


OHDA Funding Application

Keilbar Lane

APPLICATION CHECKLIST/ INFORMATION FORM			
DEVELOPER : 1905 Keilbar Ln, LLC		OWNER : 1905 Keilbar Ln, LLC (J. Scott & M. Winningham)	
PROJECT : Keilbar Lane		FUNDING CYCLE DEADLINE : May 7, 2021	
FEDERAL TAX ID NO: 82-5090889		DUNS NO: 102334576	
PROJECT ADDRESS: 1905 & 1903 Keilbar Ln, 78745		PROGRAM : RHDA / OHDA / BOTH OHDA	
CONTACT NAME : Michael Winningham		AMOUNT REQUESTED: \$1,840,000	
CONTACT ADDRESS AND PHONE : (512) 567-2638 / 3300 Bee Cave Rd, Ste 650-1182, Austin, TX 78746			
APPLICATION TABS			INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL		MW
A 2	PROJECT SUMMARY FORM		MW
A 3	PROJECT TIMELINE		MW
A 4	DEVELOPMENT BUDGET		MW
A 5	OPERATING PRO FORMA / OHDA		MW
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ATTACHMENT TABS			
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience MW
		1.b.	Certificate of Status MW
		1.c.	Statement of Confidence N/A
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals MW
		2.b.	Resumes of development team MW
		2.c.	Resumes of property management team N/A
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification N/A
		3.b.	Certified Financial Audit N/A
		3.c.	Board Resolution N/A
		3.d.	Financial Statements MW
		3.e.	Funding commitment letters . MW
4	PROJECT INFORMATION	4.a.	Market Study MW
		4.b.	Good Neighbor Policy MW
		4.c.	SMART Housing Letter MW
		4.d.	MOU with ECHO N/A
		4.e.	Resident Services N/A
5	PROPERTY INFORMATION	5.a.	Appraisal MW
		5.b.	Property Maps MW
		5.c.	Zoning Verification Letter MW
		5.d.	Proof of Site control MW
		5.e.	Phase I ESA MW
		5.f.	SHPO N/A
<p>The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i></p>			
SIGNATURE OF APPLICANT  PRINTED NAME Michael Winningham TITLE OF APPLICANT Principal, 1905 Keilbar Ln LLC DATE OF SUBMISSION 7-May-21		DATE AND TIME STAMP OF RECEIPT <div style="border: 1px solid black; height: 100px; width: 100%;"></div>	
		FOR AHFC USE ONLY	

May 5, 2021

Mr. James May
Community Development Manager
Housing and Planning Department, City of Austin
1100 East 11th Street
Austin, Texas 78702

Dear Mr. May,

Thank you for taking the time to review our application for OHDA funding for the Keilbar Lane development located at 1903 & 1905 Keilbar Lane, Austin, TX 78745. This project is located in south Austin, on the corner of Menchaca Lane & Keilbar Lane. While Keilbar itself is a quiet street, the South Menchaca neighborhood is bustling with energy. Families moving to the area are eager to purchase their first homes and raise their children in the surrounding neighborhoods. We are excited to bring some much-needed, for-sale, affordable, family housing to Keilbar Lane.

After purchasing both lots in 2018, our team spent two years learning about the housing needs for families in Austin, and in the South Menchaca neighborhood specifically. Since purchasing the lots for \$410,000, the land value has increased significantly. For example, a very similar property across the street recently sold for over \$1,000,000. We have been eagerly discussing how best to bring true community to housing developments, so much so that one of our project's partners studied housing communities in his Master's program at the University of Texas in 2019 and is excited to bring that understanding to this project. During this period, we also successfully re-zoned both lots from Development Reserve (DR) to SF-6. There are not currently any structures on site, so there are no demolition or relocation needs and the site is ready to build. No funding is being requested for acquisition or predevelopment.

The team we bring to this project is experienced, sophisticated, and excited to break ground. We completed a feasibility study with *Civiltude* and have hired them as our civil engineer. Their team members are truly leaders in affordable housing in Austin. *Mark Odom Studio* is on board as our architect and we are currently interviewing General Contractors with experience in affordable housing construction. Our team has many years of experience building multifamily projects in Austin. Our financing will be provided by *Prosperity Bank* or *American Bank*, both longtime partners of our team and local lenders familiar with the Austin market. We have also engaged *HomeBase* to assist with the sales of the project and will be partnering with a management company to oversee the condo owners' association.

Thank you for considering this project for OHDA funding, we look forward to partnering with the City of Austin on this development and others to come.

Sincerely,

Michael Winningham & Jordan Scott
Principals
1905 Keilbar LLC

A.1 Executive Summary & Project Proposal

1. Describe the proposed homeowner population, income levels, and services, if any, to be provided to or made available to residents

- The community we envision for 1903 & 1905 Keilbar is welcoming, family-oriented, safe, and one the residents are proud to call home. We intend to build a small neighborhood of attached, aesthetically modern, townhomes that will provide a sense of pride, community, and stability for the families living there. As land and home costs continue to rapidly outpace income growth in the Austin area, we feel it is important to prioritize affordable communities for working families.
- We propose selling 12 of these homes for approximately \$198,000 to families earning an average of 65-80% of the Median Family Income. Our sales price for these 12 units aligns with the current pricing model under Affordability Unlocked which allows for a lower sales price than typical models based on MFI. The sales price is subject to adjustments if the Affordability Unlocked pricing model changes. We propose selling the other 11 units for \$232,000 to families earning 70-80% MFI. These homes are not subject to Affordability Unlocked regulations but will still be affordable to working families.
- The homes we are proposing will be approximately 1,056 sqft of interior space, and consist of three bedrooms and one and one half bathrooms with an open living area- a comfortable home for a young family. We are currently working with our civil engineer and architect to prepare our site plans and look forward to breaking ground on this project in early 2022. The homes will be built under a unified site plan across both lots, with a condominium regime that will inspire a welcoming neighborhood environment.
- Due to the for-sale nature of the project, residential programs will not be provided on site but we anticipate neighborly connections to happen naturally without the facilitation of on-site management activities. We will incorporate outdoor seating and gathering areas, space for a garden, room for a barbecue, and parking spaces for every family.

Projected Affordability Data for Home Sales (OHDA)							
	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	12	11	0	0	0	0	0
Number of Bedrooms	3	3	0	0	0	0	0
Square Footage	1056	1056	0	0	0	0	0
Anticipated Sale Price	\$198,000	\$231,791	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$1,067	\$1,244	\$0	\$0	\$0	\$0	\$0
Monthly Interest	included in above	included in above	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$250	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$90.00	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,407	\$1,584	\$0	\$0	\$0	\$0	\$0

2. Indicate the number of units reserved for Housing Choice Voucher holders:

- As a 100% for-sale project, no units will be reserved for Housing Choice Voucher holders.

3. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities:

- Our project will include 3 accessible units and as per SMART home requirements, all units will comply with Visibility Ordinance (Chapter 5-1 of the City Code, Article 3, Division 2).

4. If Applicable, demonstrate the Project's compatibility with current Neighborhood Plan:

- Keilbar Lane does not have a neighborhood plan in place, however we still intend to be thoughtful regarding our development's effect on the neighboring properties and have already spoken with our neighbors directly adjacent to and across from our property.

5. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC/NHCD funds being requested, and the amount(s) and provider(s) of other funding and the status of those funding commitments.

- We are requesting \$1,840,000 in Ownership Housing Development Assistance (OHDA) funds to support this project. We request these funds in the form of a deferred forgivable loan. This amount represents 28% of the total development budget of \$6,568,680 and will be leveraged with debt financing and owner equity.
- We are requesting these funds to subsidize the cost of construction during the building phase. *We are not requesting any funds for pre-development or acquisition.*
- In addition to OHDA funding, we will also be obtaining construction financing in the amount of \$4,000,000 at an anticipated interest rate of 4.5%.
- By awarding the funds to this project, the City of Austin will be helping to ensure 23 homes in the popular South Menchaca neighborhood remain affordable for families for 99 years.

