



APPLICATION CHECKLIST/ INFORMATION FORM			
DEVELOPER : The Geyser Group		OWNER : 4908 Lott Holdings LLC (The Geyser Group, Manager)	
PROJECT : Common Ground		FUNDING CYCLE DEADLINE : May 7, 2021	
FEDERAL TAX ID NO: 85-2796461		DUNS NO:	
PROJECT ADDRESS: 4908 Lott Ave.		PROGRAM : OHDA	
CONTACT NAME : DICK HALL		AMOUNT REQUESTED: \$400,000	
CONTACT ADDRESS AND PHONE : 1023 SPRINGDALE RD, #1J, AUSTIN, TX, 78721 -- 832-338-2548 (Cell)			
APPLICATION TABS			INITIALS
A 1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>		DH
A 2	PROJECT SUMMARY FORM		DH
A 3	PROJECT TIMELINE		DH
A 4	DEVELOPMENT BUDGET		DH
A 5	OPERATING PRO FORMA		N/A
A 6	SCORING SHEET		DH
ATTACHMENT TABS			
1	ENTITY INFORMATION	1.a. <a href="#">Detailed listing of developer's experience</a>	DH
		1.b. Certificate of Status	DH
		1.c. <a href="#">Statement of Confidence</a>	N/A
2	PRINCIPALS INFORMATION	2.a. Resumes of principals	DH
		2.b. Resumes of development team	DH
		2.c. Resumes of property management team	N/A
3	FINANCIAL INFORMATION	3.a. Federal IRS Certification	DH
		3.b. <a href="#">Certified Financial Audit</a>	N/A
		3.c. Board Resolution	N/A
		3.d. <a href="#">Financial Statements</a>	DH (Separate Cover)
		3.e. <a href="#">Funding commitment letters</a>	DH (Separate Cover)
4	PROJECT INFORMATION	4.a. <a href="#">Market Study</a>	DH (Separate Cover)
		4.b. <a href="#">Good Neighbor Policy</a>	DH
		4.c. <a href="#">SMART Housing Letter</a>	DH
		4.d. <a href="#">MOU with ECHO</a>	N/A
		4.e. <a href="#">Resident Services</a>	N/A
5	PROPERTY INFORMATION	5.a. <a href="#">Appraisal</a>	N/A
		5.b. <a href="#">Property Maps</a>	DH
		5.c. Zoning Verification Letter	DH
		5.d. Proof of Site control	DH (Separate Cover)
		5.e. <a href="#">Phase I ESA</a>	DH (Separate Cover)
		5.f. <a href="#">SHPQ</a>	N/A
The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i>			
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT	
<div></div>		<div></div>	
PRINTED NAME			
Dick Hall			
TITLE OF APPLICANT			
Development Manager			
DATE OF SUBMISSION		FOR AHFC USE ONLY	
7-May-21			



Common Ground - 4908 Lott Ave.

# COMMON GROUND

4908 Lott Ave.

Ownership Housing Development Assistance

Request for Funding

May 7, 2021



Common Ground - 4908 Lott Ave.

The Geyser Group  
1023 Springdale Road #1J, Austin, TX, 78721  
512-774-4750  
<https://www.thegeysergroup.com>

May 7, 2021

James May  
Community Development Manager  
City of Austin, Housing and Planning Dept 1000 East 11th Street  
Austin, Texas 78702

Dear Jamie:

The Geyser Group is pleased to present an application for OHDA funding for “Common Ground,” a for-sale townhome development at 4908 Lott Ave. Common Ground will be located on 5 acres of undeveloped land adjacent to Springdale Neighborhood Park and Fort Branch Creek. 62 total units are proposed at Common Ground and 5 of those units will be long term income restricted for buyers at or below 80% MFI. Common Ground’s goals include affordability and increasing the supply of “Missing Middle” housing with more modest home sizes.

As mentioned above, 5 of the units at Common Ground will be reserved for purchase by households below 80% MFI. With prices rapidly increasing in East Austin, we’re proud to present a project that will contribute to keeping families close to Austin’s core. Affordable ownership opportunities will be prioritized for households with family ties to the Hungry Hill neighborhood surrounding 4908 Lott Ave. Approval of OHDA funding will allow us to accomplish a project that makes it financially feasible for us to participate in the City’s S.M.A.R.T. Housing program and provide five (5) long-term, income-restricted Affordable ownership units, with restrictive covenants requiring them to be affordable at 80 percent of Median Family Income (MFI) for 99 years. These units would be provided and enforced by Habitat for Humanity; an executed restrictive covenant is attached to this application.

Common Ground’s vision for providing “Missing Middle” housing rather than larger, more expensive units would help provide more attainable homes for residents and help the City better meet its housing goals – and it would do so on a vacant site, with no demolition of any existing structures. According to the City’s Strategic Housing Blueprint, over the next 20 years, Austin will need roughly 2.5 times the current number of missing middle housing units in order to provide for our residents. Today, only 13 percent of Austin’s single-family acreage allows for missing middle housing. This means that projects like Common Ground – which would provide missing middle housing and income-restricted units on a vacant site – are



Common Ground - 4908 Lott Ave.

critical if we are to meet the City's goals for housing diversity and our residents' needs for more attainable housing options.

Thank you for your consideration,

Matt McDonnell, CEO, and Dick Hall, Development Manager  
The Geyser Group





## A.1. Executive Summary and Project Proposal

Common Ground is a for-sale 62 unit attached townhome development located at 4908 Lott Ave., a 5 acre greenfield site located in central east Austin in City Council District 1. No homes or people will be displaced by developing this site. A condominium regime will be put in place to manage sales of attached homes. The Common Ground property is adjacent to Springdale Neighborhood Park and Ft. Branch Creek, providing ample green space for its residents and the opportunity to contribute to the neighborhood by increasing connectivity to the park.

### Design

Common Ground will be a pedestrian friendly development that helps unite the Hungry Hill neighborhood with Springdale Neighborhood Park via a new trail easement. By grouping townhomes together in clusters around the property, our Development Team is able to save several beautiful heritage trees on the property that were previously permitted for removal under a traditional subdivision plan. Amenities like dog parks and water features are planned to encourage neighbors to spend time outside getting to know each other, and the eastern side of the property will provide a lovely outdoor space overlooking Fort Branch Creek.

### Unit Mix

The project will include 5 long term affordable units for ownership, 8% of the total 62 units, and the remaining units will be for sale at market rates. All 5 affordable units will be 2 bedrooms and upwards of 1200 square feet.

Projected Affordability Data for Home Sales (OHDA)							
	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	*AFFORDABLE* 5	12	8	14	5	12	6
Number of Bedrooms	2	3	3	2	1	3	3
Square Footage	1237.5	1475	1490	1237.5	1175	1784	1966
Anticipated Sale Price	\$220,000	\$516,250	\$521,500	\$433,125	\$411,250	\$588,720	\$648,780
Borrower Contribution	\$0	\$77,438	\$78,225	\$64,969	\$61,688	\$88,308	\$97,317
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$220,000	\$438,813	\$443,275	\$368,156	\$349,563	\$500,412	\$551,463
Anticipated Interest Rate	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Monthly Principal Amount	\$1,060	\$2,115	\$2,136	\$1,774	\$1,685	\$2,412	\$2,658
Monthly Interest	Combined Above	Combined Above	Combined Above	Combined Above	Combined Above	Combined Above	Combined Above
Estimated Monthly Taxes	\$403	\$946	\$956	\$794	\$754	\$1,079	\$1,189
Estimated Monthly Insurance	\$100.00	\$125.00	\$125.00	\$100.00	\$100.00	\$125.00	\$125.00
TOTAL Estimated PITI	\$1,564	\$3,186	\$3,217	\$2,668	\$2,539	\$3,616	\$3,972

### OHDA Funding Request



The Geyser Group is requesting \$400,000 in OHDA funds from the Neighborhood Housing and Community Development Department to finance construction of 5 long term affordable homes. For \$80,000 per unit, the City of Austin can ensure 5 homes at Common Ground will remain affordable for 99 years. The proposed terms of the OHDA funds are a forgivable, interest-only loan through the construction period at no more than 5% interest, with deferred full interest payment made after the construction lender has been fully repaid at the end of the project. We are requesting the OHDA funds for the construction of the affordable homes.

### **Habitat for Humanity / HomeBase Restrictive Covenant**

The applicant has committed to long-term affordability restrictions on the homes through a restrictive covenant executed with HomeBase, a registered support company of Austin Habitat for Humanity. As a member of the Development Team, HomeBase will provide long-term oversight and resident placement for the affordable units for the duration of the affordability period. Final price points for the affordable homes will be set with the assistance of HomeBase at up to 80% MFI and a waitlist will be created prioritizing neighbors from the Hungry Hill neighborhood surrounding 4908 Lott Ave.

### **SMART Housing & Location Priorities**

Common Ground will be a SMART Housing development and the certification letter has been attached to this application for reference. The project site is located within ½ mile of an Imagine Austin corridor (Springdale Road), within ¼ mile of a high frequency bus stop on Webberville Road, and within ¾ mile of transit service. The property has healthy food access.

### **Good Neighbors, Neighborhood Plan, and Zoning**

The Geyser Group has worked closely with neighbors in Hungry Hill to garner their support for a neighborhood plan amendment (from Single Family to Higher Density Single Family) and zoning ordinance (from SF-3-NP to SF-6-CO-NP), both of which were approved by City Council at their meeting on April 22, 2021. Letters of support were submitted by the Springdale Airport Neighborhood Association and the East MLK Neighborhood Contact Team in support of the Common Ground development conditional upon a 51% impervious cover limit. The Geyser Group also worked with immediate neighbors adjacent to 4908 Lott Ave. and put a restrictive covenant in place that will limit construction noise, help save trees, and ensure that Common Ground contributes to improving the sidewalks in the neighborhood. An example notice from the City of Austin to area neighbors related to the NPA and Zoning case is attached.



### **Development Budget**

The total development budget is \$30,714,695. Sources for the budget include \$400,000 in OHDA funds, \$19,265,802 in construction debt, and \$11,048,893 in equity. A financing letter indicating intent to provide the construction debt will be provided separately shortly after this application has been submitted.



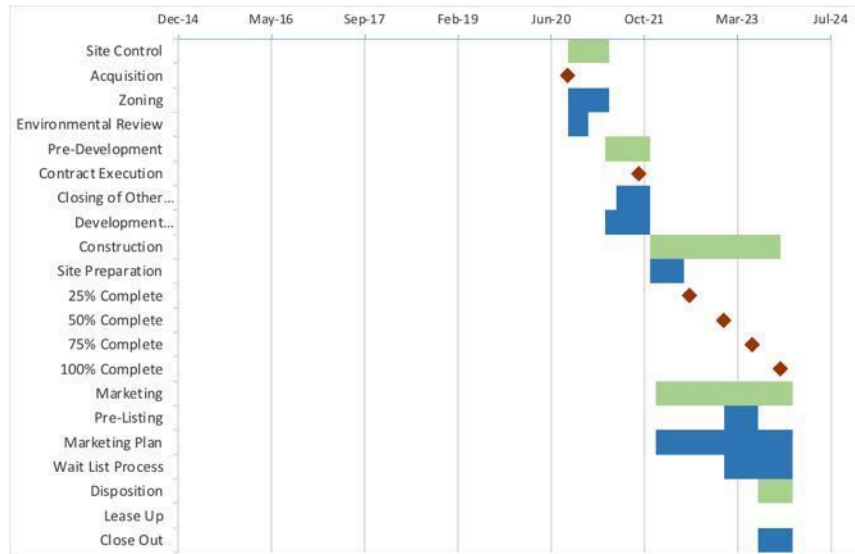
## A.2. Project Summary Form

Project Summary Form						
1) Project Name COMMON GROUND		2) Project Type Mixed-Income		3) New Construction or Rehabilitation? New Construction		
4) Location Description (Acreage, side of street, distance from intersection) 5.01 acres at former address 4908 Lott Ave.				5) Mobility Bond Corridor		
6) Census Tract 21.1	7) Council District District 1		8) Elementary School SIMS EL		9) Affordability Period 99 YEARS	
10) Type of Structure Single Family		11) Occupied? No		12) How will funds be used? Construction Only		
13) Summary of Rental Units by MFI Level						
Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</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			5			5
Up to 120% MFI						0
No Restrictions		4	27	26		57
<b>Total Units</b>	<b>0</b>	<b>4</b>	<b>32</b>	<b>26</b>	<b>0</b>	<b>62</b>
15) Initiatives and Priorities (of the Affordable Units)						
Initiative		# of Units	Initiative		# of Units	
Accessible Units for Mobility Impairments			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						
<b>Sources</b>				<b>Uses</b>		
Debt	19,265,802	Acquisition	6,000,000			
Third Party Equity	11,048,893	Off-Site				
Grant		Site Work	2,500,000			
Deferred Developer Fee		Sit Amenities				
Other		Building Costs	20,264,953			
<b>Previous AHFC Funding</b>		Contractor Fees	Included in building			
<b>Current AHFC Request</b>	<b>400,000</b>	Soft Costs	874,742			
		Financing	1,075,000			
		Developer Fees				
<b>Total \$</b>		<b>30,714,695</b>	<b>Total \$</b>		<b>30,714,695</b>	



## A.3. Project Timeline

Development Schedule		
	Start Date	End Date
<b>Site Control</b>	Sep-20	Apr-21
Acquisition	Sep-20	
Zoning	Sep-20	Apr-21
Environmental Review	Sep-20	Dec-20
<b>Pre-Development</b>	Apr-21	Nov-21
Contract Execution	Oct-21	
Closing of Other Financing	Jun-21	Nov-21
Development Services Review	Apr-21	Nov-21
<b>Construction</b>	Dec-21	Oct-23
Site Preparation	Dec-21	May-22
25% Complete	Jun-22	
50% Complete	Dec-22	
75% Complete	Jun-23	
100% Complete	Oct-23	
<b>Marketing</b>	Dec-21	Dec-23
Pre-Listing	Dec-22	Jun-23
Marketing Plan	Dec-21	Dec-23
Wait List Process	Jan-23	Dec-23
<b>Disposition</b>	Jun-23	Dec-23
Lease Up		
Close Out	Jun-23	Dec-23





## A.4. Development Budget

Development Budget						
	Total Project Cost	Requested AHFC Funds	Description			
<b>Pre-Development</b>						
Appraisal	15,000					
Environmental Review						
Engineering	412,236		Mahoney Engineering			
Survey						
Architectural	337,505		Overland Partners			
<b>Subtotal Pre-Development Cost</b>	\$764,741	\$0				
<b>Acquisition</b>						
Site and/or Land	6,000,000					
Structures						
Other (specify)						
<b>Subtotal Acquisition Cost</b>	\$6,000,000	\$0				
<b>Construction</b>						
Infrastructure						
Site Work	2,500,000					
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)	17,914,490	400,000	Total Building Costs, IE^2 General Contractor			
Construction Contingency	2,100,000					
<b>Subtotal Construction Cost</b>	\$22,514,490	\$400,000				
<b>Soft &amp; Carrying Costs</b>						
Legal	87,001		Ambrust & Brown, Traverse			
Audit/Accounting						
Title/Recordin						
Architectural (Inspections)						
Construction Interest	540,168					
Construction Period Insurance						
Construction Period Taxes	585,037					
Relocation						
Marketing						
Davis-Bacon Monitoring						
Developer Fee						
Other (specify)	223,258		Other soft costs			
<b>Subtotal Soft &amp; Carrying Costs</b>	\$1,435,464	\$0				
<b>TOTAL PROJECT BUDGET</b>	\$30,714,695	\$400,000				



## A.5. Operating Pro Forma (N/A)



## A.6. Scoring Sheet

Project Name	COMMON GROUND	
Project Type	Mixed-income	
Council District	District 1	
Census Tract	21-1	
Prior AHFC Funding	Yes	
Current AHFC Funding Request Amount	\$400,000	
Estimated Total Project Cost	\$80,714,000	
High Opportunity	Yes	
High Displacement Risk	Yes	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Yes	
<b>SCORING ELEMENTS</b>		<b>Description</b>
<b>UNITS</b>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>1</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>1</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	0	Total # of units provided up to 100 per year
<b>Continuum of Care Score</b>	<b>0</b>	<b>(total CoC Units/100 + HF Units/50)*20</b>
Access to Healthy Food	Yes	Within 1/4 mile of Healthy Food City GIS
<b>Continuum of Care Weighted Score</b>	<b>0</b>	<b>Mobility, Access to Jobs, Community Institutions, Social Cohesion</b>
2 Bedroom Units	5	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
<b>Multi-Generational Housing Score</b>	<b>20</b>	<b>Multi-bedroom Unit/Total Units * 20</b>
TEA Grade	RS	Elementary School Rating from TEA
<b>Multi-Generational Housing Weighted Score</b>	<b>5</b>	<b>Educational Attainment, Environment, Community Institutions, Social Cohesion, Econ</b>
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
<b>Accessibility Score</b>	<b>0</b>	<b>Accessible Unit/Total Units * 20</b>
Metro Access Service	Yes	Within 1/4 mile of Food and transit
<b>Accessibility Weighted Score</b>	<b>0</b>	<b>Housing Stability, Health, Mobility, Community Institutions</b>
<b>Initiatives and Priorities Score</b>	<b>25</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	10%	% of total project cost funded through AHFC requests
<b>Leverage Score</b>	<b>18</b>	<b>3 points per 5% reduction in leverage below 50% (max 30)</b>
AHFC per unit subsidy (including prior awards)	\$80,000	Amount of assistance per unit
<b>Subsidy per unit score</b>	<b>15</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
AHFC per bedroom subsidy	\$40,000	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	<b>20</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
Debt Coverage Ratio (max 10)	0.00	Measured at track 1 year mark
<b>Debt Coverage Ratio Score</b>	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
<b>Underwriting Score</b>	<b>53</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
FINAL QUANTITATIVE SCORE	75	THRESHOLD SCORE = 50
Previous Development		
Compliance Score		
Proposed		
Development Team		
Management Team		
Notes		





## Attachments



## Entity Information



## WHO WE ARE

*The Geyser Group is a privately held commercial real estate sponsor and investor headquartered in Austin, Texas. We believe that superior returns and community impact are created through concentrated geographic investment in submarkets. We live, work and develop where our roots are deepest in Austin, San Antonio and the broader Central Texas region, and did so long before they became leading national markets.*

*We are the Real Estate arm to Notley Ventures. Notley operates as an engine for social good. We leverage the profits of traditional investments in real estate, venture funds, startups and donations to fund our growing community efforts across various sectors of need. We strive to bring together capital, innovation, rigorous fundamental analysis and agile operations to disrupt a very large industry. Even in a short amount of time, we not only have proven ourselves with our track record, but with the expertise we surround ourselves with. We are entrepreneurially focused, and are partnered with well-known and trusted industry experts to close the gap on experience we might not have yet.*

**2**

*years experience*

**AUSTIN, TX**

*headquarters*

**\$166,433,846**

*total capitalization*

**10**

*employees*



# Our Brand Pillars

## **KNOWLEDGE.**

*Building and sharing commercial real estate knowledge and process to better our community of professionals and investors.*

## **PURPOSE.**

*Through sustainable practices, we can help to reverse climate change for a better world.*

## **PROGRESS.**

*Placemaking through real estate, as a transformative approach that inspires to create and improve our public places.*

## **PEOPLE.**

*Broaden and diversify the representation of participants across the real estate development community.*



# Our Relevant Projects



## **3706 GOODWIN APARTMENTS**

*Austin, Texas*

*The Geyser Group is cosponsoring this 363 door multi-family project with an Opportunity Zone structure. The site is located in one of the closest Qualified Opportunity Zone sites to Downtown Austin and was successfully up-zoned to "CS-MU-V" from the previous "CS-MU" designation, allowing Geyser and its partner, Sabot Development, to develop the proposed project. Goodwin Apartments is conveniently located a short drive from other Austin-area attractions, including being directly across the street from a planned 830K SF build to suit office for a Bay Area relocation. The project has a total capitalization of roughly \$90 million and will break ground in Q2 2021.*

*PROJECT SIZE: 363-unit Class A multifamily development.*

*SERVICES PROVIDED: Geyser and Sabot are JV partners and collectively make all development decisions and perform all development services. These services include, design decisions, overseeing permitting and entitlement, arranging debt and equity financing, setting budgets and managing costs, and determining the overall positioning of the asset in the marketplace.*

### **TEAM MEMBERS:**

*Sponsors: The Geyser Group and Sabot Development (JV)*

*Project Manager: CPM Texas*

*Architect: Davies Collaborative*

*GC: Cadence McShane*

*Civil Engineer: WGI*

*Property Manager: Roscoe*





## THE JOHNNY

*Austin, Texas*

*The Geyser Group is excited to partner with The Sephira Group on The Johnny, located in Austin's Highland neighborhood. The Project is significantly de-risked as its site development permit is in hand and the general contractor has already bid out costs.*

*This multifamily project features condominium-like design elements and is within walking distance of the Crestview train station and in close proximity to the major development corridors along Lamar Blvd and Burnet Road. The Johnny is located in close proximity to Downtown Austin, The Domain, The University of Texas, the ACC Highland Redevelopment, and Mueller. Located at the center of West St. John's Avenue, The Johnny is less than one mile away from Austin's major transportation nodes (IH-35, Highway 290, and US 183).*

*PROJECT SIZE: 68-unit boutique multifamily development.*

*SERVICES PROVIDED: Geyser and Sephira are JV partners and collectively make all development decisions and perform all development services. These services include, design decisions, overseeing permitting and entitlement, arranging debt and equity financing, setting budgets and managing costs, and determining the overall positioning of the asset in the marketplace.*

### *TEAM MEMBERS:*

*Sponsors: The Geyser Group and Sephira Group (JV)*

*Project Manager: CPM Texas*

*Architect: Wilder Belshaw Architects*

*Structural Engineer: Urban Structure*

*General Contractor: IE<sup>2</sup>*

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation  
Limited Liability Company**

**Filed in the Office of the  
Secretary of State of Texas  
Filing #: 803743869 08/31/2020  
Document #: 993318740002  
Image Generated Electronically  
for Web Filing**

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**4908 Lott Holdings, LLC**

**Article 2 – Registered Agent and Registered Office**

☒ A. The initial registered agent is an organization (cannot be company named above) by the name of:

**Notley Ventures, LLC**

**OR**

☐ B. The initial registered agent is an individual resident of the state whose name is set forth below:

C. The business address of the registered agent and the registered office address is:

**Street Address:**

**1023 Springdale Blvd., 1J Austin TX 78721**

**Consent of Registered Agent**

☐ A. A copy of the consent of registered agent is attached.

**OR**

☒ B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

☒ A. The limited liability company is to be managed by managers.

**OR**

☐ B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: (Business Name) **GMJ Real Estate Investments, LLC**

Address: **1023 Springdale Blvd., 1J Austin TX, USA 78721**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

**Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Organizer**

The name and address of the organizer are set forth below.

**Stephen M Aarons      600 Congress Avenue FL 14, Austin, TX 78701**

**Effectiveness of Filing**

☒ A. This document becomes effective when the document is filed by the secretary of state.

