaser either to accept the title in its existing condition with no further obligation on the part of the Seller to correct any defect, or to cancel this Agreement. If this Agreement is thus cancelled, all money paid by the Purchaser to the Seller upon the execution of this Agreement or upon any extension shall be returned to the Purchaser, and this Agreement shall terminate without further obligation of either party to the other. If title is acceptable to Purchaser, the closing shall occur within fifteen (15) days after expiration of the "title review period". At closing Seller shall convey title to Purchaser by Warranty Deed subject only to exceptions acceptable to Purchaser.

#### VI.

**TERM AND TERMINATION:** The term of this agreement shall be three (3) years from the date the City Council of Austin approves the Re-Zoning.

If (i) the City Council of Austin denies the Re-Zoning, or any part thereof, (ii) the Re-Zoning is repealed or overturned by the City Council, (iii) the applications for Re-Zoning are withdrawn or

indefinitely postponed, or (iv) the term ends, this Right of First Refusal agreement shall automatically terminate.

VII.

RIGHT OF ENTRY: Upon notification by Seller of his or her desire to sell and Purchaser's exercise of his or her first refusal, Purchaser shall be entitled to enter upon the property for the purpose of conducting soil tests, engineering studies, and surveys.

VIII.

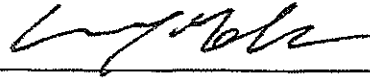
TAXES: Taxes shall be prorated as of the date of closing.

IX.

DEFAULT: This contract shall be binding upon and inure to the benefit of the heirs, administrators and assigns of the parties hereto and upon default in any of the terms of this Agreement the defaulting party agrees to pay all costs of Court and a reasonable attorney's fee.

X.

GOVERNING LAW: This agreement shall be governed by the laws of the State of Texas.



SELLER

Anmol Mehra



PURCHASER

Blackland Community Development Corporation

Bo McCarver, Chair



**EXHIBIT A**

**PROPERTY DESCRIPTION**

One attached unit of five to be built on the following property:

0.22 of an acre (9,585 square feet) of land and being a portion of Lot 8, Block 11, C.R. JONES SUBDIVISION OF BLOCKS 11, 12, 13, and 14 IN OUTLOT NO. 46, DIVISION "B", according to the map or plat thereof, recorded in Volume 3, Page 14, Plat Records, Travis County, and recorded as Document No. 2017149097 of the Official Public Records of Travis County, Texas, known locally as 2107 Alamo Street, Austin, Texas.

**EXHIBIT B: Excerpt from Restrictive Covenant**

**RECITALS**

A. Owner is the owner of the real property located in Travis County, Texas described on Exhibit A attached hereto (the "Property").

B. In connection with the re-zoning of the Property from SF3 to MF4 pursuant to City of Austin Case C14-2018-0100.SH (the "Re-Zoning"), Owner desires to restrict the use of the Property, subject to the terms and conditions of this Restrictive Covenant.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby declared that the Property be subject to the following covenants, conditions and restrictions which shall run with the land and shall be binding upon the owners of the Property or any part, their heirs, successors, and assigns and shall inure to the benefit of and be enforceable by the Community Development Corporation, an incorporated neighborhood nonprofit in the city of Austin, for a period of ninety-nine (99) years commencing on the date that the Re-Zoning is approved by the City Council of Austin (the "Restriction Period"). Each contract, deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to the following covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in said contract, deed or conveyance. Owner reserves any use of, or activity on, the Property that is not inconsistent with the purpose of this Restrictive Covenant and that is not prohibited herein.

**2. RESTRICTIONS.**

- a. The roof of the structure shall not exceed 30 feet in height, as determined in accordance with the City of Austin Code.
- b. The units shall vary in color.
- c. Site will meet or exceed all City requirements for onsite parking.
- d. The façade of each unit shall be articulated with distinctions made between adjacent units.
- e. Site shall be limited to five units, single-family in character
- f. At least one additional unit, approximately 20% of the overall project, will be housing affordable to and restricted to a household at or below 60% of the average family income for the applicable Standard Metropolitan Statistical Area as calculated and adjusted for household size from time-to-time by the U.S. Department of Housing and Urban Development ("HUD") or any successor, for 99 years, for sale or lease; and Blackland Community Development Corporation will be given priority in the purchase or management of those units, pursuant to a separate agreement between Owner and Blackland Community Development Corporation

