

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Blackland Community Development Corp	OWNER : Blackland Community Development Corporation
PROJECT : Fannie Mae Village	FUNDING CYCLE DEADLINE : January 31, 2020
FEDERAL TAX ID NO: 74-2279246	DUNS NO: 8403450
PROJECT ADDRESS: 1904 E. 22nd St.	PROGRAM : RHDA
CONTACT NAME : Joseph Martinez	AMOUNT REQUESTED: \$1,690,696.00
CONTACT ADDRESS AND PHONE : 1902 E. 22nd St.	

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

Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT

PRINTED NAME

Joseph Martinez

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

2/14/20 4/31/2020

DATE AND TIME STAMP OF RECEIPT

City of Austin

FEB 18 2020

NHCD / AHFC

FOR AHFC USE ONLY

EXECUTIVE SUMMARY/PROJECT PROPOSAL

Fannie Mae Stewart Village Executive Summary

Blackland Community Development Corporation (BCDC)'s Fannie Mae Stewart Village will consist of 2.5 lots on the north side of the block on East 22'd Street between Poquito St. and Chicon St. The address is 1906 E. 22nd St.

City of Austin, through an RHDA grant has given BCDC a total of \$40,000 for pre-development costs.

BCDC owns the half block and two of the lots, 1904 and 1908, have already been developed and are the site of two duplexes that are homes to four low-income households.

BCDC has constructed a community center, the Fannie Mae Stewart Community Conservatory, and nine raised-bed gardens at 1900 and 1902 E. 22.

The project is located in an area that is close to jobs downtown and at the University of Texas and is well-served with transit options: pedestrian, bicycling and public transportation.

The project will provide eight new homes on vacant BCDC property.

All will serve households under 50% of MFI.

The site was rezoned six years ago from SF-3 to MF-4 and a site plan is presently under review by various city departments. It was designated S.M.A.R.T I-housing five years ago.

The apartments will consist of two, four-unit mull-family structures. Four of these will be two-bedroom homes designed to provide affordable housing for very low-income families.

There will be four, one-bedroom units for very low-income people with disabilities and elderly. All units are eligible for housing voucher recipients. Four of the units, two two-bedroom and two one-bedroom, will be fully compliant on the first floor according to Uniform Federal Accessibility Standards (UFAS).

BDCD has applied for the full cost of construction for the project. BCDC will be submitting for grant funding from these foundations: Lola Wright, Hammill, TSACH, Federal Home Loan (Frost Bank), and Wells Fargo. BCDC anticipates receiving \$100,000 from these sources. The first three have provided BDCD with funds in the past.

Fannie Mae Stewart Village — Sustainability Features and Facilities

BCDC is excited to include several unique feature in the project:

- Stewart Community Conservatory where we will teach domestic arts and crafts such as

canning, cooking, quilting, gardening, and arts and crafts. In 2018, we hosted 383 community meetings there.

- Community gardens and an orchard, watered with water harvested from the *roots* of the Multi-family units and the conservatory and stored in a historic cistern built by the Swedish farmers, circa 1890.
- Passive energy systems to include wind and solar energy.

Blackland Community Development Corporation

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

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

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

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

Blackland CDC Overview

What BCDC does:

- Provide rental affordable rental housing to residents at or below 60% MFI.

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

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

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

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

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

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

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

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

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

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

PROJECT SUMMARY FORM

Project Summary Form

1) Project Name: Fannie Mae Stewart Village

2) Project Type: 100% Affordable

3) New Construction or Rehabilitation?: New Construction

4) Location Description (Acreage, side of street, distance from intersection): 6656 Acres, Chicon St. corner lot

5) Mobility Bond Corridor: East MLK/FM 969

6) Census Tract: 4.02

7) Council District: District 1

8) Elementary School: CAMPBELL EL

9) Affordability Period: 99 Years

10) Type of Structure: Multi-family

11) Occupied?: No

12) How will funds be used?: Pre-development and Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		4	4			8
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	4	4	0	0	8

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	4	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

<u>Sources</u>	
Debt	
Third Party Equity	
Grant	
Deferred Developer Fee	
Other	100,000
Previous AHFC Funding	
Current AHFC Request	1,690,696

<u>Uses</u>	
Acquisition	331,285
Off-Site	
Site Work	
Sit Amenities	
Building Costs	1,723,696
Contractor Fees	
Soft Costs	67,000
Financing	
Developer Fees	

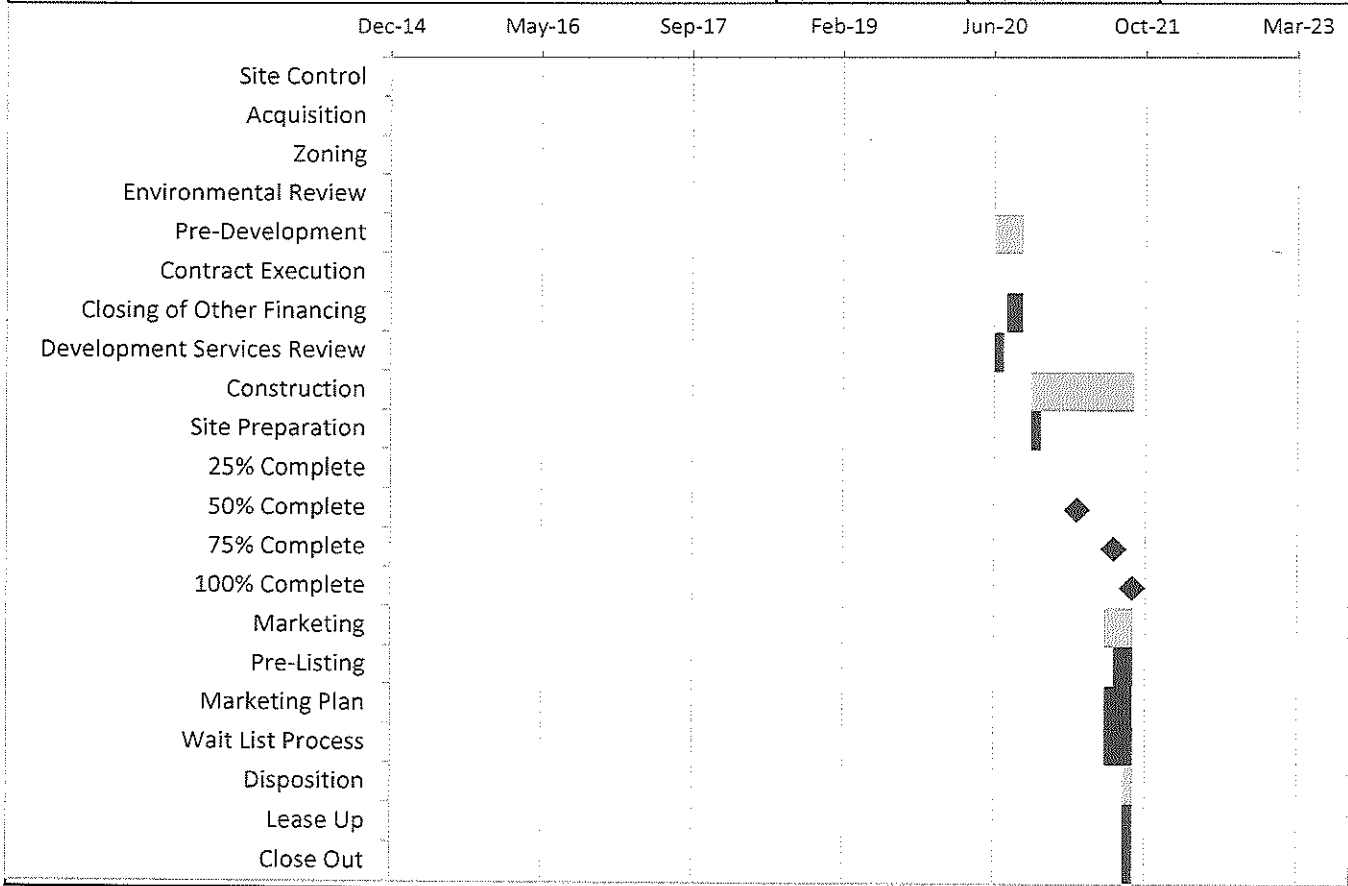
Total \$ 1,790,696

Total \$ 1,790,696

PROJECT TIMELINE

Development Schedule

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



DEVELOPMENT BUDGET

Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	N/A		
Environmental Review	N/A		
Engineering	N/A		
Survey	N/A		
Architectural	N/A		
Subtotal Pre-Development Cost	\$0	\$0	
Acquisition			
Site and/or Land	N/A		
Structures	N/A		
Other (specify)	N/A		
Subtotal Acquisition Cost	\$0	\$0	
Construction			
Infrastructure			
Site Work	365,615	343,159,000	
Demolition	6,000	5,632	
Concrete	133,524	125,323	
Masonry	72,000	67,578	
Rough Carpentry	172,000	161,436	
Finish Carpentry	16,000	15,017	
Waterproofing and Insulation	8,200	7,696	
Roofing and Sheet Metal	43,500	40,828	
Plumbing/Hot Water	64,400	60,445	
HVAC/Mechanical	48,000	45,052	
Electrical	116,355	109,209	
Doors/Windows/Glass	35,500	3,332	
Lath and Plaster/Drywall and Acoustical	36,800	34,540	
Tiel Work	22,300	20,930	
Soft and Hard Floor	4,800	4,505	
Paint/Decorating/Blinds/Shades	29,600	27,782	
Specialties/Special Equipment	13,220	12,408	
Cabinetry/Appliances	67,822	63,656	
Carpet	4,800	4,505	
Other (specify)	405,800	380,875	other 12,800,gc 245,000, overhead 148,000
Construction Contingency	57,460	53,931	
Subtotal Construction Cost	\$1,723,696	\$1,587,839	
Soft & Carrying Costs			
Legal	10,000	9,386	
Audit/Accounting	10,000	9,386	
Title/Recordin	5,000	4,693	
Architectural (Inspections)	10,000	9,386	
Construction Interest	10,000	9,386	
Construction Period Insurance	4,000	3,754	
Construction Period Taxes	12,000	11,263	
Relocation	4,000	3,754	
Marketing	2,000	1,877	
Davis-Bacon Monitoring	N/A		
Other (specify)			
Subtotal Soft & Carrying Costs	\$67,000	\$62,885	
TOTAL PROJECT BUDGET	\$1,790,696	\$1,650,724	

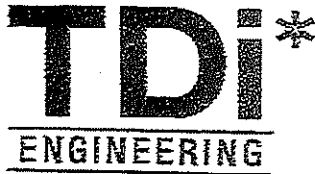
OPERATING PRO FORMA

SCORING SHEET

Project Name	Annie Mae Stewart Village	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	4.02	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$1,290,696	
Estimated Total Project Cost	\$1,790,696	\$0
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	East MLK/FM 969	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	8	# of rental units at < 50% MFI
District Goal	1.13%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	1.88%	% of annual goal reached with units
High Frequency Transit	2.92%	% of annual goal reached with units
Imagine Austin	2.92%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	9.42%	% of annual goal reached with units
SCORE	3	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	3	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	4	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	10	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	3	Educational Attainment, Environment, Community Institutions, Social Cohesion, Et
Accessible Units	4	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	10	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	4	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	27	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	72%	% of total project cost funded through AHFC request
Leverage Score	7	25 - (% leverage * 25)
AHFC Per Unit Subsidy (including prior amounts)	\$161,337	Amount of assistance per unit
Subsidy per unit score	5	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$107,558	Amount of assistance per bedroom
Subsidy per Bedroom Score	12	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	23	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	53	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ENTITY INFORMATION

1a. Detailed Listing of Developer's Experience



5906 Old Fredericksburg Road
Suite 300
Austin, Texas 78749

(512) 301-3389
www.tdi-llc.net

Company Overview

TDI Engineering, LLC is a full-service engineering company offering civil and structural engineering services for commercial and residential projects. TDI believes in an emphasis on quality engineering work and client interaction. Our focus as a company is to develop long-term relationships with active clients that share our desire to produce high quality projects. The combination of civil and structural engineering expertise allows TDI to offer clients bundled services, increasing project coordination and design efficiency. TDI is registered to provide engineering services nationwide, and is currently registered in over 30 states.

Company Background

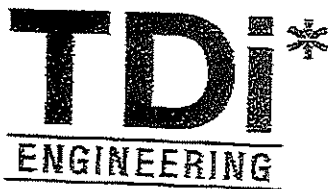
Originally founded in 2005 as Texas Design Interests, LLC and its sister company, TDI Foundation Engineering, LLC, these companies were reorganized as TDI Engineering, LLC in 2018. The founding members include Jeff Cloyd, P.E., Roger Meredith, P.E. and Jeff Shindler, P.E. The three partners bring years of varied and complementary professional expertise to the company. After gaining professional expertise in a wide variety of civil and structural engineering projects throughout Central Texas and across the nation, the three recognized an opportunity to provide professional engineering services to clients in a timely and professional manner while maintaining a level of personal customer interaction sometimes lacking in larger companies. The principals take pride in the fact that over 90% of clients of TDI are either repeat customers or referrals from existing clients.

Scope of Services

Civil Engineering Services

TDI provides a wide range of Civil Engineering Services relating to land development. These services are offered to clients for the entire timeline of a project, from the feasibility and conceptual planning stage through construction and acceptance of the project. While the scope of each project, as well as the needs of each client, is unique; some of the standard services performed throughout a project include the following:

- Feasibility Reports/Determination of Entitlements
- Conceptual Site Planning
- Preliminary Cost Estimating
- Development of Site Plan/Construction Documents
- Coordination of Subcontractors (Surveyors, Geotechnical Engineers, Environmental Engineers, Transportation Engineers, etc.) as necessary
- Value Engineering/Review of Construction Plans



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 Austin, Texas 78749

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Multi-Family Residential

TDI Engineering, LLC has performed structural engineering designs on a wide range of challenging multi-family projects. The projects we have worked on have had various sources of funding including conventional loans, private funds, tax credits, and HUD financing. Many projects included LEED and Smart Housing elements. We have worked on many projects that had to meet HUD and TDHCA regulations. Our experience in the design of multi-family residential projects includes the following:

Timber Village Apartments	Marshall, TX	Belferra Springs Apartments	Dripping Springs, TX
Mesa Vista Apartments	Donna, TX	Tecoma Apartments	Austin, TX
Poinsettia Apartments	Alamo, TX	River View at Calallen Apartments	Corpus Christi, TX
Figueroa Apartments	Robstown, TX	Vista Pointe at Wild Pine	San Antonio, TX
Sunset Way Apartments	Port Arthur, TX	Think East	Austin, TX
Crescent Village II	Elgin, TX	Santal Ph II Apartments	Austin, TX
Sandstone Apartments	Gulfport, MS	Crystal Falls Town Center	Leander, TX
Regency Way Apartments	Gulfport, MS	Waters at St. James Apartments	Summerville, SC
Hillside Terrace Apartments	Gulfport, MS	Cesar Chavez Apartments	Edcouch, TX
Baywood Place Apartments	Gulfport, MS		
Village Place Apartments	Gulfport, MS		
Timber Grove Apartments	D'Iberville, MS		
Back Bay Villas	D'Iberville, MS		
Morrison Village Apartments	Pascagoula, MS		
Taylor Heights Apartments	Pascagoula, MS		
Highland Springs Apartments	Jackson County, MS		
Washington Village	Wichita Falls, TX		
Tuscan II Townhomes	Houston, TX		
Bouldin Lofts	Austin, TX		
Timber Village II Apartments	Marshall, TX		
Horizon Meadow Apartments	Lamarque, TX		
Amber Stone Apartments	Beeville, TX		
Trinity Place	Austin, TX		
Legacy Apartments	Austin, TX		
Cosmopolitan Apartments	Corpus Christi, TX		
Highland Villas Apartments	College Station, TX		
Heartland Village Apartments	Sulphur Springs, TX		
Pine Lake Estates Apartments	Nacogdoches, TX		
Palacio del Sol Apartments	Corpus Christi, TX		
Avenue Terrace Apartments	Houston, TX		
Barton Trails Apartments	Austin, TX		
Windy Ridge Apartments	Austin, TX		
Estates at Ellington Apartments	Houston, TX		
Emma Finke Apartments	Beeville, TX		
Bella Terra Apartments	Brownsville, TX		
Riverstone Apartments	Corpus Christi, TX		
Arbor at Centerbrook Apartments	Live Oak, TX		
Bella Vista Apartments	Afton, TX		
Aspen Heights UNC Apartments	Charlotte, NC		
Aspen Heights Austin Apartments	Austin, TX		
Waters at Magnolia Bay Apartments	Lincolnton, SC		

* THINK DESIGN innovate, integrate, implement...

Tom Hatch

"Since h+uo architects was founded in 1978, we have been blessed to provide architectural services on a very wide variety of projects in the Austin area as well as across the country. We have found that what one learns about one type of project can be applied to another seemingly disparate challenge.

Tom Hatch, having lived in East Austin since 1972, had become very aware of the need for sustainable housing in Austin's inner city neighborhoods, most of which were on the east side. Designing quality affordable homes in Clarksville, Blackland, Blackshear, Guadalupe, Robertson Hill, and Montopolis neighborhoods became the driving force in his practice.

Our ongoing relationship with those neighborhoods coupled with our work in the Valley, the Panhandle, and El Paso creating farm-worker housing has given our firm the ideal foundation to help local CDC's provide respectable housing to those in need.

Our staff of fourteen along with our experienced consultant team has provided timely and professional services for many project types, the majority of which being multi-family communities in and around Austin. The firm has evolved over several decades from its sole-ownership beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined Tom as partners. This made the firm even stronger and allowed Tom to focus predominately on the work that he loves, affordable housing for those in need.

Blackland Community Development Corporation
1902 E. 22nd Street
Austin TX

Property Management Team
01/30/2020

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

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

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

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

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

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

Bert Allen – Maintenance Manager – 22 years in property maintenance

Blackland CDC
Fannie Mae Village Project
Development Team
(4/11/19)

Blackland Community Development Corporation (BCDC)'s Fannie Mae Stewart Village will consist of four lots on the north side of the block on East 22nd Street between Poquito and Chicon. Two of these lots, 1904 and 1908, have already been developed and are the site of two duplexes that are homes to four low-income households.

