

**REQUEST FOR CITY OF AUSTIN RESOLUTIONS & OTHER REQUIREMENTS**  
**for**  
**2024 9% Competitive Low Income Housing Tax Credits**

This is the Application for developers requesting resolutions required by the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credit applications for the 2024 Cycle. This form and all attachments will be due no later than ***5 P.M. on Friday, December 15, 2023***. *All resolutions being requested are subject to approval by the Austin City Council. Staff reserves the right not to recommend approval for any resolution request. It is anticipated that resolutions will be on the Austin City Council Agenda for the February 1, 2024 meeting.*

**1. Resolutions. Please indicate each applicable resolution requested from the City of Austin.**

Resolution of Support or No Objection from the Local Governing Body (to receive the Support Resolution, the development must meet criteria outlined in section 4 below, Preference Criteria)

Twice the State Average Per Capita (will be provided to all Requestors completing this form and providing all attachments if required by TDHCA's Site Demographic and Characteristics Report)

One-Mile/Three-Year Rule

Limitations on Developments in Certain Census Tracts

Development is located within a census tract that has a poverty rate above 40% for individuals (subject to staff approval)

**2. Commitment of Development Funding by Local Political Subdivision. Funding commitments from the City of Austin will be provided to developments in the form of waived fees through the S.M.A.R.T. Housing Program. Letters from the City of Austin regarding waived fees will comply with the requirements of the 2024 QAP and will be provided to applicants if the development qualifies for S.M.A.R.T. Housing Certification. **Applications for S.M.A.R.T. Housing certification go through a separate review process, and are due by Friday, January 05, 2024.** For more information on the [S.M.A.R.T. Housing Program](#), email DeAdra Johnson, Project Coordinator, at [DeAdra.Johnson@austintexas.gov](mailto:DeAdra.Johnson@austintexas.gov) and copy Brendan Kennedy, Project Coordinator, at [Brendan.Kennedy@austintexas.gov](mailto:Brendan.Kennedy@austintexas.gov).**

**3. Application Requirements. For the Resolution request to be considered, please certify this Application and include the following information in the Application PDF:**

- 1) A brief narrative overview of the proposed development, including specifying who the target population is as defined by TDHCA (Supportive Housing, elderly, or general).
- 2) A complete Project Summary Form (completed in Excel) attached as a tab in the PDF. [The Project Summary Form is available on HD's website.](#) **Please also submit the Excel sheet when submitting your application.**


- 3) If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify in the Project Summary Form the City of Austin council resolution(s) that created the CRP area**. Attach this information to the Application behind the appropriate tab.
  - 4) Provide an aerial map indicating the Development's location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop. Attach the map to the Application behind the appropriate tab.
  - 5) Provide a flood plain map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any. Attach the map to the Application behind the appropriate tab.
  - 6) Provide information about the Developer's experience and development history. Attach this information to the Application behind the appropriate tab.
  - 7) Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2024 Qualified Allocation Plan.
  - 8) If located in the ETJ, the application must include the resolution from the applicable county behind the appropriate tab.
  - 9) If the proposed development involves the rehabilitation of a currently occupied development, provide an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation.
  - 10) If the applicant intends to apply for State Housing Tax Credits, provide a secondary Project Summary Form sheet which shows the anticipated request amount in a revised Sources and Uses table as well as a revised unit mix with the award.
- 4) **Preference Criteria.** In order to receive a Resolution of Support, a development must meet **two** of the following criteria. Applications that meet only one of the following criteria will be eligible to receive a Resolution of No Objection:
- Highlighted Rows below reflect criteria met by Eden Gardens**
- 1) The development is located on a site owned, or slated to be owned, by the Austin Housing Finance Corporation (AHFC), the City of Austin, or an affiliate of AHFC or the City of Austin.
  - 2) The development is located in a High Opportunity Area, [according to the City of Austin RHDA/OHDA Application Map Series](#).
  - 3) The development is located in a Displacement Risk area, according to the [Project Connect Displacement Risk Maps](#) (located under "Displacement Risk Maps" tab; all tracts but "Historical Exclusion" are eligible).
  - 4) The development is located within 0.5 miles of the Project Connect first phase project, according to [Exhibit A](#) of Austin City Council [Resolution No. 20230601-072](#) (including Light Rail Phase 1, Priority Extension, and Future Austin Light Rail).
  - 5) No fewer than 25% of the units in the development are dedicated to the Continuum of Care, as confirmed by an executed MOU with ECHO (to be provided by February 10, 2024).
  - 6) The development is a rehabilitation of an existing affordable housing community (must complete Attachment 9 to demonstrate affordable rents; both income-restricted and naturally-occurring affordable housing is eligible).
  - 7) No fewer than 75% of the units in the development include 2 or more bedrooms.

- 5) **CRP Letter Instructions.** If the development is located in what the Requestor believes is a CRP area, then by **Friday, January 26, 2024** submit to Brendan Kennedy an analysis and explanation as to how and why the Requestor believes that the CRP area meets the requirements of TDHCA's Qualified Allocation Plan, as it pertains to 10 TAC §11.9(d)(7)(A)(v)(I-II). Please contact Brendan Kennedy with any questions about this requirement.
  
- 6) **Zoning.** Zoning verification letters can be provided by contacting Brendan Kennedy. Zoning verification letters are provided solely for the purpose of the TDHCA application. The applicant may request that the zoning verification letter detail preliminary eligibility for the Affordability Unlocked bonus program. **However, this letter does not grant automatic Affordability Unlocked certification, and the applicant must ultimately execute a full Affordability Unlocked agreement before applying for site plan and building permits.**
  
- 7) **How to Submit.** Applications should be sent by email to Brendan Kennedy at [Brendan.Kennedy@austintexas.gov](mailto:Brendan.Kennedy@austintexas.gov), with a copy to Josh Rudow at [Josh.Rudow@austintexas.gov](mailto:Josh.Rudow@austintexas.gov). **Please include the PDF with all the incorporated attachments and please include the Excel version of the Project Summary as well.** If Requestors are unable to submit by email, Applications may be submitted to Housing Department, 1000 East 11th Street, 2nd Floor, Austin, TX 78702 to the attention of Brendan Kennedy. For more information, contact Brendan Kennedy at 512-978-1594 or by e-mail at [Brendan.Kennedy@austintexas.gov](mailto:Brendan.Kennedy@austintexas.gov).