PROPERTY INFORMATION

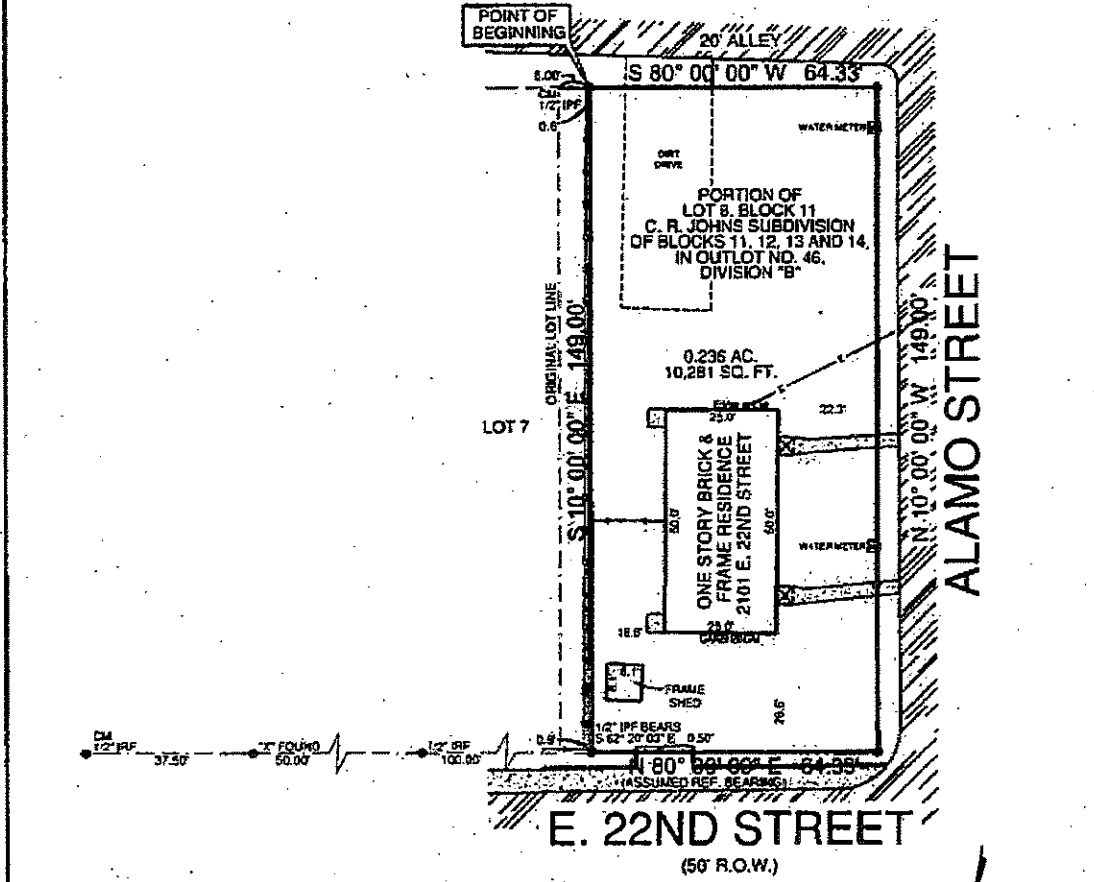
5e. Phase I ESA

Phase 1 ESA requested from Developer 2/13/20

## PROPERTY INFORMATION

5f. SHPO

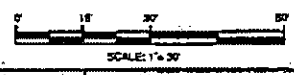
SHPO letter submitted for Alamo Condo Project on 2/13/20



**LEGEND:**

—	WIRE FENCE	ASPHALT	
—	CHAINLINK FENCE	CONCRETE	
—	WROUGHT IRON FENCE	GRAVEL	
—	WOOD FENCE	CLAY	
—	VINEY FENCE	TILE	
—	ELECTRIC LINE	WOOD	
DM	GAS METER	BRICK	
EM	ELECTRIC METER	STONE	
IPF	IRON PIPE FOUND	RAILROAD TIE	
IRF	IRON ROD FOUND		
IRS	IRON ROD SET		
CLM	CONTROL LINE MONUMENT (WOOD)		

NOTES:  
BEARINGS ARE ASSUMED.



**LEGAL DESCRIPTION:**  
BEING A PORTION OF LOT 8, BLOCK 11, OF C.R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B", AN ADDITION IN THE TOWN OF AUSTIN (NOW IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 14, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN, THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREOF, PROVIDED BY THE TITLE COMPANY NAMED HEREOF AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREOF. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREOF.

GP. NO.	1620159-004M
BORROWER	ARTESIA REAL ESTATE, LLC AND/OR ITS ASSIGNEE
TECH	MSF
FIELD	TM

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 4845004AS 2, DATED JANUARY 6, 2010.

DATE: 01/29/16 JOB NO.: 16-00177  
FIELD: 01/29/16

*Robert T. Paul, Jr.*  
Registered Professional Land Surveyor

2101 E. 22ND STREET, AUSTIN, TX 78722

PORTION OF LOT 8, BLOCK 11, C.R. JOHNS SUBDIVISION OF BLOCKS 11, 12, 13 AND 14, IN OUTLOT NO. 46, DIVISION "B"

DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_

**Premier**  
Surveying & Mapping, LLC  
3700 W. Plumer Parkway  
Suite 2700  
Plano, Texas 75083  
Office: 972-412-9401  
Fax: 972-954-7022