The development team for the project consists of the following team members:

Architect: Tom Hatch, H+UO Architects
Engineering: Jeff Shindler, TDI* Engineering
Project Oversight: Joseph Martinez, Blackland CDC

All of the team have experience in the construction of large projects. They have also worked together on affordable rental urban projects that are in the Blackland neighborhood.

ENTITY INFORMATION

1b. Certificate of Status



Office of the Secretary of State

Certificate of Fact

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

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

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



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

Carlos H. Cascos
Secretary of State

PRINCIPALS

PRINCIPALS

2a. Resumes of Principals

Joseph A. Martinez

Austin, Texas 78717

QUALIFICATION SUMMARY

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

SIGNIFICANT ACCOMPLISHMENTS

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

PROFESSIONAL EXPERIENCE

Executive Director

2001-2018

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

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

CEO-President

1999-present

Texas Strategies
Austin, Texas

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

Executive Director

2000-2001

Manor Education Foundation
Manor, Texas

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

EDUCATION

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

PUBLICATIONS

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

CERTIFICATIONS

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

PROFESSIONAL TRAINING

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

COMMUNITY LEADERSHIP

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

PRINCIPALS

2b. Resumes of Development Team



6001 W. William Cannon
Bldg. 2, Suite 203-C
Austin, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

JEFF SHINDLER, P.E.

CURRENT POSITION

Managing Member

JOB DESCRIPTION

Business responsibilities include daily operations and civil engineering department management.

EDUCATION

B.S. in Civil Engineering
University of Texas at Austin

PROFESSIONAL CERTIFICATIONS

Professional Engineer, P.E. (TX-91160), (MI-6201055379)

Licensed Real Estate Agent, License #511268 (Inactive)
Texas Real Estate Commission

PROFESSIONAL EXPERIENCE

March 2005 to present
Managing Member, Texas Design Interests, LLC
Managing Member, TDI Foundation Engineering, LLC
6001 W. William Cannon, Bldg 2, Suite 203-C
Austin, TX 78749
(512) 301-3389

April 2000 to March 2005
Austin Technical Services (ATS), Austin, TX
Civil Design Manager

Responsibilities include personnel management, client development, and department expansion. Project management of all stages civil engineering projects including writing proposals, coordination of feasibility and conceptual planning, preparation of construction drawings, processing development plans through approval by applicable local, state, and federal authorities, consulting during construction activities, generating invoices and collections.

Representative Projects:

Residential Grading Plans, Austin, TX – Individual grading/site plans and drainage consulting for large homebuilder with up to 8 subdivisions under development
San Felipe Condominiums; Austin, TX – 64-unit condominium project on 6.7-acres
Olive Garden Restaurants; Austin, TX; Round Rock, TX – Multiple locations for national client
San Marcos Fire Station; San Marcos, TX – Commercial site plan for public-sector client
Camino Crest II Subdivision; Umland, TX – 29-acre residential/commercial subdivision

June 1999 to April 2000
Doucet & Associates, Austin, TX
Project Engineer II

Project management of civil engineering projects. Responsibilities included fulfillment of executed contracts; feasibility and conceptual planning, design and engineering, construction drawing preparation, plan processing through approval, and construction administration; oversight of design technicians and drafters assigned to project.



6001 W. William Cannon
Bldg. 2, Suite 203-C
Austin, TX 78749
(512) 301-3389 (o)
(512) 301-3348 (f)

Representative Projects:

The Reserve at Hudson Bend; Austin, TX – 72 lot residential subdivision on 80+ acres
Oak Hill United Methodist Church; Austin, TX – Expansion of church facilities including multiple buildings and associated site development
Randalls Expansion; Austin, TX – Expansion of existing facility for national client

March 1998 to June 1999

ThermoRetec Corporation, Austin, TX
Project Engineer II

Project responsibilities included both office and field activities; functioned as a member of a team of professionals serving a major client with over 14 sites nationwide and an annual budget of \$1.5 million. Office responsibilities included remedial design, strategic development, alternative analysis, site assessment, and reporting. Responsibilities in the field included documentation of site activities, interpretation of design documents, oversight of remedial contractors, coordination of sub-contractors and vendors, scheduling work, environmental sampling and monitoring, and quality control. Interfaced and coordinated on projects with federal, state and local regulators as well as community activists.

Representative Projects:

Creek Remediation Project; Buffalo, NY – Design oversight on-site for \$3.5 Million construction contract. Interpreted and clarified design documents for contractor. Documented project progress and represented owner's interests on site.
Drainage Improvement Project; Kansas City, KS – Performed drainage and runoff calculations for 120-acre watershed draining to creek. Instrumental in preparation of design and bidding documents for \$300 thousand construction contract.

June 1997 to Jan 1998

Tuskan Contractors, Austin, TX
Site Superintendent

Construction experience with underground utilities contractor. Experience managing labor, coordinating subcontractors and vendors, interacting with owners, maintaining equipment on site, schedule planning, and materials estimating. Responsible for maintaining a high level of quality while operating on an accelerated construction schedule.

Woodbury Commons Premium Outlets; Harriman, NY – Construction of parking lot lighting improvements at major outdoor retail mall.

RESUME: PROJECT PRINCIPAL

Thomas H. Hatch, FAIA

EDUCATION

Bachelor of Architecture (with Honors)
Texas Tech University, 1969

REGISTRATION

Texas #5485 (1975)

EXPERIENCE

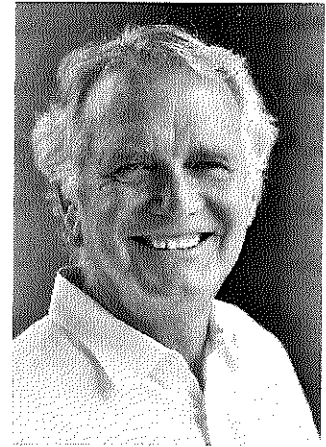
hatch + ulland owen architects (formerly Hatch Partnership)
Austin, Texas (Jan. 1997 - Present)

Tom Hatch Architects
Austin, Texas (March 1978 - December 1996)

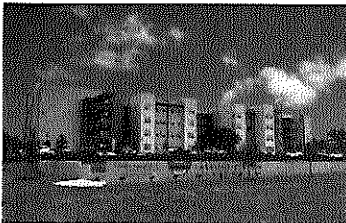
3-D International
Austin, Texas (1977 - 1978)

Independent Architects
Austin, Texas (1973 - 1977)

U.S. Coast Guard
Yorktown, Virginia, (1969 - 1971)



SAMPLE PROJECTS



Lakeline Station • Austin, Texas

A new affordable housing development for Foundation Communities with an onsite Learning Center. The Michael and Susan Dell Foundation Learning Center is pending Petal Certification for the Living Buiding Challenge.

Cardinal Point • Austin, Texas

A new affordable housing community for Foundation Communities with an onsite Learning Center. Like Lakeline Station, Cardinal Point is located in Northwest Austin where heretofore, there have been no affordable housing developments. Currently under construction.

Homestead Oaks • Austin, Texas

A Foundation Communities 140-unit affordable housing community with an onsite Learning Center. This is the first multi-family rental apartments in the City of Austin to pursue 134.16kW solar tied directly to residential units. The apartments also feature 18 - 10,000 gallon rainwater collection cisterns used for irrigation. *Recipient of the Austin Energy Green Building Award Four-Star Rating.*



M Station • Austin, Texas

A 150-unit eco-friendly affordable housing development for Foundation Communities with an on-site learning center. M Station is the first LEED for Homes multi-family project in Austin and the first multi-family LEED for Homes Platinum community in Texas. *Recipient of the Austin Business Journal's Social Impact Award.*

Jeremiah Program Moody Campus • Austin, Texas

New 49,865 sf building that includes 35 two-bedroom apartments, an on-site accredited five-classroom child development center, two covered playground areas, empowerment and life skills classrooms, gathering spaces, and staff offices.

La Vista de Guadalupe • Austin, Texas

A 22-unit downtown affordable housing project for the Guadalupe Neighborhood serving our very low income working community.

Lyons Gardens • Austin, Texas

54-unit elder housing community of Family Eldercare in East Austin.



The Chicon • Austin, Texas

A three-building multi-family mixed-use development in East Austin under construction. It was commissioned by neighborhood members as a revitalization effort for the Chicon Street corridor, and will include affordable housing units, market-rate condominiums, and ground floor retail space.

Pease Mansion • Austin, Texas

Complete restoration of the Abner Cook Governor's Mansion in Pemberton Heights.

Various New and Rehabilitated Homes • East Austin, Texas

Numerous new construction and revitalization of homes for AHFC and the Guadalupe Neighborhood Housing Corporation.



RESUME: PROJECT PRINCIPAL

SAMPLE PROJECTS cont.



Threadgill's (both locations) • Austin, Texas

Two iconic restaurant/honky tonks that have proven to be timeless go-to places for comfort/healthy food and fine local music.

Scholtz Garden • Austin, Texas

Restoration and revitalization of an Austin Landmark including the addition of a new kitchen.

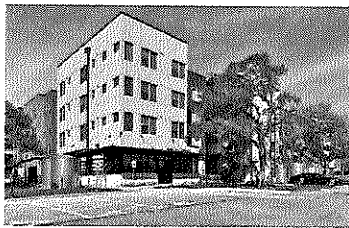
Whole Foods Markets • Nationwide

Designed 65 Whole Foods Markets throughout the United States

Various Congress Avenue Restoration Projects • Austin, Texas

Provided architectural services for the restoration of seven historic structures on Congress Avenue.

AWARDS/PUBLICATIONS



Austin Energy Green Building Award Four-Star Rating, 2016

Homestead Oaks Apartments, Austin, Texas

James D. Pfluger Community Service Award , 2013

Property of the Year | Affordable Housing - Austin Apartment Association

M Station, Austin, Texas, 2012

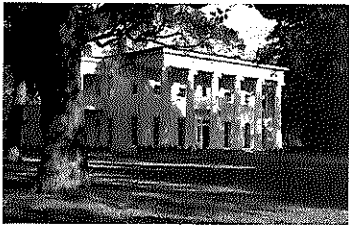
AIA Fellowship Recipient | Practice Category - AIA Austin Chapter, 2011

Envision Central Texas Community Stewardship Award | New Development

Franklin Gardens, Austin, Texas 2010

Liveable City "Liveable Vision Award" Engagement Category

Franklin Gardens, Austin, Texas 2010



John V. Nyfeler, FAIA Community Service Award, 2008

American Society of Landscape Architects Merit Award

Design – Constructed – Public

The Crossings, Austin, Texas, 2005

Heritage Society Award | Pease Mansion, Austin, Texas, 2005

The National Community Development Association, Terrence R. Duvernay HOME Program Award of Excellence

Lyons Gardens, Austin, Texas 2005



Austin's Commercial Real Estate Award

Architectural Design of The Crossings, Austin, Texas, 2004

AIA Austin Design Award

Citation for Whole Foods Market and Corporate Headquarters, Austin, Texas, 1996

Heritage Society Awards:

Jobe House, Austin, Texas, 1991

918 Congress, Austin, Texas - 916 Congress, Austin, Texas, 1990

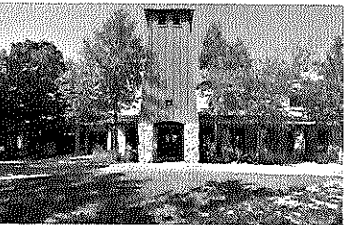
804 Congress Avenue, Austin, Texas, 1985

Texas Society of Architecture Design Award

Robert Shaw ECHO Village, Austin, TX, 1989

In The Public Interest Award

Architectural Record, Robert Shaw ECHO Village, Austin, Texas, 1988



Publications:

Real Austin – September 2012

Rare Magazine – April/May 2010

Tribeza – October 2009

Austin Monthly Home – Summer 2008

The Good Life – May 2007

Construction Perspectives – 2006

Eco-Structure – March 2006

Hospitality Design – July 2005

Design Excellence in Affordable Housing – 1996

Texas Architect – February 1995

Urban Land – July 1990

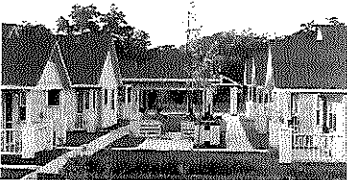
Texas Architect – January/February 1990

Forbes – October 1988

Architectural Record – November 1988

Progressive Architecture – June 1987

Smithsonian, "Diners" – November 1986



Tom Hatch, Founding Principal of h+uo architects, LLP, has amassed an extensive and varied background while practicing architecture since 1975 and then establishing the firm in 1978. He has worked on a tremendous variety of projects which include retail projects and offices; public institutional buildings such as schools and libraries; large multi-family developments; rural retreats; and private custom residences.

In 2008, Tom was honored with the John V. Nyfeler, FAIA Community Service Award and in 2011, he was elevated to Fellowship in the American Institute of Architects. Most recently, in 2013, he received the James D. Pfluger Community Services Award for his work and advocacy of community based and affordable housing designs.

Tom Hatch

"Since h+uo architects was founded in 1978, we have been blessed to provide architectural services on a very wide variety of projects in the Austin area as well as across the country. We have found that what one learns about one type of project can be applied to another seemingly disparate challenge.

Tom Hatch, having lived in East Austin since 1972, had become very aware of the need for sustainable housing in Austin's inner city neighborhoods, most of which were on the east side. Designing quality affordable homes in Clarksville, Blackland, Blackshear, Guadalupe, Robertson Hill, and Montopolis neighborhoods became the driving force in his practice.

Our ongoing relationship with those neighborhoods coupled with our work in the Valley, the Panhandle, and El Paso creating farm-worker housing has given our firm the ideal foundation to help local CDC's provide respectable housing to those in need.

Our staff of fourteen along with our experienced consultant team has provided timely and professional services for many project types, the majority of which being multi-family communities in and around Austin. The firm has evolved over several decades from its sole-proprietorship beginnings to its current partnership structure when, in 2006, Erik Ulland and Randall Owen joined Tom as partners. This made the firm even stronger and allowed Tom to focus predominately on the work that he loves, affordable housing for those in need.

PRINCIPALS

2c. Resumes of Property Management Team

Jeannette Balandran

Austin, TX, 78702 |

| bailey.mokarzel@yahoo.com

Professional Summary:

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

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

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

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

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

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

Ability to handle confidential information with discretion and integrity.

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

August 2017 to Present

DOMINIUM Management, Property Manager

Processing of payables in a timely manner

Maintaining of the budget

COS Training

Completion of variance, occupancy and collection reports

Creating new vendor accounts

Supervising on site security

Proactive in the tenant's and neighborhood association

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

Process all rental applications in Yardi

Interview prospective residents for move in paperwork

Process all move in paperwork

Moved in all new residents

Entered all rental applications in Yardi, updated all information

Supervised staff of three

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

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

Showed, leased, processed rental applications

Performed lease renewals, property inspections, worked with vendors

December 2016 to March 2016

Sage Apartment Communities, Assistant Property Manager

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

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

**March 2016 to
July 2017**

Quest Asset Management, Assistant Property Manager

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

**Aug 2011 to
May 2013**

Foley Properties, Property Management

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

**April 1993 to
Aug 2001**

Housing Authority City of Austin, Property Manager

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

Maintain an effective system for reporting and monitoring compliance for all properties.
Ensure that all properties meet compliance requirements for LIHTC, Section 8, and all housing programs.
Maintain maximum income limits, rent limits, and utility allowances and coordinate annual rent adjustments within the portfolio.
Provide and/or coordinate training for property management and program staff.
Build and maintain relationships with funding agencies Assist with the collection of rent at facilities.
Participate in HASA case conferences and legal proceedings as needed.
Assist Associate VP for Real Estate and Asset Management as needed
Perform other duties as assigned.

Skills:

Proficiency: Spanish

Software

AMSI: Property Management and Infor Construction

REMANAGE: Leading provider of property management software systems

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

ACT: Resource for Property Management services and rentals

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

Current: Notary Certification

April 2016-May 2020

Education:

Albert Sydney Johnston High School -1989

Austin Community College (Business Management) - 1992

References:

De Marlon Nixon (512) 914-4579

Theresa Stewart (512) 743-2833

Salary Range \$52,000 +

SARAH DEPRIEST

Austin TX 78722

Employment

Blackland Community Development Corporation- 2013 to Present

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

AGE of Central Texas – 2011-2013

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

Wildwood Dreams Studio 2005 - 2011

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

US Postal Service – 1982 – 2011

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

Martin & Sadler, Attorneys At Law – 1982 – 1980

- Secretary and paralegal for 4 attorney law firm.

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

- Stenographer to the Director of the State Adoption Unit.

BERTRAM ALLEN

Austin TX 78724

Employment

Blackland Community Development Corporation- 2014 to Present

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

Bert's Maintenance –2013 to Present

- Self-employed maintenance repairman.

Miller Properties 2011 to 2013

- Maintenance and hvac repair.

Ranier Management – 2005 to 2011

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

Bert's Maintenance – 2002 to 2011

- Self-employed maintenance and hvac repair.

Oak Run Apartments – 1997 to 2002

- Maintenance Manager oversaw maintenance department including rehab.