**Deadline to Submit: 5:00 pm, Friday, December 15, 2023**

Development Name: Eden Gardens

The undersigned hereby certifies that the information provided in this Application, including all attachments and supporting materials, is true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and is subject to criminal penalties as defined by the State of Texas. The undersigned also affirms understanding of Texas Government Code Chapter 552, Public Information Act, which gives the public the right to access government records through public information requests, and acknowledges that this submitted Application will be treated as a government record.

Applicant (Entity Name) to TDHCA	<u>Eden Gardens LP</u>
Authorized Representative Signature	 <small>AD5E529F111A41B...</small>
Authorized Representative Name (Print)	<u>Rev. Dr. Daryl Horton</u>
Authorized Representative Title	<u>Pastor - Mt. Zion Baptist Church</u>
Date	<u>12/15/2023</u>

## **Attachment 1 - Project Narrative**

*(A brief narrative overview of the proposed development. Specify the TDHCA Target Population, whether Supportive Housing, elderly, or general.)*

## Attachment 1 - Project Narrative

TDHCA Target Population: **Elderly**

Brief Narrative overview:

The proposed Eden Gardens development is a 96-unit development located in East Austin at 3129 East 12th Street, near the intersection of 12th Street and Airport Boulevard. Eden Gardens will include the re-construction of 10 naturally affordable, low-density units into a new 96-unit development that comprises 86 studio and one-bedroom units and 10 two-bedroom units. All Eden Gardens apartments will be made available to an Elderly target population at rents that are affordable to 30% AMFI to 60% AMFI.

Future residents of the Eden Gardens development will have ample access to amenities, with the site located within a ¼ mile of high-frequency transit stop, within a ½ mile of multiple healthy food retail locations and within a ½ mile of multiple Imagine Austin Centers (MLK Station, Springdale Station) and Corridors (Airport Blvd, MLK Blvd).

The Eden Gardens development is a collaboration between McKinley Heights Development Corporation and Capital A Housing. McKinley Heights Development Corporation is a 501(c)3 nonprofit organization that currently owns the project site and the existing 10 units. McKinley Heights Development Corporation will either transfer ownership into the Eden Gardens limited partnership or provide site control of the project site through a long term ground lease to the Eden Gardens LP. McKinley Heights Development Corporation is affiliated with Mt. Zion Baptist Church, which recently celebrated its 150th anniversary this past November. Mt. Zion Baptist Church has been a pillar of East Austin, and Eden Gardens will further its mission and legacy of service to the community by providing affordable housing for senior Austinites.

A 501(c)3 nonprofit organization affiliated with Mt. Zion Baptist Church will serve as the General Partner in the Eden Gardens project. Capital A Housing, an affordable housing builder with extensive experience in low-income and supportive housing projects, will be the developer for Eden Gardens.

## **Attachment 2 – Project Summary**

*(Insert a PDF of the Excel Project Summary Form)*

**Project Summary Form****1) Development Name**

Eden Gardens

**2) Project Type**

100%

**3) New Construction or Rehabilitation?**

New Construction

**4) Development Owner (as submitted in TDHCA Application)**

Eden Gardens LP

**5) Developer Company**

Capital A Housing, Inc.

**6) Location Description (address if available; if not, then, e.g., NEQ of intersection of Y and Z Streets in Austin, Texas, ZIP)**

3129 E 12th St, Austin, TX 78702

**7) Mobility Bond Corridor**

Airport Blvd

**8) Census Tract**

8.02

**9) Council District**

District 1

**10) Elementary School**

OAK SPRINGS EL

**11) Affordability Period**

45 years

**12) Type of Structure**

Multi-family

**13) Occupied?**

Yes

**14) How will AHFC funds be used?**

re-development and Construction

**15) Bond Issuer (if applicable)**

N/A

**16) HFC, PFC, or Nonprofit that will control General Partner or Managing Member (if applicable)**

McKinley Heights Development Corporation

**17) Target Population**

Elderly

**18) 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	18		2			20
Up to 40% MFI						0
Up to 50% MFI	35		4			39
Up to 60% MFI	33		4			37
Up to 70% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>86</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>96</b>

**19) Summary of Units for Sale at MFI Level**

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

**20) Initiatives and Priorities (of the Affordable Units)**

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	10	Continuum of Care Units	
Accessible Units for Sensory Impairments	5	Non-CoC Supportive Housing Units	



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

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

19) Is the property within 1/4 mile of a High-Frequency Transit Stop?

20) Is the property within 3/4 mile of Transit Service?

21) The property has Healthy Food Access?

22) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	4,932,672	Acquisition	-
Third Party Equity	14,185,130	Off-Site	-
Grant	-	Site Work	2,464,275
Deferred Developer Fee	-	Site Amenities	-
Other	-	Building Costs	10,977,225
Previous AHFC Funding	-	Contractor Fees	1,493,500
Expected AHFC Request	<b>3,055,406</b>	Soft Costs	2,171,625
		Financing	2,208,116
		Developer Fees	2,858,467
<b>Total \$</b>	<b>22,173,208</b>	<b>Total \$</b>	<b>22,173,208</b>

**CRP Name**

**CRP Ordinance 1**  **Date**

**CRP Ordinance 2**  **Date**



### **Attachment 3 – CRP (if applicable)**

*(If the development will be located in a CRP Area, then provide the name of that CRP, a brief description of the identified revitalization goals of the CRP, a brief description of how the investments in that area together constitute a CRP, and a map of the area and the development's relative location within it. Also, the Requestor **must identify the City of Austin council resolution(s) that created the CRP area.**)*

### **Attachment 3 - CRP**

Name of the CRP: Rosewood Neighborhood Plan

Adopted: November 29, 2001

City of Austin Council Resolution(s) creating CRP Area:

NP or NPA Ordinance Number: NP-01-0008; 011129-67

Associated Zoning Ordinance Number: 020110-17

Brief Description of the Identified Revitalization Goals of the CRP:

The Rosewood Neighborhood Plan includes Goal Two: Promote Affordable housing options in the Rosewood neighborhood, while reducing the number of vacant lots. The proposed Eden Gardens development will be located on land owned by McKinley Heights Development Corporation, a 501(c)3 nonprofit organization that is affiliated with Mt. Zion Baptist Church, a key stakeholder in the adoption of the Rosewood Neighborhood Plan. Plans include the conversion of 10 low-density affordable units into a 96-unit, 100% affordable development, of which a 501(c)3 nonprofit housing organization affiliated with Mt. Zion Baptist Church will be the General Partner. Eden Gardens will significantly increase affordable housing options for seniors in the Rosewood Neighborhood area.