**OR**

☐ B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**/Stephen M. Aarons/**

Signature of Organizer

**FILING OFFICE COPY**





## Principals Information

# OUR TEAM



## **Matt McDonnell, Founder & CEO, Geyser**

*As a co-founder of Notley, Matt led the company's real estate projects and managed the company's portfolio across all asset classes with an emphasis on venture capital, alternatives and commercial real estate. Before that, Matt served as an executive in social ventures and non-profits. He holds an MBA with a Finance concentration from College of Charleston and a J.D. from UT Law.*

**[matt@thegeysergroup.com](mailto:matt@thegeysergroup.com)**



## **Julie Jumonville, Founder & Partner, Geyser**

*A serial entrepreneur who brings her civil engineering and real estate experience to lead the team in finding unique commercial opportunities and ensures the execution of these projects. Julie has an extensive network of local Austinites she helps with commercial and real estate needs. She holds an B.S in Civil Engineering from Texas A&M and an M.S. in Environmental Engineering from Southern Methodist University.*

**[julie@thegeysergroup.com](mailto:julie@thegeysergroup.com)**



## **Dan Graham, Founder & Partner, Geyser**

*As co-founder of BuildASign.com, he oversaw the company's growth strategy and played a key role in its philanthropic efforts and talent acquisition. Dan went on to co-found Notley in 2015. Dan is a recipient of many awards, including Ernst & Young Entrepreneur of the Year 2013. Dan has been passionate about real estate for his whole career and is an active investor in both direct and fund vehicles.*

**[dan@thegeysergroup.com](mailto:dan@thegeysergroup.com)**



## **Dick Hall, Development Manager, Geyser**

*Dick Hall manages residential infill projects and evaluates new acquisition opportunities for The Geyser Group. Prior to joining Geyser, Dick spearheaded the creation of AlliedShirts.com at BuildASign, worked as a Clojure engineer for Suiteness.com, and wrote patents in addition to being a co-founder of The Front Page, a local bar located at 1023 Springdale Rd. Dick holds a JD from the University of Texas and a Bachelor of Science In Civil Engineering from Rice University.*

**[dick@thegeysergroup.com](mailto:dick@thegeysergroup.com)**

# Our Partners



## WAYNE GERAMI

*Wayne Gerami has been with Austin Habitat for eight years in positions of increasing responsibility, and now oversees all aspects of the organization's Housing Counseling program and ongoing lending process for Habitat homebuyers, as well as the HomeBase program, a partnership with local developers that substantially increases the access to affordable homeownership that we can provide. Wayne and his team work with each Habitat and HomeBase partner family to ensure that they can avoid or overcome obstacles to successful homeownership for life.*



## ROBIN LAFLEUR

*Robin Lafleur leads the HomeBase Program for Austin Habitat for Humanity. She has been with the organization for 9+ years and as an experienced real estate professional, with her passion being Affordable Housing. She started her career early on in operations and finance and quickly decided that she needed to make a bigger impact. She now works directly with future homeowners, development partners, financial institutions, community partners and CoA staff to help facilitate the completion of tasks according to established timelines. This allows her to further the mission of giving everyone a safe, decent and affordable place to call home. She is also a licensed Realtor and Loan Originator.*

## FIND US

[www.thegeysergroup.com](http://www.thegeysergroup.com)  
[investors@thegeysergroup.com](mailto:investors@thegeysergroup.com)  
(512) 774-4750



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Statement of Qualifications for providing Professional Services

## COMPANY HISTORY + EXECUTIVE BACKGROUND

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**Austin Habitat for Humanity works every day to fulfill our mission: Seeking to put God's love into action, Austin Habitat for Humanity brings people together to build homes, communities and hope.**

Fulfilling this mission helps us reach out ultimate vision: A world where everyone has a decent place to live. Austin Habitat was founded in 1985 to serve the affordable housing needs of Central Texas. In our nearly 35- year history, Austin Habitat has built 476 new homes, provided 350 homes through our HomeBase subsidiary's partnership with private developer, performed critical repairs for 350 homes, and educated 12,000+ people through our three core programs – Affordable Homeownership, Home Repair, and Housing Counseling. While Austin Habitat is recognized as the largest provider of affordable homeownership opportunities in Central Texas, the needs of the communities we serve continue to increase.



As housing costs and other costs of living skyrocket across the area and income gains fail to keep pace, hardworking families struggle to secure affordable housing, with the average cost of a new home in Austin standing at more than \$400,000 and nearly half of local renters facing a housing cost burden (more than 30% of their monthly income spent on housing). Austin Habitat helps keep Austin affordable by building affordable homes, providing critical repairs and accessibility modifications to allow local families to remain in their homes, and offering crucial financial and housing counseling to our partner families and the community.

Through the Affordable Homeownership Program, Austin Habitat builds and sells new, energy-efficient homes to hardworking families for whom homeownership would otherwise be out of reach. Each family invests in their attainment of the American dream through every step in the process: completing 300 "sweat equity" hours on the construction of their home and other Habitat homes, as well as other opportunities to assist. Each family receives financial education and counseling through our HUD-approved housing counseling program, and families are only approved for a home after our team has confirmed their financial stability and ability to pay on a long-term basis. Homes are sold at affordable cost with a mortgage designed to be less than 30% of the family's household income, helping them to avoid cost burden and also utilize their incomes for education, employment training, and the costs of raising a family. The mortgage revenue generated through this program is recycled back into the program and used to provide the same opportunity of homeownership to other deserving families.

Austin Habitat also works to help existing homeowners remain in their homes through the Home Repair Program. This program engages community volunteers along with construction professionals and other contractors, and provides critical home repairs to improve the safety and quality of life for homeowners. These repairs, which include critical updates to the safety, habitability and accessibility of the home, help this population of homeowners – many of whom are seniors and/or have disabilities – to continue to live at home and age in place rather than being forced into unstable housing or institutional placements. To ensure that our services are available to the people and families with the most need, Austin Habitat serves low-income clients who earn 80% or less of the Median Family Income; most of our clients actually earn much less.

## COMPANY HISTORY + EXECUTIVE BACKGROUND

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Austin Habitat has also been a HUD-approved Housing Counseling Agency since 2010, allowing us to expand our reach through education for both Habitat families and the general public. We provide homebuyer education and housing counseling, including classes on budgeting, credit management, foreclosure prevention, and financial literacy, and will work one-on-one with families to assess their financial needs and develop an action plan. Housing counseling is required for individuals and families accessing our Affordable Homeownership Program, but we have been able to add value and expand our community profile by also providing these services to members of the public, particularly individuals interested in homeownership and those homebuyers who are facing the threat of foreclosure. These services are provided in both English and Spanish.

In addition, Austin Habitat opened the nation's first ReStore, a nonprofit home improvement store that provides new and gently used construction materials, furniture, and appliances to the public at reduced prices. Since 1992, the Austin ReStore has provided sustainable revenue for our homeownership programs and has diverted nearly 30 million pounds of reusable materials from landfills through the donation center. This widely successful model has helped to meet the needs of our organization, community, and environment and has been replicated across the U.S. and Canada. The ReStore won Brookfield Residential Environmental Friendly Award in 2017 for its commitment to environmentally sound practices. Recently the ReStore team reached two major milestones: The Austin ReStore was named the #1 store in the nation for gross sales in 2018 and 2019, and the team opened a second ReStore in San Marcos, Hays County, Texas as part of our ongoing regional expansion.

We have won several awards for quality and innovation; most recently, we were named 2019 Green Homebuilder of the Year by the Austin Business Journal in recognition of our partnership with Guadalupe Neighborhood Development Corporation to build Net Zero homes, which produce as much energy as they consume.

The organization is led by a strong leadership team including Phyllis Snodgrass, CEO, who was recently named the Best Nonprofit CEO in the region in a competitive selection by the Austin Business Journal and was included in Austin Business Journal's 2018 Profiles in Power honoring leading female executives in the region. She was also selected for the PIMCO Executive Leadership Award through the Greater Austin Business Awards and was named Best Nonprofit CEO by Austin Business Journal in 2019.

With nearly 500 affordable homes constructed, Austin Habitat for Humanity provides 35 years of project management experience and institutional knowledge about the most efficient and effective ways of creating affordable housing for hardworking families in Central Texas. Collectively, our staff brings experience that includes all phases of housing development including site acquisition, land development, design, and construction as well as marketing/outreach, finance, and other required areas. Recent and ongoing projects include the following:

Address	Number of Units	New or Rehab	Type of Property	Year Completed
Meadow Lake	25	New	Single Family	2011
Devonshire Village	43	New	Single Family	2013
Sendero Hills	49	New	Single Family	2013
Gilbert Lane	31	New	Single Family	2015
Lee Meadows	11	New	Single Family	2016
Magin Meadow	16	New	Single Family	2017
Guadalupe-Saldaña	4	New	Single Family	2018
Mueller	11	New	Row Houses	2021
Scenic Point	67	New	Single Family	Ongoing
Persimmon	126	New	Townhome/Condos	Ongoing
Montopolis	12	New	Townhome/Condos	Ongoing



## ORGANIZATIONAL STRUCTURE

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### LAND ACQUISITION AND DEVELOPMENT

with a service area covering 5 counties, we search to acquire both finished ready-to-build vacant lots and raw land to develop for our communities. Through in-house staff and friends of Habitat we strive to identify land for affordable housing where families may succeed. We also actively search for opportunities to serve as the affordable housing partner for other developers.

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### NEW CONSTRUCTION

Austin Habitat for Humanity builds new homes in partnership with qualifying partner families and the community in Bastrop, Blanco, Caldwell, Hays, and Travis counties. The homes are sold with an affordable mortgage to provide families the opportunity to be successful, long-term homeowners. This program is not just about owning a house, it's about having a home, building communities, and providing a platform for success.

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### HOUSING & FINANCIAL COUNSELING

Our Housing & Financial Counseling Program works with individuals and families from the general public to help them gain financial stability. This program fosters financial management skills including repairing credit, reducing debt, adhering to a budget, preventing foreclosure, avoiding predatory lending practices and more.

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### RESTORE

Austin Habitat for Humanity opened the nation's first ReStore, a discount home improvement store and donation center, in 1992, to support its affordable housing programs. With stores in Austin and San Marcos, the ReStore sells new and gently-used furniture, appliances, flooring, cabinets, doors, windows, home décor, and more to the public at reasonable prices.

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### HOME REPAIR

The Home Repair Program fills an important need by alleviating substandard living conditions for homeowners and their families through critical home repairs. This program typically serves seniors, veterans and people with disabilities who have limited resources to complete the repairs themselves, helping them remain independent.

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### HOMEBASE

HomeBase is a 501(c)(3) subsidiary organization of Austin Habitat for Humanity. As a supporting entity, HomeBase enables Austin Habitat to expand upon the traditional Habitat model utilizing private-sector partnerships to deliver a higher volume of affordable housing for Central Texans. Additionally, by serving as the income-qualifying agency for HomeBase families, HomeBase utilizes these relationships to further increase our impact.

---



### ADVOCACY

Austin Habitat for Humanity is at the forefront of policy and research around affordable housing and community development. As a voice for those in need of safe and affordable housing, we partner with multiple government, non-profit and community entities to reform laws and policies in a non-confrontational, non-partisan way.

## COMMITMENT TO CENTRAL TEXAS COMMUNITY

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### SINGLE-FAMILY DETACHED HOMES

Austin Habitat for Humanity has developed, constructed and sold more than 500 high-quality homes for hardworking, low-income Central Texas families since our founding in 1985. We have expanded our reach to serve Travis, Bastrop, Blanco, Caldwell and Hays Counties. We build one- and two-story single-family detached homes, efficiently using available land and employing an in-house architect to design homes that are sized right for each family and provide outdoor access wherever possible. All of our homes are built to City of Austin visitability standards for people with disabilities, as well as incorporating accessible features from the City's S.M.A.R.T. housing guidelines, and more accessibility components are added as needed by the family. We also incorporate energy-efficient features to benefit the environment and keep utility costs low.

### MULTI-FAMILY DEVELOPMENT

Austin Habitat introduced our first multi-family project in 2020 with the Mueller Townhomes. In partnership with Catellus Development Corporation and world-class architect Michael Hsu, we created 11 Rowhomes in the popular Mueller development. This unique neighborhood provides the opportunity for the Habitat homeowners to live, work, play and thrive. Our high-end design and quality construction fits seamlessly into the mixed-use development near downtown. Austin Habitat is adding to our single family portfolio with innovative construction. We have over 35 years of experience managing every stage of the property development life cycle. We are uniquely qualified to execute projects from concept through completion at an affordable price point.

### INNOVATIVE MODELS TO SERVE MORE FAMILIES IN NEED

Austin Habitat is a leader among nonprofit developers and Habitat affiliates in advocating for policies supporting affordable housing and putting our advocacy into action with our builds. We plan to take advantage of zoning waivers and density bonuses that we helped secure, building a new five-story, 45-unit, 100% affordable condominium development near the Plaza Saltillo. We are currently seeking capital for this development, which will nearly double the number of affordable ownership units in the rapidly gentrifying 78702 area code. We collaborated with award winning design firm, Page Architects to create this unique urban project. The project introduces a new approach to boosting density near transit hubs for low-income workers near urban centers.

### RECENT ORGANIZATION AWARDS AND HONORS

**Austin American Statesman:** Top Workplaces, 2019 & 2020

**Austin Chamber of Commerce:** PIMCO Executive Leadership Award for CEO Phyllis Snodgrass, 2018

**Austin Business Journal:** Profile in Power: Phyllis Snodgrass AHFH, 2018

**Austin Business Journal:** Green Builder of the Year, 2015 & 2019

**Austin Business Journal:** Best CEO Nonprofit Winner, 2019





### CURRENT LAND DEVELOPMENT

#### MONTOPOLIS TOWNHOME CONDOS

(6 Duplexes/12 Units) on .69 ac.

- COA predevelopment funding awarded.
- Concept site plan completed.
- Rezoning-in-progress. HUSCH BLACKWELL LLP retained.
- Replat/Surveying services retained. Landmark Surveying.
- Civil Engineering services retained. Thompson Land Engineering.
- Architectural design services solicitation issued.
- Home construction to begin 2022/2023.



#### PERSIMMON/MEADOW LAKE

126 Townhome/Condos on 14.65 ac SE Austin.

- Schematic architectural design started. h+uo architects retained.
- Site development permit approved 10/28/2020.
- Meadow Lake Blvd construction anticipated 8/2021-7/2022.



#### 4TH+ONION

5-story 45 condo homes development near downtown Austin in Plaza Saltillo Transit Oriented Development (TOD) District.

- Site plan review in-progress.
- Building plan review in-progress.
- Construction financing in-progress.





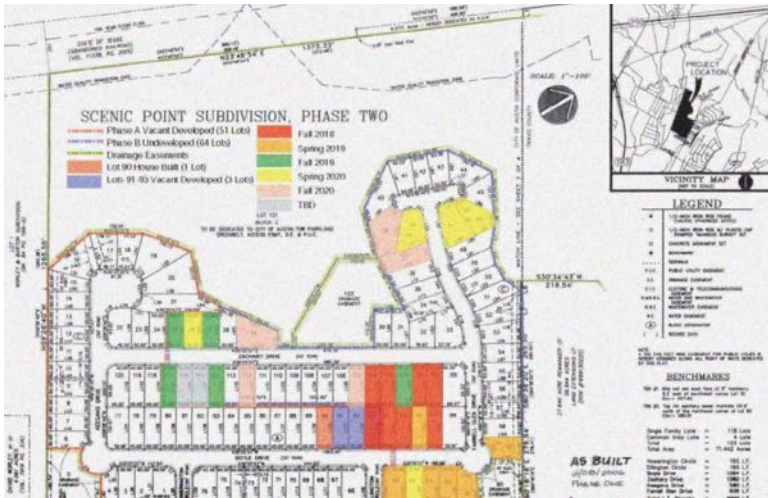
## REPRESENTATIVE PROJECTS

### CURRENT HOME CONSTRUCTION

#### SCENIC POINT SUBDIVISION

67 Lots NE Austin

- Construction ongoing (Spring/Fall 2020); 36 lots remaining after 2020.



#### MUELLER ROW HOUSES

11 Row Houses

- Permits approved.
- Building A (4 units) in-progress.
- Building B (3 units) in-progress.
- Building C (4 units) in-progress.



#### RESTORE EXPANSION UPDATE (RESTORE #3 PROSPECTIVE SITES)

183 & Lake Creek Pkwy- LOI under negotiation

N Lamar & Morrow





## REPRESENTATIVE PROJECTS

### CONSTRUCTION & RESTORE WAREHOUSE

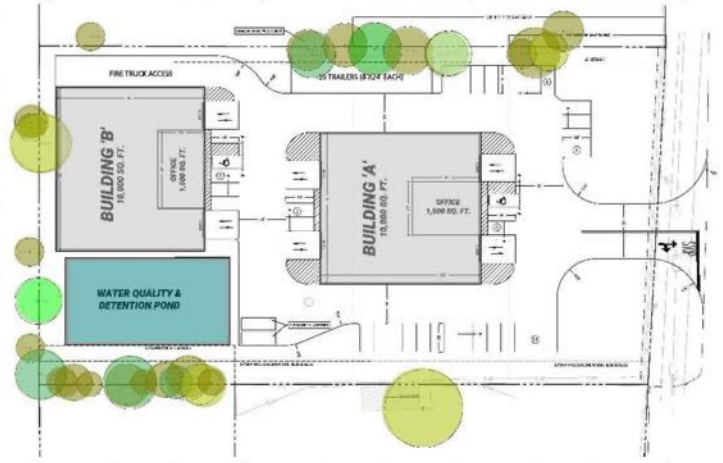
3300 S US HWY 183, Austin TX 78744

- Civil design finalized and submitted for permit review July 2020.
- Construction Documents projected end of October 2020.
- Site Development to start February 2021.

#### Building Design

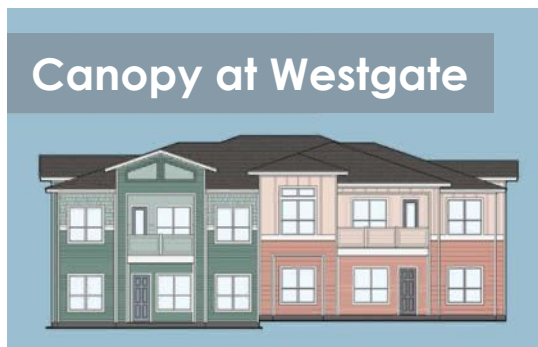
- Vertical Construction to start April 2021.

Final delivery anticipated October 2021.



### HOMEBASE- AHFH Subsidiary Providing Additional Affordable Housing Products

- Canopy at Westgate Grove: Features 88-1 & 2 BR Condominiums  
<https://canopyatwestgate.com>
- Eastgate: working on 1 affordable unit (under contract)
- Frank: 1 unit affordable unit sold
- Willa: 4 affordable units sold
- The Chicon Phase I: 1 affordable unit resold
- Croslin Court





# OVERLAND

ARCHITECTURE + URBAN DESIGN

FOUNDED IN 1987, OVERLAND PARTNERS IS A CREATIVE, INTERNATIONAL COMMUNITY OF PROBLEM-SOLVERS. WE CREATE HUMAN-CENTERED ARCHITECTURE, MASTER PLANNING AND URBAN DESIGN IN PLACES OF CULTURAL AND NATURAL SIGNIFICANCE AROUND THE GLOBE. THROUGH A RIGOROUS, COLLABORATIVE PROCESS, WE BRING OUR CLIENTS' WISDOM TO CENTER STAGE. WE UNLOCK THE EMBEDDED POTENTIAL OF THEIR VISIONS, CREATING INNOVATIVE, EQUITABLE, SUSTAINABLE SOLUTIONS FOCUSED ON WELL-BEING AND HUMAN TRANSFORMATION. SENSITIVE TO ENVIRONMENTAL AND AESTHETIC CONTEXTS, WE INTEGRATE TECHNOLOGY, MATERIALS, ART, AND CRAFT TO MAKE PLACES WORTHY OF AFFECTION. AS TSA FIRM OF THE YEAR AND AN ARCHITECT TOP 50 FIRM, OVERLAND HAS RECEIVED MORE THAN 200 INTERNATIONAL, NATIONAL, REGIONAL, AND LOCAL DESIGN AWARDS AND HAS BEEN WIDELY PUBLISHED AT HOME AND ABROAD.

UNLOCKING THE EMBEDDED POTENTIAL BY MODELING  
HOW WE SHOULD LIVE AND INFLUENCING THE  
WORLD THROUGH OUR PRACTICE OF ARCHITECTURE





## RICK ARCHER, FAIA, LEED AP

FOUNDING PARTNER, DESIGN PRINCIPAL  
YEARS WITH THE FIRM: 34

For Rick, learning is why he lives. His ideal client is one who changes his worldview through the course of a project. It is by engaging a client, their culture, their place, and their mission that

he learns from them and is able to represent them well as their architect. As a founding principal and lead designer at Overland Partners, Rick's work has been recognized with numerous awards for their sensitivity and beauty. His discipline and creativity help him excel at the collaborative process, and he is known for drawing out the best from his teams and clients. He is an active leader in community initiatives around the globe, with a focus on education, sustainability and social equity.

### EDUCATION

THE UNIVERSITY OF TEXAS AT AUSTIN  
Bachelor of Architecture, 1979, Highest Honors

### REGISTRATION

LICENSED ARCHITECT – CA, CO, OH, OK, NM, MS,  
TX, VA; NCARB

### PROFESSIONAL EXPERIENCE

OVERLAND PARTNERS  
San Antonio, TX, 2017–Present

### PROFESSIONAL INVOLVEMENT

AMERICAN INSTITUTE OF ARCHITECTS  
FAIA, Chapter Chairman, 1999  
AIA National Convention, Advisory Committee

TEXAS SOCIETY OF ARCHITECTS  
Design Awards Committee Chair

LADY BIRD JOHNSON WILDFLOWER CENTER  
Advisory Council

THE UNIVERSITY OF TEXAS AT AUSTIN  
Alumni Association  
Executive Council  
School of Architecture Advisory Council  
Leadership Council  
Commission of 125  
Centennial Commission, Chair  
Development Board

SAMM HOUSING CORPORATION  
Founding Board Member and President, 1994

### SELECTED PROJECTS

THE BRIDGE HOMELESS ASSISTANCE CENTER  
Dallas, TX

HAVEN FOR HOPE  
San Antonio, TX

FAVONA SOCIAL HOUSING  
Auckland, NZ

KIMMEL CENTER HOUSING  
Lubbock, TX

DOUGHERTY ARTS CENTER  
Austin, TX

ZACHARY SCOTT THEATER  
Austin, TX



HAVEN FOR HOPE - SAN ANTONIO, TEXAS



THE BRIDGE HOMELESS ASSISTANCE CENTER - DALLAS, TEXAS



FAVONA SOCIAL HOUSING - AUCKLAND, NZ



THE PARK TOWER - FORT WORTH, TX



THE FLOODGATE - SAN ANTONIO, TEXAS



## BEN PARKER, WELL AP

ARCHITECT II  
YEARS WITH THE FIRM: 6

Ben loves buildings, not for the value of the stone, the steel, or the glass that make them up, but because of their profound ability to transform our human lives. Through his experience in architecture, he understands that thoughtful building can also transform the earth, turning factories into neighborhoods and abandoned mines into ecological research centers. Ben believes that by drawing inspiration and logic from these intersections, buildings go from good to great.

### EDUCATION

UNIVERSITY OF TEXAS AT AUSTIN  
Bachelor of Architecture, 2015

UNIVERSITY OF TEXAS AT AUSTIN  
Bachelor of Chinese, 2015

### PROFESSIONAL EXPERIENCE

OVERLAND PARTNERS  
San Antonio, TX, 2015–Present

SHoP ARCHITECTS  
New York City, NY, 2014

### SELECTED PROJECTS

THE PARK TOWER  
Fort Worth, TX

THE FLOODGATE DEVELOPMENT  
San Antonio, TX

111 WEST 57TH STREET\*  
New York City, NY

360 EAST 89TH STREET\*  
New York City, NY

\*Performed prior to joining Overland

# MAHONEY ENGINEERING

LAND PLANNING | CONSULTING | ENGINEERING | PROJECT MANAGEMENT



**DANIEL MAHONEY, P.E.**  
**PRESIDENT + CEO**

Daniel is a principal and senior project manager focusing on projects within the Austin metro area and surrounding communities. Daniel's background includes leading design and entitlement efforts on many urban infill projects throughout his 13 years in the Austin market.



**TYLER BOYKIN, E.I.T.**  
**ASSOCIATE**

Tyler is a civil engineer-in-training and project manager assistant at Mahoney Engineering. He has assisted with the development of multi-family, condominium, mixed-use, retail and entertainment projects throughout his time as an E.I.T. in Austin.