FINANCIAL INFORMATION

FINANCIAL INFORMATION

3a. Federal IRS Certification

Internal Revenue Service

Department of the Treasury

P. O. Box 2508
Cincinnati, OH 45201

Date: FEB 11 2000

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

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

PRINCIPALS

3c. Board Resolution

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

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

Item 8: Director's Report

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

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

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

Signed,



01-27-2020

Brooke Shannon
Secretary
Blackland Community Development Corporation

PROJECT INFORMATION

PROJECT INFORMATION

4a. Market Study

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

Demographics of Current BCDC Tenants

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

Competition:
Anderson Community Development Corporation



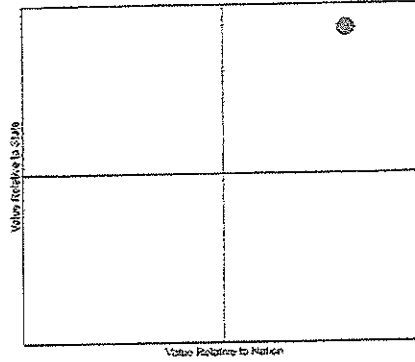
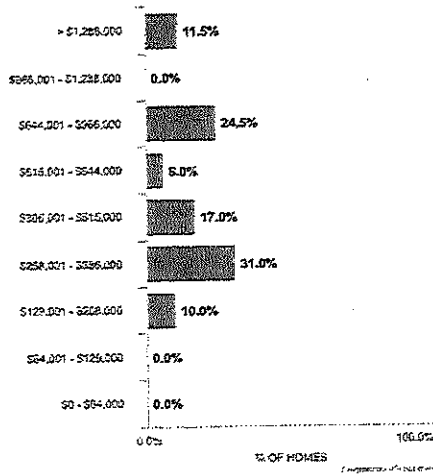
THE 1902 E 22ND ST NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE: ●
\$454,591

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

NEIGHBORHOOD HOME PRICES



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

AVERAGE MARKET RENT

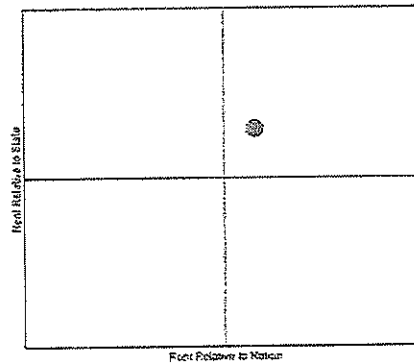
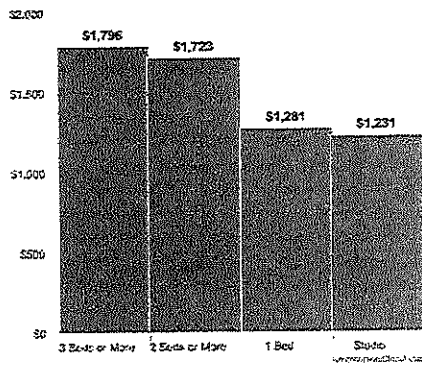


AVERAGE MARKET RENT:
\$1,407 / per month



GROSS RENTAL YIELD: ●
4.97

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

COASTAL

LAKEFRONT

FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSLEY URBAN

URBAN

SUBURBAN
4,970
PEOPLE SQ. MILE

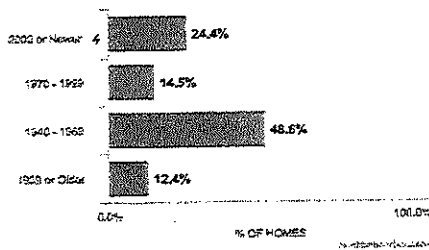
RURAL

REMOTE

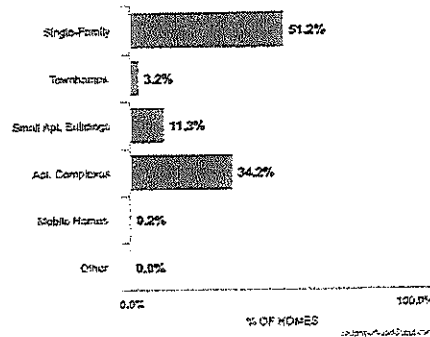
Population Density

HOUSING MARKET DETAILS

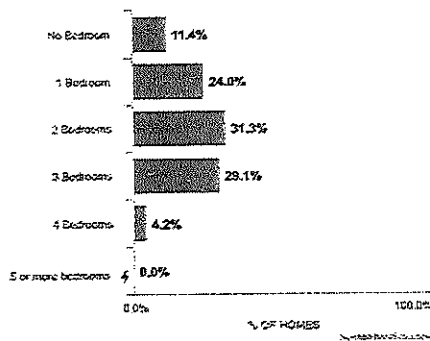
AGE OF HOMES



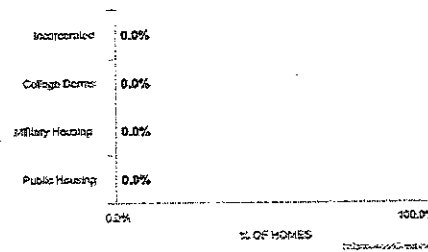
TYPES OF HOMES



HOME SIZE



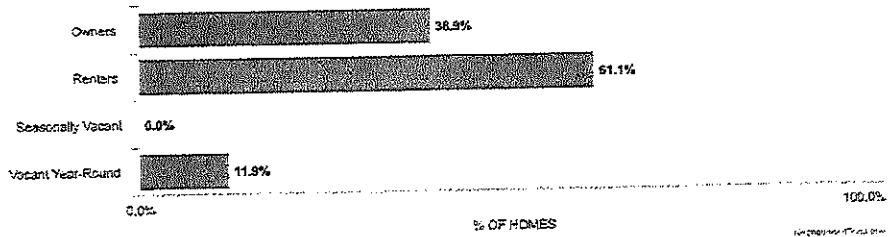
SPECIAL PURPOSE HOUSING





HOMEOWNERSHIP








HOMEOWNERSHIP RATE








THE 1902 E 22ND ST NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

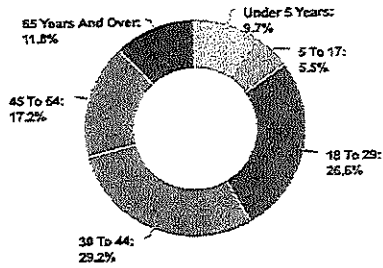
 Young Single Professionals	58.7%	Excellent
 Luxury Communities	71.2%	Good
 College Student Friendly	70.3%	Good
 Retirement Dream Areas	44.0%	Poor
 Family Friendly	18.5%	Poor
 Vacation Home Locations		Poor
 First Time Homebuyers		Poor

SPECIAL CHARACTER

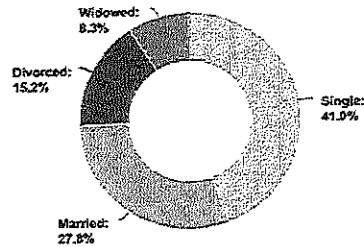
 Hip Trendy	96.0%	Excellent
 Walkable	76.7%	Good
 Urban Sophisticates	67.5%	Fair
 Quiet	29.0%	Poor
 Nautical		Poor

AGE / MARITAL STATUS

AGE



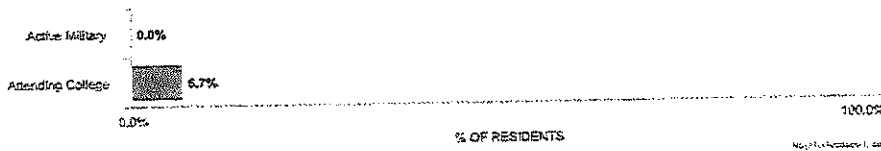
MARITAL STATUS



GENDER RATIO

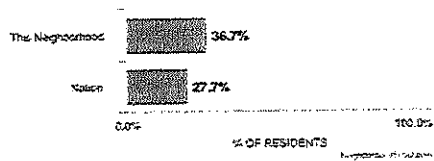


MILITARY & COLLEGE STATUS

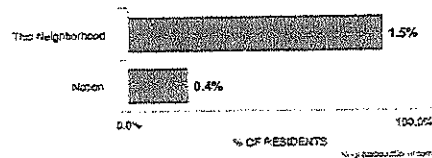


HOUSEHOLD TYPES

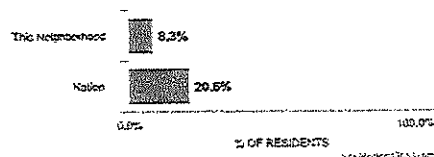
ONE PERSON HOUSEHOLDS



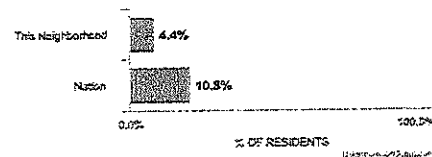
SAME SEX PARTNERS



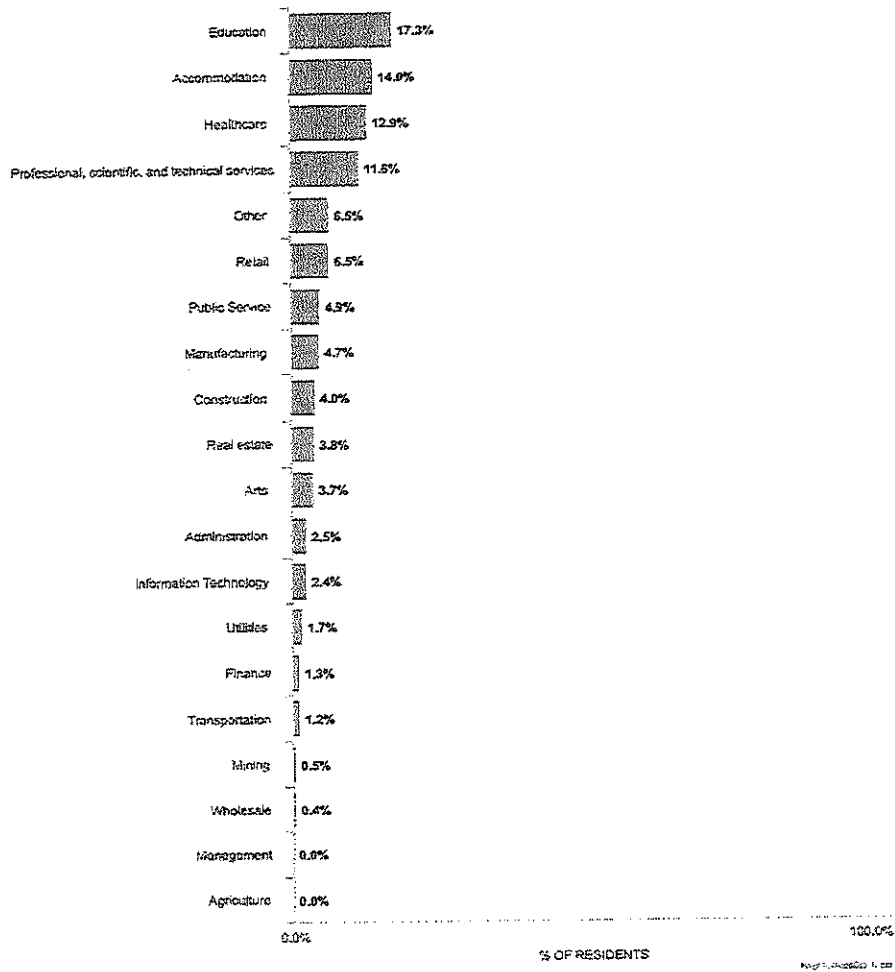
MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD

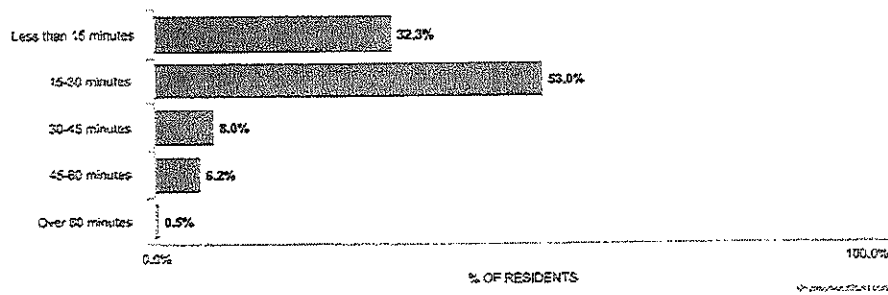


EMPLOYMENT INDUSTRIES

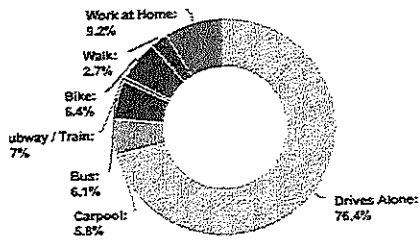


COMMUTE TO WORK

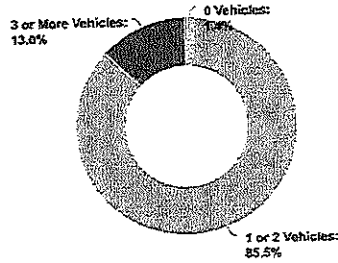
AVERAGE ONE-WAY COMMUTE TIME



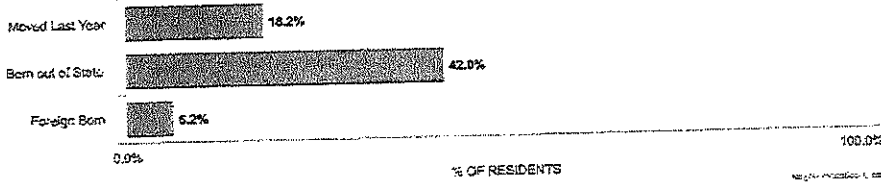
MEANS OF TRANSPORT



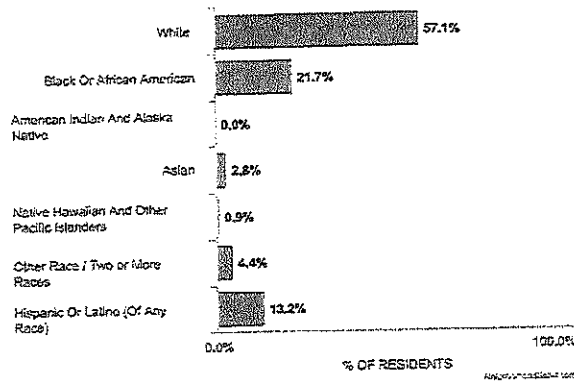
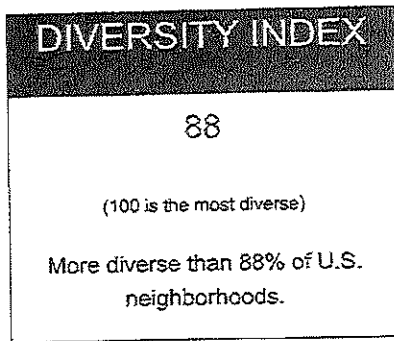
VEHICLES PER HOUSEHOLD



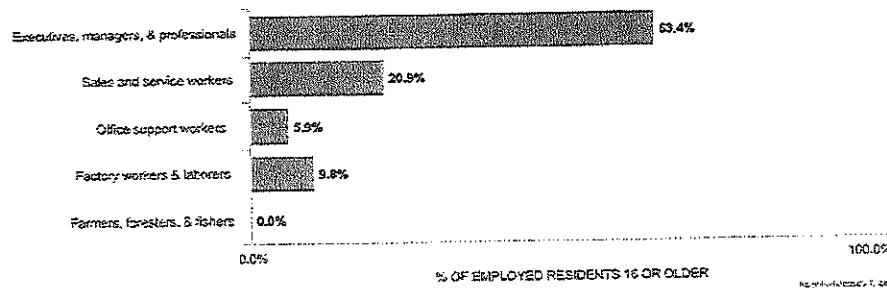
MIGRATION & MOBILITY



RACE & ETHNIC DIVERSITY

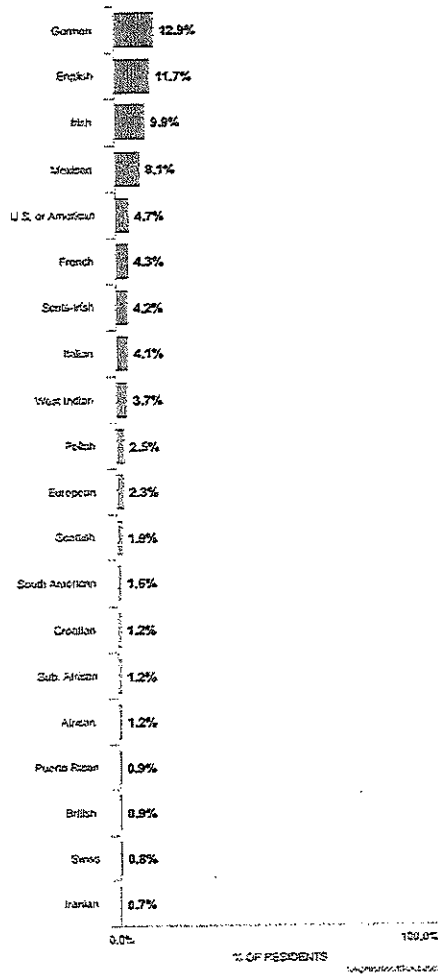


OCCUPATIONS

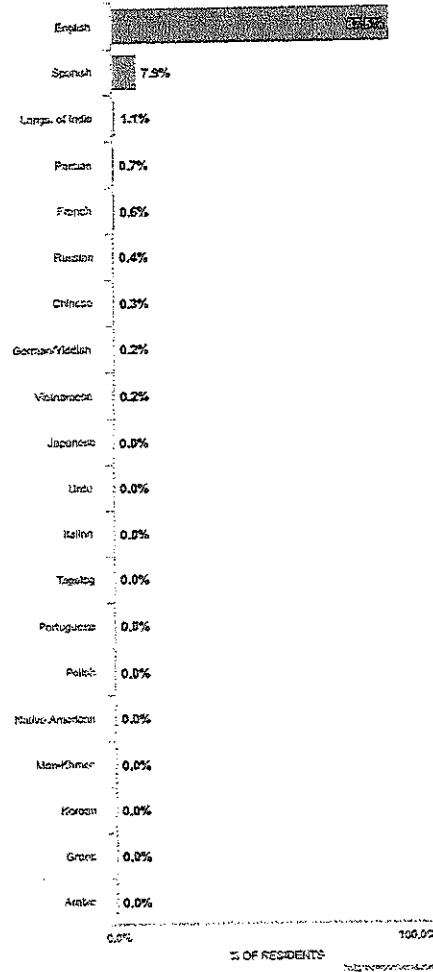


ANCESTRIES & LANGUAGES SPOKEN

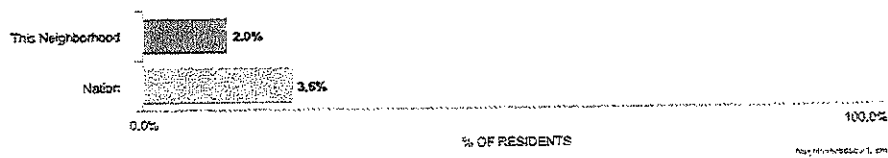
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

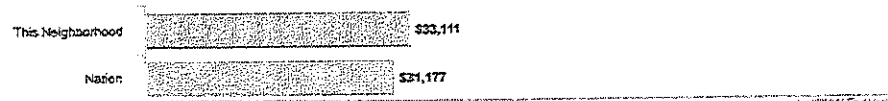


UNEMPLOYMENT RATE



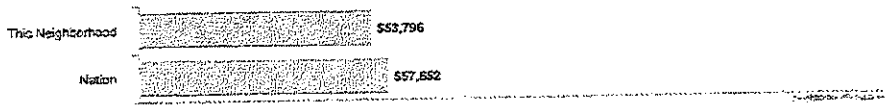
AVERAGE INCOME

PER CAPITA INCOME

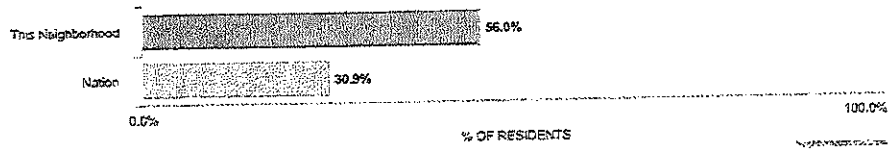




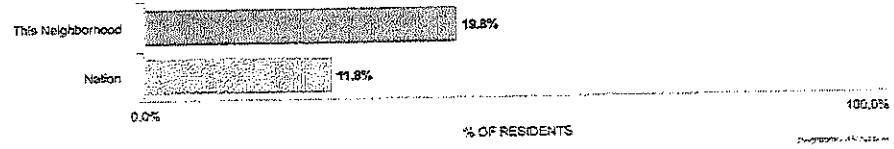
MEDIAN HOUSEHOLD INCOME



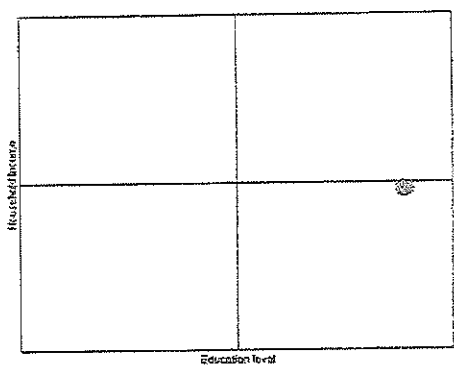
EDUCATION PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION





THE 1902 E 22ND ST NEIGHBORHOOD CRIME

67 Vital Statistics. 2 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

17

(100 is safest)

Safer than 17% of U.S. neighborhoods.