<u>Sources</u>		<u>Uses</u>	
Debt	4,000,000	Acquisition	435,618
Third Party Equity	728,680	Off-Site	248,200
Grant		Site Work	500,000
Deferred Developer Fee		Site Amenities	25,000
Other		Building Costs	3,800,793
Previous AHFC Funding		Contractor Fees	425,088
Current AHFC Request	1,840,000	Soft Costs	213,440
		Financing	160,000
		Developer Fees	760,541
Total	\$ 6,568,680	Total	\$ 6,568,680

6. If the property is occupied by residents at the time of application submission, specify that along with the following additional information: Include details on the type of structures (multi-family or single-family), number and size of units in square feet.

- Not applicable, no current structures on the property

7. Indicate whether the project meets the requirements of the City's Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD) or any other City of Austin density bonus program.

- This project is not located in a TOD, PUD, or VMU, however by utilizing the City of Austin's Affordability Unlocked program, we are able to increase our density from 11 units to 23 units. With this increase, we decided to build a 100% affordable project in order to help as many families as we can realize their dream of home ownership.

8. Indicate how the project will meet SMART Housing Requirements:

- Safe – A newly constructed project will bring a safer environment to the neighborhood than the current use of vacant land. Providing a safe, healthy, community-oriented project will be an asset to the South Menchaca neighborhood.
- Mixed Income – Our Keilbar Lane project will provide 23 affordable homes in a neighborhood consisting of primarily market rate, single family homes. This development will allow families to own homes in a neighborhood they otherwise would be unable to afford.
- Accessible – We have utilized the services of an accessibility consultant to insure our project will meet or exceed the accessibility requirements of SMART Housing and the City of Austin.
- Reasonably Priced – 100% of our units will be available for purchase to families earning less than 80% of Median Family Income.
- Transit-Oriented – Keilbar Lane is steps away from a bus stop located at the corner of Keilbar Lane and Menchaca Road.

We received our SMART Housing Certification letter on March 4, 2021. Please see included letter for confirmation. We have submitted for Affordability Unlocked participation and will send verification when we receive confirmation of approval.

Project Summary Form

1) Project Name Keilbar Lane	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 1905 & 1903 Keilbar Ln, Corner of Keilbar and Menchaca		5) Mobility Bond Corridor Manchaca Rd
6) Census Tract 17.28	7) Council District District 5	8) Elementary School CUNNINGHAM EL
9) Affordability Period 99 Years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction Only

13) Summary of Rental Units by MFI Level

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

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI				23		23
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	23	0	23

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	Continuum of Care Units	0
Accessible Units for Sensory Impairments	3		

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?

No

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

Yes

19) The property has Healthy Food Access?

Yes

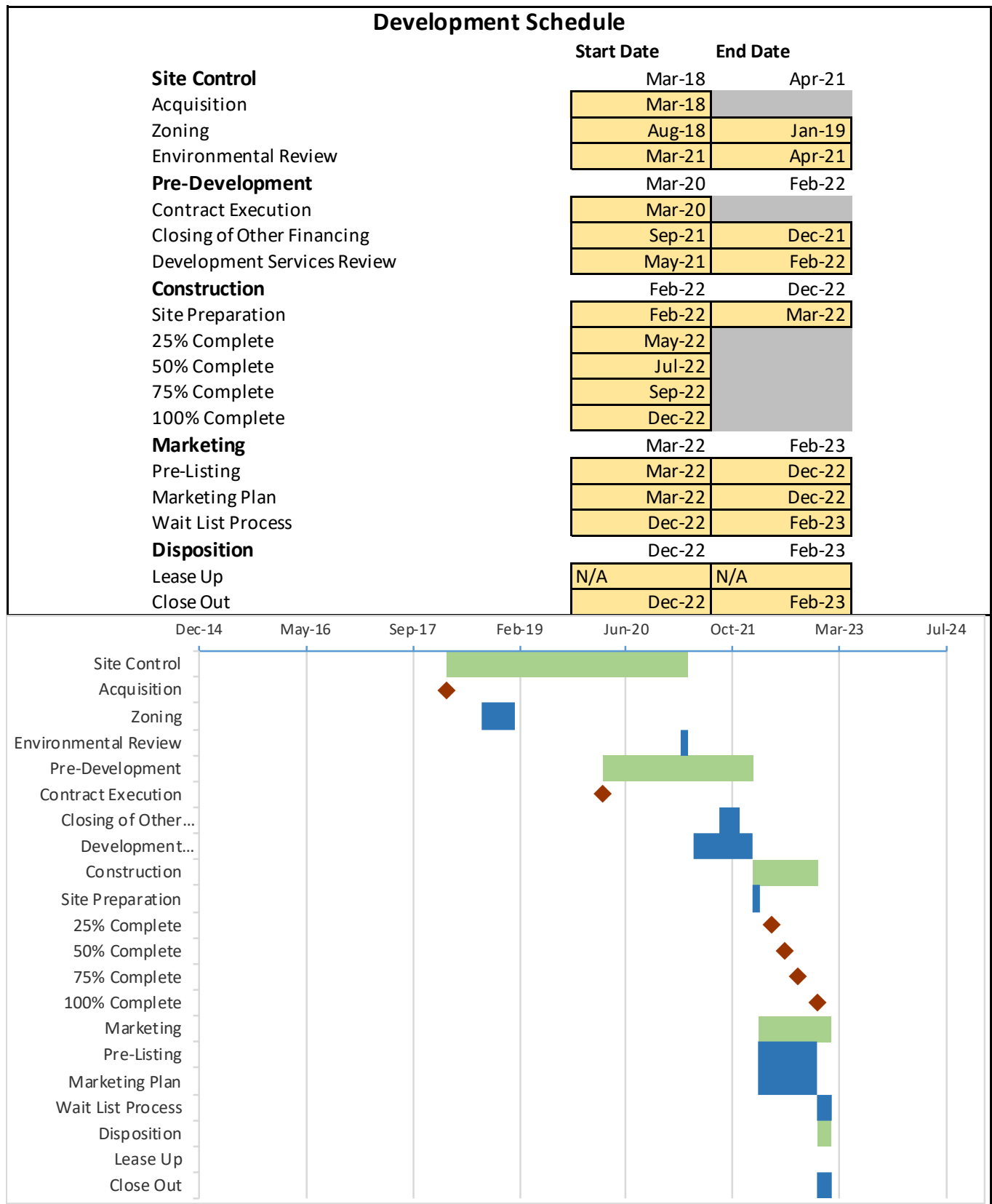
20) Estimated Sources and Uses of funds

Sources	
Debt	4,000,000
Third Party Equity	728,680
Grant	
Deferred Developer Fee	
Other	
Previous AHFC Funding	
Current AHFC Request	1,840,000

Uses	
Acquisition	435,618
Off-Site	248,200
Site Work	500,000
Site Amenities	25,000
Building Costs	3,800,793
Contractor Fees	425,088
Soft Costs	213,440
Financing	160,000
Developer Fees	760,541

Total \$ 6,568,680**Total \$ 6,568,680**

A3- Project Timeline



A4- Development Budget

Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review	2,000		
Engineering	77,200		
Survey	4,000		
Architectural	165,000		
Subtotal Pre-Development Cost	\$248,200	\$0	
Acquisition			
Site and/or Land	410,000		purchase price in 2018
Structures			
Other (specify)	25,618		rezoning, feasibility study
Subtotal Acquisition Cost	\$435,618	\$0	
Construction			
Infrastructure	950,000	500,000	
Site Work	179,997	50,000	
Demolition			
Concrete	350,000		
Masonry			
Rough Carpentry	860,800	400,000	
Finish Carpentry			
Waterproofing and Insulation	76,857	50,000	
Roofing and Sheet Metal	122,971	50,000	
Plumbing/Hot Water	368,914	150,000	
HVAC/Mechanical	230,000	100,000	
Electrical	207,331	100,000	
Doors/Windows/Glass	250,000	100,000	
Lath and Plaster/Drywall and Acoustical			
Tile Work			
Soft and Hard Floor	121,440	100,000	
Paint/Decorating/Blinds/Shades	195,000	100,000	
Specialties/Special Equipment	61,485		
Cabinetry/Appliances	207,000	140,000	
Carpet			
Other (specify)			
Construction Contingency	418,180		
Subtotal Construction Cost	\$4,599,975	\$1,840,000	
Soft & Carrying Costs			
Legal	65,617		
Audit/Accounting	33,823		
Title/Recording	80,500		
Architectural (Inspections)			
Construction Interest	160,000		
Construction Period Insurance	18,500		
Construction Period Taxes			
Relocation			
Marketing	15,000		
Davis-Bacon Monitoring			
Developer Fee			
Other (specify)			
Subtotal Soft & Carrying Costs	\$373,440	\$0	
TOTAL PROJECT BUDGET	\$5,657,233	\$1,840,000	