Brief Description of how the investments in that area together constitute a CRP:










The Rosewood Neighborhood Plan which was adopted by Austin City Council, serves as the Comprehensive Plan for the Rosewood Neighborhood. The adopted plan provides guidance to city departments in selecting future capital improvement projects while also describing the type of development or redevelopment that is desired by neighborhood residents and stakeholders. The project site at 3129 East 12th Street is identified by the Neighborhood Plan as best used for multifamily housing.

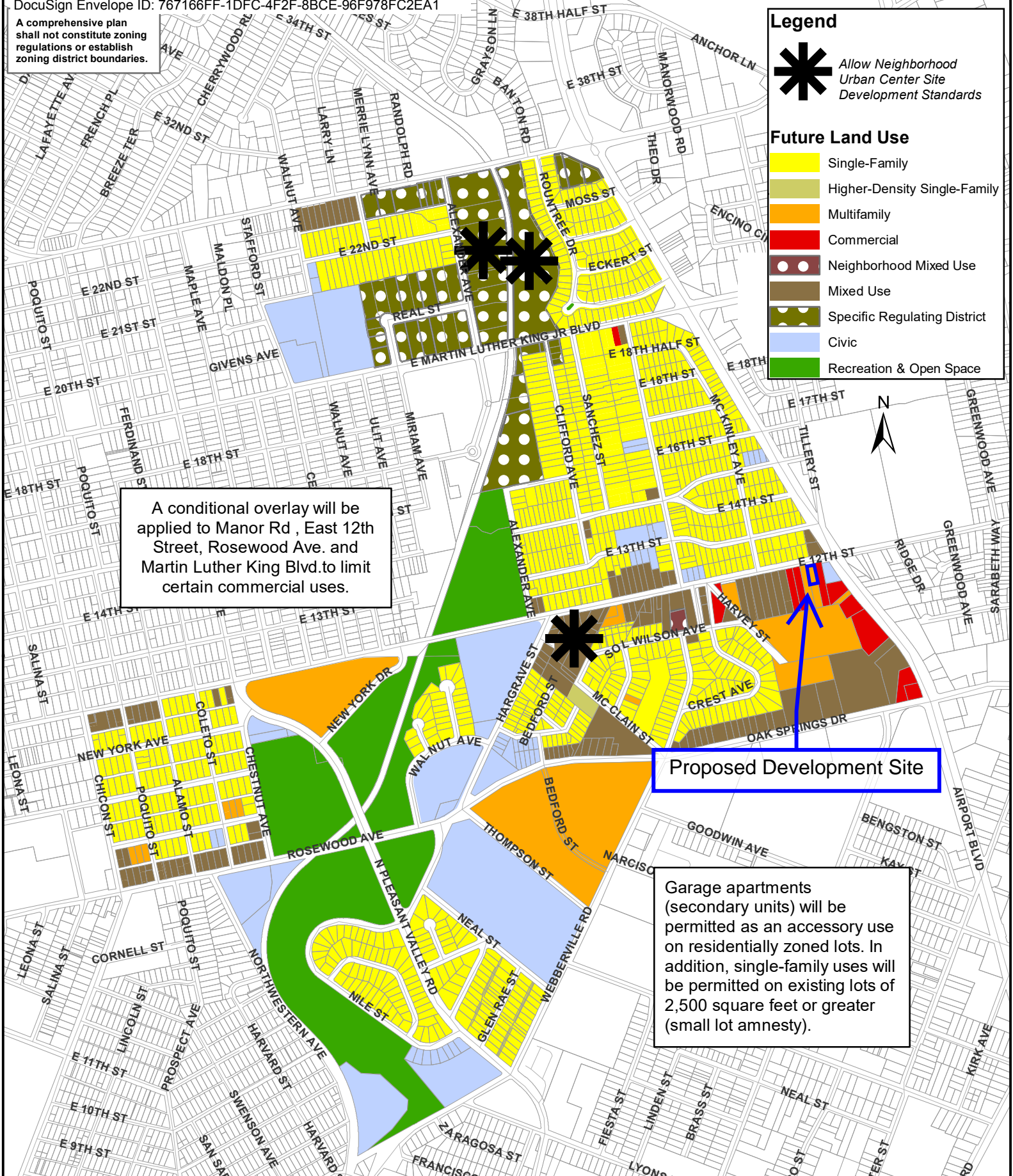
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**Legend**

 Allow Neighborhood Urban Center Site Development Standards

**Future Land Use**

-  Single-Family
-  Higher-Density Single-Family
-  Multifamily
-  Commercial
-  Neighborhood Mixed Use
-  Mixed Use
-  Specific Regulating District
-  Civic
-  Recreation & Open Space



A conditional overlay will be applied to Manor Rd , East 12th Street, Rosewood Ave. and Martin Luther King Blvd. to limit certain commercial uses.

**Proposed Development Site**

Garage apartments (secondary units) will be permitted as an accessory use on residentially zoned lots. In addition, single-family uses will be permitted on existing lots of 2,500 square feet or greater (small lot amnesty).