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

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

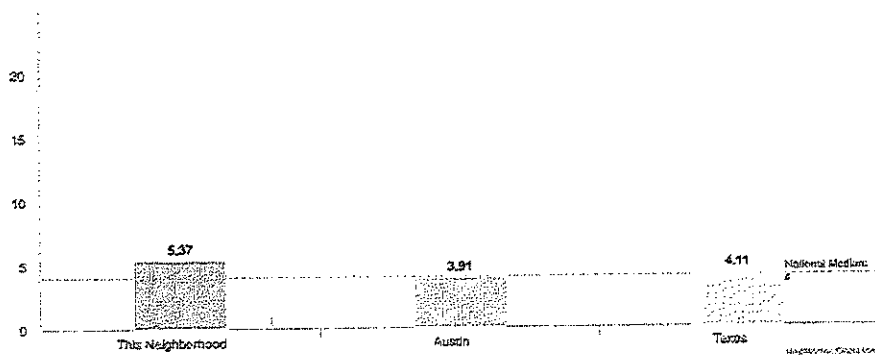
26

(100 is safest)

Safer than 26% of U.S. neighborhoods.

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

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 186	1 IN 256	1 IN 243
in this Neighborhood	in Austin	in Texas



AUSTIN VIOLENT CRIMES

POPULATION: 964,254

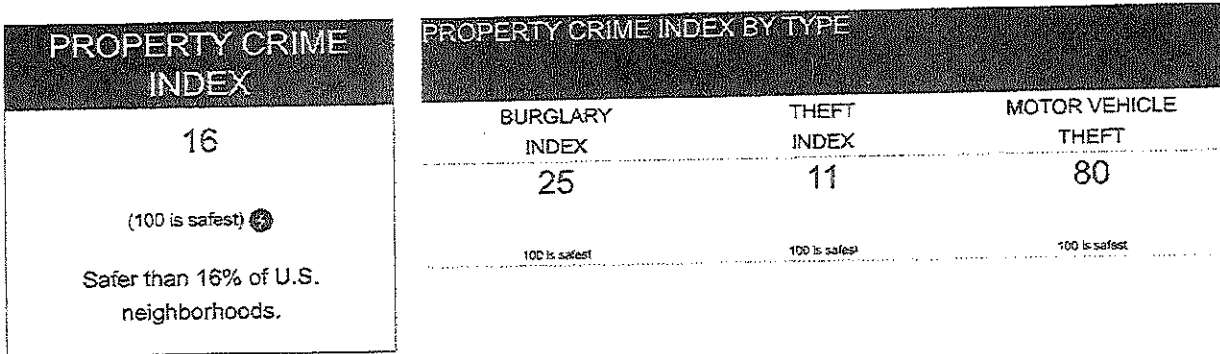
	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	794	1,025	1,919
Rate per 1,000	0.03	0.82	1.06	1.99

UNITED STATES VIOLENT CRIMES

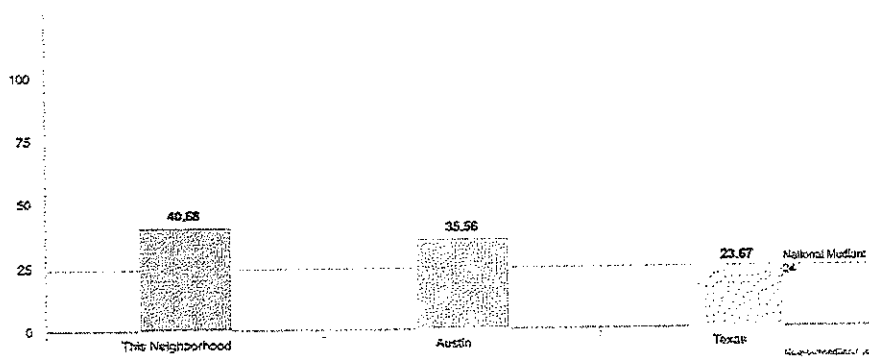
POPULATION: 327,167,434

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

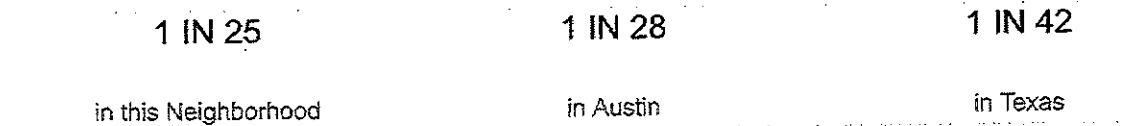
NEIGHBORHOOD PROPERTY CRIME



PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME





1902 E 22nd St, Austin, TX 78722
Report date Thursday, January 30, 2020

AUSTIN PROPERTY CRIMES

POPULATION: 964,254

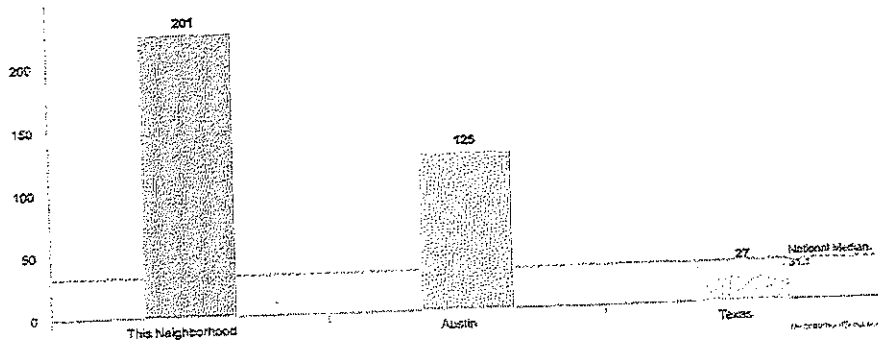
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,571	27,166	2,555
Rate per 1,000	4.74	28.17	2.65

UNITED STATES PROPERTY CRIMES

POPULATION: 327,167,434

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

CRIME PER SQUARE MILE





THE 1902 E 22ND ST NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

63

(100 is best)

Better than 63% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

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

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<u>Campbell Elementary School</u> 2613 Rogers Ave Austin, TX 78722	PK-05	3	3
<u>Kealing M S School</u> 1607 Pennsylvania Ave Austin, TX 78702	06-08	10	10
<u>Mecallum H S School</u> 5600 Sunshine Dr Austin, TX 78756	09-12	5	5

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

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

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

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

DISTRICT QUALITY COMPARED TO TEXAS

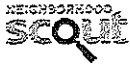
8

(10 is best)

DISTRICT QUALITY COMPARED TO U.S. ⓘ

6

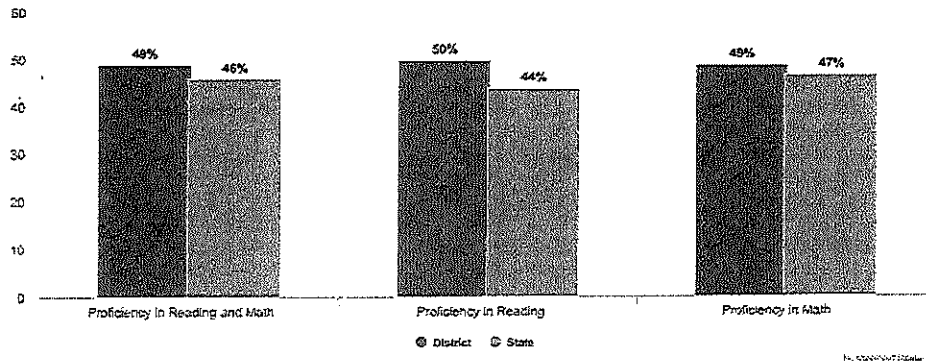
(10 is best)



Better than 72.3% of TX school districts.

Better than 54.3% of US school districts.

Public School Test Scores (No Child Left Behind)



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	28.2%	28.9%
Black	7.5%	12.9%
Hispanic	59.7%	53.3%
Asian Or Pacific Islander	4.1%	4.3%
American Indian Or Native Of Alaska	0.2%	0.5%


ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.2%	58.6%
FREE LUNCH ELIGIBLE	48.0%	52.7%
REDUCED LUNCH ELIGIBLE	5.2%	5.0%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,683	\$475,223,826	37.5%
Support Expenditures			
Student	\$445	\$37,211,790	2.9%
Staff	\$573	\$47,315,406	3.6%
General Administration	\$104	\$8,696,688	0.7%
School Administration	\$615	\$51,427,530	4.1%
Operation	\$815	\$68,151,930	5.4%
Transportation	\$336	\$28,096,692	2.2%
Other	\$470	\$39,302,340	3.1%
Total Support	\$3,358	\$280,802,676	22.2%
Non-instructional Expenditures	\$6,113	\$511,181,286	40.3%



1902 E 22nd St, Austin, TX 78722
Report date Thursday, January 30, 2020

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Total Expenditures 	\$15,154	\$1,267,207,786	100.0%

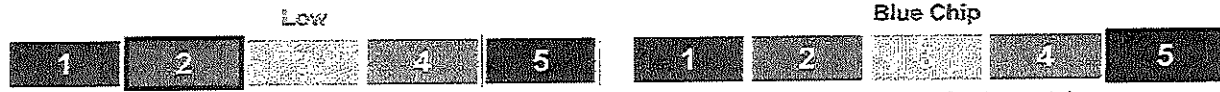


THE 1902 E 22ND ST TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ①

BLUE CHIP INDEX ①



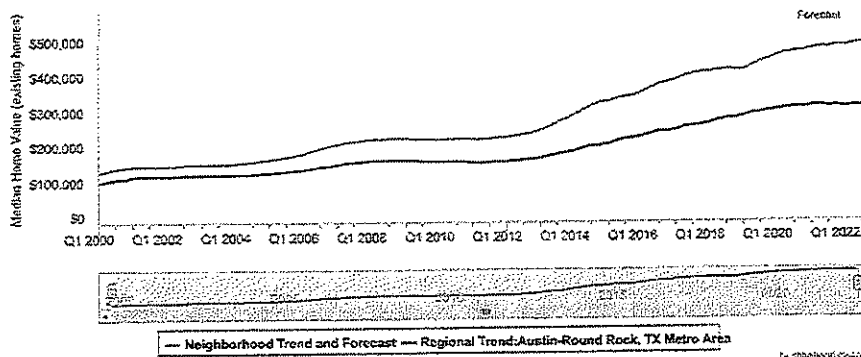
Appreciation Potential (3 years)

Past Appreciation and existing fundamentals

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

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

SCOUT VISION Neighborhood Home Value Trend and Forecast ①



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q4 - 2022 Q4	9.03% ↑	2.92% ↑	⑩	③
Latest Quarter: 2019 Q2 - 2019 Q3 ②	2.68% ↑	11.14% ↑	⑩	⑤
Last 12 Months: 2018 Q3 - 2019 Q3	4.90% ↑	4.90% ↑	⑩	③
Last 2 Years: 2017 Q3 - 2019 Q3	7.94% ↑	3.89% ↑	⑩	⑩
Last 5 Years: 2014 Q3 - 2019 Q3	37.25% ↑	8.54% ↑	⑩	⑧
Last 10 Years: 2009 Q3 - 2019 Q3 ②	92.97% ↑	6.79% ↑	⑩	⑤
Since 2000: 2000 Q1 - 2019 Q3 ②	168.34% ↑	5.73% ↑	⑩	⑩

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

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

Cons

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

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

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ①



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price
 4=Advantage 5=Strong Advantage

\$274

Neighborhood price per sqft

\$291

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ①



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	39584
10 minutes	116056
15 minutes	211538
20 minutes	283981
30 minutes	364353
45 minutes	407931
60 minutes	429668

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

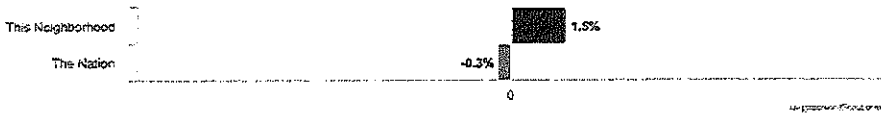
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



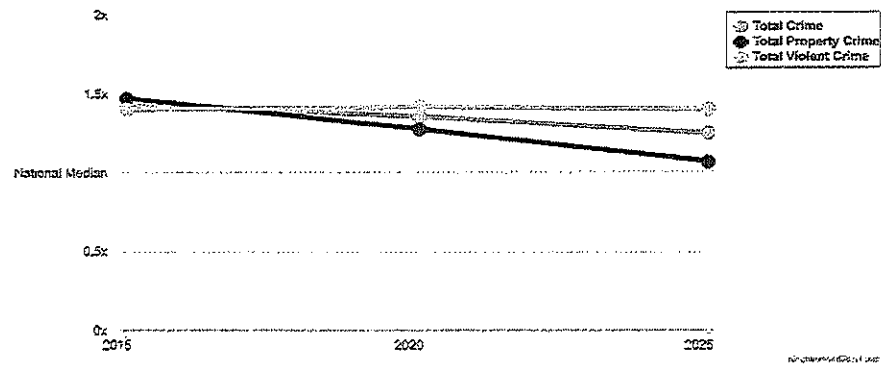
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years

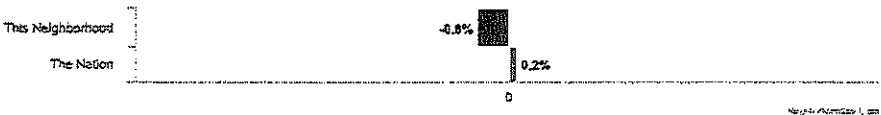


SCOUT VISION® CRIME TRENDS AND FORECAST

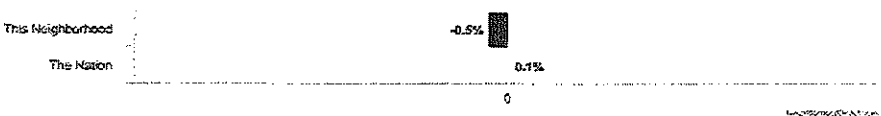


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



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



SCOUT VISION® ECONOMIC TRENDS AND FORECAST

AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	4,028	4,866	20.80% ↑
1 Mile	12,456	14,305	14.85% ↑
3 Miles	135,521	147,800	9.06% ↑
5 Miles	300,282	324,780	8.15% ↑
10 Miles	714,691	781,146	9.31% ↑
15 Miles	1,085,564	1,208,320	10.29% ↑
25 Miles	1,623,213	1,866,817	15.01% ↑
50 Miles	2,038,351	2,354,480	15.51% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

AUSTIN-ROUND ROCK, TX METRO AREA REGIONAL INVESTMENT POTENTIAL



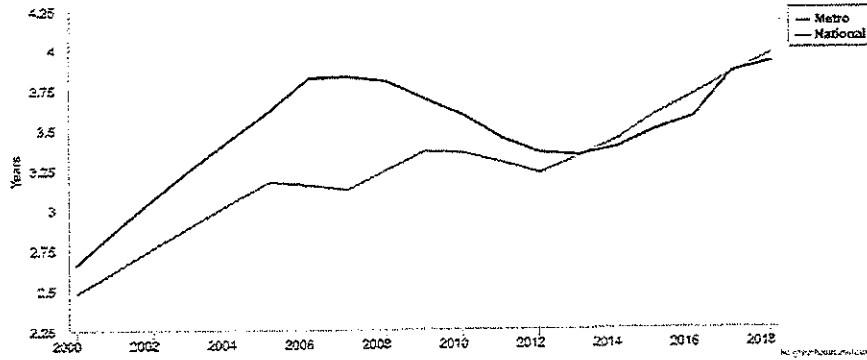
Regional Appreciation Potential (3yr)

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



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

Years of average household income needed to buy average home



2.48 Region's Historical Low	3.96 Region's Historical High	3.96 Current ②
---------------------------------	----------------------------------	-------------------

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ①

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	② ⑩	2.50% ↑	② ⑩
Job Growth	5.55% ↑	② ⑩	1.49% ↑	⑩
Income Trend (Wages)	15.57% ↑	② ⑩	8.35% ↑	⑦ ⑩
Unemployment Trend	-0.34% ↓	⑤	-0.13% ↓	⑦ ⑨
Stock Performance of Region's Industries	14.00% ↑	④ ⑩	14.15% ↑	④ ⑩
Housing Added	5.88% ↑	⑦ ⑩	3.17% ↑	④ ⑩
Vacancy Trend	-0.39% ↓	⑩	-0.63% ↓	④ ⑨

* 10 is highest

Disclaimer

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1902 E 22nd St, Austin, TX 78722
Report date Thursday, January 30, 2020

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ABOUT THE 1902 E 22ND ST NEIGHBORHOOD

Real Estate Prices and Overview

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

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

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

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

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

Notable & Unique Neighborhood Characteristics

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

Notable & Unique: Modes of Transportation

Would you like to be able to ride your bike to work? If you are attracted to the idea of getting a little exercise of the two-wheeled type while reducing your carbon footprint, bicycling to work might be the answer. But which neighborhood you live in can make this either impossible, or alternatively, a great and realistic option. NeighborhoodScout's analysis revealed that the Manor Rd / Airport Blvd neighborhood is a fantastic option for bicycle commuters, as 6.4% of commuters here do ride their bikes to and from work on a daily basis. This is a higher amount than we found in 98.4% of the neighborhoods in America.