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
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Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$1,067	\$1,244	\$0	\$0	\$0	\$0	\$0
Monthly Interest	included in above	included in above	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$250	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$90.00	\$90.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,407	\$1,584	\$0	\$0	\$0	\$0	\$0

NOT APPLICABLE TO THIS PROJECT

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Provision for Vacancy & Collection Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXPENSES							
General & Administrative Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Payroll, Payroll Tax & Employee Benefits	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric & Gas Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water, Sewer & Trash Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Property Insurance Premiums	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL ANNUAL EXPENSES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CUMULATIVE NET CASH FLOW	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00

A6- Scoring Sheet

Project Name	Keilbar Lane	
Project Type	100% Affordable	
Council District	District 5	
Census Tract	17.28	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$1,840,000	
Estimated Total Project Cost	\$6,568,680	
High Opportunity	Yes	
High Displacement Risk	No	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	Manchaca Rd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	23	# of units for purchase at < 80% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
SCORE	2	% of annual goal * units * 25%, max of 75
Unit Score	2	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	23	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	12	Educational Attainment, Environment, Community Institutions, Social Cohesion, Econ
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	39	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	28%	% of total project cost funded through AHFC request
Leverage Score	12	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$80,000	Amount of assistance per unit
Subsidy per unit score	15	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$26,667	Amount of assistance per bedroom
Subsidy per Bedroom Score	22	(\$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	49	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	90	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

District Goals

District	Total Affordable Units	High Opportunity Areas	High Displacement Risk	High Frequency Transit/Imagine Austin	Geographic Dispersion
District 1	7086	87	4257	2742	0
District 2	4492	0	2392	2100	0
District 3	6295	0	4980	1315	0
District 4	3105	49	1120	1018	918
District 5	4473	973	756	1289	1454
District 6	8590	4165	0	1388	3037
District 7	6651	2265	771	2316	1300
District 8	7217	2781	0	928	3507
District 9	3635	676	724	1055	1180
District 10	8456	4005	0	848	3604
Total	60000	15001	15000	14999	15000

OHDA Funding Application

Keilbar Lane

Entity Information

1.a

Michael Winningham- Developer's Experience

Michael Winningham is a design-build professional working in Austin, Texas for close to 20 years. Initially, he began working under the tutelage of Branson Fuestes of Pilgrim Building in 2003, working as a lead carpenter and project manager. Many of these projects were featured in local publications and shown on the AIA homes tours. From there, in 2008, Michael founded RubyAnne Designs with the intent of bringing mindful design to the middle class of Austin through remodeling, new construction and Pre Fab housing. RubyAnne Designs facilitates a turn key service of design, development, permitting, and construction. The goal is always the same: to create sustainable, time tested homes with an emphasis on architectural detail and scope efficiency. Since Michael is involved with his projects at all stages, he is well-positioned to use his expertise to guide the Keilbar team through this project.

COMPLETED DEVELOPMENT PROJECTS

ADDRESS	YEAR
1911 RIVERVIEW DR 78702	2008
2001 RIVERVIEW DR 78702	2008
44 LYNN STREET DR 78702	2008
2508 CESAR CHAVEZ 78702	2009
8310 ARBOLES CIRCLE 78737	2011
2605 TWIN OAKS 78757	2011
12800 OLD BALDY TRAIL 78737	2012
1617 WILLOW ST 78702	2012
4607 CACTUS LANE 78745	2012

4500 PACK SADDLE PASS 78745	2012
4701 PACK SADDLE PASS 78745	2013
1910 KINNEY AVE 78704	2014
1702 HASKELL ST 78702	2014
907 E 52ND STREET 78751	2015
2904 LAFAYETTE DR 78722	2015
4512 BALCONES DR 78731	2015
4620 AND 4622 MARLO DR 78723	2015
2106 PENNSYLVANIA AVE 78702	2015
3706 EAST 12TH STREET 78702	2016
2212 E. RIVERVIEW ST 78702	2016
1605 NEWNING ST. 78704	2016
52 CHALMERS DR 78702	2017
1709 KINNEY AVE 78704	2017
4607 SPEEDWAY 78751	2017
7902 MOWINKLE DR 78736	2017

1201 DWYCE DR 78757	2018
1207 LARKWOOD DR 78723	2018
6500 BAY CITY BEND 78725	2018
1408 COTTON DR 78702	2018
9006 SAM CARTER DR 78736	2018
4807 SHOALWOOD DR 78756	2018
3102 SILVERLEAF DR 78757	2019
5704 ARROYO SECO 78756	2019
200 E SKYLINE 78676	2019
1421 SUFFOLK DR 78723	2019
2104 SHARON LANE 78703	2019
9704 TIMBERRIDGE DR 78733	2019
2409 JARRATT AVE 78703	2020
2401 SARATOGA DR 78733	2021
2107 MECCA RD 78733	2021
3310 WESTHILL DR 78704	2021

1.a

M. Jordan Scott: Developer's Experience

Completed Ground-Up Development Projects:

- | | |
|------------------------------|---------------|
| • 2805 Hubbard Circle, 78746 | Single Family |
| • 1632 S. 1st Street, 78704 | Office/Retail |

Completed Value-Add Development Projects:

- | | |
|---|---------------|
| • 6700 Troll Haven, 78746 | Single Family |
| • 7006 Guadalupe Street, 78752 | Single Family |
| • 7004 Guadalupe Street, 78752 | Duplex |
| • 2408 Berkett Street, 78745 | Duplex |
| • 3615 Leafield Drive, 78749 | Duplex |
| • 800 Sirocco Drive | Duplex |
| • 7305 - 7307 Oak Meadow Drive, 78736 | Multi-family |
| • 912 Red River Street, 78701 (Mohawk Austin) | Music Venue |
| • 1307 E. 4th Street | Office |
| • 1309 E. 4th Street | Retail |

Ground-Up Development Projects:

1632 S. 1st Street (2014-2018)

Completed a ground-up development of a mixed use office/retail building in a difficult-to-develop "urban-infill" lot on South 1st Street. At the time it was the first new build in that part of South First in over a decade. Of note, this was the first lot on the block to comply with Austin's "Great Streets" program requiring significant planning and discussion with the city for ADA compliance for the sidewalk design compatibility and connection with legacy sidewalks.

2805 Hubbard Circle (2009-11)

Completed a ground-up development of a single family home. Worked with world-renown architect Michael Hsu and the Muskin Company to build a 5,000 square foot residence. Notably the project earned a 5-star rating from Austin Energy's Green Building Program.

Remodel:

6700 Troll Haven, 78746 (2019)

Completed a floor up interior remodel of a single-family home including plumbing, HVAC, lighting, painting, kitchen cabinetry, etc.

7006 Guadalupe (2019)

Completed interior remodel of single-family property including kitchen & bath remodel as well as interior finish out.

7004 Guadalupe (2019)

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

1309 E. 4th Street (2017-18)

Completed interior and exterior remodel of single family home to transition to retail use. Included interior remodel of flooring bathroom, kitchen, plumbing and HVAC and required change of occupancy permit process with City of Austin.

2408 Berkett (2016)

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out. Significant plumbing rebuild on this property.

1307 E. 4th Street (2015)

Completed interior and exterior remodel of single family home to transition to office use. Included remodeling interior flooring, bathroom, kitchen, plumbing, and HVAC

800 Sirocco (2015)

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

7305-7307 Oak Meadow Drive, 78736 (2013-15)

Completed interior remodel of multi-family property including kitchen & bath remodel as well as interior finish out.

3615 Leaffield Drive (2012)

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

912 Red River Street (2006-07)

Major interior and exterior remodel of historic music venue. Completed construction of viewing deck addition as well as complete interior & exterior remodel of bar, kitchen, and bathroom spaces, along with significant upgrading of MEP systems to bring building in-line with code.