## EDUCATION

### Mississippi State University

Bachelor of Civil Engineering

## REGISTRATION

Professional Engineer (TX P.E. #111560)

## EDUCATION

### Texas A&M University

Bachelor of Civil Engineering

## REGISTRATION

Engineer-in-Training (TX E.I.T. #63507)

## RELEVANT PROJECTS LED BY DANIEL MAHONEY AND TYLER BOYKIN

**Atlantic Pacific Partners** • ThinkEAST Apartments, Austin, TX (S.M.A.R.T. Housing) | Pathways at Goodrich Place, Austin, TX (S.M.A.R.T. Housing)  
**Endeavor Real Estate Group** • Plaza Saffillo, Austin, TX (Affordable Housing) | Extra Space Storage, Austin, TX | Parmer Park Pad Sites, Austin, TX | Rollingwood Town Centre, Rollingwood, TX  
**Bunker Lee Residential** • Manor Forrest Condominiums | Austin, TX  
**Ashram** • 7 Unit Condominium development | Austin, TX  
**Austin Sports Center** • AJV Sand courts, Cedar Park, TX | AJV Cedar Park Expansion, Cedar Park, TX  
**University of Texas (UT)** • 1-Mile Red River Realignment | Arena Enabling Project  
**Gensler Architecture** • UT Basketball Arena  
**W2 Partners** • Village on Triangle Avenue, Austin, TX  
**John T. Campo Architects** • La Quinta Del Sol, Lakeway, TX  
**Velocity Credit Union** • Velocity 12 Street, Austin, TX  
**Leif Johnson Ford** • Car Dealership, Austin, TX

## RELEVANT PROJECTS LED BY DANIEL MAHONEY

**Austin Sunshine Camp** • Zilker Park Sunshine Camp, Austin, TX  
**ARCO | Murray** • Top Golf - Burnet, Austin, TX  
**Nitro Swimming** • Nitro Swim Center, Cedar Park, TX  
**Capital Commercial Investments, Inc.** • Redevelopment of Lockheed Martin Campus, Austin, TX  
**STG Architects** • indeed Site Improvement at Champion Office Park and Domain Tower, Austin, TX  
**Urban Mining Company** • Rare Earth Metals Facility, San Marcos, TX  
**CapRidge Partners, LLC** • Austin Baptist Church, Austin, TX  
**Lennar Multifamily Communities** • Crest at Pearl, Austin, TX  
**HEB Grocery Stores** • in Central Texas ten (10) new stores, remodels and additions.  
**Cardinal Group Management** • University Towers Renovation, Austin, TX  
**Vincent Gerard Associates, Inc.** • Glad Tidings Assembly of God, First Pentecostal Church of Austin, Austin, TX  
**Skyline Builders** • Vistas at San Marcos, San Marcos, TX  
**Barshop and Oles Company** • Lakeline Market, Austin, TX  
**Stratus Properties, Inc.** • Oaks at Lakeway, Lakeway, TX  
**Page Southerland Page, Inc.** • Charles Schwab Campus, Austin, TX  
**ZOM Texas, Inc. | NRP Group** • Addison at Kramer Station, Austin, TX  
**Chatworth | AALTO Ltd.** • Home2 Suites Hotel, Austin, TX  
**28 Lake Austin Property Owners** • Boat Docks and Shoreline Modifications, Austin, TX  
**Simmons Vedder Partners** • Elysian at Mueller, Austin, TX

# MAHONEY ENGINEERING

LAND PLANNING | CONSULTING | ENGINEERING | PROJECT MANAGEMENT



## FIRM OVERVIEW AND HISTORY

Founded in Austin in Summer 2019, Mahoney Engineering is a land development service company built to attract and retain clients by providing **PREDICTIVE SOLUTIONS TAILORED TO THE PROJECT LIFE CYCLE**. With a niche of services fitted to the Austin land development market, Mahoney Engineering is positioned to be an indispensable part of the development landscape in Central Texas.

Mahoney engineering specializes in the entitlement and design phase of the project through various local, state, and federal reviews including City of Austin Zoning, Subdivision, and Site Plan; TxDOT Driveway and Utility permits; Texas Commission on Environmental Quality (TCEQ) Edwards Aquifer Protection Plans; and National Pollutant Discharge Elimination System Stormwater Pollution Prevention Plans (SWPPP), etc. We bring value to a project by maximizing the developable area and buildable square footage while restricting off-site and other extraordinary costs. We take pride in striving to keep the project budget in check without compromise to excellence in design.

Our project team brings a combined experience of 8 years to affordable housing projects, including two (2) City of Austin S.M.A.R.T. housing certified projects. These projects, in addition to other affordable housing projects, provided a combined total of over 300 affordable units to the Austin urban core. Our project team has been an active participant with the Housing Authority of Central Austin (HACA), various neighborhood groups, and the U.S. Department of Housing and Urban Development through past affordable housing projects.

## FIRM DETAILS

**FIRM ADDRESS | 8201 SOUTH CONGRESS AVENUE, AUSTIN, TX 78745**

**TELEPHONE NUMBER | (512) 593-8437**

**CONTACT PERSON | DANIEL MAHONEY - DMAHONEY@MAHONEYENG.COM**

**OFFICE LOCATION | AUSTIN, TEXAS**

**TOTAL EMPLOYEES | EIGHT (8)**

**FIRM REGISTRATION NUMBER | F-21222**





# COMMON GROUND

4908 LOTT AVENUE  
AUSTIN, TEXAS 78721

Get in **Touch** |

**Address :** 2205 West Braker Ln.  
Austin, Texas 78758

**Contact :** Chris Czichos, 512-745-5312  
[chris.czichos@ie2construction.com](mailto:chris.czichos@ie2construction.com)



## FIRM PROFILE

At IE<sup>2</sup> Construction we offer our customers a broad range of commercial construction expertise across several market sectors. To us, relationships don't have pre-defined boundaries. This is a reflection of our strategic goal to have a well balanced portfolio of both public and private work. This also gives us the flexibility to help our customers in a wide variety of markets.

We build partnerships with our clients to develop collaborative, engaging and successful results. This is the cornerstone of our success. We understand the hard work, dedication and trust building it takes to nurture this process. We invest our time providing professional attention to exceed our client's expectations. A major portion of our current backlog is composed of repeat clients.

IE<sup>2</sup> Construction has delivered in excess of 850 projects to date. We opened our doors as a result of client demand based on their previous project experiences with our team so we hit the ground running during the economic downturn resulting in solid successes notwithstanding the economic climate. We have corporate culture rooted in understanding delivery of projects under difficult economic restraints and maintain the methods relative to cost effectiveness through carefully planned strategies.

IE<sup>2</sup> Construction's commitment during preconstruction is essential to delivering a successful project. Early involvement in the preconstruction phase allows us to establish project controls at the beginning of design, addressing all issues that affect the constructability, cost and schedule of a project. Understanding and proactively dealing with budget constraints during preconstruction is critical for success.

We believe that you should feel that you received exceptional value with IE<sup>2</sup> Construction as a result of a choice to engage us for services.



### References:

Abali Affordable Housing:  
O-SDA Industries, LLC- Megan Lasch (830) 330-0762

Round Rock Fire Station:  
City of Round Rock, Chad McDowell (512) 341-3191

Associated General Contractors of America Office Headquarters:  
AGC Austin, Phil Thoden (512) 442-7887

The LAAN Residences:  
FourTRealty, Tom Terkel (512) 590-7739

# PROJECT EXPERIENCE

IE<sup>2</sup> Construction has hundreds of completed projects in the greater Austin area and have demonstrated for years that we understand the need for communication, transparency, and maintaining flexibility throughout the project. Our commitment is to provide attentive, responsive, and experienced project team members who offer a proven track record of historical success working with similar project scopes and allow the team to smoothly execute needs and deliverables in a timely fashion. Relevant project examples include:

- **Kalahari Employing Housing:** 37,809 SF, ground-up, three-story housing complex , 74 residences
- **Dell Jewish Community Center:** 40,000 SF, ground-up, two-story, expansion; 40,000 SF renovation
- **Abali Mixed Income Community:** 43,081 SF, ground-up, three-story housing community, 56 residences
- **Point North Apartments:** 36,746 SF, three-story apartment complex, 17 residences
- **The LAAN Residences:** 75,704 SF, ground-up, three-story condominiums, 31 residences
- **The Colton House:** 73,945 SF, ground-up, three-story, 78 residence boutique hotel
- **Santa Rosa Condominiums:** 41,902 SF, ground-up, three-story mixed use, 30 residences
- **The Salvation Army Women and Children's Shelter-** 40,430 SF ground-up shelter, 81 residences
- **Cedar Park Apartments-** 176,757 SF ground-up apartment complex, 166 residences
- **City of Austin Shelter for Women and Children-** 25,467 SF addition and renovation, 21 residences

## Currently in preconstruction:

- **Burton Apartments:** \$10M apartment complex, 80 residences,
- **St. John's Apartments:** \$9.7M apartment complex, 69 residences
- **Varsity:** \$5M student housing, 20 residences





## DANIEL CARL, P.E., LEED AP

Vice President of Preconstruction and Business Development

### ABOUT:

Daniel has been part of complex building projects for over two decades. His diverse professional background has led him to manage a regional office for a national design firm, MEP services for a globally recognized contractor, and facilities engineering for a Fortune 500 company. From facilities management to general contracting, Daniel understands the need to listen to all stakeholders and bring a team together to maximize value for the client's benefit.

Daniel excels at client relations and displays a continued commitment to managing preconstruction, design intent, constructability, sustainability, financial stewardship and schedule. To compliment his leadership skills, he believes that solving project challenges often requires finding innovative solutions. This often entails pushing traditional boundaries and working collaboratively to achieve creative results. Ensuring we provide the highest level of service and integrity has proven instrumental in his continued project success and history of repeat clients.

### PROFESSIONAL AFFILIATIONS:

Professional Engineer  
US Green Building Council, LEED AP  
Certified Energy Manager  
OSHA 30 Hour; CPR; First Aid

### EDUCATION:

B.S. in Mechanical Engineering,  
University of Texas at Austin

Master of Business Administration,  
University of Texas at Austin

### PROJECT HISTORY:

\$18.2M Dell Jewish Community Center  
\$16M Baylor University East Village Dormitories  
\$20M Thinkery Children's Museum  
\$60M Texas A&M University, Health Science Center, CIADM Building 100  
\$2M University of Texas at Austin, SEAY Building Renovations  
\$13M University of Texas at Austin, SEAY Building Expansion  
\$2.5M University of Texas at Austin, Painter Hall 2nd Floor FRI Labs Renovations  
\$1.3M University of Texas at Austin, AFC Robotics Renovation  
\$14M University of Texas at Austin, Anna Hiss Gym Renovation (Robotics Laboratory)  
\$1.2M University of Texas at Austin, Neural Molecular Science Building, Lab Renovation  
\$2M University of Texas at Austin, Burdine Hall, General Purpose Classroom Renovations  
\$150M University of Texas at Austin, Norman Hackerman Experimental Science Building  
\$5M University of Texas at Austin, Utility Engineering Chilled Water Loop Improvements  
\$12M University of Texas at Austin, Welch Hall Renovation  
\$33M AT&T Labs  
\$5.3M Lakeway Medical Office Building  
\$35M Dell Children's Medical Center, Third Bed Tower  
\$12M Baylor University, Baylor Research and Innovation Collaborative (BRIC) Phase 2  
\$40M Sam Houston University, Fred Pirkle Engineering Technology Center





## CHRIS CZICHOS

Vice President of Construction- Multi-Family

### ABOUT:

With a degree in Architecture, Chris has over 20 years of experience working in creative, collaborative, results-driven environments. His expertise has included analysis of complex building, business models, design briefs and marketing strategies to create comprehensive, functional solutions. He recognizes the efforts that are made early in the design process and is able to offer insights and deliver solutions that resonate.

He has worked on a wide variety of project types during his career including Presidium at Revelstoke, a \$50M complex with 408 units and headed master planning efforts for 4 large mixed use developments. Most recently he is leading a condominium project that includes 21 three-story units totaling 51,204 SF.

Chris is able to look at a project from both a big-picture perspective and the details and minutia that contribute to each step. He is able to identify resources needed, determine potential obstacles quickly then assign individual responsibilities and manage outcomes effectively. He is able to help and teach others on the team how to visualize the activities necessary to successfully complete a complex project or design. He encourages and motivates subcontractors to give their best performance on every project. He can guide a project to completion with ease and handle any issues along the way by maintaining complete transparency with all involved.

### PROFESSIONAL HISTORY

B.S. in Architecture  
University of Texas

B.S. in Foreign Service  
Baylor University

### PROJECT HISTORY

#### Ground-Up:

\$10M Burton Apartments- 80 units  
\$9.7M St. John's Apartments- 69 units  
\$14.8M Common Ground Condominiums- 51 units  
\$4.6M Point North Student Housing- 17 units  
\$6.8M The Abali Affordable Housing- 56 units  
\$10.8 LAAN Residences- 31 units  
\$6.2M Santa Rosa Apartments- 30 units  
\$50M Edison- 350 units  
\$40M JTB Apartments- 350 units  
\$42M Presidium at Town Center- 370 units  
\$22M Artistry at Edgestone- 188 units  
\$50M Presidium at Revelstoke- 408 units  
\$54M Agave Development- 250 units

#### Master Planning:

\$4B Project Catalyst- 200 acres mixed use development  
\$3B Westpark Hill- 120 acre mixed use development  
\$1.2B Pecan District- 45 acre mixed use development  
\$365M Bama Bayou- 150 acre waterpark

#### Renovation:

\$4M The Entro at Midtown- 404 units  
\$4M Villas at Tenison Park- 442 units  
\$6M The Thread- 606 units  
\$2M Verge- 217 units  
\$4M Elevation- 256 units  
\$5M Solaris- 562 units  
\$1.5M The Vue- 156 units  
\$3M Element Austin- 268 units  
\$1.5M The Violet- 160 units  
\$2.5M Balcones Club- 217 units  
\$3M Oasis- 252 units  
\$1.5M Niche- 150 units  
\$1.5M Settlement- 123 units



## JOHN HOLIMAN

Senior Estimator/ Preconstruction

### ABOUT:

From the earliest stages of conceptual design through the completion of a project, John provides transparent communication with our clients on up-to-date pricing and constructability feedback throughout each stage. He leads the day-to-day operations of our preconstruction department and works closely with architects, engineers and subcontractors to ensure the project scope aligns with clients expectations.

His diverse portfolio includes complex projects in multi-family, education, religious, retail/mixed use markets and more. Notable projects include \$20M Colton House Boutique Hotel, \$33M Round Rock Public Safety Training Center and \$18.2M Dell Jewish Community Center Addition and Renovation. St. Williams Catholic Church and The Refuge recovery center. John is a trusted advisor for our company and clients and his consultation aids in directing decisions, maintaining the established budget and minimizing cost escalations.

### PROFESSIONAL AFFILIATIONS:

OSHA 30 Hour  
CPR; First Aid/ AED Certified  
LEED AP  
Austin Energy Green Boots  
HVAC Systems  
Guardrail Safety

### WORK HISTORY:

Chasco Constructors  
Bailey Elliott Construction

### PROJECT HISTORY:

\$10M Burton Apartments  
\$9.7M St. John's Apartments  
\$14.8M Common Ground Condominiums  
\$18.2M Dell Jewish Community Center  
\$12M Blue Hole RV Resort  
\$4.6M Point North Student Housing  
\$6.8M The Abali Affordable Housing  
\$6.2M Santa Rosa Apartments  
\$10.8M The Laan Residences  
\$20M Colton House  
\$5.1M City of Austin Women's & Children's Shelter  
\$2.4M Salvation Army Downtown Homeless Shelter  
\$10.8M Salvation Army Women's & Children's Shelter  
\$18M Don Mar Condominiums  
\$27M East 9th Street MicroUnits Apartments  
\$8.7M Chicon Corridor Apartments  
\$18.9M Cedar Park Town Center Apartments  
\$23M Wilson Street Apartments  
\$7.5M Hunter's Chase Apartments  
\$29M Oaks at Lakeway  
\$33M Round Rock Public Safety Training Center  
\$19.9M Celebration Church  
\$12.6M The Refuge

### TESTIMONIALS FROM CLIENTS:

"IE<sup>2</sup> has been a valued member of our Pre-Construction team and regularly participates in meetings and conference calls. They immediately recognized opportunities to value engineer our early plans which will lead to direct, measurable savings to our project. They have demonstrated a willingness to listen as well as advise."

-David Krug, Krug Development  
Guesthouse Hotel



## Financial Information





EIN Assistant

Your Progress:	1. Identity ✓	2. Authenticate ✓	3. Addresses ✓	4. Details ✓	5. EIN Confirmation
----------------	---------------	-------------------	----------------	--------------	---------------------

**Congratulations! The EIN has been successfully assigned.**

EIN Assigned: **85-2796461**  
Legal Name: **4908 LOTT HOLDINGS LLC**

The confirmation letter will be mailed to the applicant. This letter will be the applicant's official IRS notice and will contain important information regarding the EIN. Allow up to 4 weeks for the letter to arrive by mail.

**We strongly recommend you print this page for your records.**

Click "Continue" to get additional information about using the new EIN.

Help Topics

[? Can the EIN be used before the confirmation letter is received?](#)



## Project Information

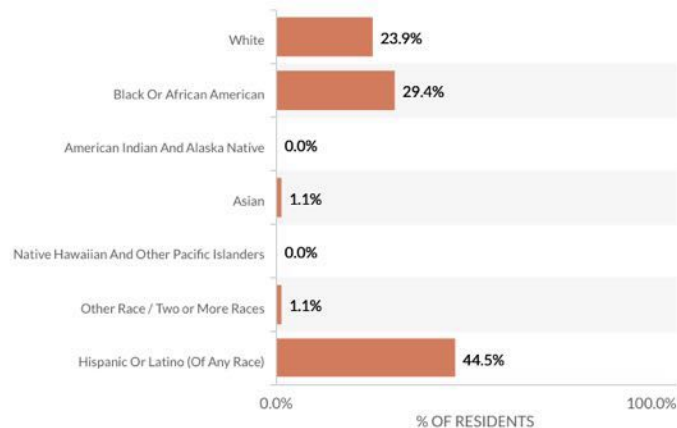


## Market Study

Single family residences near Common Ground are steadily becoming less and less affordable, and the market changes amid the COVID-19 pandemic have accelerated the trends. By providing 5 affordable units and generally making units smaller and denser than what would be available under a typical SF-3 subdivision, Common Ground will provide the “Missing Middle” housing options that Austin desperately needs to help keep housing affordable near the city’s core.

### General Demographic, Economic, and Housing Conditions

#### RACE & ETHNIC DIVERSITY



#### AVERAGE INCOME

##### PER CAPITA INCOME



##### MEDIAN HOUSEHOLD INCOME



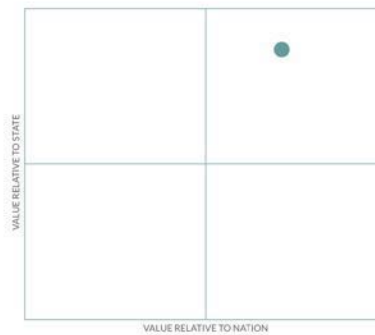
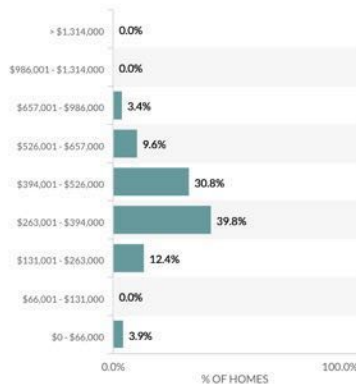


## THE 4908 LOTT AVE NEIGHBORHOOD REAL ESTATE

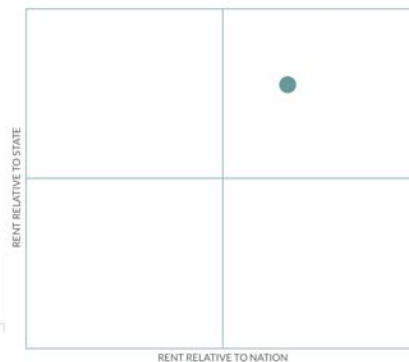
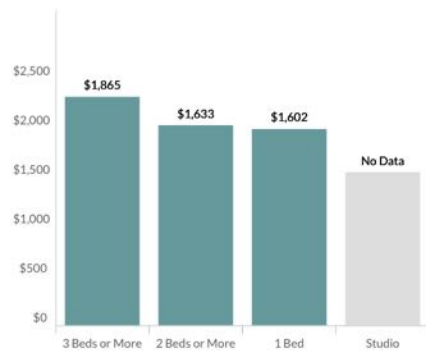
### AVERAGE HOME VALUES



### NEIGHBORHOOD HOME PRICES



### MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS

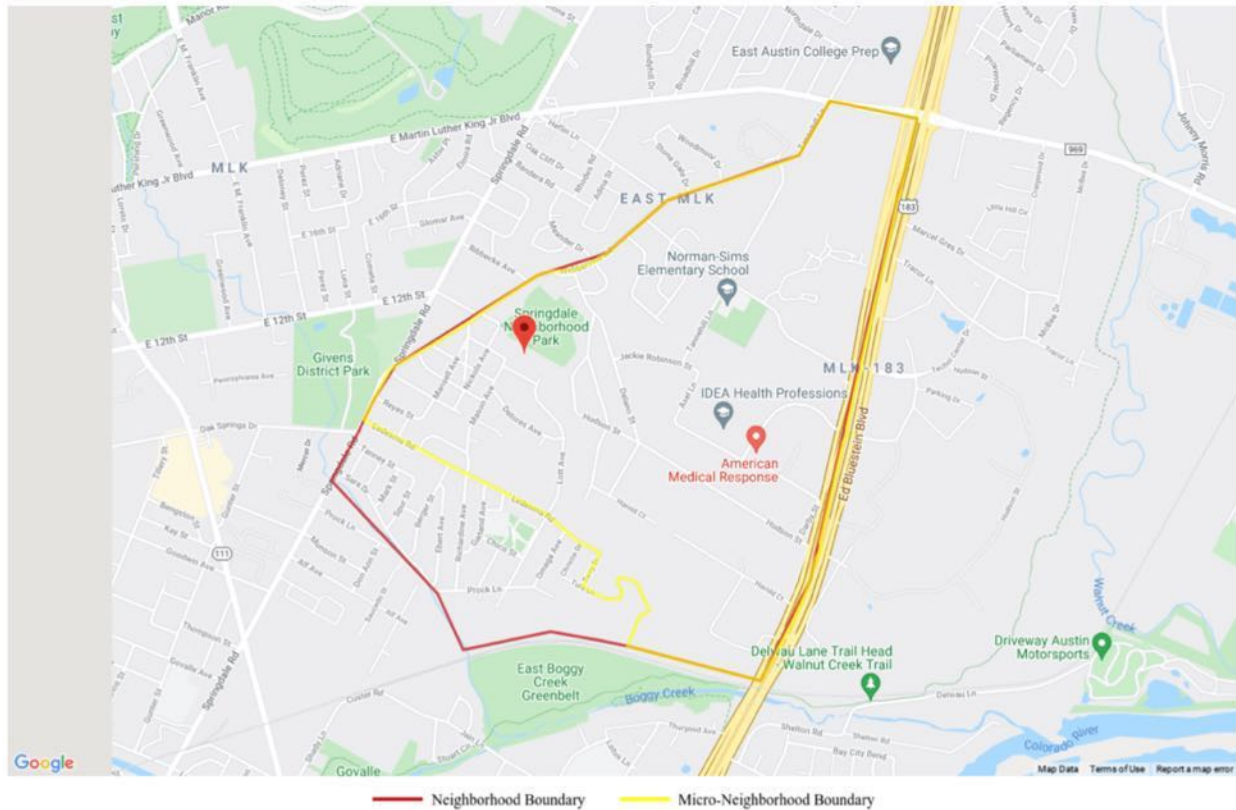


## Geographic Area

Common Ground is located at 4908 Lott Ave. in East Austin, in Census Tract 21.10, and part of “East Boggy Creek” for the City’s Gentrification Values study.



Neighborhood Scout describes the neighborhood as “Ed Bluestein Blvd/Hudson St.”



## Competition and Market Demand

Redfin pricing data shows a consistent story for 78721 of rising prices driven by demand to be close to Austin’s city center and, more recently, a drop in supply due to the COVID-19 pandemic. Median sales prices for April 2021 were up 35% year over year, and all indications in the market are that there is not sufficient supply to keep up with demand for homes in 78721. Austin desperately needs more units, and we feel confident that the “Missing Middle” townhomes are economically viable even if prices stay flat or drop over the construction period.