Notable & Unique: Diversity

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

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

The Neighbors

The Neighbors: Income

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

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

The Neighbors: Occupations

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

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

The Neighbors: Languages

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

The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture -- some more unique than others -- based on lifestyle, occupations, the types of households -- and importantly -- on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

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



Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Manor Rd / Airport Blvd neighborhood spend between 15 and 30 minutes commuting one-way to work (53.0% of working residents), which is shorter than the time spent commuting to work for most Americans.

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

PROJECT INFORMATION

4b. Good Neighbor Policy

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

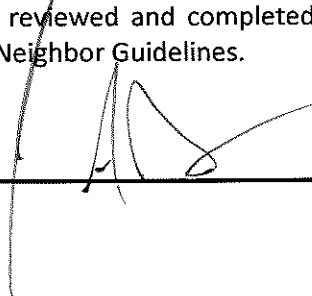
- Contact neighborhood organizations to provide current information about the project, including any neighborhood association whose boundaries are included in the proposed development site and Neighborhood Planning Contact Team (if applicable). *(see full City of Austin Good Neighbor Guidelines for more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

(4) Application requirements

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

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

Signed



Joseph MARTINEZ
printed name

2/12/20
date

PROJECT INFORMATION

4c. SMART Housing Letter



City of Austin

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

Neighborhood Housing and Community Development Department

January 28, 2020 (revision to letter dated July 11, 2018)

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

Blackland Community Development Corporation: Fannie Mae Stewart Village (ID 419)

TO WHOM IT MAY CONCERN:

Blackland Community Development Corporation. (Development contact: Joseph Martínez; 512.220.8751 jmartinez@blacklandcdc.org) is planning to construct an 8-unit multi-family development in the Upper Boggy Creek Neighborhood Planning area at 1900-1908 E. 22nd Street. The development will also include a community center that will serve the residents. The development is subject to a minimum 5-year affordability period after issuance of certificate of occupancy, unless project funding requirements are longer.

This revision is only updating the certification date.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 100% of the units in this development will serve households with incomes at or below 50% (MFI) the development is eligible for a waiver of 100% of the fees listed in the City of Austin's, Land Development Code, Chapter 25-1-704, as amended. Expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

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

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

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

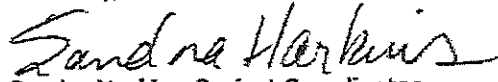
- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed

letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the 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 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE
Mashell Smith, ORS

Ellis Morgan, NHCD

Jonathan Orenstein, AWU

PROPERTY INFORMATION

PROPERTY INFORMATION

5a. Appraisal

Uniform Residential Appraisal Report

File # 013r20

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 1902 E 22nd St City Austin State TX Zip Code 78722
 Borrower N/A Owner of Public Record Blackland Community Development County Travis
 Legal Description Lot 2, Block 16, OLT 46, Division B, C.R. Johns Addition
 Assessor's Parcel # 0211090309 Tax Year 2018 R.E. Taxes \$ 7,137
 Neighborhood Name East Austin Map Reference East Austin Census Tract 0004.02

SUBJECT
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 0 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Estimate market value
 Lender/Client Blackland Community Development Corp Address 1902 E. 22nd St. Austin, TX 78702
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). MLS, tax records.

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.
 Contract Price \$ Date of Contract Is the property seller the owner of public record? Yes No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing	Present Land Use %
Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %	
Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	325	Low	0	Multi-Family	
Neighborhood Boundaries East 12th to the south, IH-35 to the west, Airport to the east and north. The		700	High	100	Commercial	
Austin ISD serves the neighborhood. Major streets include Manor and Chicon.		445	Prd.	50	Other	

 Neighborhood Description The subject is located in an established residential neighborhood characterized by a blend of medium sized homes, duplexes, and commercial units. The neighborhood has experienced continued demand and rising property values. Access to employment, shopping, schools, and the road system is good for the Austin market.
 Market Conditions (including support for the above conclusions) Demand for rental housing in Austin is currently stable with vacancy rates below 10% and stable rents. Property values are stable to increasing with good demand, investor confidence, positive cash flows, and good potential for appreciation. Construction of new multifamily units is mostly restricted to apartment complexes in the upper end of the rental spectrum. The average marketing period is approximately 0-200 days. Financing is available via Conventional, FHA, and VA at 5 to 11 percent.

SITE
 Dimensions See survey Area 9685 sf Shape Rectangular View N,Res;
 Specific Zoning Classification SF-3-NP Zoning Description Single family residential with a neighborhood plan
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	Asphalt	<input checked="" type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 48453C0465J FEMA Map Date 01/06/2016
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

General Description		Foundation	Exterior Description		materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	Concrete Slab	<input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Pier&beam/average	Floors	Wood, vinyl/avg	
# of Stories 1.0	Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Siding/average	Walls	Drywall/average	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 0 sq.ft.	Roof Surface	Comp.Shing/average	Trim/Finish	Paint wood/average		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/average	Bath Floor	Vinyl/average		
Design (Style) Bungalow	Outside Entry/Exit	Window Type	Aluminum/average	Bath Wainscot	Fiberglass/average		
Year Built 1937	Sump Pump	Storm Sast/Insulated	None	Car Storage	<input type="checkbox"/> None		
Effective Age (Yrs) 50	Evidence of <input type="checkbox"/> Infestation	Screens	Screens/average	<input checked="" type="checkbox"/> Driveway	# of Cars 2		
Attic <input type="checkbox"/> None	Dampness <input type="checkbox"/> Settlement	Amenities	Woodstove(s) # 0	Driveway Surface	Concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Other	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Fireplace(s) # 0	Fence None	Garage	# of Cars 0		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Covd	<input checked="" type="checkbox"/> Porch Covered	Carpport	# of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	Individual <input type="checkbox"/> Other	Pool None	Other None	Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in		

 Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 5 Rooms 2 Bedrooms 1.0 Bath(s) 1,027 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). Covered front porch, covered rear and side porches

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C4:No updates in the prior 15 years;The subject, maintained in average condition, is functional, marketable, and in conformity with its surroundings. Quality of construction is considered to average for the area.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe

Uniform Residential Appraisal Report

File # 013r20

There are 7 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350,000 to \$ 700,000
 There are 59 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,000 to \$ 750,000

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	1902 E 22nd St Austin, TX 78722	2002 Maple Ave Austin, TX 78722	2006 Poquito St Austin, TX 78722	2801 E 22nd St Austin, TX 78722	
Proximity to Subject		0.30 miles E	0.12 miles SE	0.57 miles E	
Sale Price	\$	\$ 385,000	\$ 393,780	\$ 415,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 335.48 sq.ft.	\$ 546.92 sq.ft.	\$ 576.39 sq.ft.	
Data Source(s)		MLS/Tax/Agent;DOM 49	MLS/Tax/Agent;DOM 5	MLS/Tax/Agent;DOM 7	
Verification Source(s)		MLS-ABOR #8269672	MLS-ABOR #4600399	MLS-ABOR #4402272	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth Cash;0	
Date of Sale/Time		s09/19;c08/19		s08/19;c06/19	
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	9685 sf	6862 sf	+28,000	6360 sf	+33,300
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1.0:Bungalow	DT1.0:Bungalow		DT1.0:Bungalow	
Quality of Construction	Q4	Q4		Q4	
Actual Age	83	89	0 85	85	0
Condition	C4	C4		C3	-25,000
Above Grade Room Count	Total Bdrms. Baths 5 2 1.0	Total Bdrms. Baths 6 3 2.0	-5,000	Total Bdrms. Baths 5 2 1.0	
Gross Living Area	1,027 sq.ft.	1,088 sq.ft.	-3,100	720 sq.ft.	+15,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Average	Average		Average	
Heating/Cooling	Central	Wall/window	+5,000	Central	
Energy Efficient Items	None	None		None	
Garage/Carport	2dw	1cp1dw	-2,500	2dw	
Porch/Patio/Deck	Porches	Porches		Porches	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 22,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 23,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -34,700	
Adjusted Sale Price of Comparables		Net Adj. 6.1 % Gross Adj. 11.9 % \$ 387,400	Net Adj. 6.0 % Gross Adj. 18.7 % \$ 417,480	Net Adj. 8.4 % Gross Adj. 15.6 % \$ 380,300	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) MLS and Tax Records
 My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) MLS and Tax Records
 Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	MLS/Tax	MLS/Tax	MLS/Tax	MLS/Tax
Effective Date of Data Source(s)	01/17/2020	01/17/2020	01/17/2020	01/17/2020

Analysis of prior sale or transfer history of the subject property and comparable sales There were no sales of the subject property or the comparable sales in the mandated period.

Summary of Sales Comparison Approach See attached sheets for additional comments.

Indicated Value by Sales Comparison Approach \$ 400,000
 Indicated Value by: Sales Comparison Approach \$ 400,000 Cost Approach (if developed) \$ 423,715 Income Approach (if developed) \$

The Income Approach supports the value of the Sales Comparison Approach and the final estimate of value for the subject. The Cost Approach was not considered reliable and was not utilized in the report.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 400,000, as of 01/17/2020, which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

File# 013r20

See attached sheet

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Lot sales in close proximity to the subject over the past year range between \$310,000 to \$510,000 depending on size. Houses considered tear downs on similar sized lots sold between \$310,000 to \$390,000 and were all on 0.14-.016 acre lots. The estimated value of the subject's lot is \$375,000.

ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	375,000
Source of cost data	Marshall and Swift Cost Service-2020 online		DWELLING	1,027 Sq.Ft. @ \$	90.00 = \$ 92,430
Quality rating from cost service	Average	Effective date of cost data	01/17/2020	0 Sq.Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)					
Data for the Cost Approach was obtained from	Marshall and Swift		Garage/Carport	Sq.Ft. @ \$	= \$
Residential Cost Handbook. Physical depreciation was calculated via	the Age-Life Method estimating an effective age of 50 years and a		Total Estimate of Cost-New	= \$	92,430
remaining economic life of 50 years. The resulting depreciation factor is	50%	Less	Physical	Functional	External
		Depreciation	46,215		= \$(46,215)
		Depreciated Cost of Improvements			= \$ 46,215
		"As-is" Value of Site Improvements			= \$ 2,500

Estimated Remaining Economic Life (HUD and VA only) 50 Years INDICATED VALUE BY COST APPROACH = \$ 423,715

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PROJECT INFORMATION FOR PUDS (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached

Provide the following information for PUDS ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Date source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion.

Does the project contain any multi-dwelling units? Yes No Data Source

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

File # 013r20

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File # 013r20

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

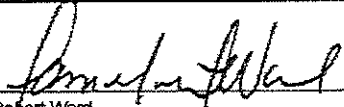
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
 Name James Robert Ward
 Company Name Ward Appraisals
 Company Address 1707 Romaña Dr
Austin, TX 78757-3323
 Telephone Number 512.452.7305
 Email Address bobwardatwork@gmail.com
 Date of Signature and Report 01/20/2020
 Effective Date of Appraisal 01/17/2020
 State Certification # 1321560
 or State License # _____
 or Other (describe) _____ State # _____
 State TX
 Expiration Date of Certification or License 11/30/2021

ADDRESS OF PROPERTY APPRAISED
1902 E 22nd St
Austin, TX 78722
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 400,000

LENDER/CLIENT
 Name No AMC
 Company Name Blackland Community Development Corp.
 Company Address 1902 E. 22nd St, Austin, TX 78702
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Uniform Residential Appraisal Report

File # 013r20

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	1902 E 22nd St Austin, TX 78722	2205 E 17th St Austin, TX 78702			1705 E 22nd St Austin, TX 78722					
Proximity to Subject		0.43 miles SE			0.11 miles SW					
Sale Price	\$	\$ 362,250			\$ 450,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft	\$ 343.69 sq.ft			\$ 444.66 sq.ft			\$ sq.ft		
Data Source(s)		MLS/Tax/Agent/DOM 56			MLS/Tax/Agent/DOM 25					
Verification Source(s)		MLS-ABOR #4432279			MLS-ABOR #2771187					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		ArmLth Cash:0		Listing	-4,500					
Date of Sale/Time		s10/19:c10/19		c11/19						
Location	N;Res;	N;Res;		N;Res;						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	9685 sf	6970 sf	+27,200	6708 sf	+29,800					
View	N;Res;	N;Res;		N;Res;						
Design (Style)	DT1.0:Bungalow	DT1.0:Bungalow		DT1.0:Bungalow						
Quality of Construction	Q4	Q4		Q4						
Actual Age	83	59		076	0					
Condition	C4	C4		C4						
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	5 2 1.0	6 3 1.0	0	5 2 1.0						
Gross Living Area	1,027 sq.ft	1,054 sq.ft	-1,400	1,012 sq.ft	0	sq.ft				
Basement & Finished Rooms Below Grade	0sf	0sf		0sf						
Functional Utility	Average	Average		Average						
Heating/Cooling	Central	Wall/window	+5,000	Wall/window	+5,000					
Energy Efficient Items	None	None		None						
Garage/Carport	2dw	1cp1dw	-2,500	1dw	0					
Porch/Patio/Deck	Porches	Porches		Porches						
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 28,300		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 30,300		<input type="checkbox"/> + <input type="checkbox"/> - \$				
Adjusted Sale Price of Comparables		Net Adj. 7.8 % Gross Adj. 10.0 % \$ 390,550		Net Adj. 6.7 % Gross Adj. 8.7 % \$ 480,300		Net Adj. % Gross Adj. % \$				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6						
Date of Prior Sale/Transfer										
Price of Prior Sale/Transfer										
Data Source(s)	MLS/Tax	MLS/Tax	MLS#2942137							
Effective Date of Data Source(s)	01/17/2020	01/17/2020	01/17/2020							
Analysis of prior sale or transfer history of the subject property and comparable sales See attached sheet.										
Analysis/Comments										

Market Conditions Addendum to the Appraisal Report

File No. 013r20

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1902 E 22nd St City Austin State TX ZIP Code 78722

Borrower N/A

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	36	16	7	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	6.00	5.33	2.33	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	3	5	6	<input checked="" type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.5	0.9	2.6	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	403,000	449,500	446,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	8	8	5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	450,000	399,900	445,000	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	30	55	13	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	89.6	112	100	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining

Seller (developer, builder, etc.) paid financial assistance prevalent? Yes No

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Seller concessions appear to be consistent with market sellers offering to pay approximately 3-4% of the buyer's costs. This does not appear to be increasing or decreasing at the present. No adjustments are indicated.

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

Cite data sources for above information. MLS, Federal Housing Finance Agency, News Reports

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. An analysis of the above data indicates that the area market is in a period of stability. This is confirmed by data from the Federal Housing Finance Agency that places Texas in a slightly positive market category overall. The number of foreclosures serve as a break on housing prices which have been at a steady appreciation rate over the past few years. Both median sales price and list price are increasing, otherwise, the market is stable. The data used in the analysis represents the market in the area. ** It should be recognized that the number of listings on page 2 of the report will not be the same as that on the 1004mc form. The 1004mc form measures listings for the past 3 months while page 2 reflects current listings. Some of the listings on the 1004mc form will have closed or expired or been withdrawn.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature		Signature	
Appraiser Name	James Robert Ward	Supervisory Appraiser Name	
Company Name	Ward Appraisals	Company Name	
Company Address	1707 Romeria Dr, Austin, TX 78757-3323	Company Address	
State License/Certification #	1321560 State TX	State License/Certification #	State
Email Address	bobwardatwork@gmail.com	Email Address	

General Text Addendum

File No. 013r20

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
				Zip Code	78722
Lender/Client	Blackland Community Development Corp.				

COMMENTS ON THE SALES COMPARISON APPROACH:

The subject, a one story single family house contains approximately 1,027 square feet of living space. The improvements have been maintained in average condition and are functional, marketable, and in conformity with its surroundings.

Due to the condition of the improvements, the comparable sales were selected due to their similarity in land size and condition. Land values in the area are quite high due to strong demand and good location (see below). The improvements are toward the end of their economic lives and require extensive renovation. All of the comparables used in the report were drawn from the subject's immediate and general neighborhood. All were adjusted accordingly for dissimilar features and felt to most accurately reflect the current market in the area. Gross net adjustments may exceed typical guidelines. The sales used were the best available, they indicate the range of options available and are felt to reflect the current market in the area.