1.b - Certificate of Status

Please see included certificates from the Secretary of State for the following entities:

- 1905 Keilbar Lane, LLC - owner and developer of record
- RubyAnne Designs- Principal Michael Winningham's design-build entity
- 512 Asset Management, LLC- Principal Jordan Scott's family office entity and equity partner for this project



Franchise Tax Account Status

As of : 05/05/2021 12:19:24

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

1905 KEILBAR, LLC	
Texas Taxpayer Number	32066753800
Mailing Address	2805 HUBBARD CIR AUSTIN, TX 78746-5618
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	04/05/2018
Texas SOS File Number	0802981328
Registered Agent Name	MICHAEL J SCOTT
Registered Office Street Address	2805 HUBBARD CIRCLE AUSTIN, TX 78746



Office of the Secretary of State

CERTIFICATE OF FILING OF

1905 Keilbar, LLC
File Number: 802981328

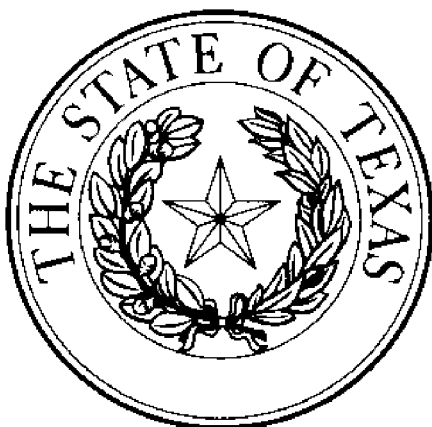
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 04/05/2018

Effective: 04/05/2018



A handwritten signature in black ink, appearing to read "R. Pablos".

Rolando B. Pablos
Secretary of State

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

Filing Fee: \$300



**Certificate of Formation
Limited Liability Company**

**Filed in the Office of the
Secretary of State of Texas
Filing #: 802981328 04/05/2018
Document #: 805059730002
Image Generated Electronically
for Web Filing**

Article 1 - Entity Name and Type

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

1905 Keilbar, LLC

Article 2 – Registered Agent and Registered Office

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

OR

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

Name:

Michael J Scott

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

Street Address:

2805 Hubbard Circle Austin TX 78746

Consent of Registered Agent

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

OR

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

Article 3 - Governing Authority

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

OR

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

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

Manager 1: **Michael Winningham**

Title: **Manager**

Address: **6503 Northeast Drive Austin TX, USA 78723**

Article 4 - Purpose

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

Supplemental Provisions / Information

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

Organizer

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

Michael Winningham **6503 Northeast Drive, Austin, Texas 78723**

Effectiveness of Filing

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

OR

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

Execution

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

Michael Winningham

Signature of Organizer

FILING OFFICE COPY



Office of the Secretary of State

April 05, 2018

Attn: Selman Munson & Lerner, P.C.

Selman Munson & Lerner, P.C.

Barton Oaks Plaza Four, Suite 200, 901 South Mopac Expressway
Austin, TX 78746 USA

RE: 1905 Keilbar, LLC

File Number: 802981328

It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <http://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for RubyAnne Designs LLC (file number 801088828), a Domestic Limited Liability Company (LLC), was filed in this office on February 20, 2009.

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 December 27, 2012.



A handwritten signature of John Steen in black ink.

John Steen
Secretary of State



Franchise Tax Account Status

As of : 05/05/2021 12:21:09

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

RUBYANNE DESIGNS LLC	
Texas Taxpayer Number	32038939198
Mailing Address	3310 WESTHILL DR AUSTIN, TX 78704-5814
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	02/20/2009
Texas SOS File Number	0801088828
Registered Agent Name	MICHAEL WINNINGHAM
Registered Office Street Address	6503 NORTHEAST DRIVE AUSTIN, TX 78723



Office of the Secretary of State

CERTIFICATE OF FILING OF

512 Asset Management, LLC
File Number: 802347973

The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 12/11/2015

Effective: 12/11/2015



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

Carlos H. Cascos
Secretary of State



Franchise Tax Account Status

As of : 05/05/2021 12:22:09

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

512 ASSET MANAGEMENT, LLC	
Texas Taxpayer Number	32059050552
Mailing Address	2805 HUBBARD CIR ROLLINGWOOD, TX 78746-5618
? Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	12/11/2015
Texas SOS File Number	0802347973
Registered Agent Name	MICHAEL JORDAN SCOTT
Registered Office Street Address	2805 HUBBARD CIRCLE ROLLINGWOOD, TX 78746

1.c- Statement of Confidence

This is not applicable to this project since both principals' development experience is in Austin, Texas.

OHDA Funding Application

Keilbar Lane

Principal Information

Project Team - We have engaged the following experienced team to oversee the development project, mitigate the project's risk, and ensure its timely completion:

- Principal: Michael Winningham- Owner, RubyAnne Designs and 1905 Keilbar, LLC
 - Since 2008, Michael has designed and built sustainable, well-constructed homes with an emphasis on architectural detail and scope efficiency. With over a decade of experience building and renovating homes in Austin, Michael is excited to bring his knowledge and his team into the affordable housing community.
- Principal: Jordan Scott- President, 512 Asset Management and 1905 Keilbar, LLC
 - Jordan has spent the last 15 years investing in and developing unique spaces in Austin. From family residences, to creative office buildings, to music venues, Jordan's vast experience has prepared him well to build affordable homes for families who love Austin as much as he does.
 - Jordan also serves as president of the Reissa Foundation, a family foundation focused on supporting at-risk children and families. With a focus on affordable housing, the Reissa Foundation partners with local organizations such as Foundation Communities and Lifeworks to help their clients thrive.
- Head of Operations: Megan Etz, 512 Asset Management and JLCC Interests, LLC
 - Born and raised in Austin, Megan manages residential real estate for 512 Asset Management and oversees all redevelopment projects, renovations, marketing, and property management for the company's multi-family portfolio.
- Civil Engineer: Civilitude
- Architect: Mark Odom Studio
- General Contractor: TBD (currently interviewing)
- Market Analysis Advisor: David Bain, Keller Williams
- Buyer Certification/Education: Homebase (nonprofit)
- Debt Financing: Prosperity Bank / American Bank
- Accounting: Gelfand, Rennert & Feldman, LLP
- Legal: Selman, Munson & Lerner, P.C.

MICHAEL WINNINGHAM

PRINCIPAL, 1905 Keilbar, LLC and RubyAnne Designs

512 -567-2638 michaelwinningham@gmail.com www.rubyannedesigns.com

Profile

Michael has been in Austin TX for over 20 years, and began building high quality, sustainable homes in 2009. As the Owner of both 1905 Keilbar and RubyAnne Designs, Mr. Winningham has acted as Developer, Designer, General Contractor and overseen all aspects of construction, placing his focus on project efficiency, sustainable design, affordability, as well as architectural detail.

Selection of Projects

DEVELOPER, GENERAL CONTRACTOR, DESIGNER, 4620 AND 4622 MARLO DR. AUSTIN TX –

As Developer, General Contractor and Designer, Michael re-platted the above properties, designed, and built residences in this unique pocket near Mueller. The property was vacant when purchased, and due to its large size, provided a great opportunity for some much needed urban infill. The design was modeled after the historic shotgun style housing of the south and speaks to the vernacular architecture of pre 1960's housing in Texas and Louisiana. It also features updated interior design with vaulted living areas, an attached screened in porch, and a custom kitchen. The project was very successful on all fronts and now houses two young families who were able to affordably move in to the Austin market. Total project duration was 1 year from the point of land acquisition.

DEVELOPER, GENERAL CONTRACTOR AND DESIGNER 2106 PENNSYLVANIA AVE , AUSTIN, TX

The Pennsylvania Avenue project was a great example of how a single firm can be a good steward of development for land owners in need of full services. Mr. Winningham chose to design two separate structures on this rather large lot on a hill striking the right balance of infill as well as privacy for each resident. Working with the City of Austin Development Services, he navigated the improvements of water, waste water, and electricity needed to satisfy the overall design. Michael worked directly with the Owner to oversee all aspects of the project after the land acquisition. Both residences take advantage of height, providing beautiful views of downtown Austin and Ladybird Lake. Additionally, an emphasis was placed on outdoor living with large decks, screened in porches and more to make each home expand while not having to build more conditioned square footage. This was another project guided in development, design, permitting, and construction by Mr. Winningham.