# Rosewood Neighborhood Planning Area Future Land Use Map



Updated: 3/2/2020  
Planning and Zoning Department  
City of Austin

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

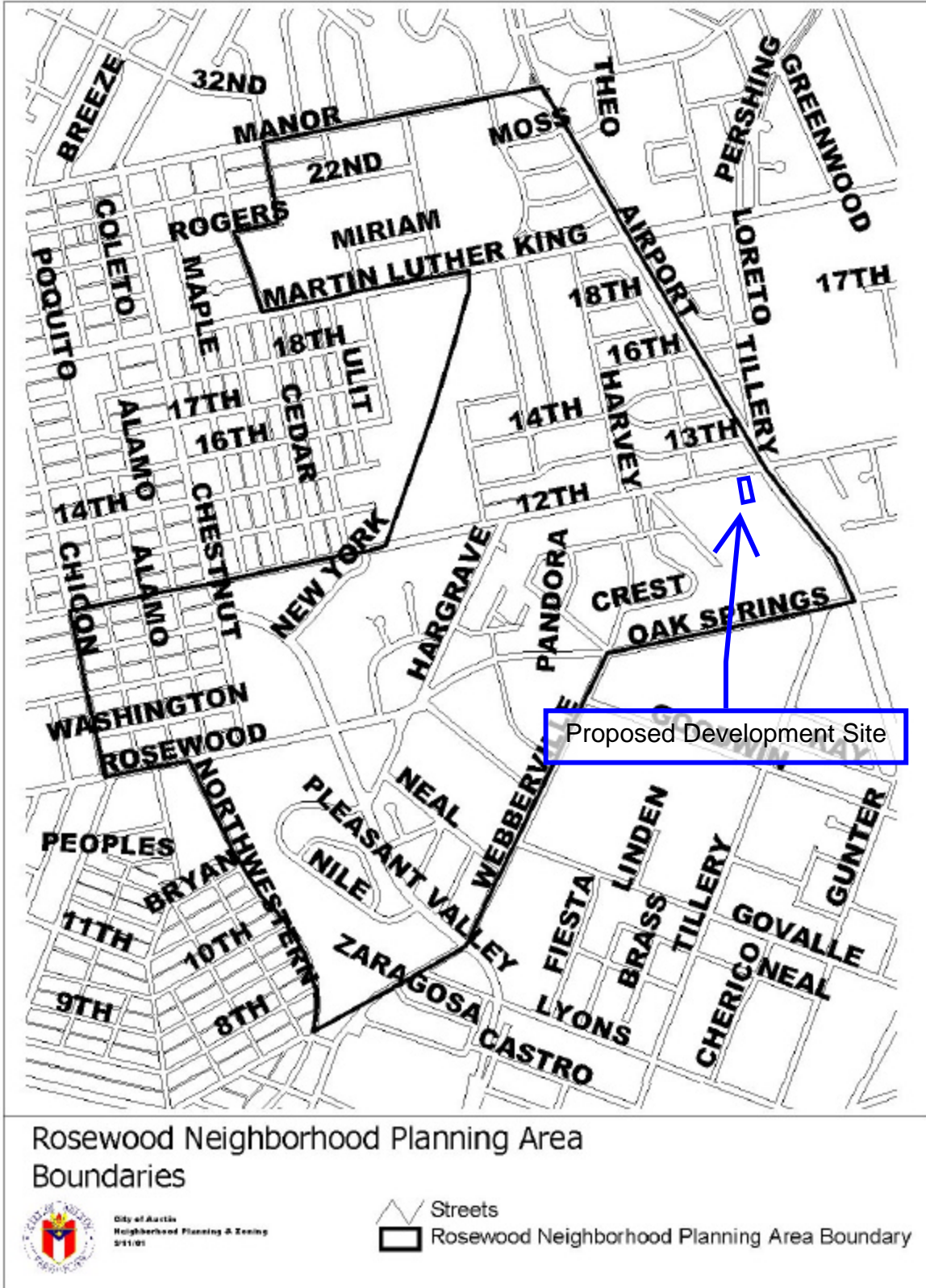


Figure 1: Rosewood Neighborhood Planning Area Boundaries

### **Attachment 4 – Map and Nearest Transit Stop**

*(Insert a map indicating the property location and the distance a resident would have to walk on a paved surface to get to the nearest transit stop)*



# Property Profile

## Distance to Nearest Transit Stop



### Legend

Appraisal Districts

TCAD Parcels

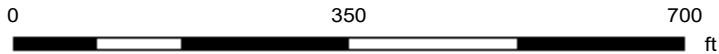


Transportation 1

Capital Metro Bus Stops



Capital Metro Bus Routes



12/11/2023

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### Notes

Stops located along route 5, same side of street as project site with sidewalk access.

## **Attachment 5 - Flood Plain Map**

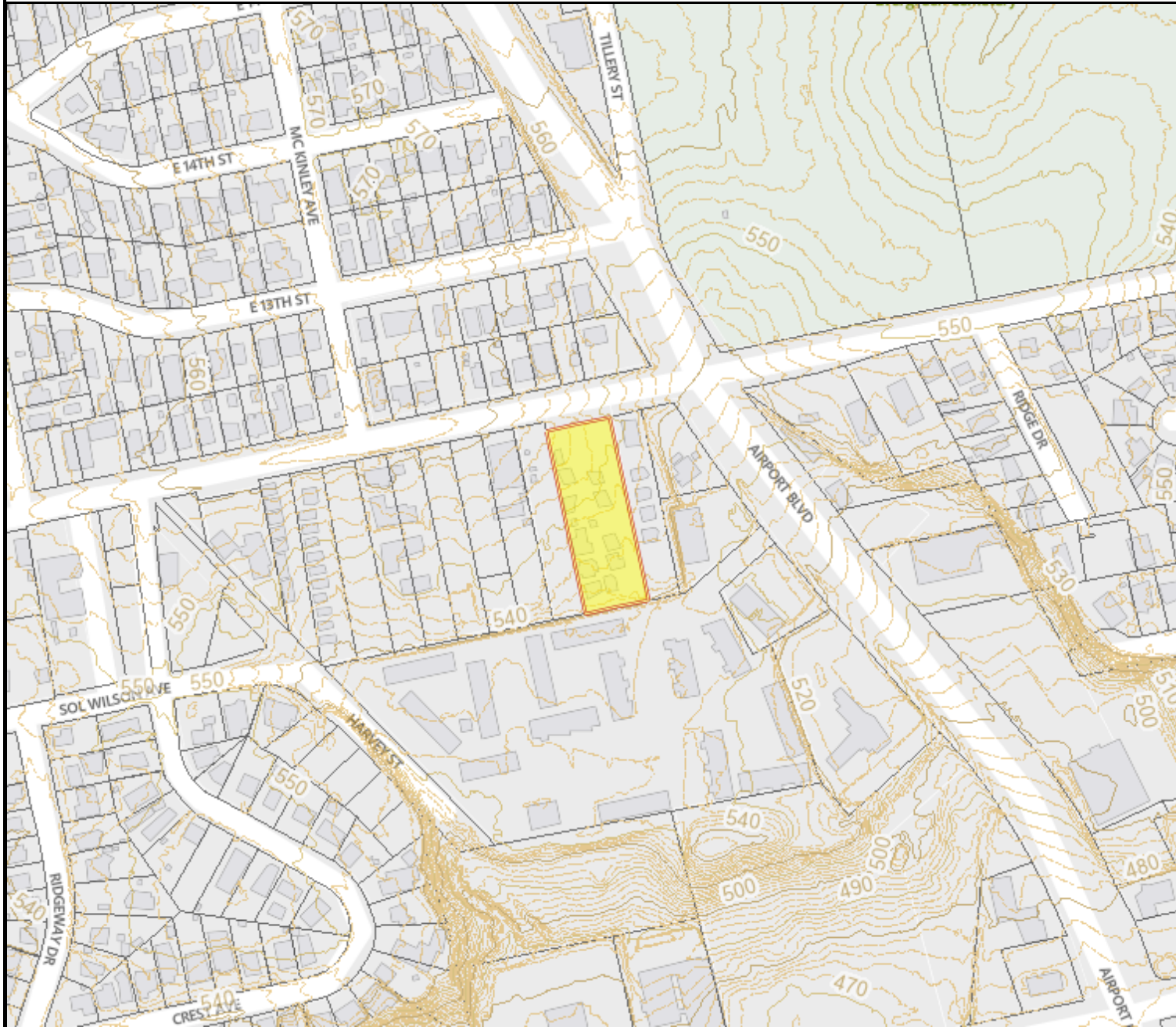
*(Insert a map generated by [www.ATXFloodPro.com](http://www.ATXFloodPro.com) with the property parcel identified and the legend displayed showing the various types of FEMA Flood Plain zones, if any)*