It is recognized that the subject's land to improvement value ratio is higher than normal guideline limits, however, it is typical for the area marketplace. The subject is situated in the established and very desirable neighborhood in East Austin (the Blackland neighborhood). This area is just east of the Central Business District, the Texas Capitol complex and the University of Texas main campus. It is within easy commuting distance to major employers and the freeway system. The area is well known for its community atmosphere with local shops, restaurants and strong neighborhood associations. Due to these factors, land value within the area is typically higher because of strong demand in the market for favorable sites and the limited supply of vacant tracts. The majority of houses in the area are medium sized, older homes and the newer houses are generally built after the older improvements have either been destroyed or have reached the end of their economic cycles. Land to improvement ratios are therefore typically weighted toward higher land values versus in the subject's area.

ADJUSTMENTS:

FINANCING: Active sale #5 was adjusted downward since sales tend to sell for less than the full asking price as per the 1004mc form.

LOT SIZE: Due to the land values in the neighborhood, all comparables were all adjusted for lot size differences.

CONDITION: Sales #2 and #3 were adjusted for being in superior condition and partially renovated according to the agent and photos in MLS.

BATHS: Comparable #1 was adjusted for number of baths.

SIZE OF IMPROVEMENTS: All comparables, except #5, were adjusted accordingly for size differences.

HVAC: Comparables #1, #4 and #5 were adjusted for not having central systems.

PARKING: Comparables #1 and #4 were adjusted downward for parking facilities.

The comparable sales used in the report were all closed, except for listing #5. After adjusting the comparable sales for all of the factors stated above, they form a value range of \$380,300 to \$480,300 which translates into a per square foot range of \$370.30 to \$467.67. The estimated value of the subject property is \$400,000, or \$389.48 per square foot which is considered appropriate due to the subject's size and amenity package. All of the sales, when adjusted, indicate a limited range of value for the subject. It is my opinion that the estimated market value of the report is well supported by the Sales Comparison Analysis presented in this report.

USPAP ADDENDUM**APPRAISAL PURPOSE / INTENDED USER:**

This appraisal report is intended for use in a mortgage finance transaction by Blackland Community Development Corporation, its successors and assigns. This report is not intended for any other use or user.

SCOPE OF WORK:

The scope of this appraisal was to examine the interior and exterior of the subject, hand measure the improvements (except in the case of new construction where builder's plans and specifications were utilized) and analyze those market forces impacting the value. Square footage figures for subject property are derived from actual measurements taken at the time of the site visit, are an ESTIMATE ONLY and are not guaranteed or warranted. They should not be considered accurate for any other purposes other than this appraisal analysis. A professional engineer/architect should be consulted for actual living area measurements. Pertinent market data was collected and analyzed in such a manner that conforms with ordinary appraisal standards prevalent within the industry. MLS sales/listings, agent data, builder data, tax records, Marshall and Swift, property owners, and other publicly available sources were researched within the defined sub-market area (neighborhood) of the subject. The final estimate of value stated in this report is the Market Value as defined by the Uniform Standards of Professional Appraisal Practice.

EXPOSURE TIME/MARKETING TIME:

The estimated marketing time is based on an observation of the exposure time of MLS sales and listings within the subject area. It is assumed that the subject is competitively priced and competently marketed.

PERSONALTY (non-realty) TRANSFERS:

General Text Addendum

File No. 013r20

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX Zip Code 78722
Lender/Client	Blackland Community Development Corp.				

The appraiser is not aware of any non-realty items that were transferred that would impact the value as delineated in this report.

ADDITIONAL COMMENTS:

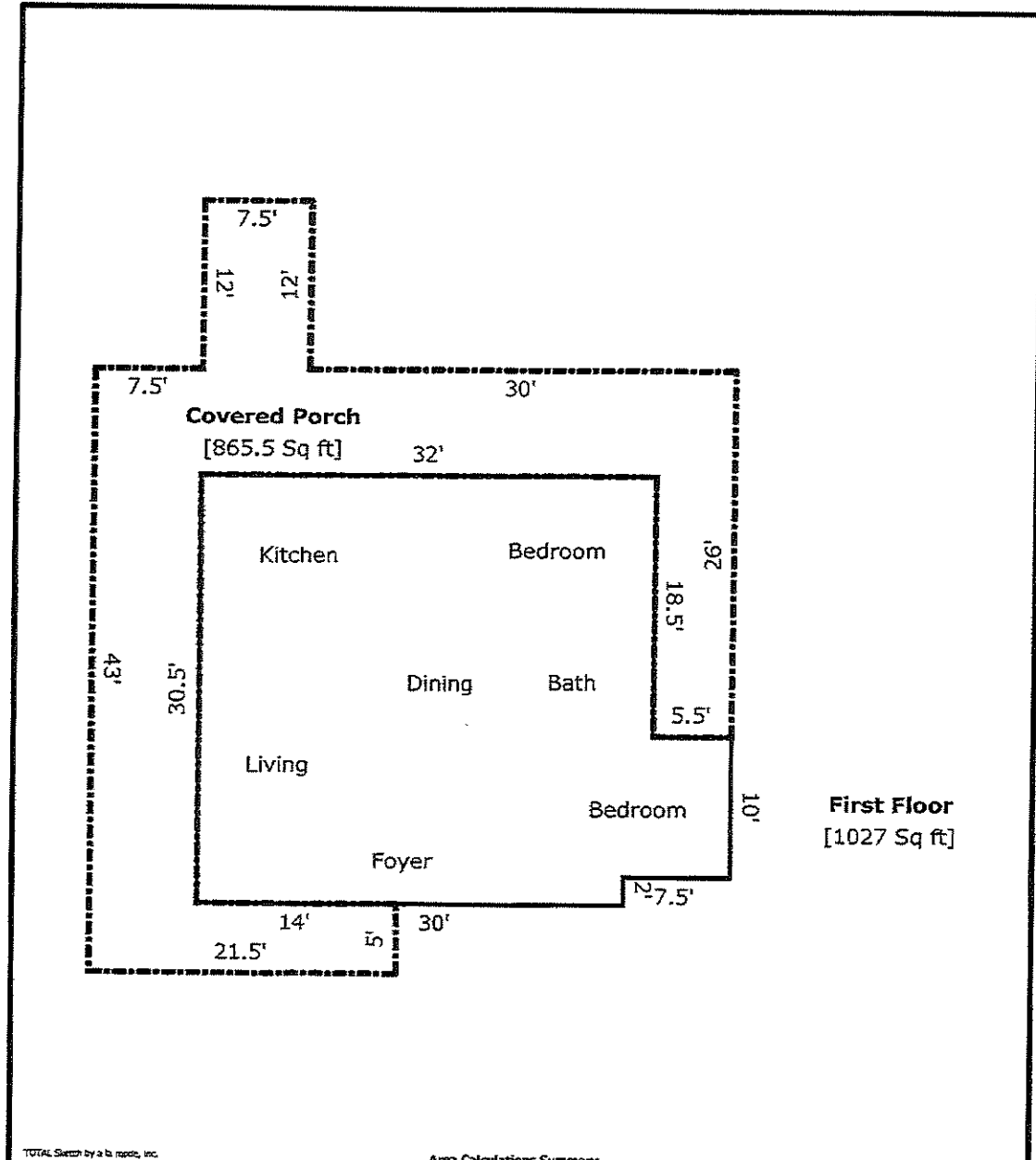
The appraiser's engagement and/or compensation in this assignment was not contingent upon developing or reporting predetermined results, nor from directions by the client regarding the attainment of a stipulated conclusion, nor the occurrence of a subsequent event directly related to the intended use of this report.

The appraisal should not be considered a report on the physical items that are a part of the property. Although the appraisal may contain information about the physical items being appraised (including their adequacy and/or condition), it should be clearly understood that this information is only to be used as a general guide of property valuation, and is not to be used as a complete or detailed physical inspection report. The appraiser is not qualified to render an opinion in these areas. If any interested party is concerned about the existence, condition, or adequacy of any particular item, I/we strongly recommend that a home inspector, licensed by the Texas Real Estate Commission, be retained for a detailed inspection.

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's work file. The depth of the discussion contained in this report is specific to the needs of the client and for the intended use stated in the report. The appraiser is not responsible for unauthorized use of this report.

Building Sketch

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Lender/Client	Blackland Community Development Corp.				
				Zip Code	78722



TOTAL Sketch by a la mode, inc. Area Calculations Summary

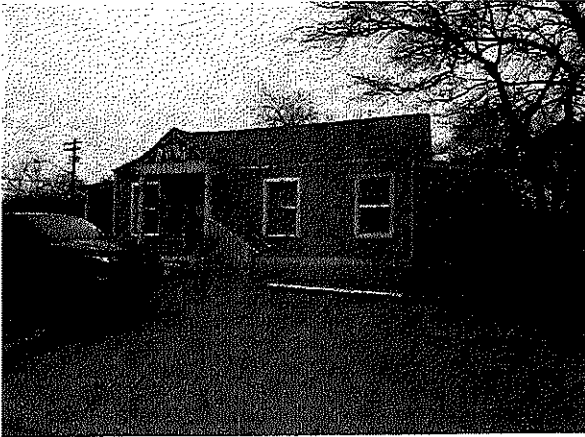
Living Area		Calculation Details
First Floor	1027 Sq ft	30.5 x 30 = 915 7.5 x 10 = 75 2 x 18.5 = 37
Total Living Area (Rounded):	1027 Sq ft	
Non-living Area:		
Covered Porch	865.5 Sq ft	7.5 x 12 = 90 21.5 x 5 = 107.5 7.5 x 30.5 = 228.75 5.5 x 18.5 = 101.75 7.5 x 45 = 337.5

Subject Photos

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX Zip Code 78722
Lender/Client	Blackland Community Development Corp.				

Subject Front

1902 E 22nd St
 Sales Price
 Gross Building Area
 Age 83



Subject Rear



Subject Street



Subject Photo Page

Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
				Zip Code	78722
Lender/Client	Blackland Community Development Corp.				



Left side

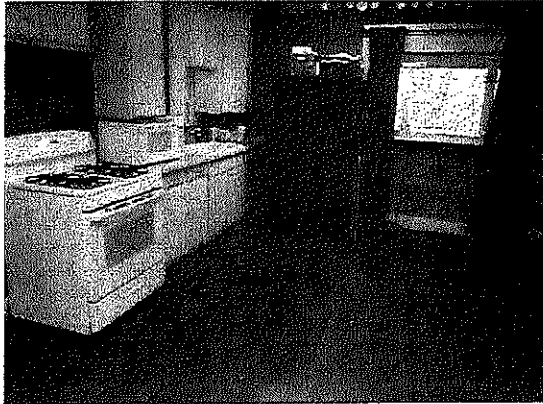
1902 E 22nd St
Sales Price
Gross Building Area
Age 83



Right side

Interior Photos

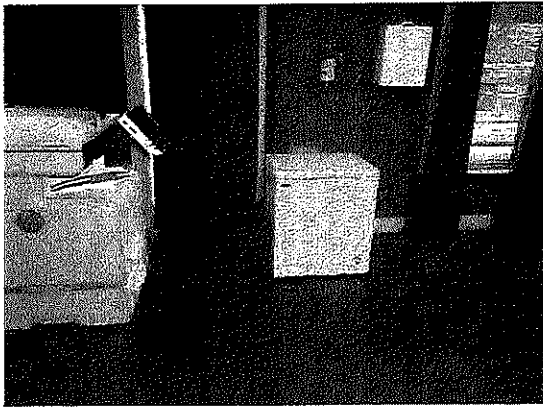
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Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Zip Code	78722				
Lender/Client	Blackland Community Development Corp.				



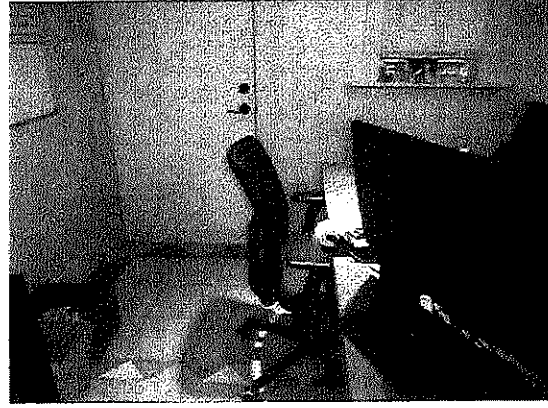
Kitchen



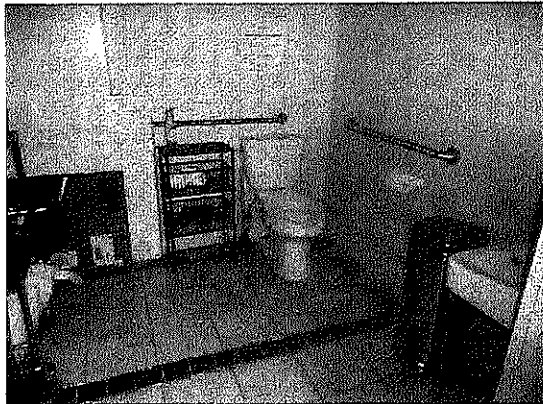
Dining



Living



Bedroom



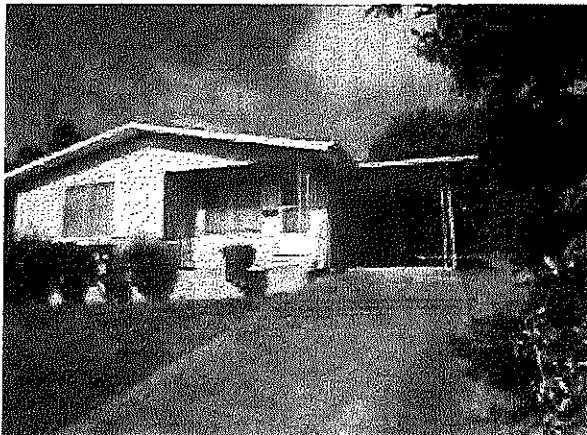
Bath



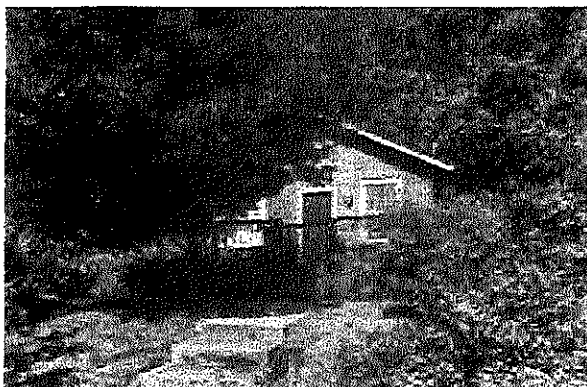
Bedroom

Comparable Photo Page

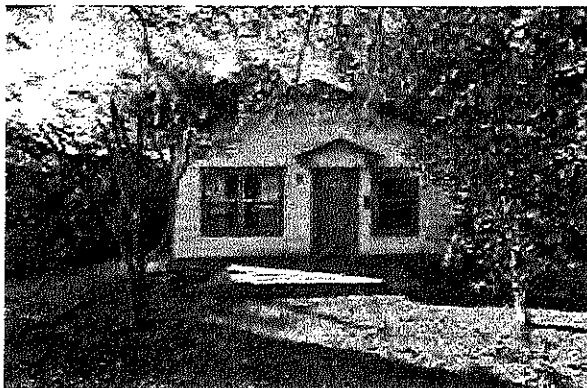
Borrower	N/A				
Property Address	1902 E 22nd St				
City	Austin	County	Travis	State	TX
Zip Code	78722				
Lender/Client	Blackland Community Development Corp.				

**Comparable 1**

2002 Maple Ave
 Prox. to Subject 0.30 miles E
 Sales Price 365,000
 Gross Living Area 1,088
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6682 sf
 Quality Q4
 Age 59

**Comparable 2**

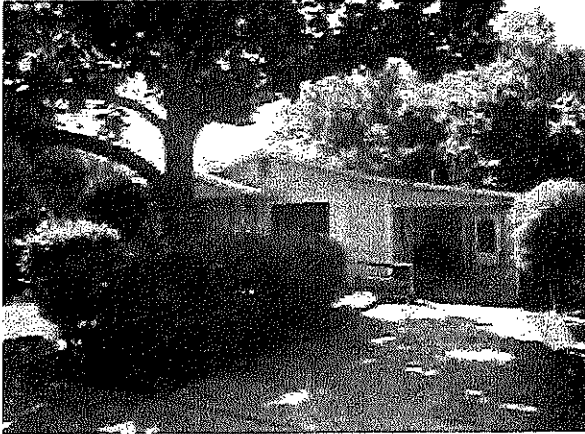
2006 Paquito St
 Prox. to Subject 0.12 miles SE
 Sales Price 393,780
 Gross Living Area 720
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6360 sf
 Quality Q4
 Age 85

**Comparable 3**

2801 E 22nd St
 Prox. to Subject 0.57 miles E
 Sales Price 415,000
 Gross Living Area 720
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 12197 sf
 Quality Q4
 Age 85

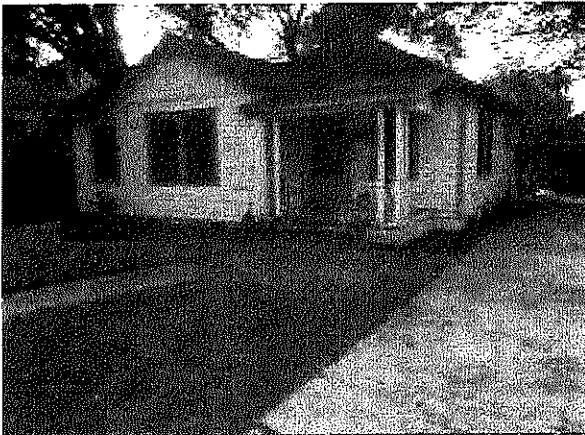
Comparable Photo Page

Borrower	N/A		
Property Address	1902 E 22nd St		
City	Austin	County	Travis
		State	TX
		Zip Code	78722
Lender/Client	Blackand Community Development Corp.		



Comparable 4

2205 E 17th St
 Prox. to Subject 0.43 miles SE
 Sales Price 362,250
 Gross Living Area 1,054
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6970 sf
 Quality Q4
 Age 59



Comparable 5

1705 E 22nd St
 Prox. to Subject 0.11 miles SW
 Sales Price 450,000
 Gross Living Area 1,012
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location N;Res;
 View N;Res;
 Site 6708 sf
 Quality Q4
 Age 76

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Borrower	N/A		File No.	013r20
Property Address	1902 E 22nd St			
City	Austin	County	Travis	State TX Zip Code 78722
Lender/Client	Blackland Community Development Corp.			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

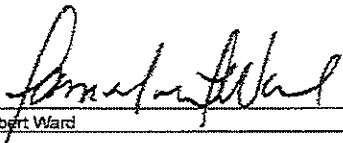
Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-60 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The highest and best use for the property is considered single family residential due to deed restrictions/zoning and area land use economics.