DEVELOPER, GENERAL CONTRACTOR, DESIGNER**3706 E 12TH STREET AUSTIN TX**

The 12th Street Project was also in need of full development after the Owners acquired the vacant lot on their own. No utilities existed on this land, and Michael worked with the City of Austin to bring in the proper water, waste water, electricity, and flatwork to the site. Additionally, on the development side, there were disputes on the property lines that needed to be resolved which was handled successfully and without legal burden. After establishing clear boundaries, a beautiful single family residence was constructed featuring an open floor plan, clearstory windows, and large form-poured cement wall accenting the entrance to this artist residence. Michael handled every aspect of development, design, permitting, and construction after the land was acquired by the Owners.

Education and Skills

University of Texas at Austin, BA in 2004

General Contractor, Developer, Permit Expediter, Residential Home Design, Project Management and Marketing

Michael Jordan Scott

jordan@512assetmgmt.com

(512) 656-3142

Austin, Texas

Professional Experience

President, 512 Asset Management, LLC, Austin, TX

January 2016 – present

Management of a single family-office investment corporation with a focus on affordable housing development for families and young adults in the Austin area. Researches and executes investment strategies including: debt, equity, real-estate, private equity, early-stage companies, hedge, and limited partnerships. Development and redevelopment of single family, multi-family, and commercial real estate projects in Austin, Texas.

President, Reissa Foundation, California & Texas

September 2015 – present

Founding President of a private family foundation with assets exceeding \$75 million and an annual operating budget of \$3 million. Oversees operations and staff including hiring of Executive Director in 2017. Executes on the strategic vision of the board of directors. Established open governance model to enable exploration of new grantmaking methods. Monitor investment of foundation assets of \$75 million. Build partnerships with community organizations working in the affordable housing, at-risk children and families, and advocacy arenas.

Reissa Foundation Community Partners:

- Foundation Communities
- Lifeworks
- Upbring
- Mission Capital
- Any Baby Can
- Texas Tribune
- SAFE Alliance
- Texas CASA
- Helping Hand Home
- University of Texas Institute for Child and Family Wellbeing
- I Live Here I Give Here

Prior Experience

Senior VP for Tracking, Control Risks Group, Ltd. London, UK

April 2005 – May 2007

- Managed traveler tracking product design, sales, client services, and development teams
- Lead global teams of 10 in London and Austin

President & COO, Flightlock, Inc, Austin, TX

June 2003 - April 2005

- Co-founder of start-up SaaS company in the travel & security sectors
- Managed product design, sales, client service, investor communications
- Navigated a successful sale of company Control Risks Group, Ltd

Contractor, IC² Institute – CBIIRD, University of Texas, Austin, TX

April 2002 – May 2003

- Project coordinator for Cross-Border Institute for Regional Development
- Project coordinator for Drivers of the 21st Century Conference: Transcending Ideology and Technology for a Trusting Society

Associate, Lonestar Capital Management, LLC, Austin, TX

May 1999 – May 2002

- Managed operations for Austin-based hedge fund
 - Oversaw private-equity and IPO portfolios
-

Industry Affiliations & Memberships

- Urban Land Institute - Member, Transit Oriented Development Committee
- Entrepreneur's Organization - Forum Member

Community Service**Current:**

- Planning and Zoning Commission, City of Rollingwood
- Scoutmaster, Boy Scouts of America Troop 31

Previous:

- Alderman, City of Rollingwood
- Vice-President, Council of Shepherd of the Hills Lutheran Church
- Vice-President, Western Hills Athletic Club

Philanthropic Leadership**Current:**

- Board Member, Upbring, Inc
- Community Advisory Board Member, IC² Institute

Previous

- Treasurer, Texas Education Grantmakers Advocacy Consortium (TEGAC)
- Co-Founder, Dell Children's Trust, Dell Children's Medical Center
- Advisory Council, Literacy First, University of Texas at Austin

Education

2018-2019

University of Texas at Austin, Austin, TX

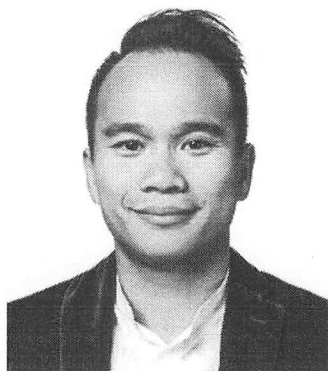
Master of Arts: Human Dimensions of Organizations

1994-1998

The Colorado College, Colorado Springs, Colorado

Bachelor of Arts: Economics

Nhat M. Ho.
LEED Green Associate
Vice President
Civilitude LLC
Engineers & Planners



Education

BS Architectural Engineering
The University of Texas
at Austin

Registrations

Licensed Professional Engineer
Texas PE #119194
LEED Green Associate

Affiliations & Involvement

Water & Wastewater
Commissioner

COA Joint Sustainability
Committee

Past Chair of Mueller
Neighborhood Association

Umlauf Sculpture Garden &
Museum Board Member

Real Estate Council of Austin

Greater Austin Asian Chamber of
Commerce

Downtown Austin Alliance

South Congress Combined
Neighborhood Contact Team

The Congress for the New
Urbanism Central Texas Chapter

USGBC Central Texas
- Balcones Chapter

American Society of Civil
Engineers

Mr. Ho brings over ten years of versatile experience from different areas of architectural design, civil and structural engineering, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management system, wet utilities, sports running track to retaining structures, buildings spatial arrangement and site integration. His land development experience includes site feasibility studies, zoning change, subdivisions, and commercial site plans. He has cultivated relationship and reputation with review staff, especially at City of Austin, for effective and responsible design. His indepth expertise includes utilities, innovative water quality management and site plan accelerated permitting. Mr. Ho had successfully delivered several Fasttrack and general permit in record timing.

2017 Pedestrian, Bikeway, and Urban Trail Rotation List - City of Austin - Austin, TX

Project Field Engineer providing design instructions for contractor. In charge of general permitting. Oversaw field survey, soil testing and drainage design of complex projects that required water quality raingarden in the public right-of-way.

Greenwater Redevelopment - Trammel Crow - Austin, Texas

Project Manager designing utility infrastructure to serve the redevelopment of the former Green Water Treatment Plant. Responsible for producing water, wastewater and chilled water construction documents and obtaining development permits with Austin Water Utility and Austin Energy on an accelerated timeline. Performed coordination with other entities to avoid conflicts with a congested downtown underground utility network while existing in harmony with the aboveground Great Streets elements.

CARTS East Bus Plaza - CARTS - Austin, Texas

Project Manager coordinating TxDOT and City of Austin East 5th Street realignment and Shady Lane improvements to serve a new bus plaza. In charge of site design and Conditional Use Permitting with Planning Commission. Assisting with cost sharing partnership with Capmetro, CTRMA and CMTA.

Edison Riverside Apartments - Presidium - Austin, Texas

Project Manager leading site permit, license agree and providing construction documents and permitting for utility infrastructure design for 353 unit residential apartments, leasing office and resident amenities.

Libertad - Vecino Group - Austin, Texas

Project Principal managing the comprehensive project execution to pursue tax credit funding which included zoning, neighborhood plan amendment, subdivision plat, and TDHCA design package. Oversaw site design and permitting.

Colony Park Masterplan - Urban Design Group - Austin, Texas

Project Manager in charge of preliminary utility plan, Service Extension Request, design and permitting of phase 1 infrastructures. Working closely with the urban planner to provide utility placement for multiple street cross sections to allow narrow urban street width.

Zilker Studios - Foundation Communities - Austin, Texas

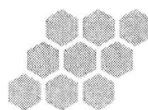
Project Principal overseeing project site design and permitting timeline to ensure meeting tax credit funding milestones and obligations. Resolved major issues related to corridor program approval, heirtage trees, right-of-way dedication, regional storm and water quality fee-in-lieu agreement.

Woodbridge Subdivision - Polis Properties - Austin, Texas

Project Manager for subdivision construction documents and permitting for public street, utility, and stormwater infrastructure design for 9 lot subdivision in Austin. Design included over 800 LF of 8" water and wastewater lines. The development will provide 18 duplex housing units in East Austin close to downtown.