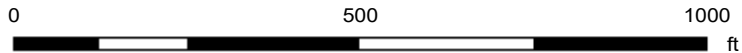


# FEMA Floodplains

## Legend



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.



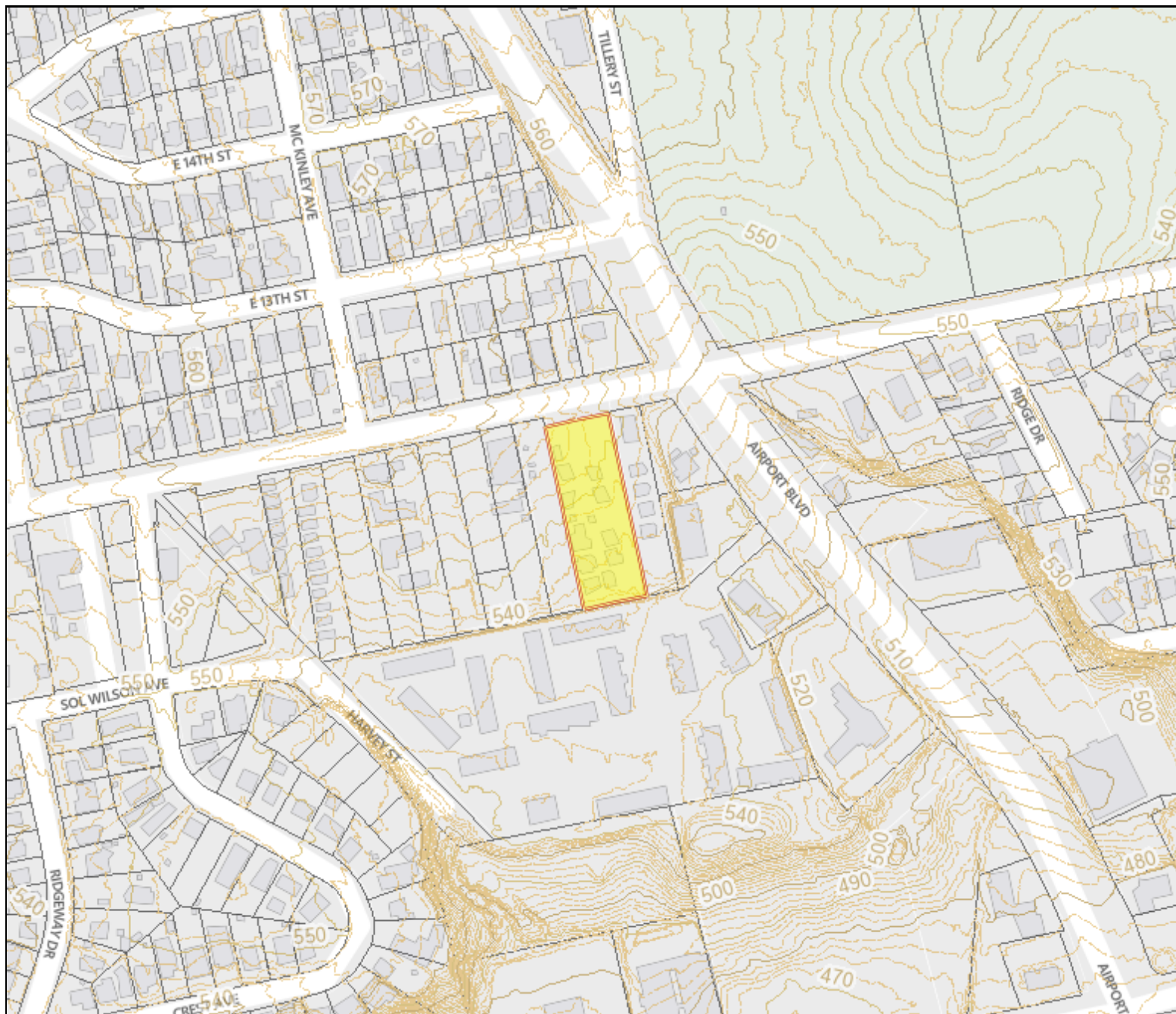
Monday, December 11, 2023



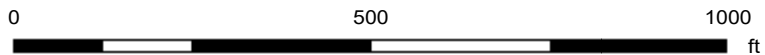


# City of Austin Regulatory Floodplains

## Legend



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Monday, December 11, 2023



## **Attachment 6 - Developer's Experience and Development Background**

*(Provide resumes and/or detailed narratives of the Development members' relevant experience, especially as it pertains to LIHTCs and affordable housing, and please provide a development experience summary, including the property names, their locations, number of units developed, populations served, years of placement in service, and the financing structures)*