APPRAISER:

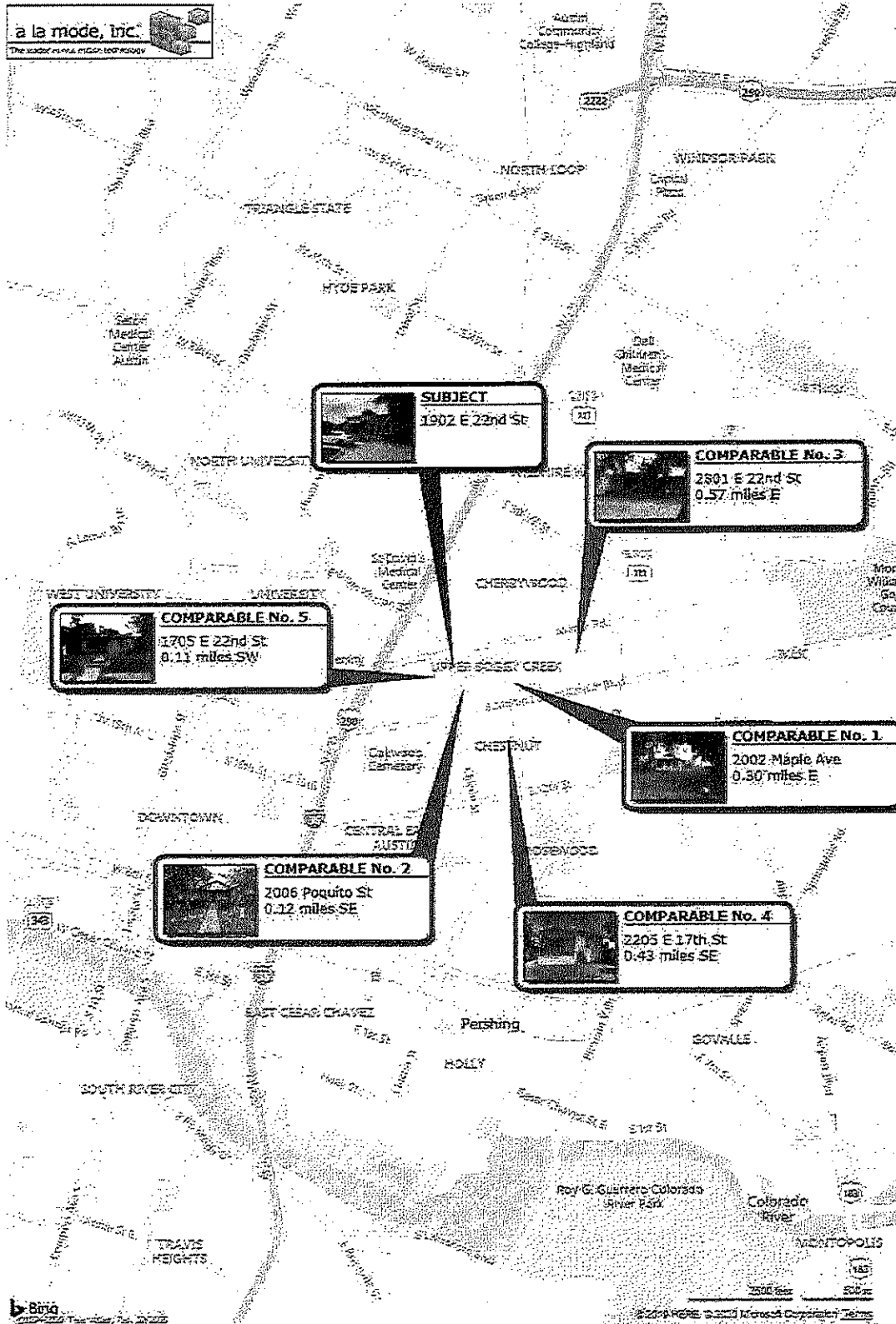
Signature: 
 Name: James Robert Ward
 State Certification #: 1321560
 or State License #: _____
 State: TX Expiration Date of Certification or License: 11/30/2021
 Date of Signature and Report: 01/20/2020
 Effective Date of Appraisal: 01/17/2020
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 01/17/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Location Map

Borrower	N/A			
Property Address	1902 E 22nd St			
City	Austin	County	Travis	State TX Zip Code 78722
Lender/Client	Blackland Community Development Corp.			



Appraiser Certification

JAMES ROBERT WARD
1707 ROMERIA DRIVE
AUSTIN, TX 78757



Certified Residential Real Estate Appraiser

Appraiser: **JAMES ROBERT WARD**

License #: **TX 1321560 R**

License Expires: **11/30/2021**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Douglas E. Oldmixon
Commissioner

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmsLth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GolfCse	Golf Course	Location
Golfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Landfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrm	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

UAD Version 9/2011 (Updated 1/2014)

PROPERTY INFORMATION

5b. Property Maps

ArcGIS Web Map



1/27/2020, 2:30:10 PM

2016 Mobility Bond Corridor Projects

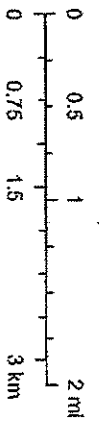
Construction Eligible Corridor

Preliminary Engineering and Design

Mobility Bond Corridor: 1/2-Mile Buffer

Imagine Austin Center: 1/2-Mile Buffer

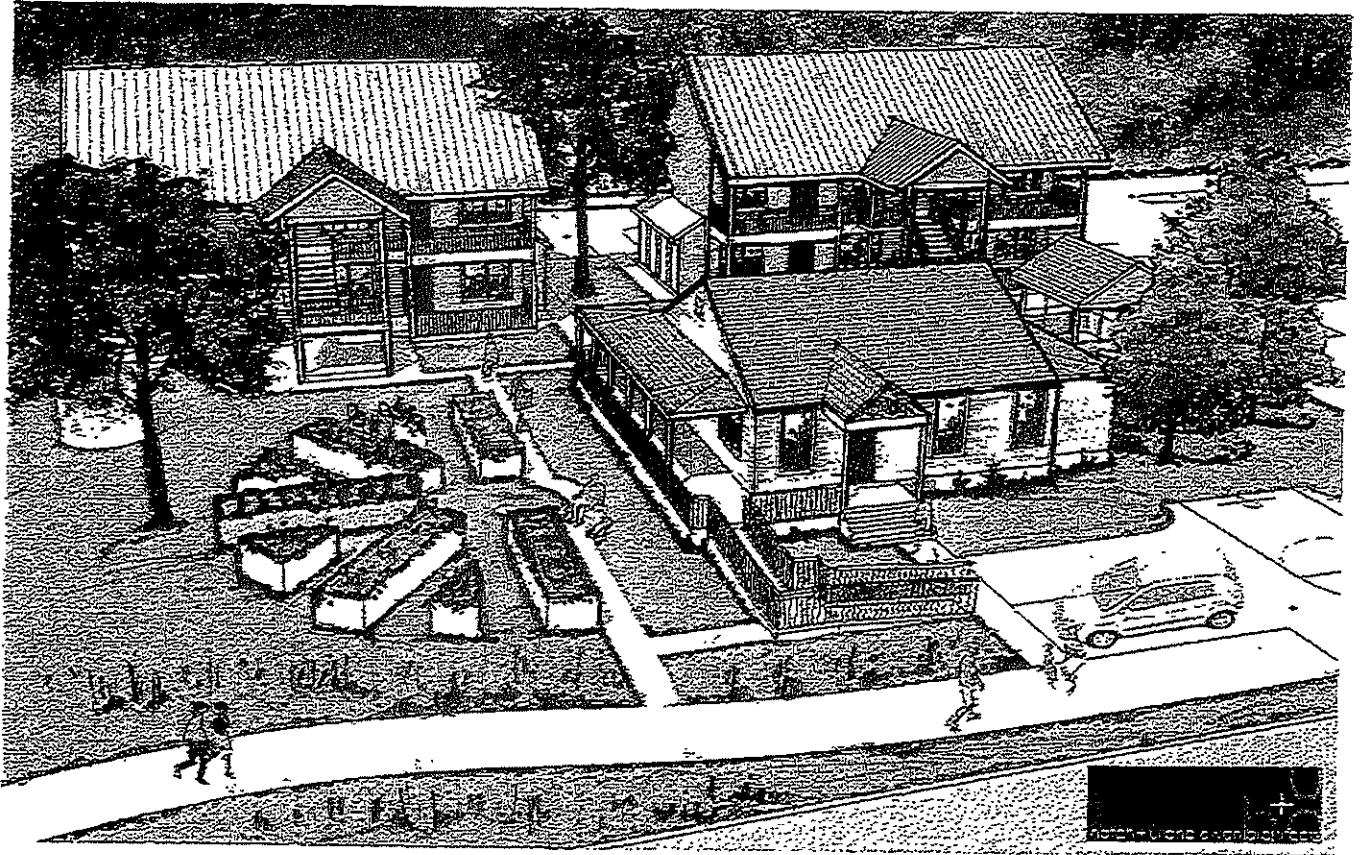
Imagine Austin Corridor: 1/2-Mile Buffer



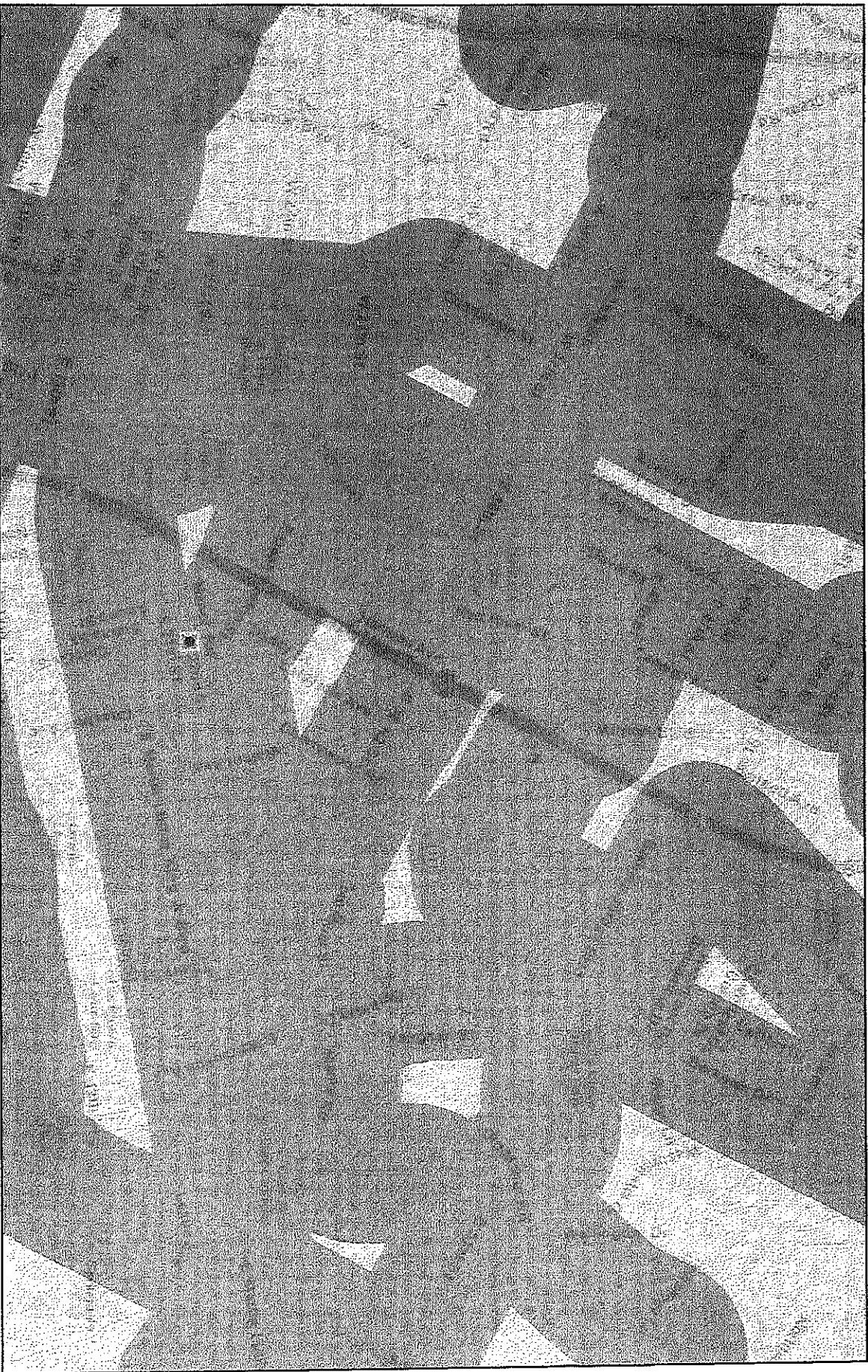
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Sources: Esri, HERE, Garmin, INCREMENT P, NSA, USGS, Intelmap, INCREMENT P, NRCan,

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



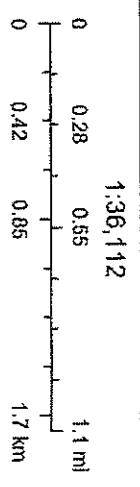
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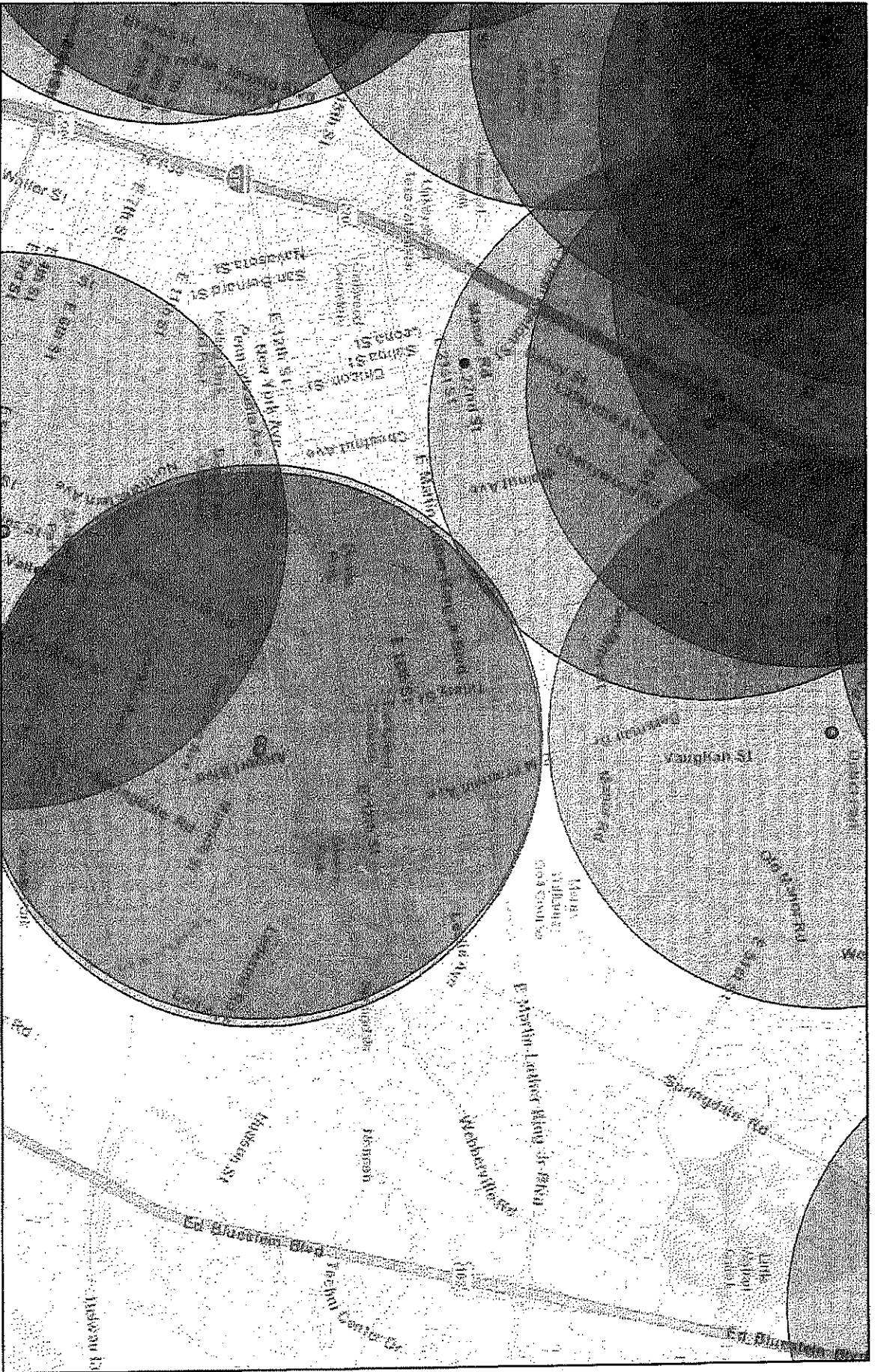
High Frequency Bus Routes: 1/4-Mile Buffer

Bus Routes: 3/4-Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, AutoN Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS I
Web AppBuilder for ArcGIS

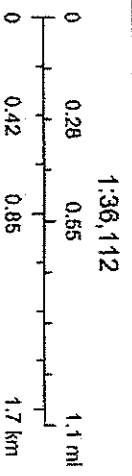
ArcGIS Web Map



1/27/2020, 3:14:10 PM

Healthy Food

Healthy Food Retail Locations



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Web Appbuilder for ArcGIS
Audita Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS I

ArcGIS Web Map

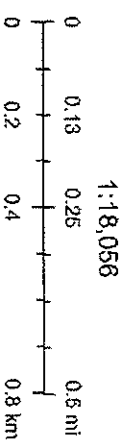


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Austin Elementary School Attendance Areas