## 78721 Housing Market Trends



Median Sale Price

**\$543,000**

+31.5% year-over-year

# of Homes Sold

**16**

+14.3% year-over-year

Median Days on Market

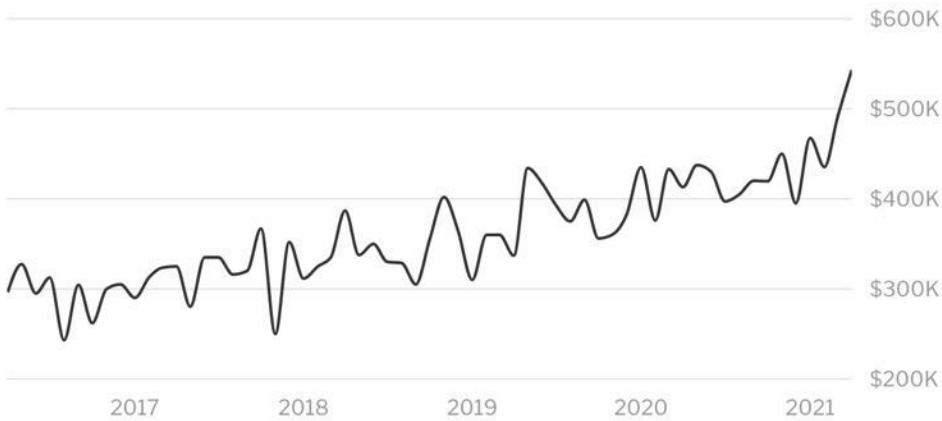
**44**

+193.3% year-over-year

1 year

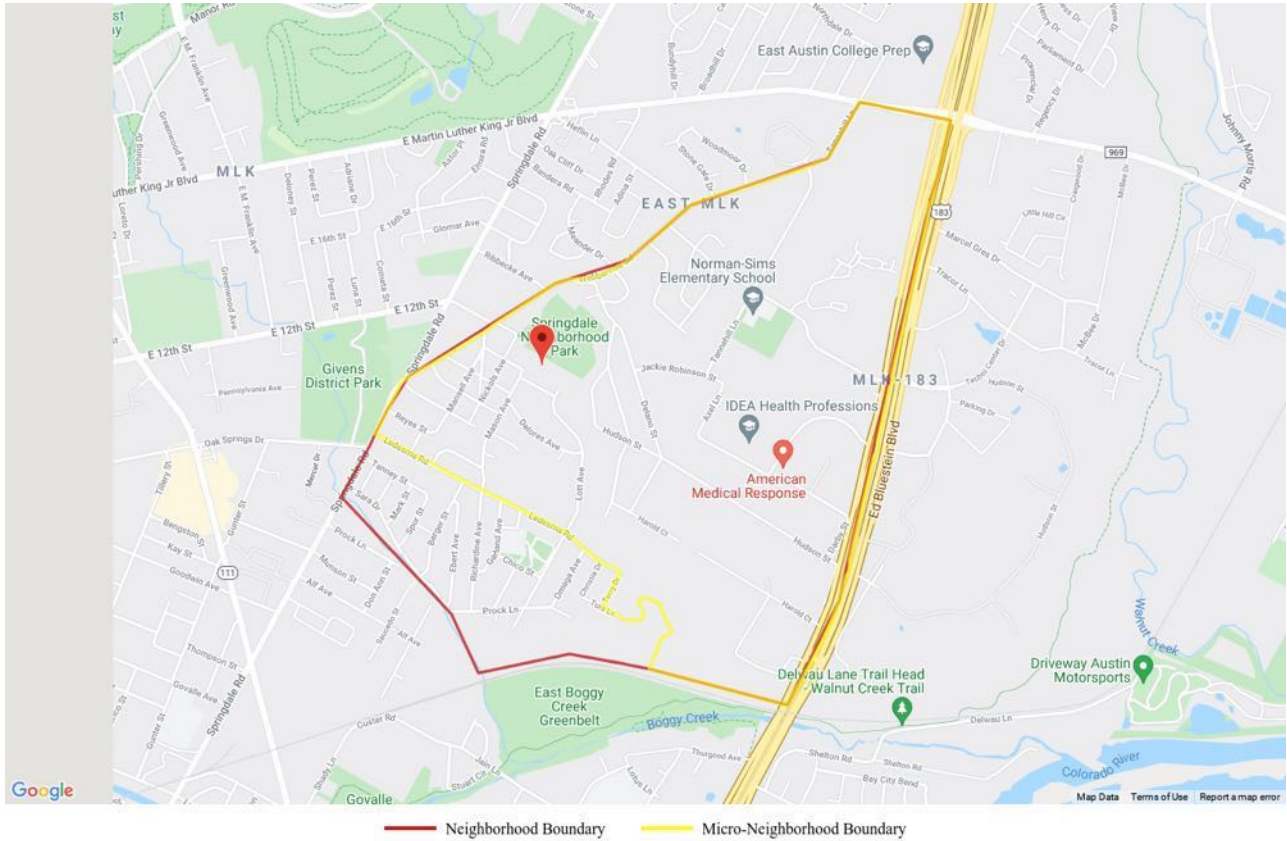
3 years

**5 years**



A Neighborhood Scout report for 4908 Lott Ave. is also attached for reference.





## THE 4908 LOTT AVE NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES



MEDIAN HOME VALUE:

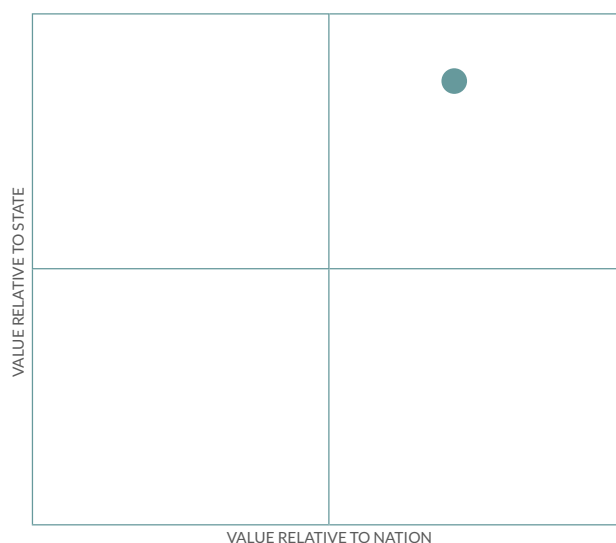
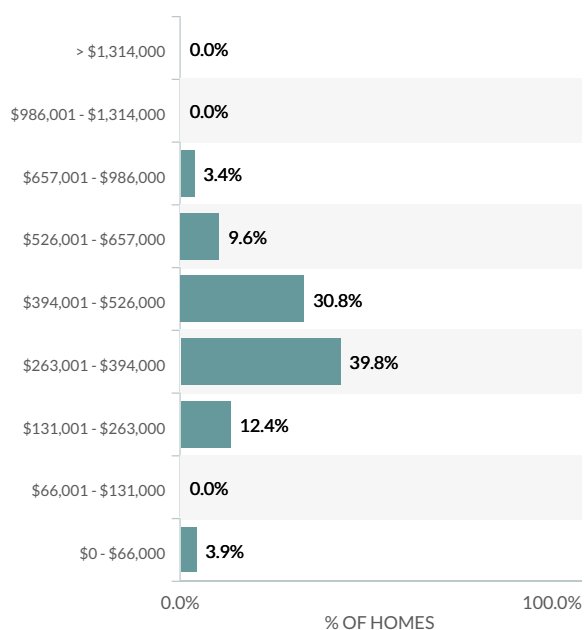
**\$365,475**



MEDIAN REAL ESTATE TAXES:

**\$4,376** (1.2% effective rate)

### NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD

**⚡ 18 YEARS AND 7 MONTHS**

### AVERAGE MARKET RENT



AVERAGE MARKET RENT:

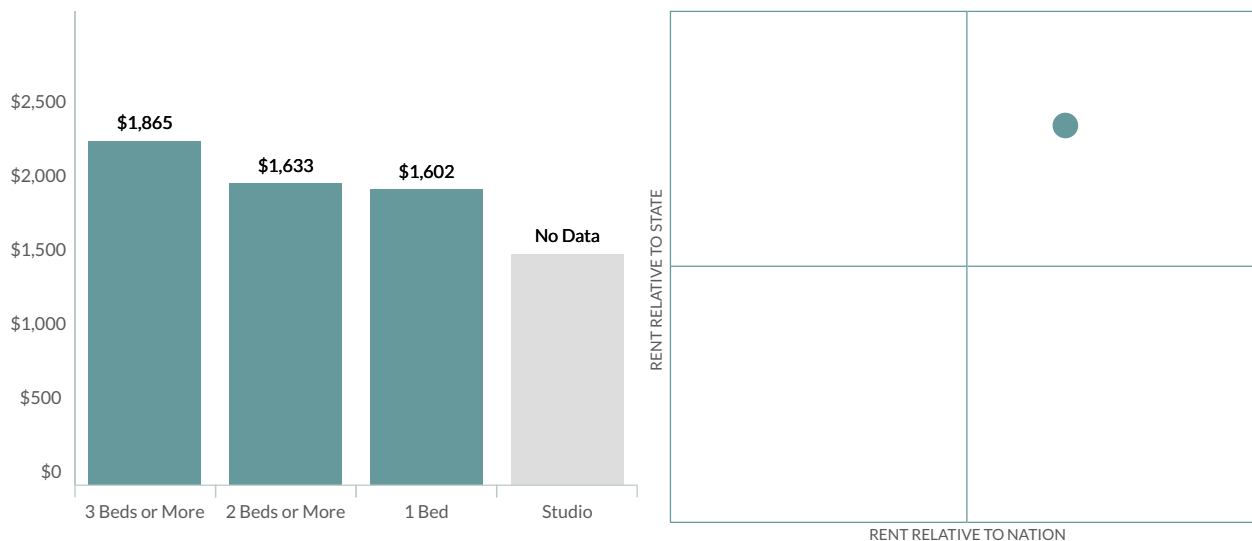
**\$1,664** / per month



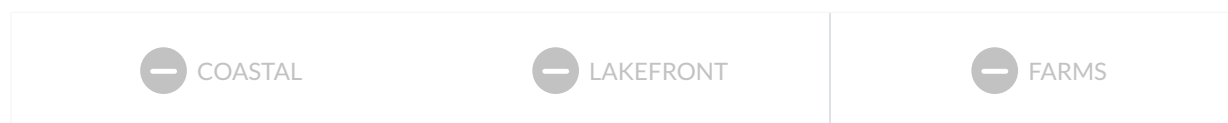
GROSS RENTAL YIELD:

**5.96 %**

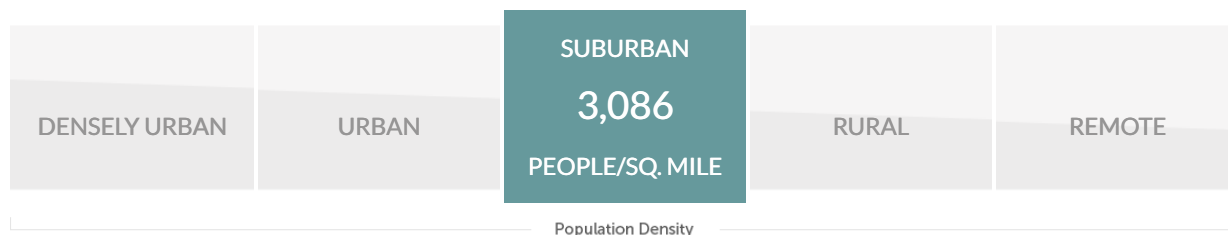
## MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



## SETTING

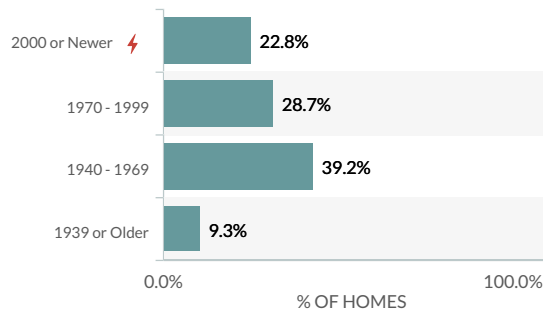


## NEIGHBORHOOD LOOK AND FEEL

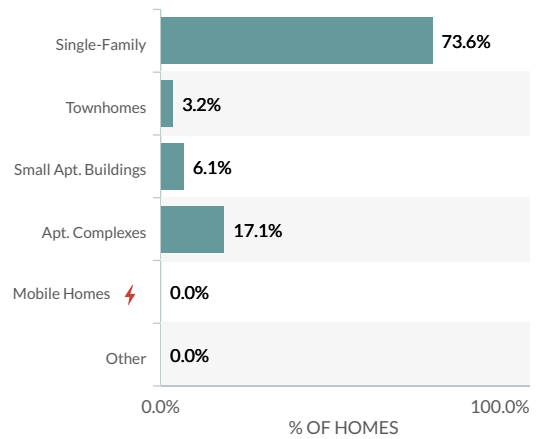


## HOUSING MARKET DETAILS

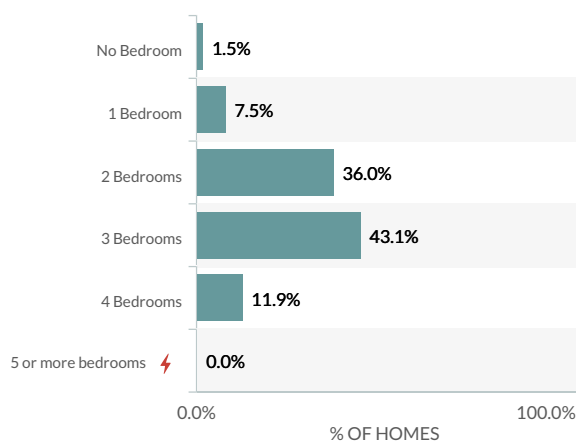
### AGE OF HOMES ⚡



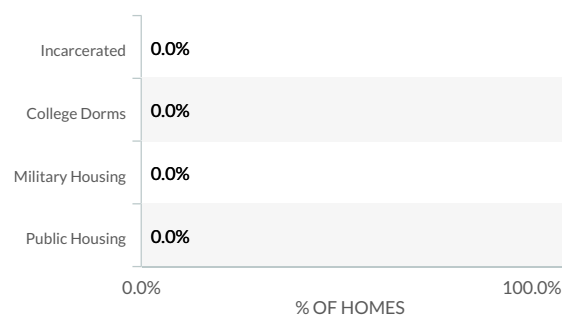
### TYPES OF HOMES ⚡



### HOME SIZE ⚡

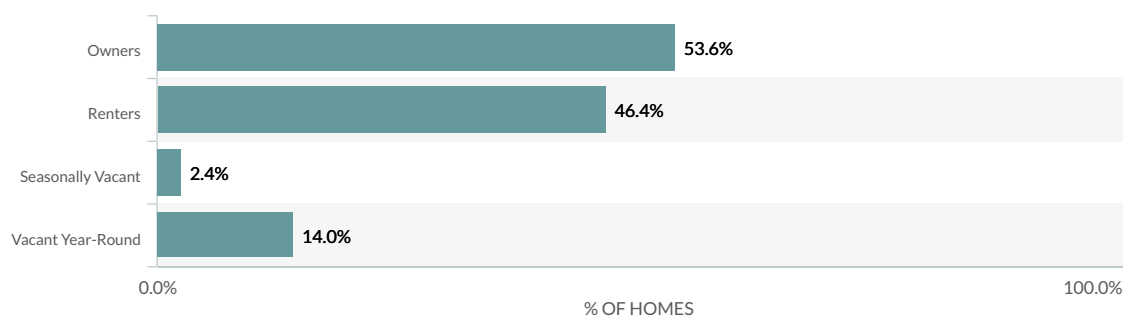


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP








### HOMEOWNERSHIP RATE








## THE 4908 LOTT AVE NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

### LIFESTYLE

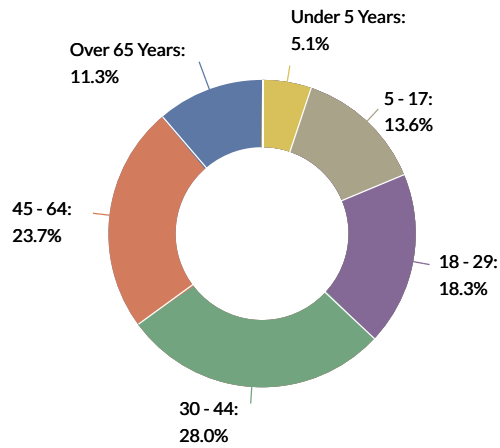
	First Time Homebuyers	94.8%	Excellent
	Young Single Professionals	70.6%	Good
	Luxury Communities	44.8%	Poor
	Retirement Dream Areas	41.0%	Poor
	Family Friendly	23.8%	Poor
	College Student Friendly	6.6%	Poor
	Vacation Home Locations	0.0%	Poor

### SPECIAL CHARACTER

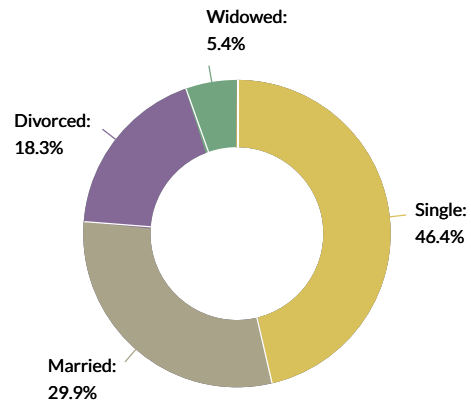
	Hip Trendy	89.2%	Very Good
	Walkable	66.0%	Fair
	Quiet	59.6%	Poor
	Urban Sophisticates	46.7%	Poor
	Nautical	0.0%	Poor

## AGE / MARITAL STATUS

### AGE



### MARITAL STATUS



## GENDER RATIO



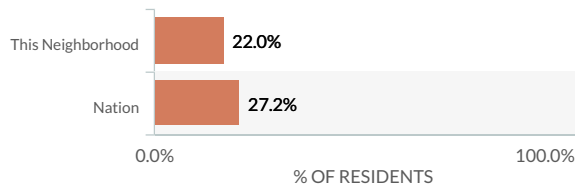
## MILITARY & COLLEGE STATUS



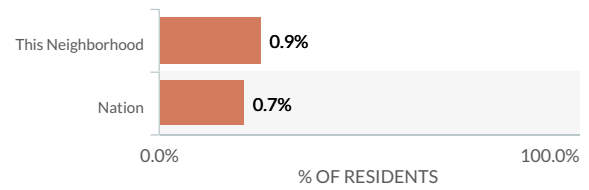


## HOUSEHOLD TYPES

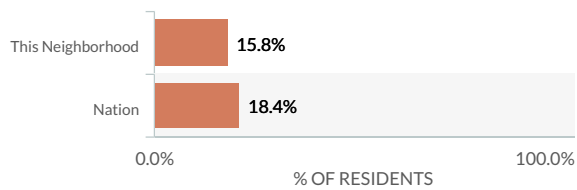
### ONE PERSON HOUSEHOLDS



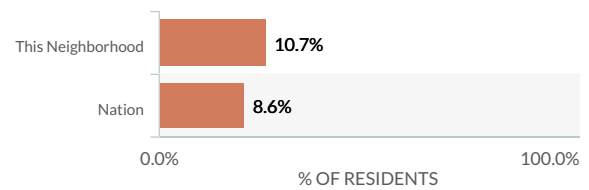
### SAME SEX PARTNERS



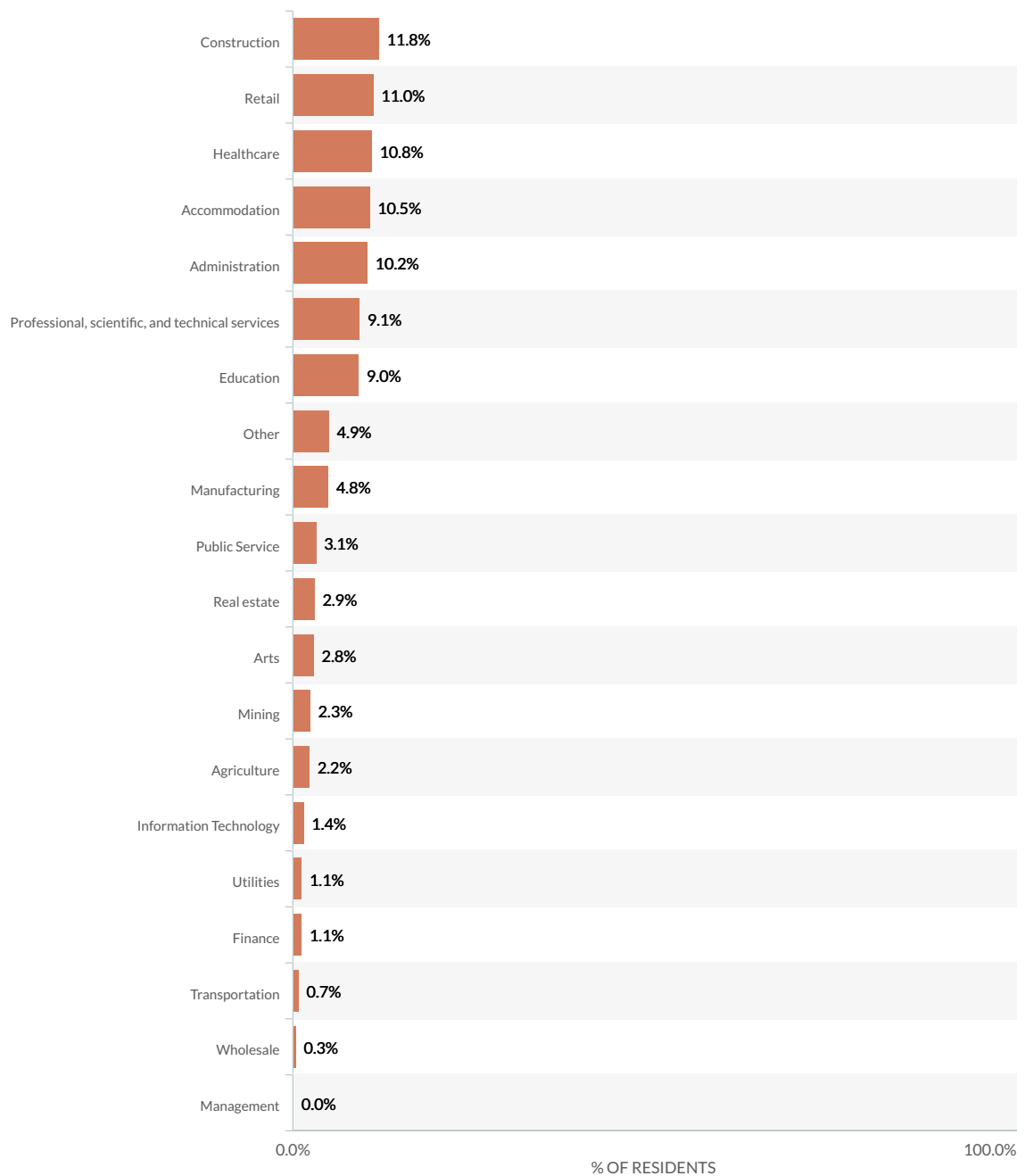
### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD

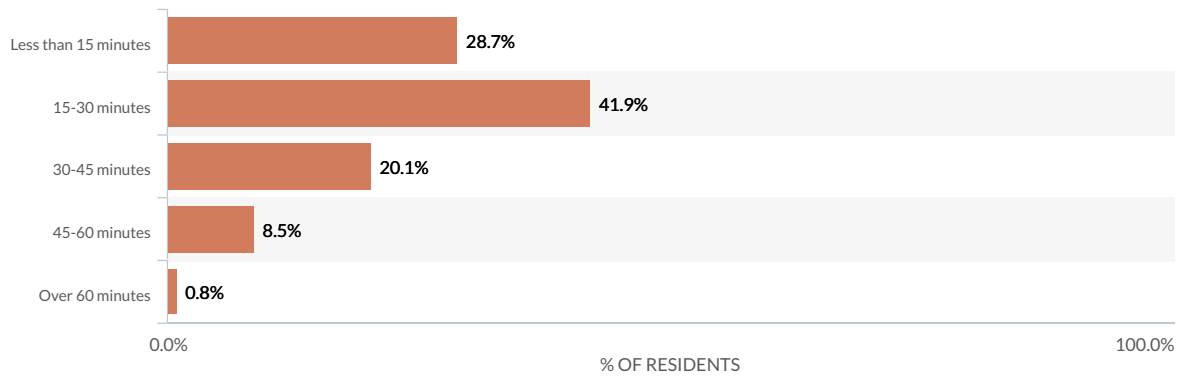


## EMPLOYMENT INDUSTRIES

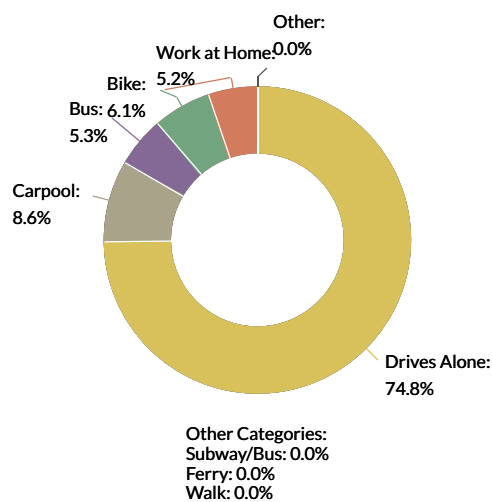


## COMMUTE TO WORK

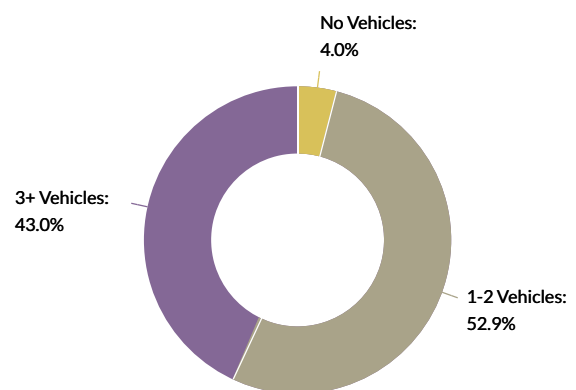
### AVERAGE ONE-WAY COMMUTE TIME



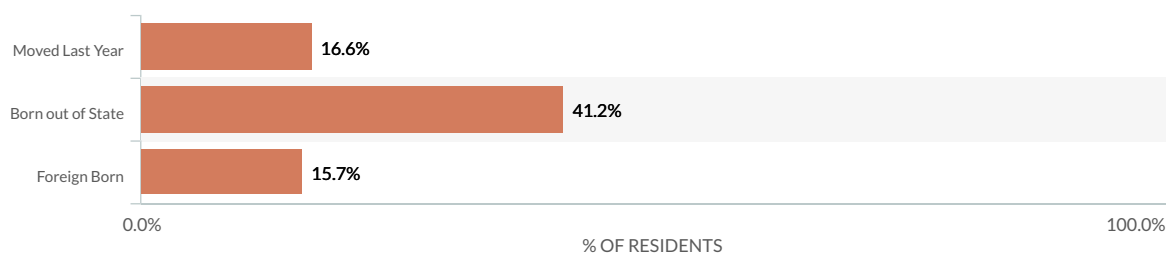
### MEANS OF TRANSPORT



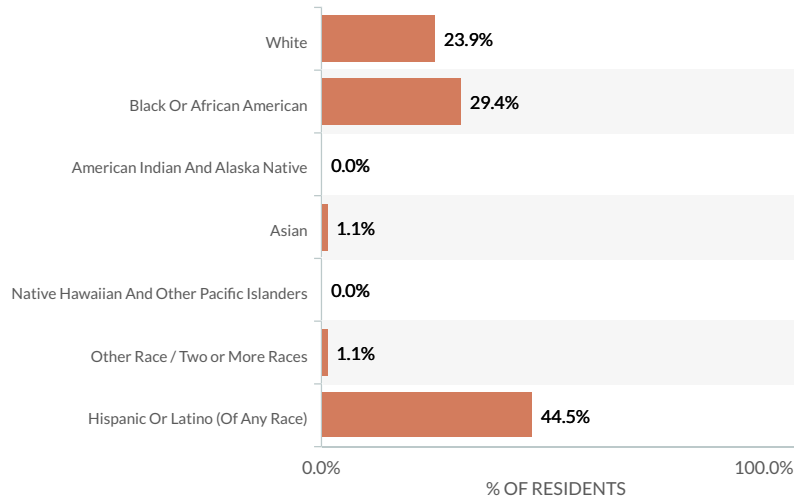
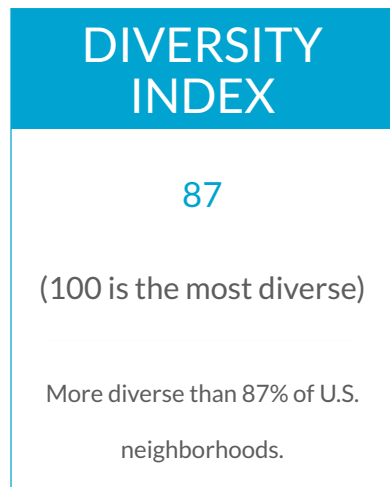
### VEHICLES PER HOUSEHOLD



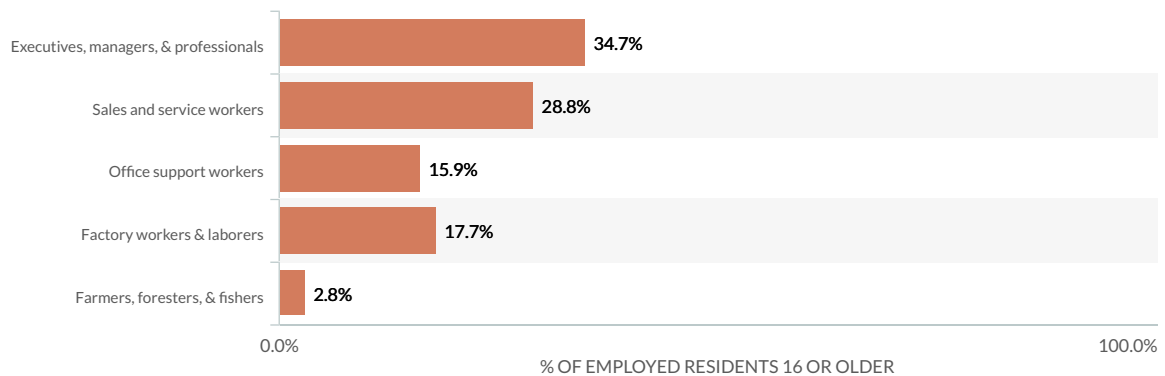
## MIGRATION & MOBILITY



## RACE & ETHNIC DIVERSITY

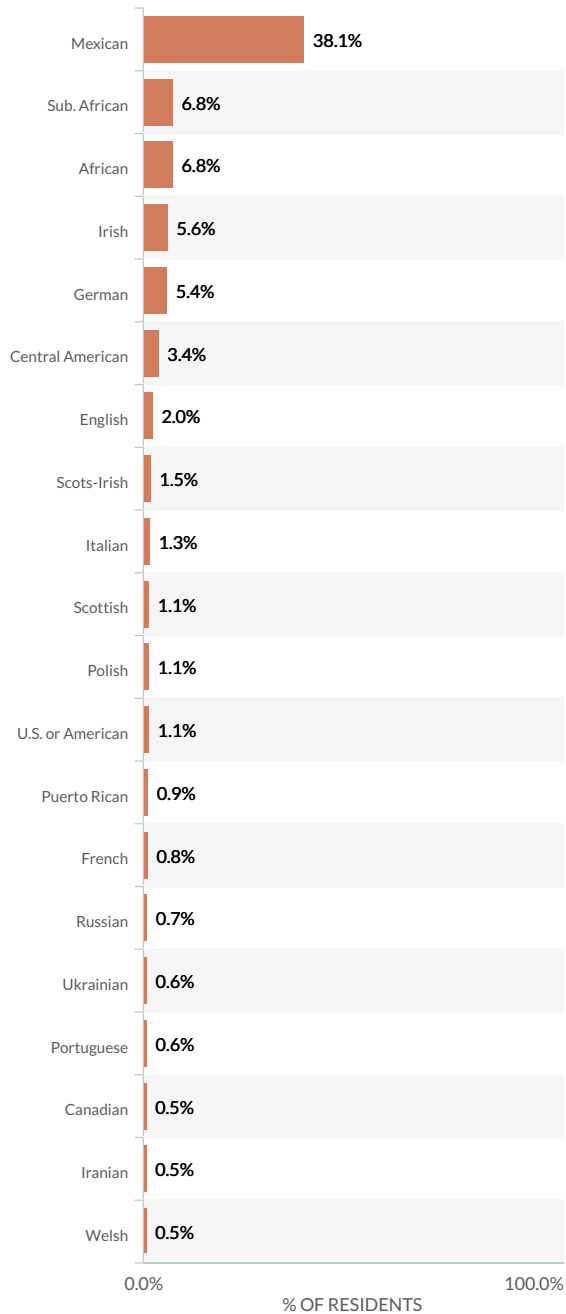


## OCCUPATIONS

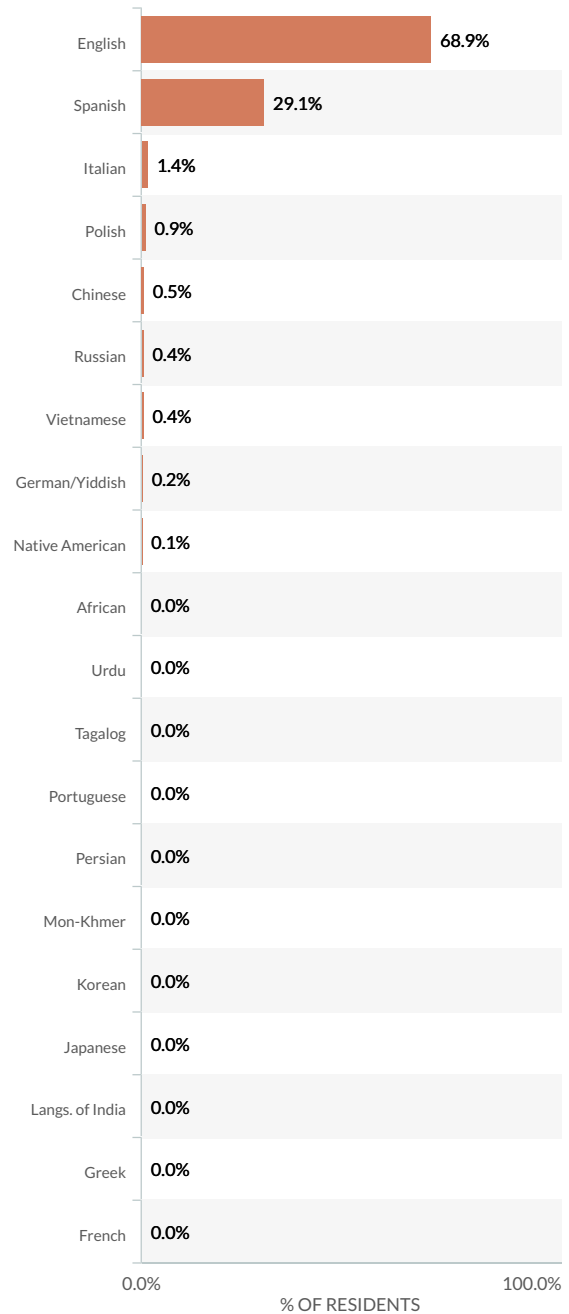


## ANCESTRIES & LANGUAGES SPOKEN

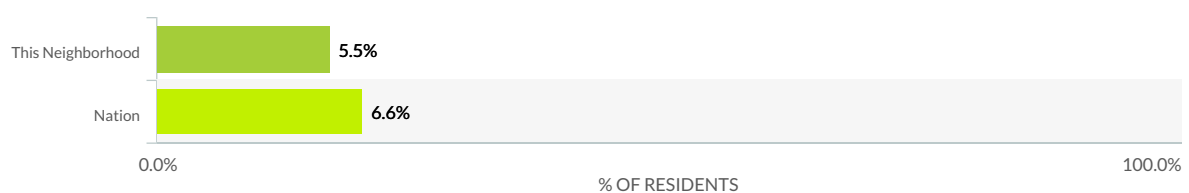
### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)



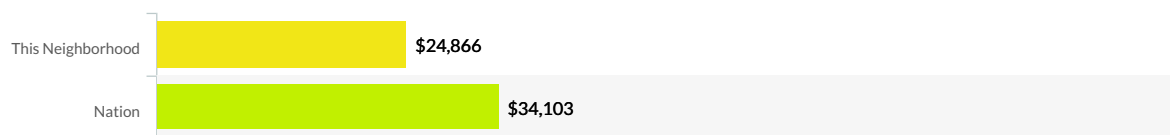
## UNEMPLOYMENT RATE



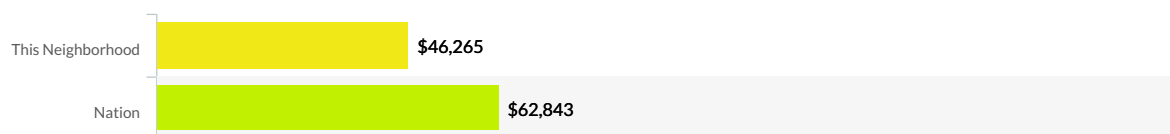


## AVERAGE INCOME

### PER CAPITA INCOME



### MEDIAN HOUSEHOLD INCOME

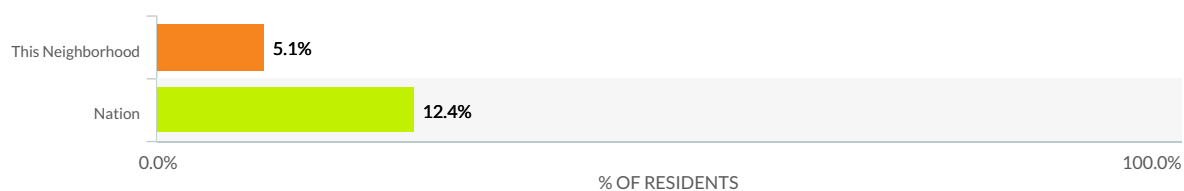


## EDUCATION

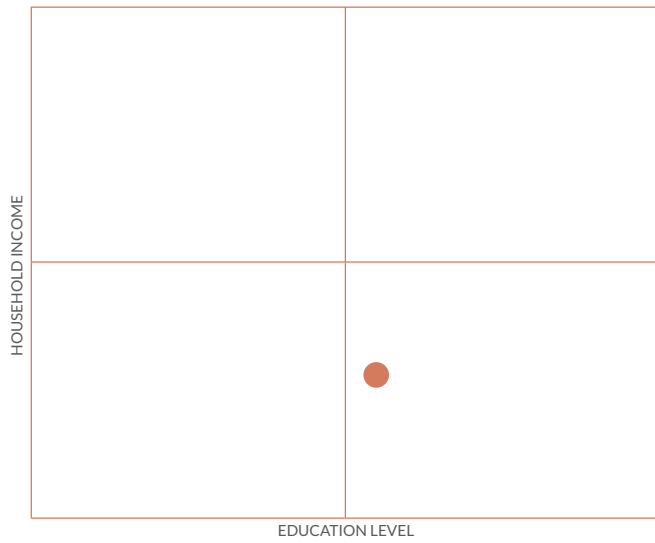
### PERCENT WITH COLLEGE DEGREE



### PERCENT WITH ADVANCED DEGREE




## INCOME AND EDUCATION




## THE 4908 LOTT AVE NEIGHBORHOOD CRIME

67 Vital Statistics. 6 Condition Alerts found.

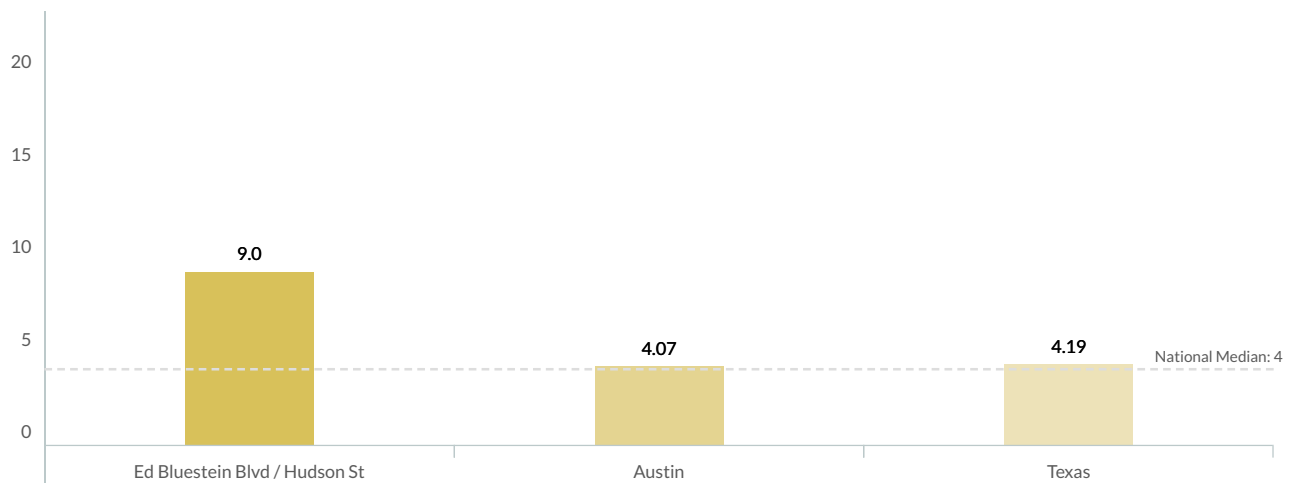
### NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX		NEIGHBORHOOD ANNUAL CRIMES		
<p>2</p> <p>(100 is safest)</p> <p></p> <p>Safer than 2% of U.S. neighborhoods.</p>		VIOLENT	PROPERTY	TOTAL
Number of Crimes		38	320	358
Crime Rate (per 1,000 residents)		9.00	75.79	84.79

### NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX		VIOLENT CRIME INDEX BY TYPE			
<p>12</p> <p>(100 is safest)</p> <p></p> <p>Safer than 12% of U.S. neighborhoods.</p>		MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
		18	10	8	18
		100 is safest	100 is safest	100 is safest	100 is safest

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



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

**1 IN 111** ⚡  
in this Neighborhood

**1 IN 245**  
in Austin

**1 IN 239**  
in Texas

## AUSTIN VIOLENT CRIMES

POPULATION: **978,908**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	547	977	2,433
Rate per 1,000	0.03	0.56	1.00	2.49

## UNITED STATES VIOLENT CRIMES

POPULATION: **328,239,523**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,425	139,815	267,988	821,182
Rate per 1,000	0.05	0.43	0.82	2.50

## NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

2

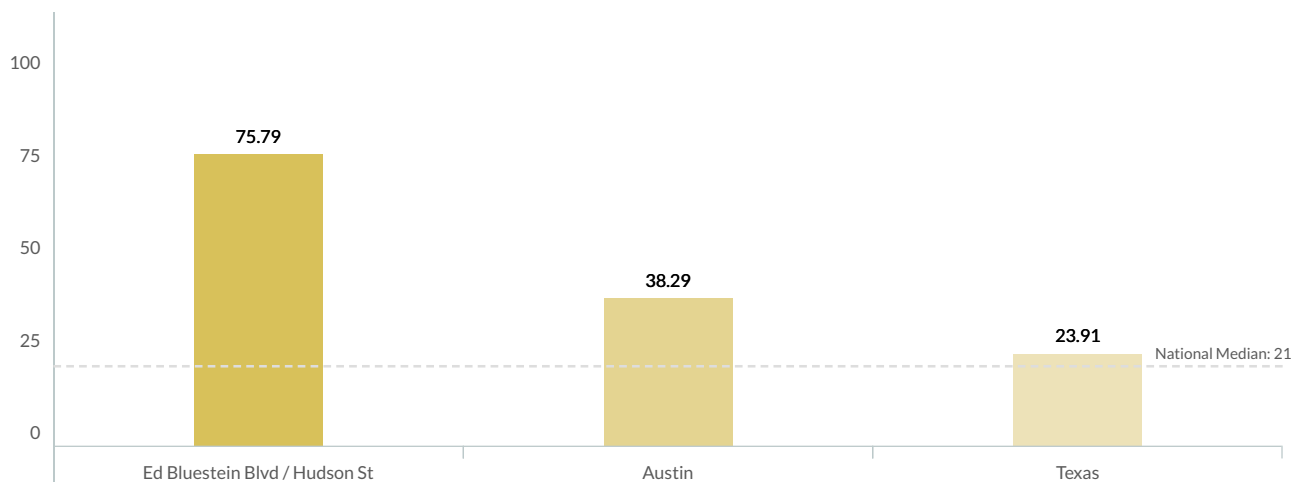
(100 is safest)

⚡

Safer than 2% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
2 100 is safest	2 100 is safest	28 100 is safest

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



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME		
1 IN 13 ⚡ in this Neighborhood	1 IN 26 in Austin	1 IN 42 in Texas



## AUSTIN PROPERTY CRIMES

POPULATION: 978,908

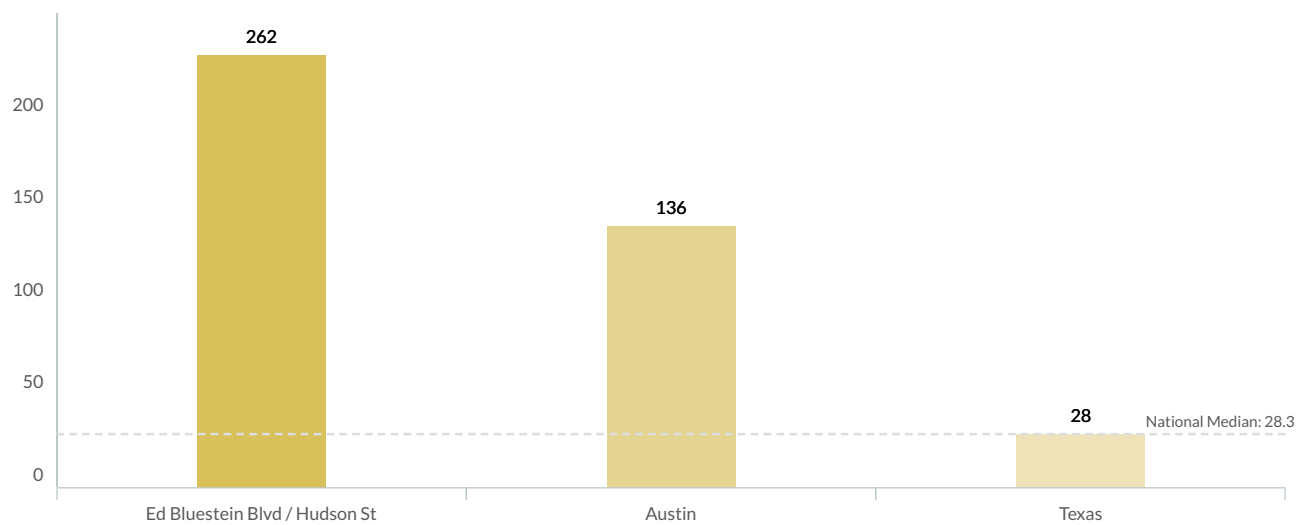
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

## UNITED STATES PROPERTY CRIMES

POPULATION: 328,239,523

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,117,696	5,086,096	721,885
Rate per 1,000	3.41	15.50	2.20

## CRIME PER SQUARE MILE



## THE 4908 LOTT AVE NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

#### SCHOOL QUALITY

20

(100 is best)

---

Better than 20% 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*
<a href="#">Reagan H.S. School</a> 7104 Berkman Dr Austin, TX 78752	09-12	4	2
<a href="#">Sims Elementary School</a> 1203 Springdale Rd Austin, TX 78721	PK-05	3	3