# CAPITAL A HOUSING

## Firm Bio



### Firm Name

Capital A Housing

### President

Eyad Kasemi

### Address

5110, Lancaster Ct, Austin, TX 78723

### Point of Contact

Conor Kenny, Principal

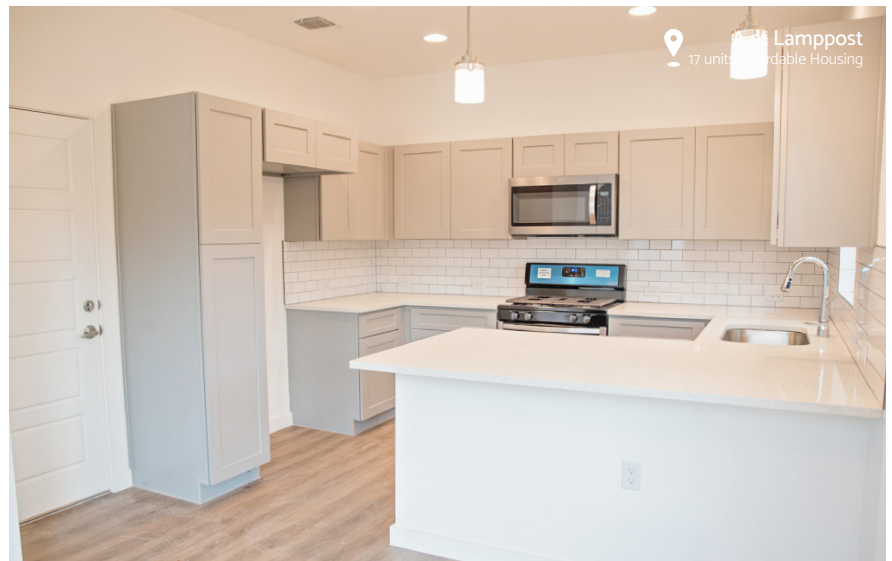
512.968.3050

conor@civilitudegroup.com

Capital A Housing is an Austin development company that specializes in residential projects with a heavy income-restricted affordable housing component. Capital A Housing maintains close relationships with Civilitude, an Austin civil engineering firm, and Constructinople, an Austin construction company, that together allow Capital A to handle affordable and market-rate housing development from soup to nuts. Capital A Housing and Constructinople specialize in development and construction for housing non-profit and governmental clients, as well as their own projects.

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, "A at Lamppost", nearing its completion in Summer 2021. A at Lamppost was the first project to be built under the city's Affordability Unlocked policy, which principal Conor Kenny worked on during his tenure at the city's Planning Commission. Capital A also partnered with the City of Austin to secure \$1.3 million in development assistance funding to keep 100% of the units there below-market-rate, with buyers falling below 80% of the city's Median Family Income.

Austin faces significant challenges in creating adequate affordable housing in the coming years, and Capital A Housing is deeply invested in meeting that challenge. Capital A's developments and overall strategy are built around Austin programs like Affordability Unlocked and Housing Development Assistance funding, the state's Low-Income Housing Tax Credit programs, and the Austin Transit Partnership's upcoming anti-displacement programs. Capital A applies its extensive knowledge of these policies and programs not only for its own developments, but also for other developers, in part because Austin's affordable housing needs are so great. Capital A also specializes in harmonizing its projects with the city's strategies around housing, transportation, and other intersecting issues, as well as with the needs and wishes of the city's diverse neighborhoods and communities.



## CAPITAL A HOUSING

Project Experience



### Project Name

A at Lamppost

### Total Construction Cost

\$4,700,000

### Unit Count or Sq ft.

17 multi-bedroom units

### Location

12500 Lamppost Lane, Austin, TX 78727

### Completion Date

Est. Summer 2021

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.



# CAPITAL A HOUSING

Project Experience



**Project Name**

Blackland CDC Alley Flats

**Total Construction Cost**

\$454,686

**Unit Count or Sq ft.**

3 units

**Location**

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

**Completion Date**

October 2020

**Owner**

Blackland CDC

The Blackland CDC Alley Flats were built by A at St Johns team members Constructinople as the General Contractor and Community Powered Workshop as the Architect. These income restricted Alley Flats were designed in collaboration with Blackland CDC to fit behind existing single family residences. Three 2-bed, 2-bath accessory dwelling units were completed on an expedient 7 month timeline.



# CAPITAL A HOUSING

Project Experience

**Project Name**

Jordan at Mueller

**Total Construction Cost**

\$26,700,000

**Unit Count or Sq ft.**

132 units

**Location**

2724 Philomena St, Austin, TX 78723

**Completion Date**

December 2019

Capital A Housing President Eyad Kasemi and St Johns Village's civil engineer Civiltude designed the site for the Jordan at Mueller, receiving a site development permit in a record four months. Open in 2019, the Jordan is located in the Mueller neighborhood in East Austin. This new community provides 132 deeply affordable, service-rich homes for low-income families. The Jordan features housing for people making about 50 to 60 percent of the median family income, with 14 units reserved for families who are homeless or at risk of homelessness. The Jordan was built utilizing low-income housing tax credits from the Texas Department of Housing and Community Affairs and bond funding via the City of Austin's Rental Housing Development Assistance program.



# CAPITAL A HOUSING

Project Experience



**Project Name**

La Vista de Lopez

**Total Construction Cost**

\$5,800,000

**Unit Count or Sq ft.**

27 units

**Location**

809 E. 9th St, Austin, TX 78702

**Completion Date**

Est December 2022

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin’s Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.





# CAPITAL A HOUSING

Project Experience



**Project Name**

Cedar Alley Flat

**Total Construction Cost**

\$167,000

**Unit Count or Sq ft.**

1 units

**Location**

1608 Cedar Avenue, Austin, TX 78702

**Completion Date**

December 2019

The Cedar Alley Flat was built by St Johns Village team members Constructinople as General Contractor, Civiltude as civil engineer, and Community Powered Workshop as architect. The 3 Star Green Building home is income-restricted for a 3 person family at 80% of Austin’s MFI or below. Designed in collaboration with the landowners to fit behind an existing home by Community Powered Workshop’s Alley Flat Initiative, the Cedar Alley Flat is the kind of thoughtful infill housing that Capital A Housing aims to deliver in addition to other forms of missing middle housing.



## Conor Kenny

Principal and Director of Public Affairs



Conor Kenny is a longtime government, politics, and policy professional at the local, state, and federal levels, having worked for a variety of government-focused non-profits and the state government. He has been deeply engaged in Austin housing and development policy as a member of the city's Design Commission and Planning Commission, where he served as chair and led the commission's Transportation Working Group and the Land Development Code Re-Write working groups on residential and non-residential zoning. At Capital A Housing he performs a wide variety of roles, including planning, community engagement, advocacy, government relations, strategy, and business development. Mr. Kenny specializes in putting together projects that are responsive to the city's - and particular neighborhoods' - needs and priorities, for development that breaks the usual mold and is welcomed by communities.