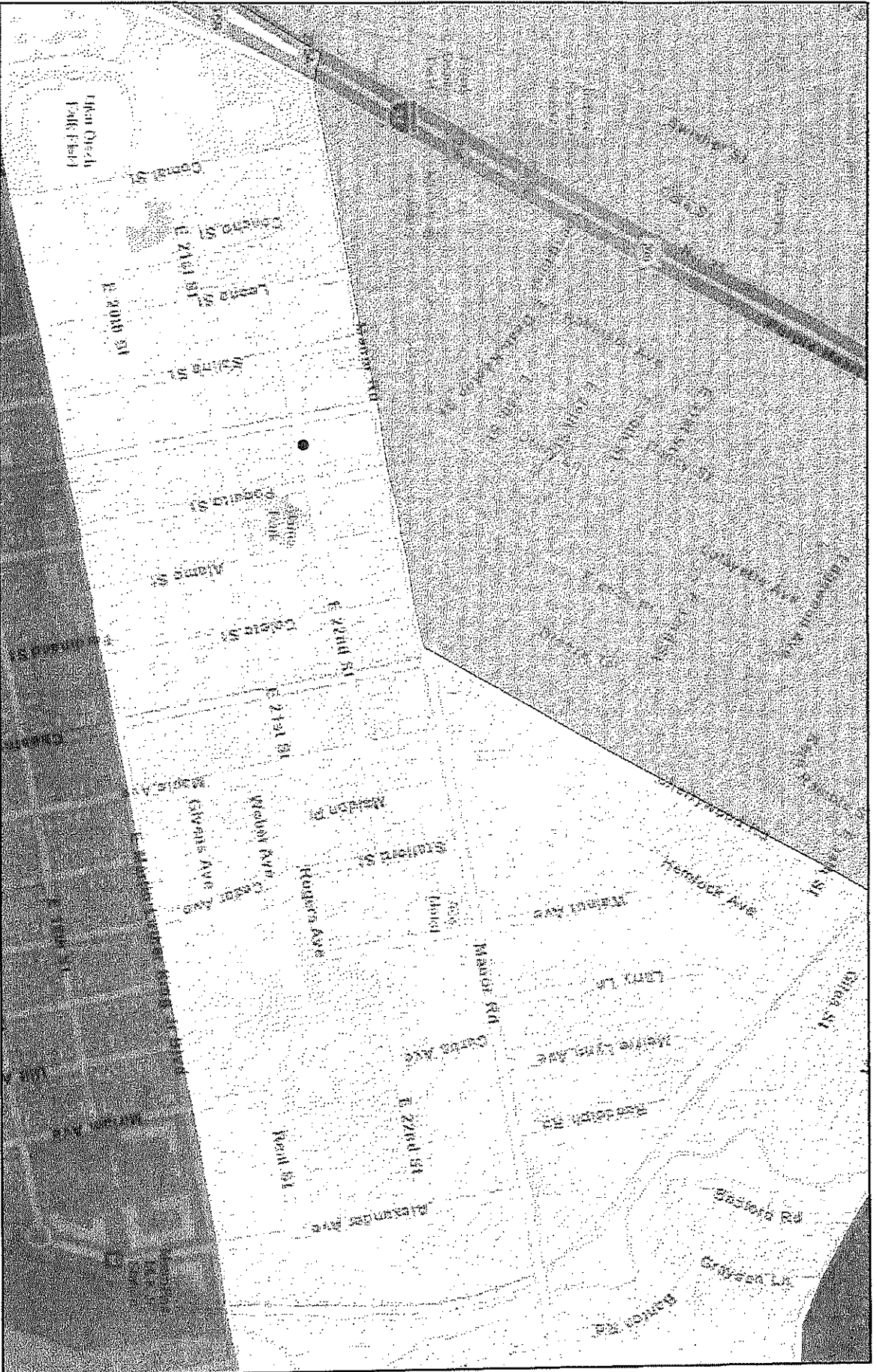
Austin ISD



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

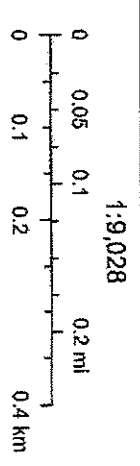
Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

ArcGIS Web Map



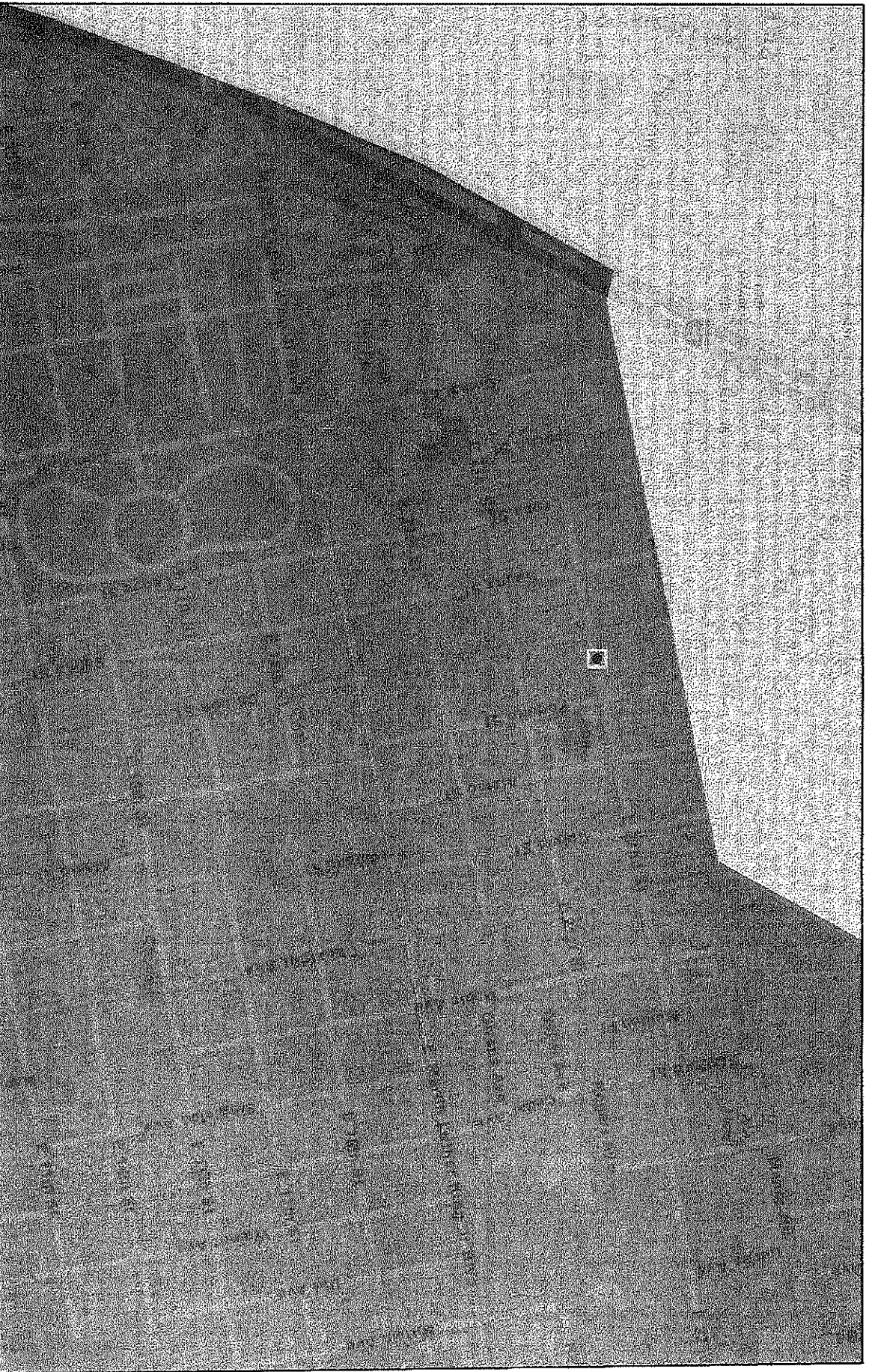
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- High Opportunity
- Emerging Opportunity



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Web Appbuilder for ArcGIS, Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

ArcGIS Web Map



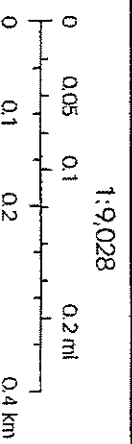
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Gentrification_RHDAHODA_view

Dynamic

Continued Loss

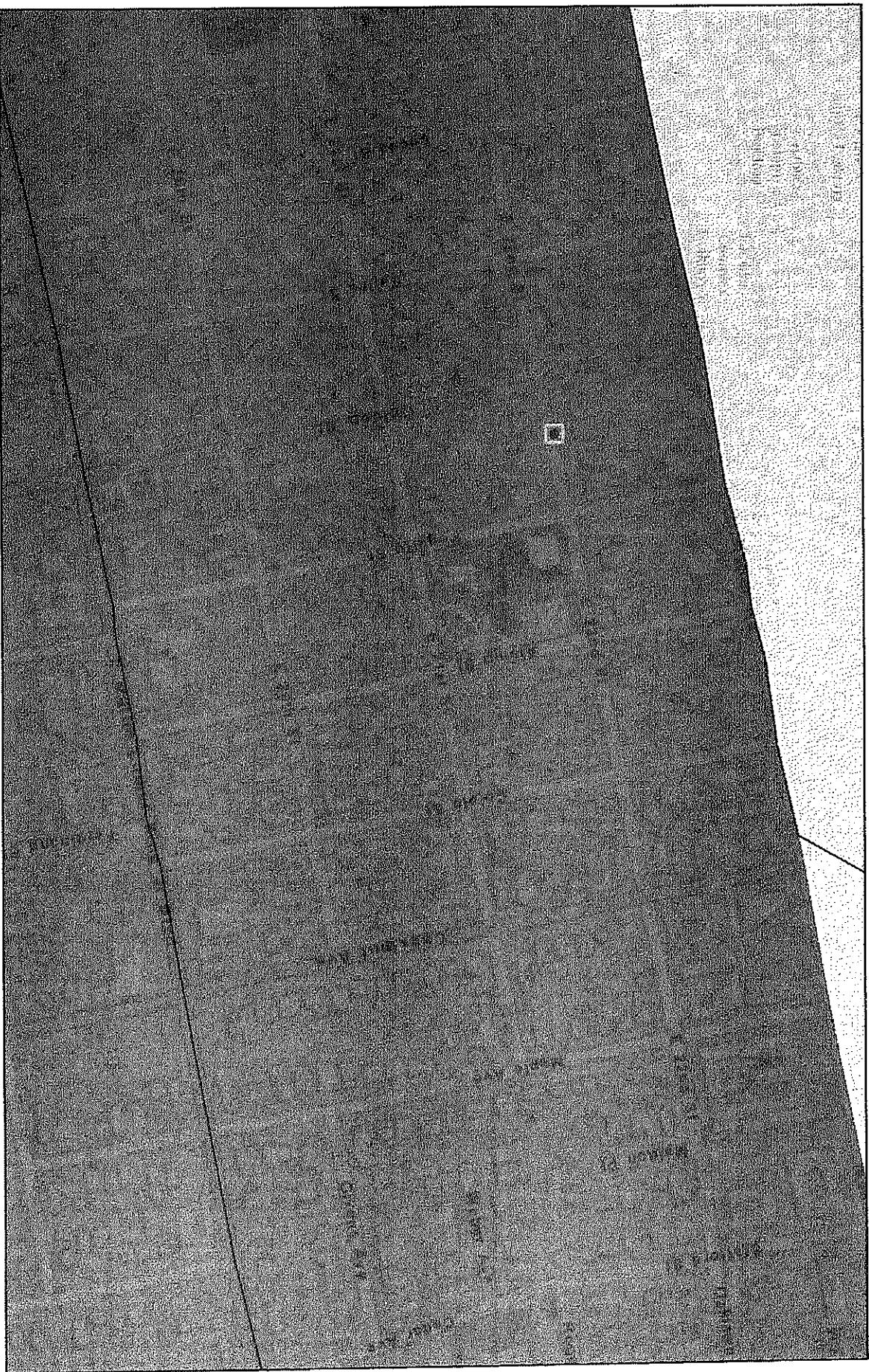
Not Gentrifying



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

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

ArcGIS Web Map



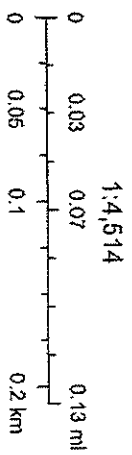
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4,02

Census Tracts City Council Districts

9

1



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Web AppBuilder for ArcGIS, Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS



FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0211090309		Date Processed: 01/27/2020	
Property Address: 1902 E 22ND ST			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: N/A	
Community Number: 480624		100-Year Flood Elevation**: N/A	
Panel Number: 48453C0465J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 01/06/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

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

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

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

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

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

PROPERTY INFORMATION

5c. Zoning Verification Letter

CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Joseph Martinez
Mailing Address:
1902 E 22nd St
Austin, TX 78722

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 202217, 2022178, 202219

Zoning Classification(s)

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

MF-2-CO-NP

Zoning Case Number(s)

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

C14-02-0057, C14-05-0204, C14-2009-0104.SE, NPA-2009-0012.01

Zoning Ordinance Number(s)

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

020801-92, 20060406-051, 20091210-087, 20091210-088

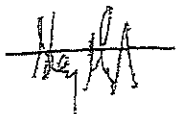
For Address Verification visit:
<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:
<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
<http://austintexas.gov/department/austin-city-code-land-development-code>
<http://austintexas.gov/department/zoning>

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

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



4/16/2019

202217,
2022178,
202219

PROPERTY INFORMATION

5d. Proof of Site Control

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 10 day of September, 2001, by Annie Maxine Ross.



James I. Scott
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF ECTOR §

This instrument was acknowledged before me on the 5th day of Jan, 2001, by Claire Denise Ockletree Johnson Givens.

Cindy Rivera
NOTARY PUBLIC, STATE OF TEXAS

After meeting, return to
Heather K. Way
Attorney at Law
Legal Aid of Central Texas
2201 Post Road, Suite 104
Austin, Texas 78704



Ret:
Heather K Way
Legal Aid of Central Tx
2201 Post Rd Ste 104
Austin Tx 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
01-15-2001 04:15 PM 2001027543
GUERRAY \$11.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of file in my office. Witness my hand and seal of office on
July 2, 2018
Dana DeBeauvoir, County Clerk
By Deputy: **SAMANTHA LOPEZ**
Samantha Lopez

500

WARRANTY DEED

04-08-5190

THE STATE OF TEXAS
COUNTY OF TRAVIS

2000

247593

5.00 DEED
2 06/26/86

} KNOW ALL MEN BY THESE PRESENTS:

That I, Fannie Mae Stewart, a femme sole, never having used this property as my homestead, of the County of Travis and State of Texas for and in consideration of the sum of Ten and no/100's ***** (\$10.00) ***** DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Blackland Community Development Corporation of the County of Travis and State of Texas, all of the following described real property in Travis County, Texas, to-wit:

Lot 3, Block 16, C.R. JOENS SUBDIVISION, a subdivision of part of Outlot 46, Division "B", in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 3, of the Plat Records of Travis County, Texas, further identified as City Tax Parcel 2-1109-0309.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, its heirs and assigns forever, and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its heirs and assigns, against every person whosoever lawfully claiming or to claim the same or any part thereof. This conveyance is made pursuant to the terms and conditions of the contract between the City of Austin and Blackland Community Development Corporation which is attached hereto as Exhibit A.

EXECUTED this 14th day of October, A.D. 1985

Fannie Mae Stewart
FANNIE MAE STEWART

REAL PROPERTY RECORDS
Travis County, Texas

09757 0962



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

By: *JAR* Deputy Clerk

J. ANDREW RAMIREZ

Mailing address of each grantor:

Name: BLACKLAND COMMUNITY DEVELOPMENT CORPORATION
Address: 100 E. 8th Street
Austin, Tx. 78702

(Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the
by FANNIE MAE STEWART

15th day of October

1985

Sylvia A. Gomez
Notary Public, State of Texas
Notary's name (printed): Sylvia A. Gomez
Notary's commission expires: 6-28-89

NOTARY SEAL

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by

day of

19

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

FILED

1986 JUN 26 PM 2:36

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the
by of a

day of

19

corporation, on behalf of said corporation.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

PREPARED IN THE LAW OFFICE OF:

PIPER & POWERS
Attorneys at Law
1012 E. 38th Street
AUSTIN, TEXAS 78751

PIPER & POWERS
Attorneys at Law
1012 E. 38th Street
AUSTIN, TEXAS 78751

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was filed on
the date and at the time stated herein by me and
was duly RECORDED. In the Volume and Page of the
Public RECORDS of Travis County, Texas.

JUN 25 1986



Dana DeBeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

89757 0903



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record
in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

By: _____

JARJ

Deputy Clerk

J. ANDREW RAMIREZ

THE STATE OF TEXAS §
COUNTY OF VICTORIA §

This instrument was acknowledged before me on the 10 day of January, 2001, by Annie Maxine Ross.



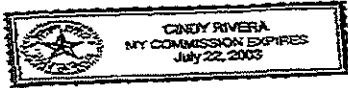
James L. Scott
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF ECTOR §

This instrument was acknowledged before me on the 5th day of Jan, 2001, by Claire Denise Ockletree Johnson Givens.

Judy Poirier
NOTARY PUBLIC, STATE OF TEXAS

After recording, return to
Heather K. Way
Attorney at Law
Legal Aid of Central Texas
2201 Post Road, Suite 104
Austin, Texas 78704



Ret:
Heather K Way
Legal Aid of Central Tx
2201 Post Rd Ste 104
Austin Tx 78704

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
01-15-2001 04 15 PM 2001007643
GUERRAY 311 30
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS



I, Dana DeBeauvoir, County Clerk of Travis County, certify this to be a true and correct copy as the same appears of record in my office. Witness my hand and seal of office on this date.

Date: 04/24/2019

Dana DeBeauvoir, Travis County Clerk

By: JARJ Deputy Clerk

J. ANDREW RAMIREZ

Request for ESA Phase 1 Study submitted to RSB Environmental, Houston, TX on 2/11/20

SHPO Letter submitted for Fannie Mae Stewart Village on 2/13/20