\* 10 is highest

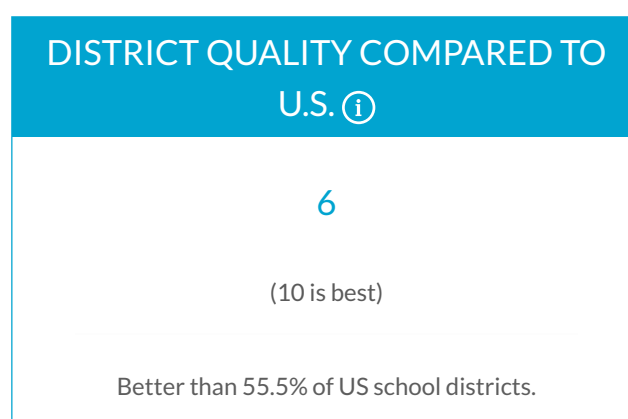
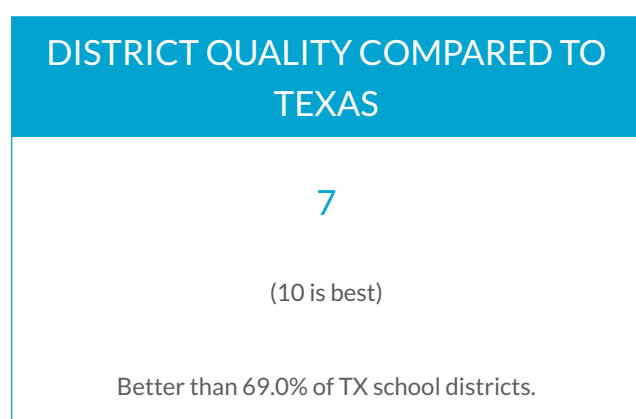
### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	27.9%
Children In The Neighborhood Living In Poverty	24.8%

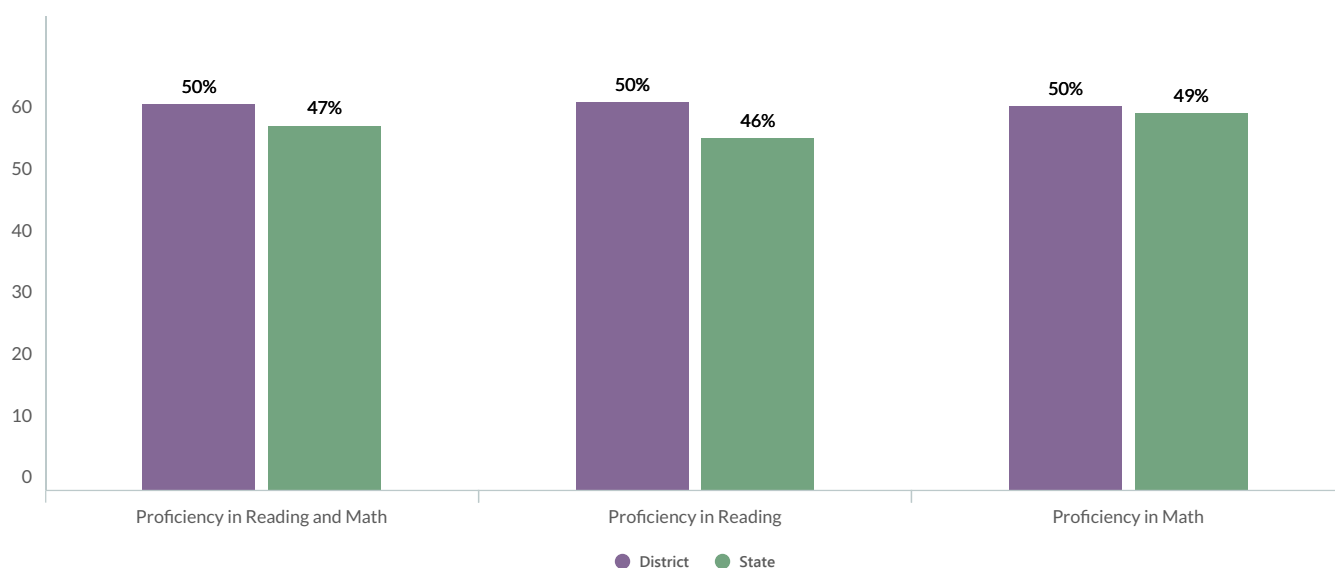
## THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

### AUSTIN ISD

<b>80,032</b>	<b>130</b>	<b>14</b>
Students Enrolled in This District	Schools in District	Students Per Classroom



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







## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	30.6%	28.3%
Black	7.3%	13.0%
Hispanic	57.3%	53.5%
Asian Or Pacific Islander	4.6%	4.6%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.3%	60.5%
FREE LUNCH ELIGIBLE	49.4%	56.0%
REDUCED LUNCH ELIGIBLE	3.9%	4.5%

## Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,645	\$468,913,215	33.7%
Support Expenditures			
Student	\$460	\$38,210,820	2.7%
Staff	\$644	\$53,495,148	3.8%
General Administration 	\$103	\$8,555,901	0.6%
School Administration	\$662	\$54,990,354	3.9%
Operation	\$1,206	\$100,178,802	7.2%
Transportation 	\$386	\$32,063,862	2.3%
Other	\$520	\$43,194,840	3.1%
Total Support	\$3,981	\$330,689,727	23.7%
Non-instructional Expenditures 	\$7,138	\$592,932,246	42.6%
Total Expenditures 	\$16,764	\$1,392,535,188	100.0%

## THE 4908 LOTT AVE TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

#### RISING STAR INDEX ⓘ

Very Low



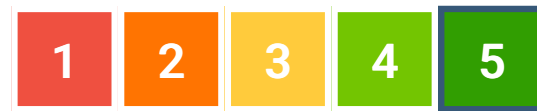
Appreciation Potential (3 years)

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

5=Rising Star

#### BLUE CHIP INDEX ⓘ

Blue Chip

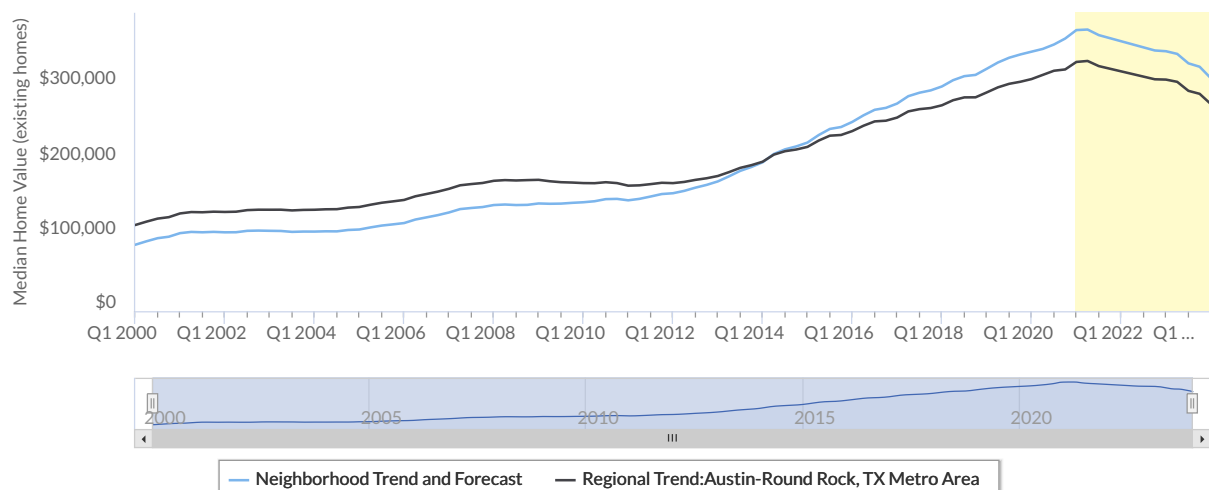


Past Appreciation and existing fundamentals

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: 2021 Q1 - 2024 Q1		-14.55% ↓	-5.11% ↓	6	1
Latest Quarter: 2020 Q3 - 2020 Q4		2.23% ↑	9.22% ↑	8	6
Last 12 Months: 2019 Q4 - 2020 Q4		6.19% ↑	6.19% ↑	8	8
Last 2 Years: 2018 Q4 - 2020 Q4	⚡	15.38% ↑	7.42% ↑	8	9
Last 5 Years: 2015 Q4 - 2020 Q4	⚡	48.04% ↑	8.16% ↑	9	9
Last 10 Years: 2010 Q4 - 2020 Q4	⚡	142.80% ↑	9.28% ↑	10	10
Since 2000: 2000 Q1 - 2020 Q4	⚡	266.17% ↑	6.62% ↑	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.

+ Educated Population Trend

+ Income Trend

+ Access to High Paying Jobs

### Cons

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

- Regional Housing Market Outlook

- Real Estate Values Nearby

- Crime

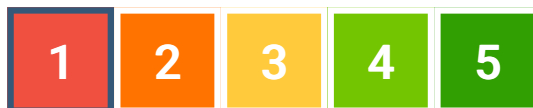
- School Performance

- Vacancies

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Strong Disadvantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

**\$230**

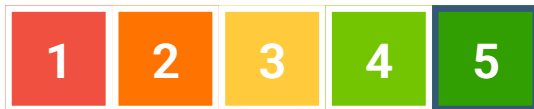
Neighborhood price per sqft

**\$184**

Average Nearby Home Price per sqft

## ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

Good 5=Excellent

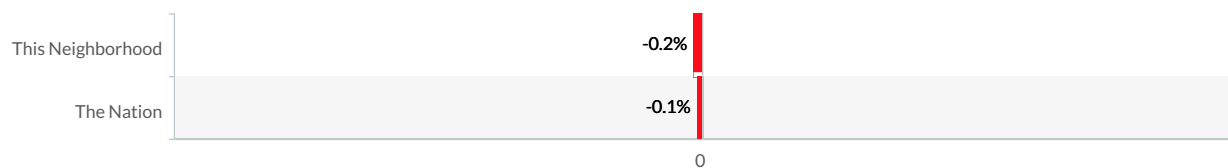
## JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	881
10 minutes	10332
15 minutes	96828
20 minutes	280874
30 minutes	422899
45 minutes	477409
60 minutes	493498

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

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

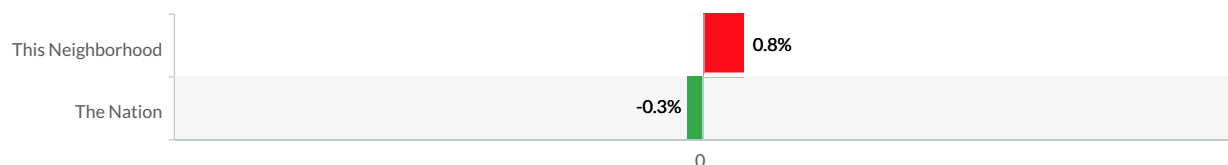
### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



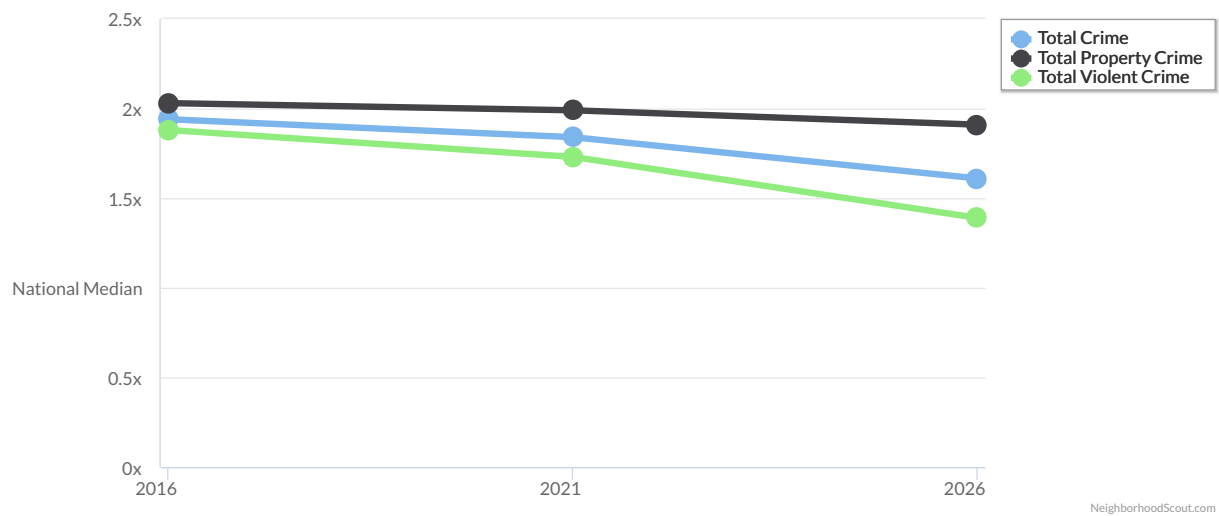
### AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚡



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

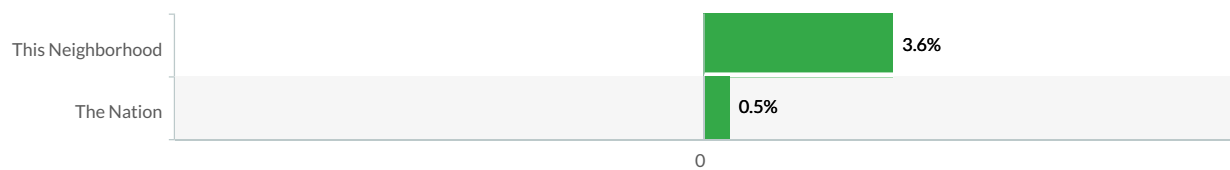


## SCOUT VISION® CRIME TRENDS AND FORECAST

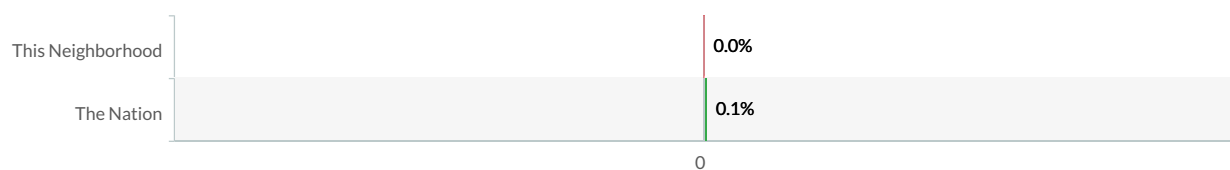


## SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

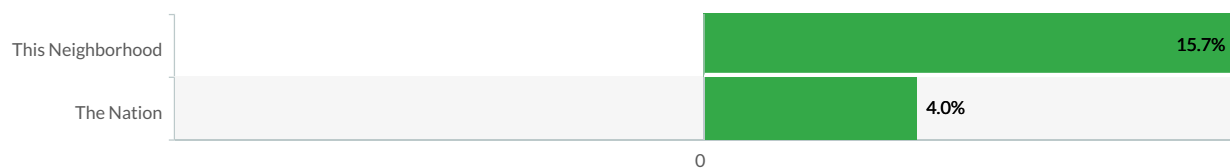


### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

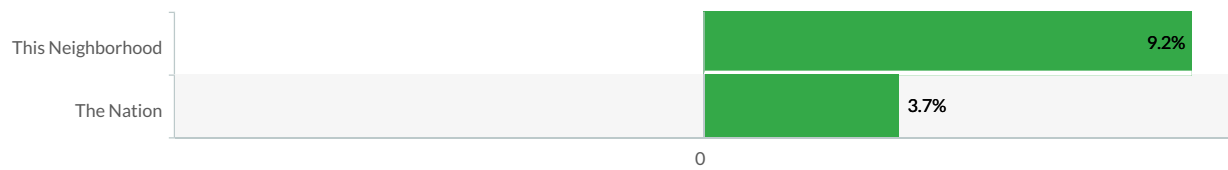


## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

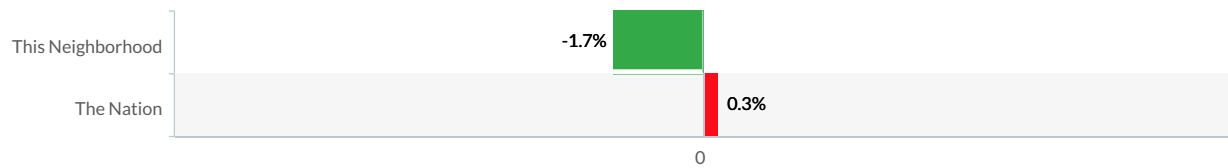
### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚡
















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



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



## SCOUT VISION® DEMOGRAPHIC TRENDS

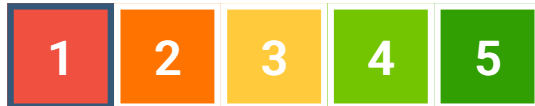
DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	2,139	2,198	2.73% 
1 Mile	8,353	8,738	4.61% 
3 Miles	72,894	80,038	9.80% 
5 Miles	226,101	242,627	 7.31% 
10 Miles	644,693	699,606	 8.52% 
15 Miles	1,064,493	1,165,625	 9.50% 
25 Miles	1,635,942	1,867,981	 14.18% 
50 Miles	2,056,338	2,363,474	 14.94% 



## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



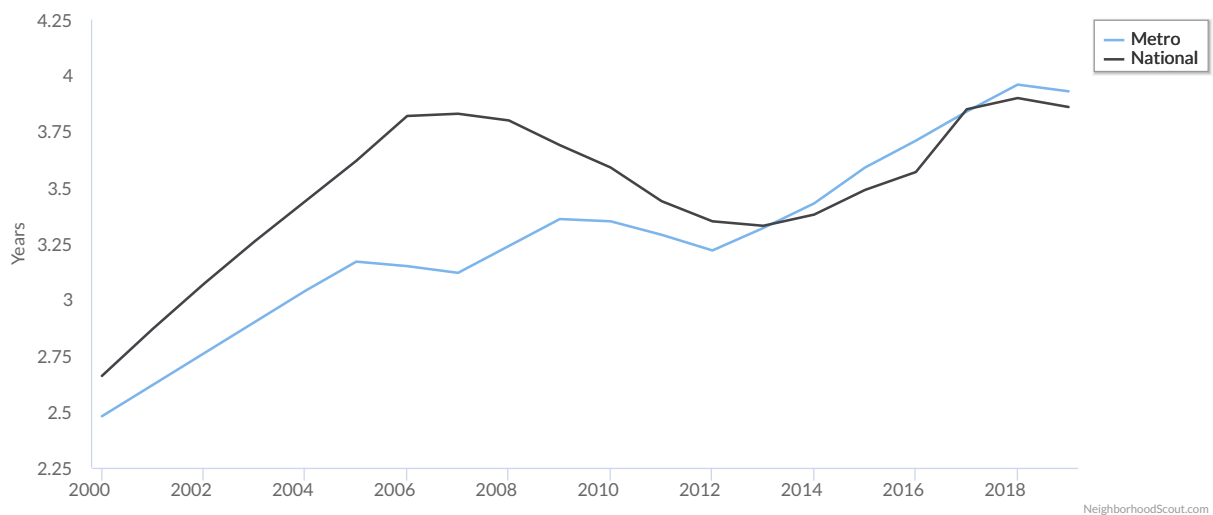
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.93

Current ⚡

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.23% ↑	10 ⚡	2.82% ↑	10 ⚡
Job Growth	0.42% ↑	9 ⚡	-1.87% ↓	9 ⚡
Income Trend (Wages)	17.67% ↑	10 ⚡	8.13% ↑	10 ⚡
Unemployment Trend	1.97% ↑	6	2.58% ↑	6
Stock Performance of Region's Industries	37.15% ↑	10 ⚡	31.10% ↑	10 ⚡
Housing Added	6.70% ↑	10 ⚡	3.45% ↑	10 ⚡
Vacancy Trend	-1.12% ↓	9 ⚡	-0.48% ↓	8

\* 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 "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 4908 LOTT AVE NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$365,475, which is more expensive than 86.8% of the neighborhoods in Texas and 70.9% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,664, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 77.6% of the neighborhoods in Texas.

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

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 1970 and 1999.

This neighborhood has a 16.5% vacancy rate, which is well above average compared to other U.S. neighborhoods (higher than 78.4% 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

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the Ed Bluestein Blvd / Hudson St neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

### 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 6.3% of residents in the Ed Bluestein Blvd / Hudson St 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: People

Ed Bluestein Blvd / Hudson St is ranked among the top 6.3% of neighborhoods for first-time home buyers to consider in the state of Texas according to NeighborhoodScout's exclusive analysis. Homes here are priced below median housing values in the state, yet maintain moderate appreciation rates compared to other communities. Buying into the Ed

Bluestein Blvd / Hudson St neighborhood is not only an accessible option but an investment opportunity for many first-time home buyers.

### **Notable & Unique: Diversity**

Did you know that the Ed Bluestein Blvd / Hudson St neighborhood has more African ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 6.8% of this neighborhood's residents have African ancestry.

## **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 Ed Bluestein Blvd / Hudson St neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 71.9% of U.S. neighborhoods. With 24.8% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 71.2% of U.S. neighborhoods.

### **The Neighbors: Occupations**

A neighborhood is far different if it is dominated by enlisted military personnel rather than people who earn their living by farming. It is also different if most of the neighbors are clerical support or managers. What is wonderful is the sheer diversity of neighborhoods, allowing you to find the type that fits your lifestyle and aspirations.

In the Ed Bluestein Blvd / Hudson St neighborhood, 34.7% 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 28.8% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (17.7%), and 15.9% in clerical, assistant, and tech support occupations.

### **The Neighbors: Languages**

The most common language spoken in the Ed Bluestein Blvd / Hudson St neighborhood is English, spoken by 68.9% of households. Some people also speak Spanish (29.1%).

## 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 Ed Bluestein Blvd / Hudson St neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (38.1%). There are also a number of people of Sub-Saharan African ancestry (6.8%), and residents who report African roots (6.8%), and some of the residents are also of Irish ancestry (5.6%), along with some German ancestry residents (5.4%), among others. In addition, 15.7% of the residents of this neighborhood were born in another country.

## Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Ed Bluestein Blvd / Hudson St neighborhood spend between 15 and 30 minutes commuting one-way to work (41.9% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (77.0%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (8.8%) and 6.3% of residents also bicycle 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.



December 13, 2020

Dear Mayor, Mayor Pro Tem, and Council Members:

The Springdale-Airport Neighborhood Association (SANA) supports the request for SF-6 zoning and a Future Land Use Map amendment to Higher-Density Single-Family at the Lott Avenue site; subject to a conditional overlay that limits maximum impervious cover to 51%, exclusive of any shared use path that is available for public use.

Today, the property is vacant, though it has an approved subdivision that could be built out under the existing SF-3 zoning. By instead requesting SF-6 zoning, the applicant is proposing smaller 'missing middle' homes rather than the larger houses that could be built today. They are also proposing to provide affordable homes for ownership to families at 80 percent MFI.

In addition to housing, the applicant is also proposing a shared-use path for pedestrians and bikes to connect the neighborhood to Springdale Neighborhood Park, and has committed to working with the neighborhood to maintain open communications and minimize disruptions during construction.

We appreciate that the applicant reached out to SANA early in this case, and support their proposal for smaller homes and affordable homes for residents. We believe that this vision is a better fit for our neighborhood than what could be done today under the existing zoning, and we hope you will support their request for SF-6 and for Higher-Density Single-Family, with a conditional overlay that limits the maximum impervious cover to 51% exclusive of any shared use path that is available for public use.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Rivera".

Pete Rivera, President



8 January 2021

To: Planning Commission and City Council Members  
Re: NPA-2020-0015.04 Lott Avenue

This letter serves to **recommend that the Planning Commission and City Council approve the above-referenced plan amendment request.**

The East MLK Combined Neighborhood Plan Contact Team voted during its November meeting to support changing the land use for the above referenced properties from *Single Family* to *Higher Density Single Family* assuming the project meets the following requirements:

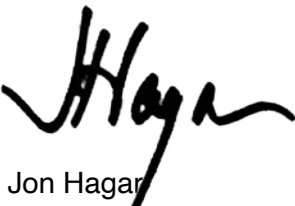
- A. Impervious cover on the property is limited to 51% via Conditional Overlay, exclusive of the pedestrian trail connection to Springdale Park. Holding the impervious cover shy of the 55% permitted in SF-6 will help reduce some of the burden on nearby Fort Branch Creek created by the increased density and alleviate some of the concerns of downstream neighbors over increased flooding risk.
- B. The project maintains SMART Housing certification and the 5 Affordable units at 80% MFI. I'll take the opportunity to say that supporting these cases would be much easier if we could ensure that the increased entitlements were always contingent on affordable housing.