Lopez Tower - GNDC - Austin, TX

Project Principal resolving major issues related to Affordability Unlocked, Alley vacation, fire protection, transportation waivers for site permit approval. Provided technical support to GNDC during public hearings, right-of-way negotiation, historic review and HUD funding application.



CIVILITUDE
ENGINEERS & PLANNERS

Mark Odom / CV

EDUCATION

New School of Architecture, San Diego, CA : 2003

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

Syracuse University : 2002

Study Abroad Program, Florence Italy

Texas A&M University : 1996

Bachelor of Environmental Design, Architecture

TEACHING

Texas A&M University

Assistant Professor of Practice : 2012-2013

Design Studios

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

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

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

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

2013 Spring, College Station : 3rd Year Design Studio

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

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

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

Visiting Professor : 2009-2011

Design Studios

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

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

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

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

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

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

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

Understanding space, form, and scale through model building.

Study Abroad

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

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

Seminars

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

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

Mark Odom / CV

TEACHING CONTINUED

New School of Architecture, San Diego, CA

Visiting Professor : 2004

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

Graduate Teaching Assistant : 2002-2003

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

2003 Fall, 3rd Year Design Studio ; Teachers Assistant

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

INVITED CRITIC

Texas A&M University

The University of Texas at Austin

The University of Texas at San Antonio

University of Houston

LECTURES / PANELS

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

ArchiTalks Lecture Series : Missing Middle : Austin Texas, 2018

REMIX: KOOP 91.7 Radio, 2014

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

Umlauf Sculpture Museum, *Space*, 2008

PROFESSIONAL EXPERIENCE

Mark Odom Studio, *Owner*

Austin Texas : Architecture + Interiors

2004 – Present

Austin Veum Robbins Partners (AVRP)

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

2003-2004

Liberty House

Honolulu Hawaii : Project Architect - Retail

2000-2002

Edwards Design Group

Honolulu Hawaii : Project Designer - Residential

1998-2000

Robert Young Associates

Dallas Texas : Jr Designer / Intern– Retail

1995 - 1997

ORGANIZATIONS / AFFILIATIONS

AIA + AIA, Chair of Commercial Advocacy

NCARB

ULI

Mark Odom / CV

SELECTED PROJECTS while at m(ødm)

Single Family

Single Family / Design Build
1720 Giles Avenue
Austin, Texas

Single Family / Design Build
1713 Rosewood (Graffiti House)
Austin, Texas

Single Family / Design Build
1701 Virginia Street
Austin, Texas

Single Family / Design Build
Sunday Ranch House
Johnson City, Texas

Single Family
Lake House
Waxahachie, Texas

Multifamily

Duplex
615 Annie Street
Austin, Texas

8 Unit Condo
502 Swanee Drive
Austin, Texas

Duplex
909 Johanna St
Austin, Texas

14 Unit Condo
2206 Thornton Bungalows
Austin, Texas

21 Unit Condo
503 Swanee Drive
Austin, Texas

Duplex
4701 Duval
Austin, Texas

3- Lot Duplex
4009-4011-4013 Lewis Lane
Austin, Texas

Duplex
3404 South 2nd
Austin, Texas

9- Unit Condo
1715 Enfield
Austin, Texas

Mixed-Use / Adaptive Reuse / Commercial

Adaptive Reuse
Lone Star Brewery
450,000 of Existing Square Feet
San Antonio, Texas

Adaptive Reuse
Brooks Air-force Base
350,000 of Existing/New Square Feet
San Antonio, Texas

Mixed-Use High Rise
Allegro Tower, San Diego, CA
38 Story Mixed Use
(collaboration with AVR P)

Commercial Office – *Pro bono*
Children's Advocacy Center
6,500 Square Feet
Waxahachie Texas

Kline Hotel
E 6th Street
32,000 Square Feet
Austin, Texas

Mixed-Use High Rise
620 Cedar, San Diego, CA
18 Story Mixed Use
(collaboration with AVR P)

Commercial / Retail
Bicycle Sport Shop South
Interior Remodel
Austin, Texas

Commercial / Retail
SPARK Fitness
15,000 Square Feet
Austin, Texas

Commercial / Office
800 Congress
13,000 Square Feet
Austin, Texas

Commercial / Retail
BIRDS Barbershop
Tenant Finish-out
183/Anderson _ Austin, Texas

Commercial / Retail
41st Street Office Complex
5,000 Square Feet
Austin, Texas

Commercial / Office
BIRDS Barbershop
Tenant Finish-out
Domain _ Austin, Texas

Restaurant / Commercial

Restaurant
TORCHY'S
Adaptive Reuse
College Station, Texas

Restaurant
TORCHY'S
Tenant Finish-out
Katy, Texas

Restaurant
DOC's MotorWorks
Adaptive Reuse
Houston, Texas

Restaurant
DOC's MotorWorks
Adaptive Reuse
38th St Austin, Texas

Restaurant
Salvation Pizza
Tenant Finish-out
Domain _ Austin, Texas

Restaurant
TORCHY'S
Tenant Finish-out
Lakeway, Texas

Restaurant
TORCHY'S
Tenant Finish-out
Denver, Colorado

Restaurant
TORCHY'S
Site Plan/Building Shell Standards

Mark Odom / CV

Public Art Installation

South 1st Pedestrian Walk
Austin, Texas (*pending*)

South 2nd Residence
Austin, Texas

Concrete Investigations
San Diego, California

m(ødm) strives to balance one's seemingly chaotic environment with the calculated rules of proportion and function. "continuously looking for a balanced orchestra between the controlled elegance of simplicity and energy of the site" We welcome client relationships and dialogue during all phases of development, for a true collaboration between owner and studio. With the belief that every project generates its own set of specifics, our approach is free of preconceived ideas, with every response a thoughtful reference to client, budget, and site. The studio pursues likeminded clientele who are willing to place a value on exploration. We continuously seek a balanced consideration of the client's needs, materials, site amenities, kinetics of environment, social consciousness, and budget requirements. Through the assemblage of form, space, material, and light we hope to leave our clientele with an unexpected representation of themselves that excites the senses for years to come.

Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

NMLS #1436154

512.436.3690 • wayne.gerami@gmail.com

Education

Masters of Public Affairs (2011)

LBJ School of Public Affairs at UT Austin (TX)

B.A. Psychology (2007)

Framingham State University (Framingham, MA)

Professional Experience

Austin Habitat for Humanity | HomeBase Texas

August 2013 – Present

Chief Program Officer

Feb 2020 – Present

Austin, TX – Promoted from previous position to manage three additional teams, broadly covering volunteer and community engagement/advocacy. Responsible for five programs within two distinct organizations (Habitat & HomeBase). Active member of senior leadership team determining overall organizational direction & priorities.

VP of Client Services

Nov 2015 – Feb 2020

Manage three separate programs: New Construction, HomeBase, and Housing Counseling. Develop and implement policies and processes for all programs, including implementing novel resale restrictions to ensure permanent affordability of all homes sold. Oversee the departmental budget and ensure that all programs meet important deadlines and performance metrics. Licensed MLO #1436154.

Government Grants Manager

May 2015 – Nov 2015

Manage the identification of and application for all governmental funding sources. Responsible for post-award reporting and compliance at the federal, state, and local levels. Oversaw a grants portfolio in excess of \$2,000,000, including over \$750,000 in new money generated in less than 6 months.

Community Engagement Manager

January 2015 – May 2015

Worked with families, volunteers, and partners of various backgrounds to engage existing neighborhoods with service providers in the community.

Lending Coordinator

August 2013 – January 2015

Led the complete overhaul and modernization of all aspects of program delivery including loan servicing and client database. Set agency policies on family selection, resales, shared equity, and underwriting. Integral part of a team that educated hundreds of families, underwrote their loans, and set up all funding sources on a per-client basis.

Board Director – Austin Christian Church

August 2014 – February 2021

Austin, TX - Helped oversee the expansion to a second location. Responsible for setting staffing compensation policies and levels, managing a \$750k+ budget, and serving as an integral part of the establishment of our successful second location at the Zach Scott Theatre.