### Years in the Industry

- 18 years

### Years in the Firm

- 1 years

### Education:

- Master of Public Affairs, LBJ School of Public Affairs, University of Texas at Austin
- BA in Liberal Arts from the Evergreen State College.

### Community Engager Experience

#### A at Lamppost, Austin, TX

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

#### 2011 Franklin Ave, Austin, TX

Community engagement representative for EM Franklin LLC's 2011 and 2015 Franklin Ave development. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.

#### ST Georges Green, Austin, TX

Capital A Housing's "A at St. Georges Green" development, at 5300 St Georges Green, is an affordable housing community that will provide eight rental units affordable to households earning 50% or less of Median Family Income. This high-impact property will be nestled in a single-family, high-opportunity neighborhood right off of Manchaca and Stassney Lanes and a stone's throw from Austin Community College's South Austin campus. The project will provide affordable homes in a family-centric neighborhood where the average market rent is \$1,487 per month

#### A at E St Johns Ave, Austin, TX

Community engagement representative for Capital A Housing's A at St Johns. Collaborating with the City, Developers and most importantly with the neighborhood communities in order to achieve a development that is most suitable for the neighborhood.

## Eyad Kasemi, EIT

President



Mr. Kasemi is a civil engineer with a construction management academic background. He has over 12 years of experience in land acquisitions, land development, and pro formas. Mr. Kasemi also has worked effectively using financing instruments in the capital stack to maximize IRR for over 6 years. Through years of experience, he has developed a deep understanding and expertise in identifying infill properties with development potential and managing multiple consultants and contractors from feasibility to move-in ready as well as recapturing properties in floodplains or infrastructure burdened and optimizing infrastructure requirements through negotiations with municipalities.

### Relevant Project Experience

#### Years of Experience

7 years

#### Years in the Firm

3 years

#### Education:

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

#### Registration:

TX EIT # 51951

#### A at Lamppost, Austin, TX

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by May of this year. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

#### Jordan at Mueller, Austin, TX

Capital A Housing President Eyad Kasemi and St Johns Village's civil engineer Civiltude designed the site for the Jordan at Mueller, receiving a site development permit in a record four months. Open in 2019, the Jordan is located in the Mueller neighborhood in East Austin. This new community provides 132 deeply affordable, service-rich homes for low-income families. The Jordan features housing for people making about 50 to 60 percent of the median family income, with 14 units reserved for families who are homeless or at risk of homelessness. The Jordan was built utilizing low-income housing tax credits from the Texas Department of Housing and Community Affairs and bond funding via the City of Austin's Rental Housing Development Assistance program.

#### La Vista de Lopez, Austin, TX

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

#### Waterloo Terrace, Austin, TX

Project Manager for 132-unit permanent supportive housing for single adults on 2.5 acres near the Mo Pac Expressway and Parmer Lane intersection - near the Domain, job opportunities, medical services at St. David's Hospital and the Walnut Creek Greenbelt. Eyad performed grading, drainage, utilities and site plan production and permitting.

#### Colony Park, Austin, TX

Located in Northeast Austin, the project site offers a unique opportunity to meet the needs of the community & provide a catalyst for economic development & growth for the area. Funded through a US HUD Sustainable Communities Challenge Grant to further its six livability principles, the development will incorporate best practice strategies for energy-efficient, building design, water conservation & zero-waste technology to create a model sustainable & livable mixed-use, mixed-income community. Civiltude provided utility infrastructure design services for the 258-acre masterplanned community and Eyad served as a design team member

**Fayez Kazi, PE, LEED AP**  
Principal



Mr. Kazi has over 24 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on ADA improvements projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

### Relevant Project Experience

#### La Vista de Lopez, Austin, TX,

La Vista de Lopez will be a 27 unit income-restricted affordable housing building for seniors near the heart of downtown. It will be fully ADA-compliant and will be income-restricted for seniors making less than 50% Austin's Median Family Income. It is being developed by some members of the A at St. Johns team, including developer Guadalupe Neighborhood Development Corporation and civil engineering by Eyad Kasemi of Capital A Housing and Civiltude. The nine-story tower is being built adjacent to a historic property on land purchased through financing from the Austin Housing Finance Corporation.

#### Lakeline Station Apartments, Austin, TX

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rutledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

#### Cardinal Points Apartments, Austin, TX

120-unit SMART Housing multi-family development at the southwest corner of Four Points Dr and River Place Blvd. The project site has several critical environmental issues such as caves, underground voids, golden cheeked warblers endangered species, and densed inventory of trees. In addition to developing the site, Civiltude also assisted Foundation Communities to extend almost one mile of sidewalk to connect the site to the nearest job center and modify Four Points Drive

#### Guadalupe Saldana Apartments, Austin, TX

Project Principal & Project Manager for 90-unit fully affordable detached condominium and single-family Netzero development in East Austin. Design included flood plain modeling and modification, low-impact development techniques such as raingardens and biofiltration pond.

#### Sierra Vista Apartments, Austin, TX

Civiltude teamed up with the non-profit consultant Community Powered Workshop to design Foundation Community's Sierra Vista Apartments. First developed in the early 1980's, the site had entered a state of disrepair and required extensive interior renovation and site improvements, including several foundation repairs and bringing parking & pathways into ADA compliance.

#### Gaston Place Apartments, Austin, TX

Civiltude collaborated with HACA, AHA! and Community Powered Workshop to design a 27-unit complex in northeast Austin. Gaston Place Apartments provides one and two-bedroom apartments for households with incomes below 50% of the median family income.