With these conditions, amending the FLUM for this property to *Higher-Density Single-Family* would be consistent with the following goals within the East MLK Combined Neighborhood Plan:

- **Goal One:** Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.
- **Goal Five:** Provide housing that helps maintain the social and economic diversity of residents.
  - The provision for 5 affordable housing units adds much needed housing cost diversity to an area which sees a lot of new, market rate housing. That these affordable units could be available to families is especially encouraging.
- **Goal Thirteen:** Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.
  - The connection to Springdale Park will greatly increase pedestrian accessibility to Springdale Park in a neighborhood with narrow, winding streets and very few continuous sidewalks.

With the conditions listed above, the EMLK NPCT **supports amending the FLUM for the Property from *Single-Family* to *Higher-Density Single-Family*.**

Sincerely,



Jon Hagar  
Chair, EMLK NPCT  
[jonhagar@gmail.com](mailto:jonhagar@gmail.com)  
(512) 739-4101



# City of Austin

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

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

March 16, 2021 (Revision letter dated November 3, 2020)

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

4908 Lott Holdings, LLC – 4908 Lott Ave – (ID 761)

#### TO WHOM IT MAY CONCERN:

4908 Lott Holdings, LLC (contact Dick Hall; ph: 512.774.4750; email [dick@thegeysergroup.com](mailto:dick@thegeysergroup.com)) is planning to develop a **62-unit single-family** development at 4908 Lott Ave, Austin TX 78721. **Five (5)** of these units will be sold to households at or below **80% Median Family Income (MFI)**. Due to the applicant voluntarily committing to long-term affordability, these units will be subject to a 99-year resale restricted, affordability period. The units will comply with sale prices established annually by the Housing and Planning Department (HPD).

**This revision updates the total unit count from 55 to 62 units.**

This development is seeking a zoning change from SF-3 to SF-6. The applicant has submitted evidence of contacting the E MLK Combined Neighborhood Contact team advising them of their project. The applicant has indicated they will address any legitimate concerns of the neighborhood residents.

HPD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 8% of the units will serve households at or below 80% MFI and will have a 99-year affordability period, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 57 of the 62 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

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

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

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

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

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

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

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

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

Please contact me by phone 512.974.2108 or by email at [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Senior Planner  
Housing and Planning Department

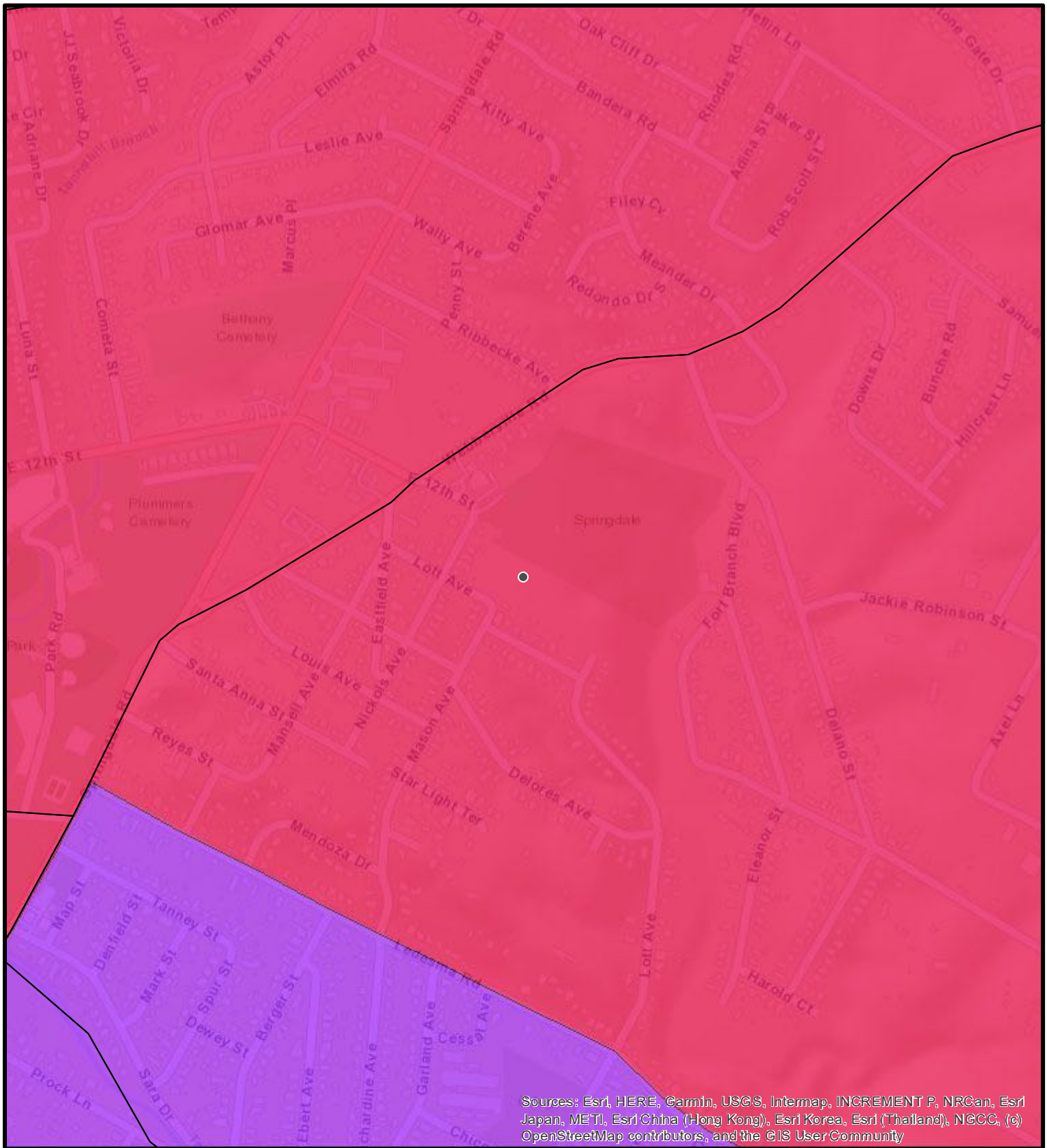
Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

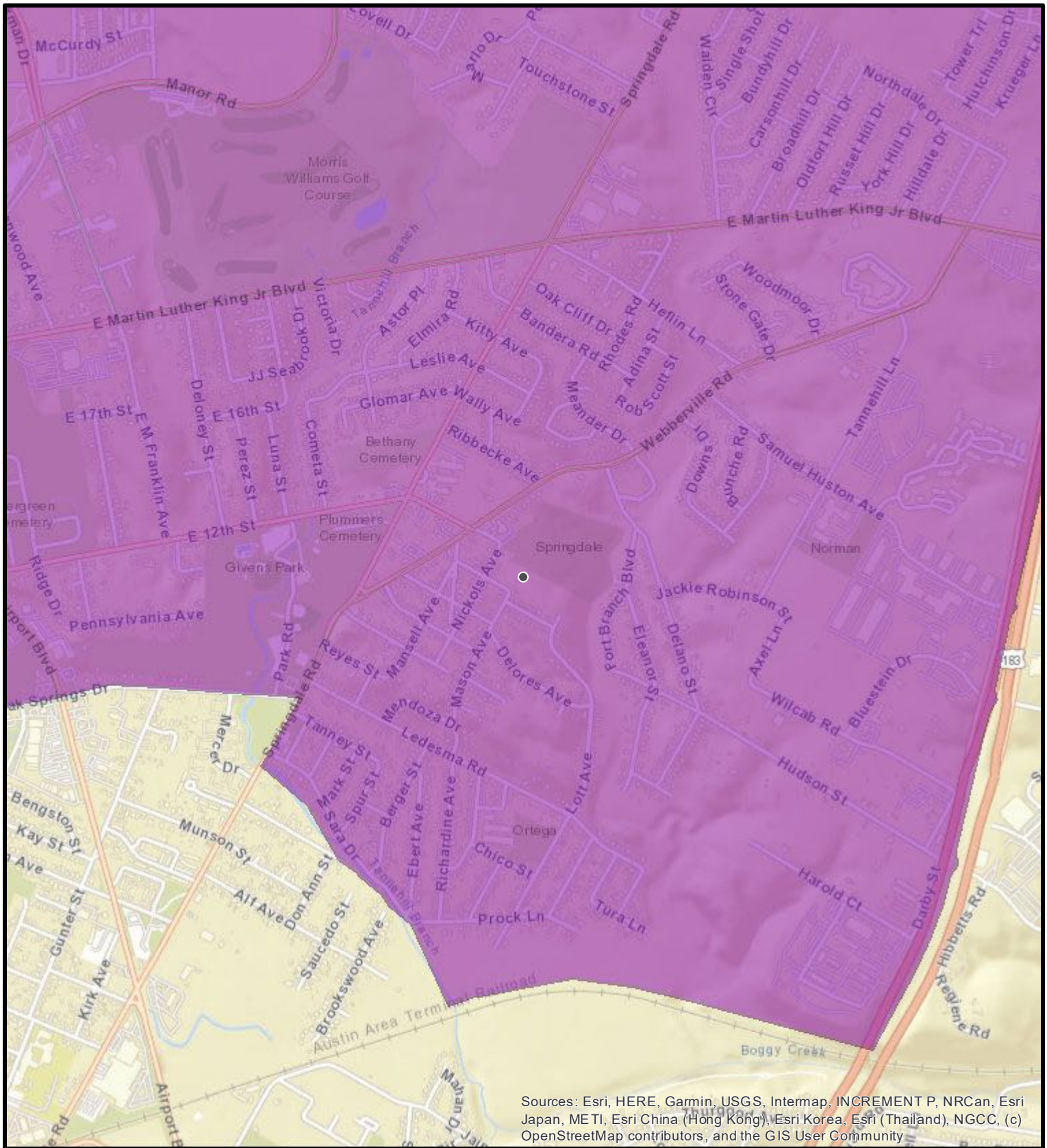


## Property Information



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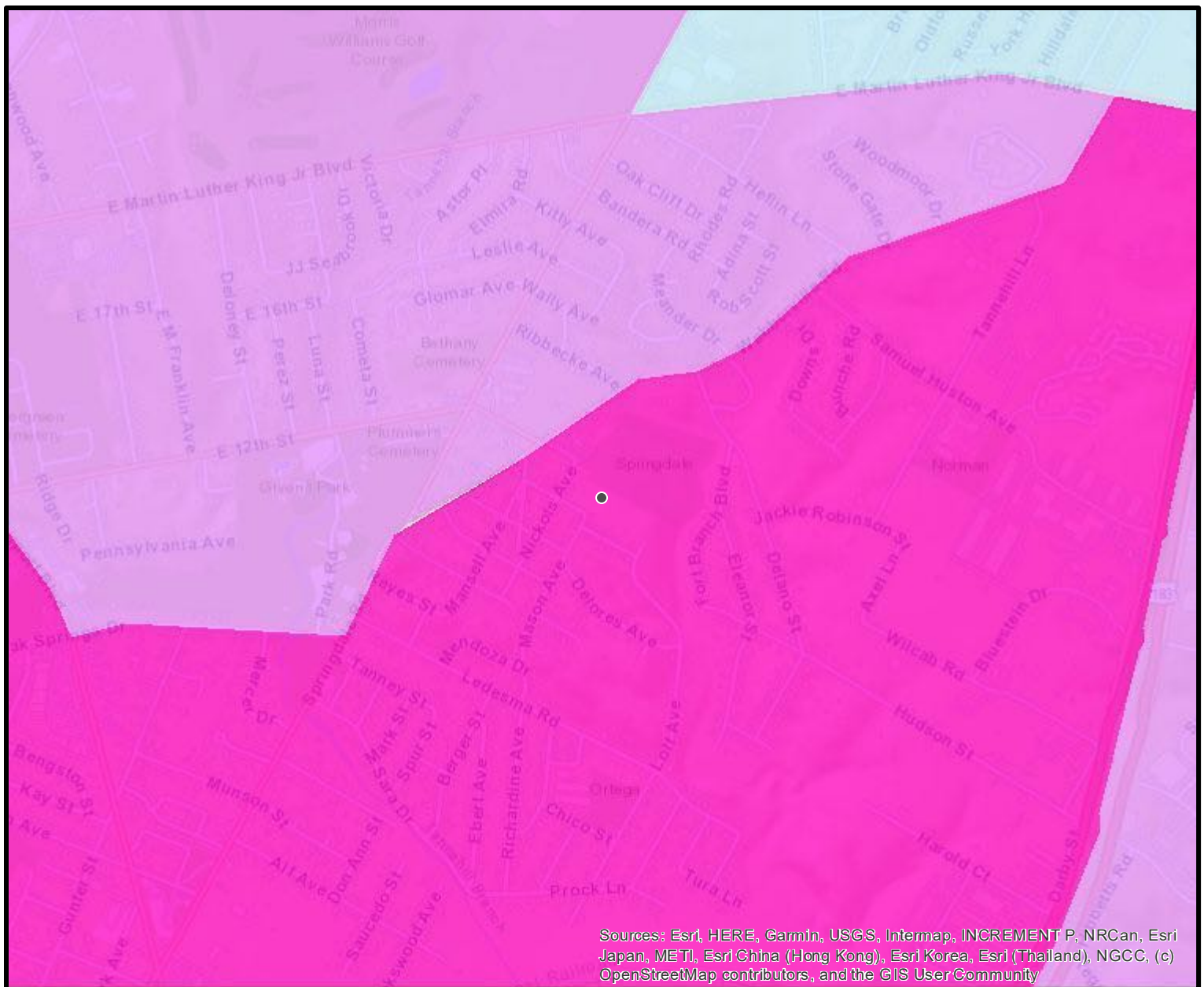


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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## Property Label

Steward Agency: Steward Label

Managing Agency: Managing Label

Address: Address Label

Land Attributes: Land Label

ORES Management ID: ORES ID Label

ORES File Number: ORES File Label

Restrictions: Restrictions Label

Restrictions &amp; Protection Comments: Comments Label

Land Classification: Classification Label

Land Category: Land Category Label

Approximate Acreage: Acreage Label

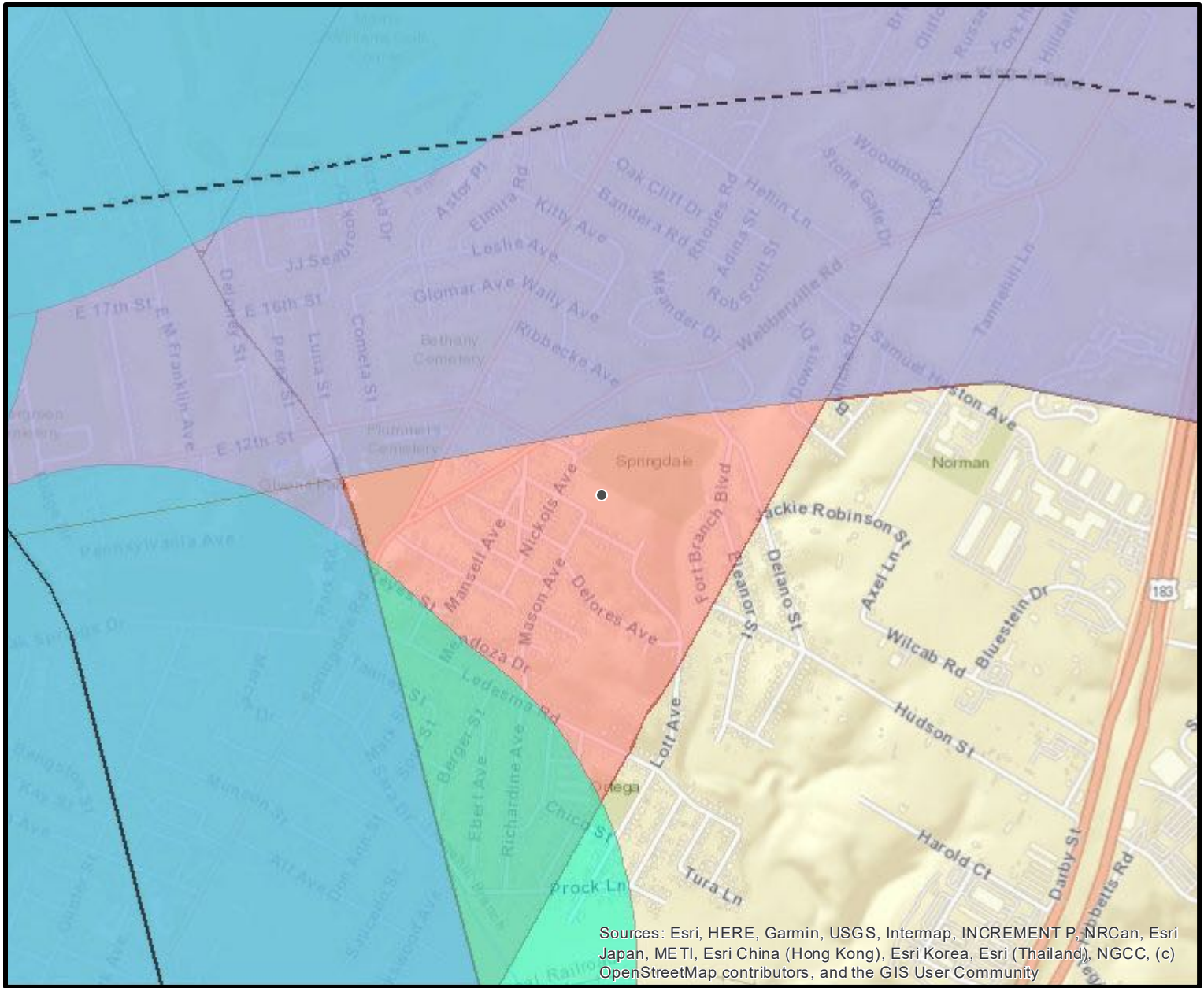
Appraisal District: Appraisal Label

Appraisal District Property ID: Property ID Label

Maximo Asset Tracking Number: Maximo Label



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Property Label

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

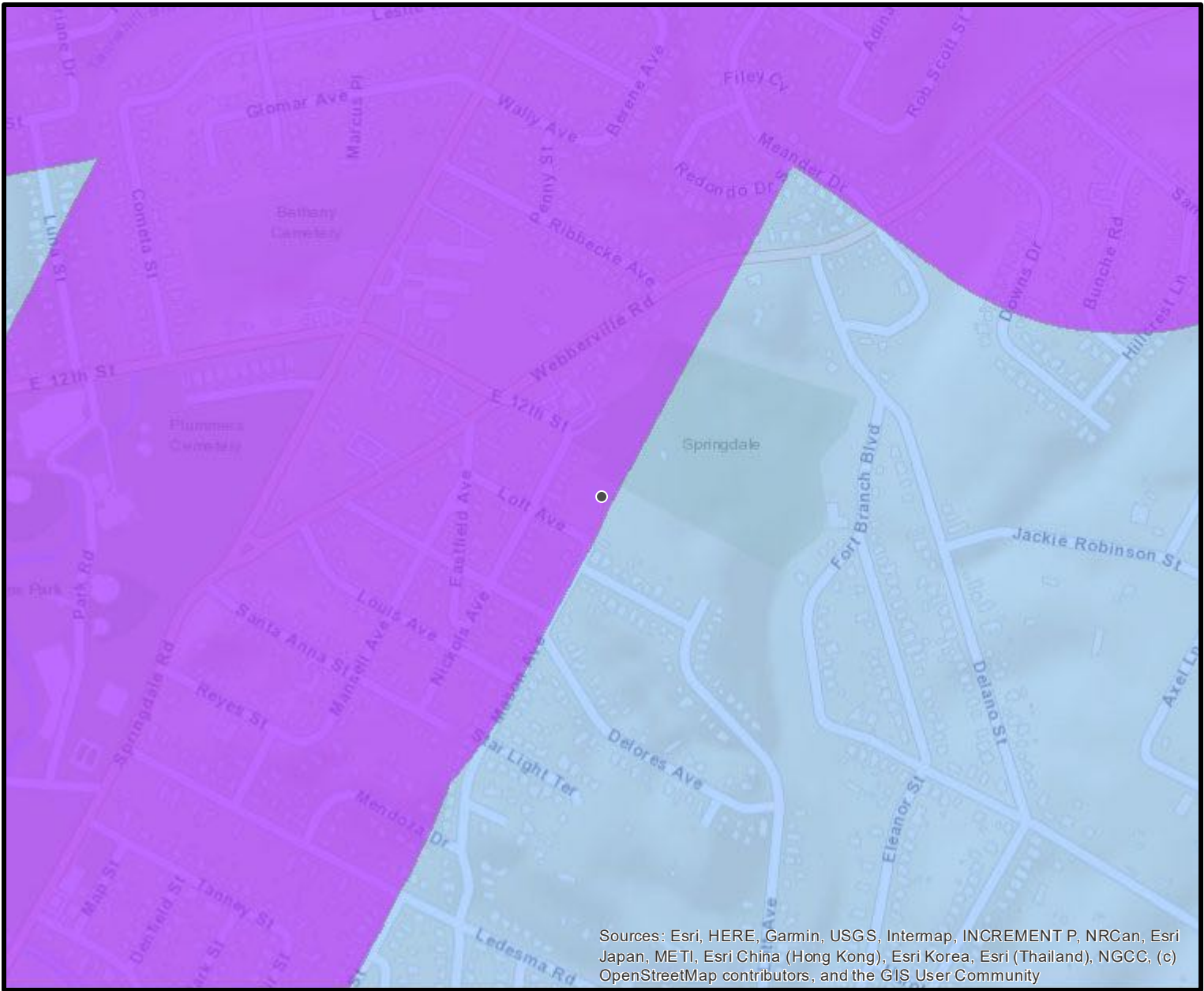
- Land Classification: Classification Label
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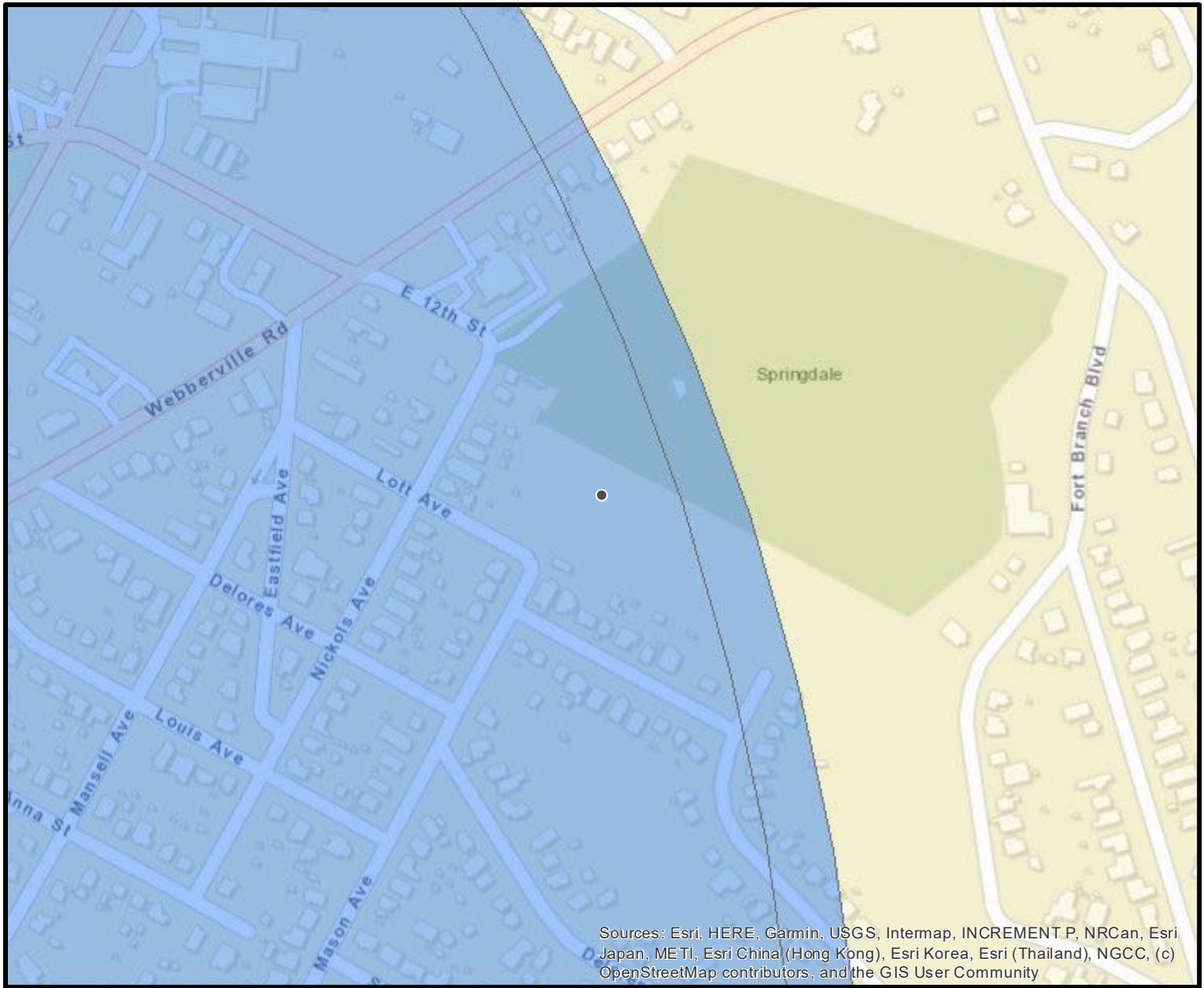
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Maximo Asset Tracking Number: Maximo Label