Board Director – Evolve Austin

April 2017 – February 2021

Austin, TX – Advocate for the implementation of the Imagine Austin comprehensive plan through the CodeNEXT/Land Development Code rewrite process. Serve on the 501(c)(3) and 501(c)(4) boards.

Project Coordinator – Diana McIver & Associates

January 2012 - August 2013

Austin, TX - Worked on affordable rental developments across Texas, utilizing Low Income Housing Tax Credits, HUD 202/811 grants, HOME funds, and conventional funding. Completed complex grant packages. Extensive work with HUD, TDHCA, and HACA.

Policy Researcher – Greater Austin Chamber of Commerce

September 2010 - May 2011

Austin, TX - (Internship) Research position focusing on policy impacts at the local, state and federal levels.

Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

512.436.3690 • wayne.gerami@gmail.com

Site Supervisor – HOPE *worldwide* Gulf Coast

June 2010 - August 2010

New Orleans, LA - (Contract job) Responsible for hiring & training 8 full-time and 26 short-term AmeriCorps and all day-to-day operations at a summer day camp for children of low-income families in New Orleans.

Home Repair Assistant (AmeriCorps) – Austin Habitat for Humanity

August 2007 - July 2009

Austin, TX - Completed 30 home repair projects for low-income families in Austin. Managed over 1,500 volunteers on construction sites with an excellent safety record.

Manager – First American Mortgage

August 2002 - June 2007

Milford, MA – As a high school and college student, rose to a position of leadership in the sales department of a multi-million dollar mortgage company. Excellent sales, customer service, management and interpersonal skills. Ability to achieve results in a difficult environment. Perhaps the most valuable job I've had for learning/growing.

ROBIN LAFLEUR

1309 Cedar Hills Blvd. • Cedar Park, TX, 78613 • (512) 750-5114 • robinkaylafleur@yahoo.com • linkedin.com/in/robin-k-lafleur

SUMMARY

Experienced professional with more than 15 years in real estate, finance, and operations. Strong ability to identify and implement positive change across all aspects of operations. Able to efficiently manage budgets and strict deadlines while generating new revenue growth and enhancing process.

EXPERIENCE

2020-Present

Austin Habitat for Humanity/HomeBase Texas

Austin, TX

Program Manager

- Perform project reviews and "on demand" assistance to optimize program outcomes and project deliverables
- Coordinate with developers, construction teams, and clients to ensure completion of all tasks according to established timelines, serving as primary point of contact for buyers throughout the building cycle, attending regular on-site meetings with construction/development teams
- Work with clients including potential homebuyers, loan applicants, community partners, and lenders while ensuring compliance related to various local and federal government programs
- Qualify and cultivate potential opportunities with key clients and outside entities to develop innovative and comprehensive solutions
- Develop content and ongoing updates to manage the program's website and support the program's social media engagement.

2014 – 2019

Senior Program Coordinator

- Managed many aspects of HomeBase's affordable housing program, including oversight of the client intake process, assisting more than 100 families through the homebuyer qualification process, and oversight of a 61-unit condominium project and a 21-unit townhome renovation project
- Negotiated, reviewed, and executed 50+ contracts with clients for affordable homes while working within the local government compliance requirements
- Worked with the Director of Grants and Contracts to assist with the hosting of regular financial literacy events for the public and secured \$10,000 in grant funding

2011 – 2013

ReStore Operations Manager

- Directed all back-office operations for the ReStore including vendor relations, maintaining an inventory of more than \$1,450,000 in purchased and donated materials, and reconciling more than 3,000 transactions per month
- Negotiated non-profit discounts on purchased materials with a variety of local and national vendors, including an agreement with a paint supply vendor that facilitated a 70% profit margin and a higher return on investment
- Led the implementation of an automated solution for donation pickup scheduling, saving nearly \$20,000 per year

2019 – 2020

Business & Community Lenders of Texas/Texas Community Builders

Austin, TX

Real Estate Specialist

- Managed a \$2.5MM Real Estate portfolio including both remote and direct property management, sales transactions and asset management
- Performed analysis of current market and property conditions to implement a rent increase thereby raising rent revenue by 25% for FY2020
- Provided direct support to the Director of Community Development, securing necessary architects, civil engineers and general contractors for upcoming development projects across the state of Texas
- Implemented a Property Management software solution to decrease vacancy rates to less than 9% and increase revenue

2004 – 2011

Smith's Consulting Services

Austin, TX

Principal Operations Consultant

- Provided comprehensive operations and financial consulting to software and IT clients across Austin, including cash flow management and reconciliation, coaching for employee transitions and staff development, and creation of job descriptions and candidate search procedures for recruiting
- Assisted a start-up software client with the creation and execution of a financial plan in preparation for a successful acquisition, including planning for structuring cash flows, development of a comprehensive business plan, and an in-depth audit to ensure they were acquisition-ready

2005 – 2009

IBM, Inc./BuildForge, Inc.

Austin, TX

Finance Integration Lead & Client Program Manager

- Oversaw the integration of BuildForge into IBM's operation following its acquisition in 2006, with responsibility for providing documentation necessary to support the transition of client contracts and ensuring legacy employees became fully immersed into IBM's culture and training processes
- Organized a break-out session during a 1,500-attendee conference, bringing together major stakeholders to provide clients with additional software functionality within one of IBM's products, resulting in a solution that retained an endangered \$750,000 contract at little cost to IBM

PROFESSIONAL DEVELOPMENT

Texas Department of Housing & Community Affairs

Eligibility Training for Affordable Housing Programs (2015)

NeighborWorks Center for Home Ownership Education & Counseling

Credit Counseling for Maximum Results (2016)

Building Skills for Financial Confidence (2018)

Community Economic Principals, Practices & Strategies (2019)

Cape School, Inc.

20-Hour Secure And Fair Enforcement Act (SAFE) Comprehensive Principals of Mortgage Lending (2016)

3-Hour SAFE Guide to Texas Mortgage Law (2016)

Champions School of Real Estate

180 TREC Certified Hours (2020)

LICENSE & CERTIFICATION

Real Estate Sales Associate

Real Estate Sales Agent License, # 738124

Mortgage Loan Officer

Residential Mortgage Loan Officer License, MLS#1508051

PROFESSIONAL & VOLUNTEER MEMBERSHIPS

President, C.P. Carriage Hills HOA 2020-Present

Urban Land Institute 2019-Present

Austin Women in Housing 2017- Present

Austin Board of Realtors 2020- Present

REALTOR © | INVESTOR

Bain Residential focuses on providing turnkey real estate service for Residential and Investor Clients.

Knowledge, Skills, & Ability

Project Management | Data Analysis | Reporting | Budgeting | Scheduling | Client Interface

RELEVANT EXPERIENCE

REALTOR ©: BAIN RESIDENTIAL; KELLER WILLIAMS REALTY

October 2017 – Present

- International Keller Williams Rookie of the Year 2018
- Platinum Top 50 Newcomer of the Year
- Platinum Top 50 Community Service Award Finalist 2019
- Member Keller Williams Luxury
- International Certified Luxury Home Marketing Specialist
- Million Dollar Guild Member

PARTNER: BAIN AND ROBERTS CAPITAL, LLC

November 2020 – Present

- Provide short terms construction and remodel loans to real estate investors
- Early Stage Startup Investing with a focus on Real Estate Tech and Services, IOT, and Restaurant Services

OPERATIONS MANAGER: C3 PRESENTS - AUSTIN, TX

June 2015 – Present

SITE MANAGER: C3 PRESENTS - AUSTIN, TX

February 2013 – May 2015

- General Operations: Oversaw all operational aspects of 8 international music, or related, festivals
- Budgeting: Responsible for an operational budget of up \$1,000,000 per festival.
- Vendor Management: Bid and select various vendors from around the country.
- Hiring and Staff Scheduling: Source, vett, and hire operational contractors
- Data Analysis: Highly effective at using Excel to analyze various data.
- Event Build Scheduling: Create build and strike schedules for each festival.
- Parks Department and City Liaison: Work closely with various municipalities and their representatives to ensure the festival is acting according to local regulations and within the parameters set forth by the cities.
- International Representative: Represented C3 Presents at various international festivals

OPERATIONS MANAGER: WHIM EVENT RENTALS - DRIPPING SPRINGS, TX

July 2012 – January 2013

- Processes Development and Control: Create processes by which to efficiently operate the rental business.
- Scheduling: Schedule delivery routes as well as staff.
- Capital Budgeting: Responsible for Capital Budgets to ensure long term goals are met.
- Operation Budgeting: Create and operate under labor, inventory, equipment and sales budgets.
- Vendor Management: Work with third party vendors to arrange for sub-rentals when necessary.
- International Delivery Coordination: Work with global logistics company to coordinate 40' container deliveries.
- Quality Control: Ensure accurate and timely order delivery and set-up. Responsible for quality of rental inventory.
- Client Relationships: Onsite representative for Whim Event Rentals. Charged with creating solutions to client needs.