### Years of Experience

24 years

### Education:

- MS Engineering &
- BS Architectural Engineering, The University of Texas at Austin

### Registration:

- Texas PE# 96489,
- LEED Accredited Professional

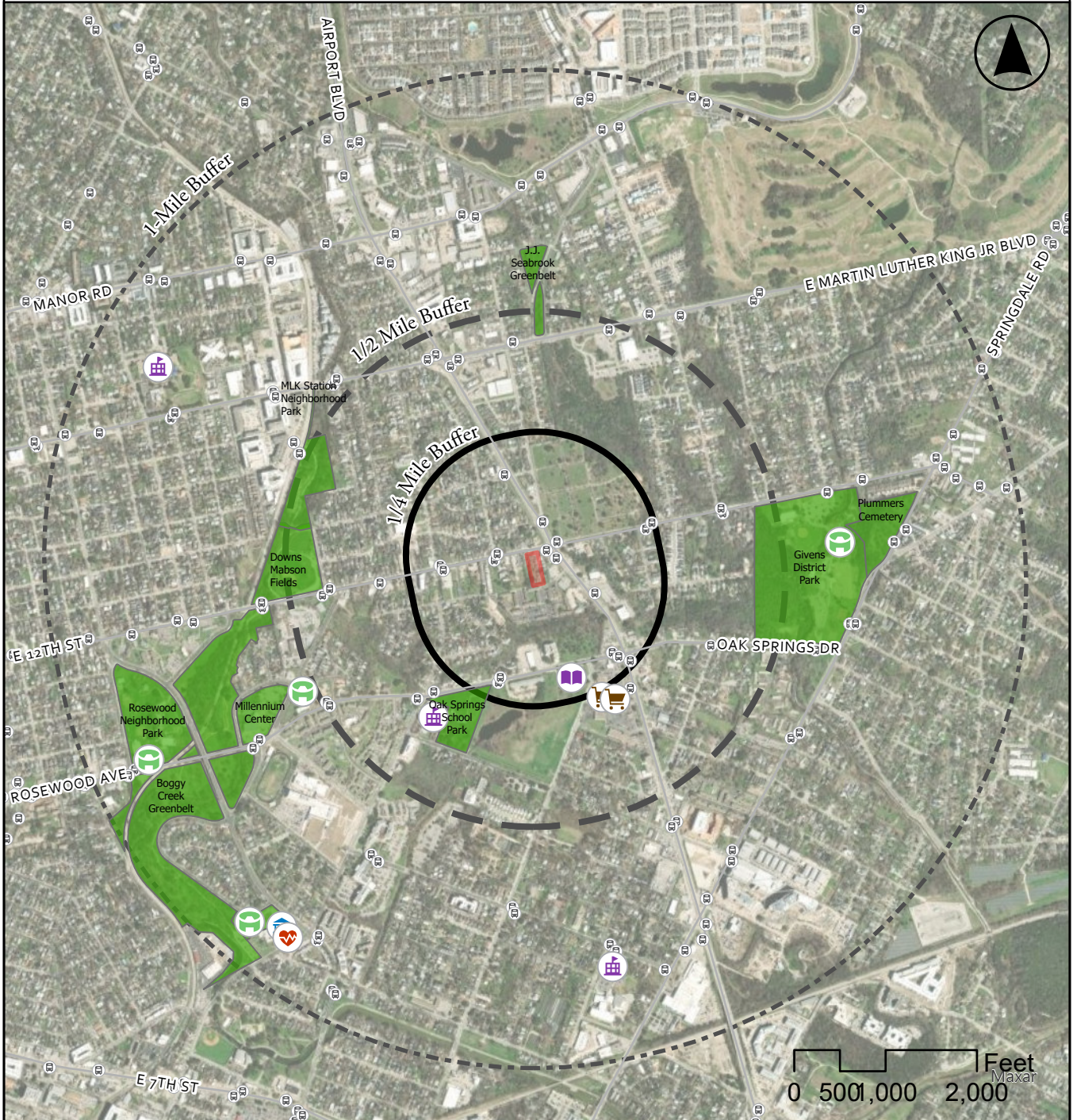
### Community Leadership:

- Former Chair, Planning Commission
- Associate Professor, Department of Civil, Architectural & Environmental Engineering at UT Austin
- Former Vice Chair, Zero Waste Advisory Commission
- Real Estate Council of Austin Board
- Austin Asian Chamber Board
- Former Chair, South Congress Combined Neighborhood
- Asian American Resource Center, Design Advisory Panel
- UT Austin Projects for Underserved Communities, Service Learning Advisory Board
- Austinites for Action Advisory Board











## **Attachment 7 – Tie Breaker Factors**

*(Provide exhibits showing the property's proximity to a park, elementary school, full service grocery store, and public library as defined by the tie breaker factors of §11.7 (2) of the 2024 Qualified Allocation Plan.)*

# Eden Gardens Proximity to Amenities Map



## Legend

- |   |   |  |
|---|---|--|
|  Development Site    |  Neighborhood Center |  City of Austin Parks |
|  Healthy Food Retail |  Health Center       |  1 Mile Buffer        |
|  Public Library      |  Recreation Center   |  1/2 Mile Buffer      |
|  Elementary School   |  Bus Stop            |  1/4 Mile Buffer      |

### **Attachment 8 – Resolution from County**

*(If the proposed development is located in the ETJ of Austin, please include the executed resolution from the applicable County Commissioners' Court, as required by TDHCA)*

**N/A**

**Attachment 9 – Rents by Unit Type: Before and After Rehabilitation  
(if applicable)**

*(If the proposed development involves the rehabilitation of a currently occupied development, attach an Excel table of the current rents by unit type and the proposed rents by unit type following the completion of rehabilitation)*



## Attachment 9 – Rents by Unit Type

### Current Monthly Rent Amounts – Eden Park

Eden Park - 10 Unit Development (Current)	
Unit (All Studio)	Monthly Rent Paid
Unit A	\$245.00
Unit B	\$265.00
Unit C	\$265.00
Unit D	\$225.00
Unit E	\$350.00
Unit G	\$225.00
Unit H	\$265.00
Unit J	n/a -- Managers Resident
Unit K	\$260.00
Unit L	\$265.00
<b>Total Rent Collected:</b>	<b>\$2,365.00</b>

### Proposed Monthly Rents – Eden Gardens

Eden Gardens - 96 Unit Development (Proposed)			
Unit	Count	AMFI	Expected Rent
Studio	18	30%	\$613
Studio	35	50%	\$1,022
Studio	33	60%	\$1,227
Two-Bedroom	2	30%	\$789
Two-Bedroom	4	50%	\$1,315
Two-Bedroom	4	60%	\$1,578

**Attachment 10 – State Housing Tax Credits Proposal  
(if applicable)**

*(If the applicant intends to apply for State Housing Tax Credits, provide a secondary Project Summary Form sheet which shows the anticipated request amount in a revised Sources and Uses table as well as a revised unit mix with the award.)*

**N/A**