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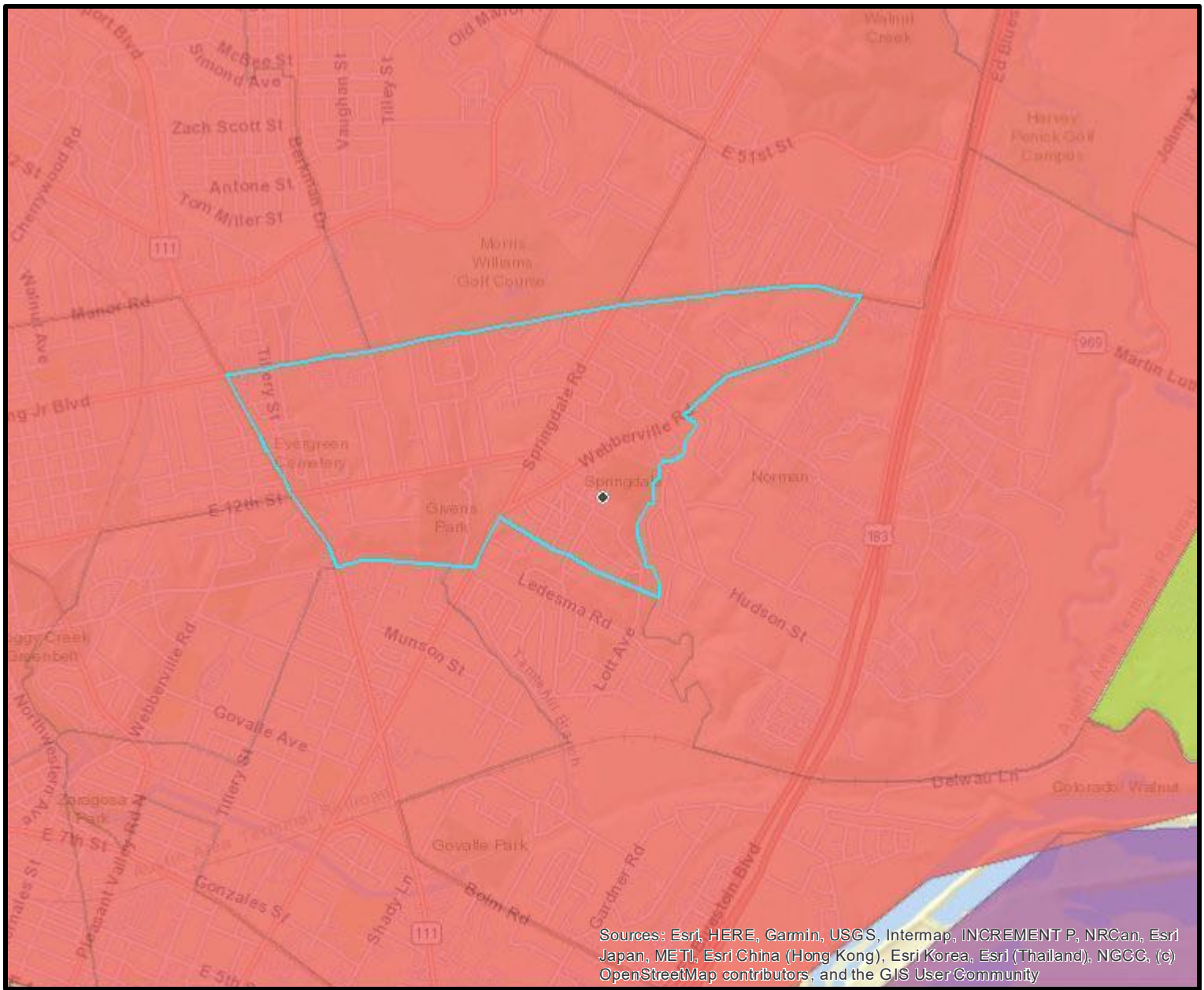
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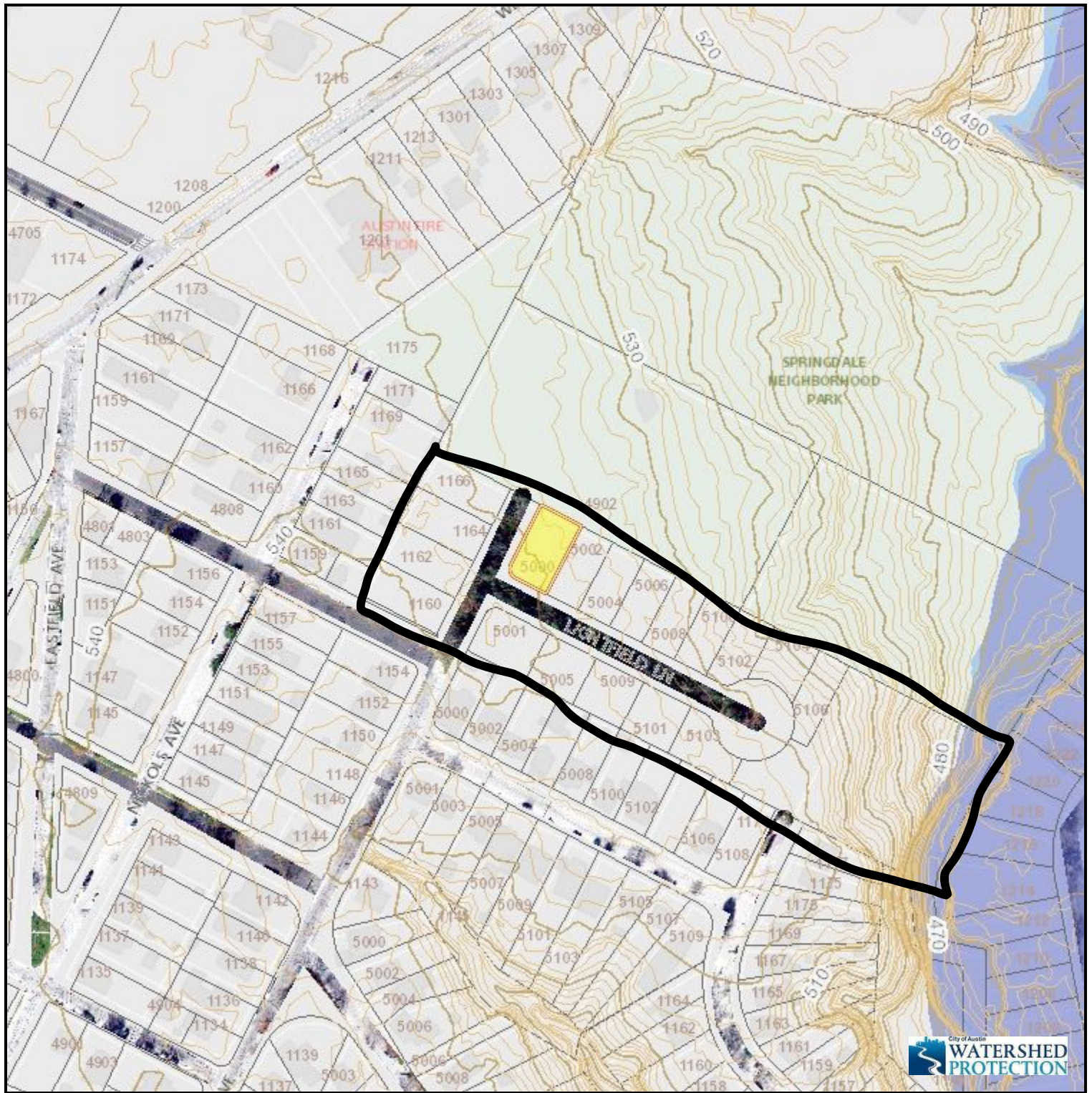
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## City of Austin Regulatory Floodplains

The City of Austin Watershed Protection Department produced this product for informational purposes. It is not intended for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative locations of property boundaries. No warranty is made by the City of Austin regarding specific accuracy or completeness. Final determination of the floodplain status for a property must be based on a topographic survey by a Texas registered professional. For regulatory purposes, 100-Year floodplain elevations must be determined from an engineering model created in accordance with the Drainage Criteria Manual and approved by the City of Austin.

0 200 400 Feet



Prepared: 5/5/2021

Address

Contour

Index

Intermediate

Parcel

Fully Developed Floodplain

COA Fully Developed 25-Year

COA Fully Developed 100-Year

COA Master Plan 25-Year

COA Master Plan 100-Year

100-Year (Detailed-AE)

100-Year (Shallow-AO,AH)



**ORDINANCE NO. 20210422-045**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, AND 5106 LIGHTFIELD LANE; AND LIGHTFIELD LANE (LOT 10, BLOCK B); AND 1160, 1162, 1164, AND 1166 MASON AVENUE (ALL FORMERLY KNOWN AS 4908 LOTT AVENUE) IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-6-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 townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2020-0135.SH, on file at the Housing and Planning Department, as follows:

Lots 1-4, Block A, and Lots 1-15, Block B, LIGHTFIELD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 201900065, Travis County, Texas (the "Property"),

locally known as 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, and 5106 Lightfield Lane; and Lightfield Lane (Lot 10, Block B); and 1160, 1162, 1164, and 1166 Mason Avenue (all formerly known as 4908 Lott Avenue) in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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

Development of the Property may not exceed an impervious coverage of 51%.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

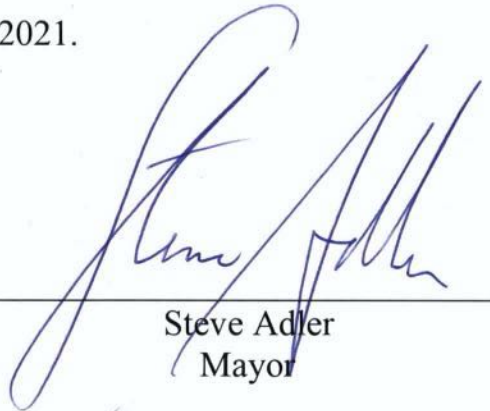
**PART 4.** The Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 5.** This ordinance takes effect on May 3, 2021.

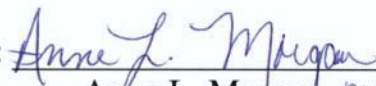
**PASSED AND APPROVED**

\_\_\_\_\_, April 22, 2021

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§  
§

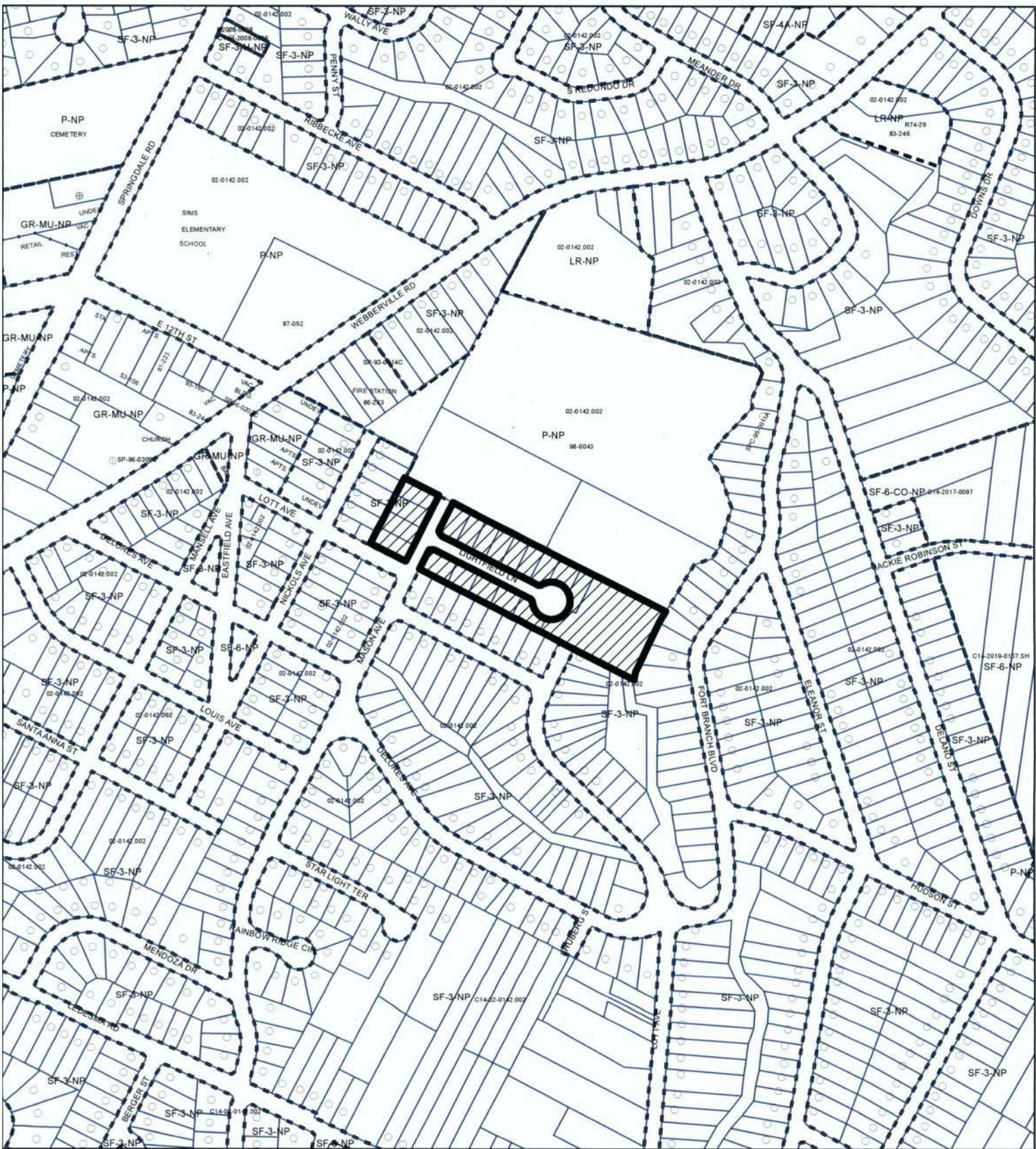





\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**   
Anne L. Morgan *by NT*  
City Attorney

**ATTEST:**   
Jannette S. Goodall  
City Clerk





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2020-0135.SH

### Exhibit A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/18/2020

1" = 400'



**ORDINANCE NO. 20210422-044**

**AN ORDINANCE AMENDING ORDINANCE NO. 021107-Z-11, WHICH ADOPTED THE EAST MLK COMBINED NEIGHBORHOOD PLAN AS AN ELEMENT OF THE IMAGINE AUSTIN COMPREHENSIVE PLAN, TO CHANGE THE LAND USE DESIGNATION ON THE FUTURE LAND USE MAP FOR PROPERTY LOCATED AT 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, AND 5106 LIGHTFIELD LANE; AND LIGHTFIELD LANE (LOT 10, BLOCK B), AND 1160, 1162, 1164, AND 1166 MASON AVENUE (ALL FORMERLY KNOWN AS 4908 LOTT AVENUE).**

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

**PART 1.** Ordinance No. 021107-Z-11 adopted the East MLK Combined Neighborhood Plan as an element of the Imagine Austin Comprehensive Plan.

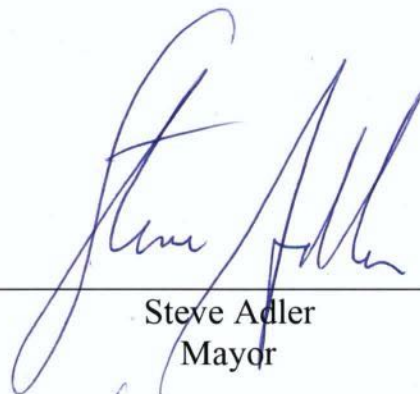
**PART 2.** Ordinance No. 021107-Z-11 is amended to change the land use designation from single family use to higher density single family use for the property located at 5000, 5001, 5002, 5004, 5005, 5006, 5008, 5009, 5100, 5101, 5102, 5103, 5104, and 5106 Lightfield Lane; and Lightfield Lane (Lot 10, Block B), and 1160, 1162, 1164, and 1166 Mason Avenue (all formerly known as 4908 Lott Avenue) on the future land use map attached as **Exhibit "A"** and incorporated in this ordinance, and described in File NPA-2020-0015.04.SH at the Housing and Planning Department.

**PART 3.** This ordinance takes effect on May 3, 2021.

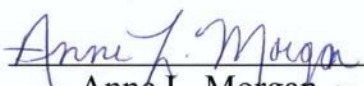
**PASSED AND APPROVED**

\_\_\_\_\_, April 22, 2021


§  
§  
§

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

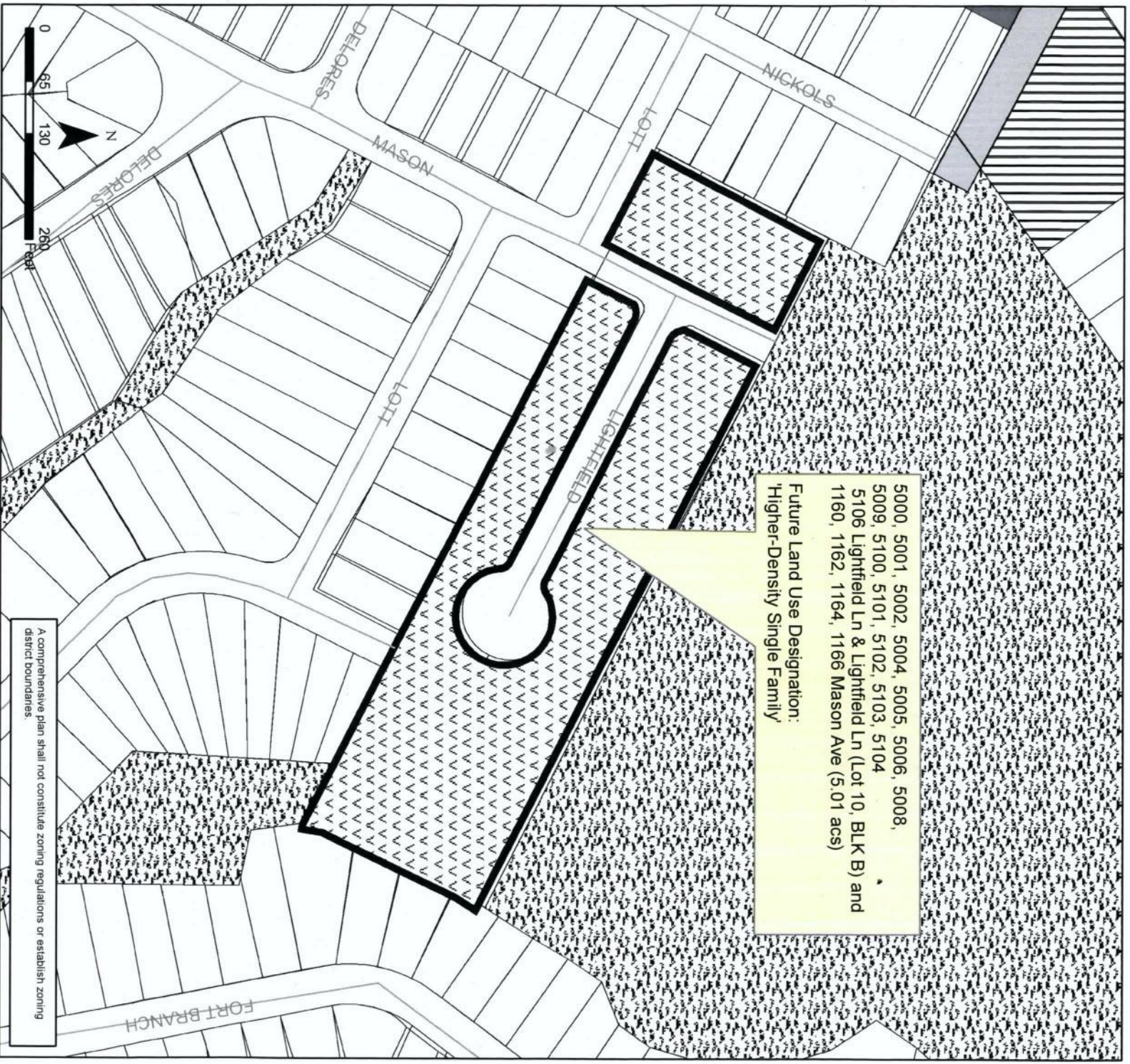
**APPROVED:**

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

**ATTEST:**

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





## Exhibit A

# E MLK Combined (MLK-183) Neighborhood Planning Area Amendment NPA-2020-0015.04

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Future Land Use	
	Subject Property
	Single-Family
	Higher-Density Single-Family
	Mixed Residential
	Multi-Family
	Commercial
	Mixed Use
	Industry
	Civic
	Recreation & Open Space
	Transportation
	Utilities



**SPECIAL WARRANTY DEED  
with Vendor's Lien**

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

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

§

DATE:

September 14, 2020

GRANTOR:

DALOR LIMITED PARTNERSHIP

GRANTOR'S ADDRESS:

1004 Padre Blvd, Ste. A1, South Padre Island, TX 78597

GRANTEE:

4908 Lott Holdings, LLC, Texas limited liability company

GRANTEE'S ADDRESS:

1023 Springdale Road, Suite 1J, Austin, Texas 78721

LENDER:

Keystone Bank, N.A., a national banking association

LENDER'S ADDRESS:

P.O. BOX 341539, Austin, Texas 78734-0026

CONSIDERATION:

TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

REAL PROPERTY

(INCLUDING ANY IMPROVEMENTS)

[THE "PROPERTY" HEREIN]:

Lots 1-4, Block A and Lots 1-15, Block B, LIGHTFIELD, according to the map or plat thereof, recorded in Document No. 201900065, Official Public Records, Travis County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:

None.



EXCEPTIONS TO CONVEYANCE & WARRANTY:

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

VENDOR'S LIEN:

It is expressly agreed that a VENDOR'S LIEN, as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

ASSIGNMENT OF VENDOR'S LIEN (3RD-PARTY LENDER FINANCING):

Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a note (the "Note") of even date herewith that is in the principal amount of [REDACTED] in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

DEED OF TRUST:

In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to **Johnnie F. Davis**, Trustee, for the benefit of Lender.

AD VALOREM TAXES:

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

CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

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

GRANTOR:

DALOR LIMITED PARTNERSHIP,  
a Texas limited partnership

By: LORDA CORP.,  
a Texas corporation,  
its General Partner

By:

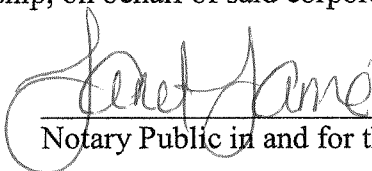
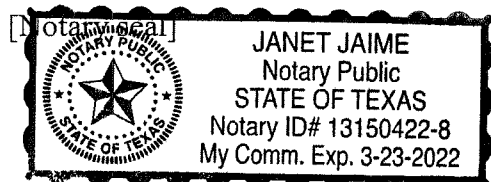


David Suissa, President

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF *Cameron* §  
*ff* TRAVIS §

This instrument was acknowledged before me on September *14<sup>th</sup>*, 2020, by David Suissa, as President of LORDA CORP., a Texas corporation, the General Partner of DALOR LIMITED PARTNERSHIP, a Texas limited partnership, on behalf of said corporation and partnership.



Notary Public in and for the State of Texas

After Recording, Please Return to:

Independence Title Company  
13809 North Highway 183  
Suite 125  
Austin, Texas 78750  
Attention: Jenna Hubbard  
GF# 2035308