OPERATIONS MANAGER, EVENT PRODUCER, VENDOR COORDINATOR: Independent Contractor

2004 – 2009

- Client Contact and Event Representative: Met with clients on a regular basis to ensure goals were met. Represented clients when dealing with city municipalities, third party vendors, artists, and artist management.
- Event Production and Site Logistics: Managed event logistics during pre-production, day-of-show, and post-production. Oversaw production and site teams for event builds and strikes.
- Operations: Site determination, staffing, vendor acquisition, and scheduling for events.
- Food and Retail Vendor Management: Arranged and managed all retail and food vendor logistics to serve crowds of up to 75,000 participants a day. Selected and negotiated with third party vendors.
- Budgeting: Created and oversaw budgets of up to \$60,000 for festival and corporate events.
- Reporting: Delivered timely and accurate progress reports to clients and event producers.
- Permit Acquisition and City Liaison: Worked with city municipalities to acquire necessary event permits.
- Promotions: Partnered with various local entities to cross promote events
- Scheduling: Created and oversaw scheduling of temporary and contract staff as well as logistical scheduling for: event timelines; load-ins; load-outs; and performance schedules. Managed stage schedules of up to 50 artists in a day.

BERRYHILL BAJA GRILL – Austin, TX

2002 – 2005

- Franchisee Partner & General Manager – Partner and Manager of area restaurant with \$1.2 million in annual sales.
- Business Development: Created and initiated marketing and business development plan to encourage growth and awareness in a new market.
- Budgeting: Created and oversaw weekly and monthly budgets including construction, payroll, and general operational budgets. Initial restaurant budget was \$900,000 over a two year period.
- Accounting: Managed basic accounting and reporting. Worked with CPA to ensure accurate filings and government reporting.
- Training and Scheduling: Hired and trained 39 employees in customer service and point-of-sale system. Created staff schedules.
- Austin City Limits Food Vendor: 2004

EDUCATION

ST. EDWARDS UNIVERSITY – Austin, TX

MBA – concentration in finance / 2012 / 3.77 GPA (Outstanding MBA Student Nominee)

MBA Coursework: Finance, Accounting, Economics, Marketing, Management, Business Law and Ethics.

THE UNIVERSITY OF COLORADO, DENVER – Denver, CO

Music Industries Studies / 2000-2001

THE UNIVERSITY OF TEXAS AT AUSTIN

Bachelor of Arts in English Literature / 1998

OHDA Funding Application

Keilbar Lane

Financial Information

3.a Federal IRS Certification

This is not applicable to this project.

3.b Certified Financial Audit

This is not applicable to this project.

3.c Board Resolution

This is not applicable to this project.

3.d- Financial Statements

Financial statements have been submitted under separate cover due to their confidential nature.



PROSPERITY BANK®

May 5, 2021

Mr. James B May, AICP
Community Development Manager
City of Austin
Neighborhood Housing and Community Development
1000 East 11st
Austin, Texas 78702

Re: Proposed development at 1903 + 1905 Keilbar St Austin, Texas 78745

Dear Mr. May:

This letter is to inform you that I have examined the project financials for the above-mentioned development, and I am prepared to recommend the approval of a construction loan to finance the project.

Construction financing to build 23 +/- SFR unit development, will be subject to the following conditions:

- Bank review and approval of construction budget, plans, and builder, including information necessary for full underwriting approval.
- Satisfactory title policy, loan documentation, survey, and appraisal.
- Final satisfactory credit underwriting
- Final approval from Loan Committee

If you have any additional questions, please feel free to contact me at 512-329-7702.

Thank you,

Dena Vandigriff
Banking Center President – Westlake
2829 Bee Caves Rd
Austin, Texas 78746





3520 BEE CAVES ROAD, SUITE 100
AUSTIN, TEXAS 78746

PHONE 512 / 328-9900
FAX 512 / 328-1200

MEMBER FDIC

May 6, 2021

Mr. James B May, AICP
Community Development Manager
City of Austin
Neighborhood Housing and Community Development
1000 East 11th Street
Austin, TX 78702

RE: Proposed development at 1905 Keilbar Lane, Austin, TX 78745

Dear Mr. May -

This letter is to inform you that I have examined the project financials for the above-mentioned development, and I am prepared to recommend the approval of a construction loan to finance the project.

Construction financing to build a +/- 23-unit residential condominium development, will be subject to the following conditions:

- Bank review and approval of construction budget, plans, and building, including all information necessary for underwriting
- Satisfactory title policy, loan documentation, survey, and appraisal
- Final satisfactory credit underwriting
- Final approval from American Bank Loan Committee

Should you have any questions, please feel free to contact me directly at 512.306.5558.

Sincerely,

Matt Porter
Vice President, Commercial Banking
American Bank
3520 Bee Cave Rd, Ste 200
Austin, TX, 78746



ASSET
MANAGEMENT, LLC

May 4, 2021

Mr. James May, AICP
Community Development Manager, City of Austin
Housing and Planning Department
1000 East 11th Street
Austin, TX 78702

Dear Mr. May,

This letter is to confirm 512 Asset Management, LLC's commitment to participating in the development of 1903 & 1905 Keilbar Lane as an equity partner. We understand that the Limited Liability Company, 1905 Keilbar Lane, LLC, will be developing approximately .97 acres of land with 23 attached, affordable, homes that will be marketed to families with target sales prices ranging from \$198,000 to \$232,000 per home.

512 Asset Management, LLC is a single family office and an active investor in real estate projects in Austin, Texas. We are eager to participate in this development project as a Limited Partner and are prepared to provide up to \$2,000,000 in equity financing. This offer is based on the following assumptions:

- i. Construction loan in the amount of approximately \$4,000,000
- ii. Gap funding commitment in the amount of \$1,840,000 from City of Austin

While the exact terms of our investment will be negotiated once the construction loan and City of Austin funding are confirmed, 512 Asset Management, LLC is committed to providing the remaining funding needed to complete the project.

Please contact me with any questions at (512) 656-3142.

Best regards,

A handwritten signature in black ink, appearing to read 'M. Jordan Scott', is written over a light blue horizontal line.

M. Jordan Scott
President
512 Asset Management, LLC

OHDA Funding Application

Keilbar Lane

Project Information

4.a Market Analysis

The Austin metro area is experiencing an urgent need for affordable housing, and the South Menchaca neighborhood is no exception. This project will bring 23 affordable homes to the neighborhood, providing 23 families, earning under 80% of the median family income (MFI), the opportunity to own their own home for the first time. At the time of this analysis, many homes in the area are selling before they even reach the market, and those that are listed on the MLS encite a bidding war and sell for well over the asking price. This makes it highly unlikely that a young family is able to purchase a home unless there is an affordable product available to them. We expect all of our homes to sell quickly and will be working with Austin Habitat's Homebase, to identify and qualify the homebuyers.

i. Evaluate general demographic, economic, and housing conditions including:

a. Target Population and Area Demographic Makeup: The target population of the Keilbar Lane development is young families and first time homebuyers earning under 80% MFI. According to Neighborhood Scout, the Menchaca Lane neighborhood has the following characteristics:

- Median household income: \$79,904
- 63.3% of the population is under 45 years of age
- Over 25% of residents are parents with children
- 56% of residents work in retail, service, office, and manual labor jobs
- Gender: 52.8% female and 47.2% male
- Race & ethnic diversity: 59.3% white, 29.4% latinx, 3.6% black, 7.8% other. This neighborhood is more diverse than 77% of neighborhoods in the US.

b. Overall Economic Conditions and Trends:

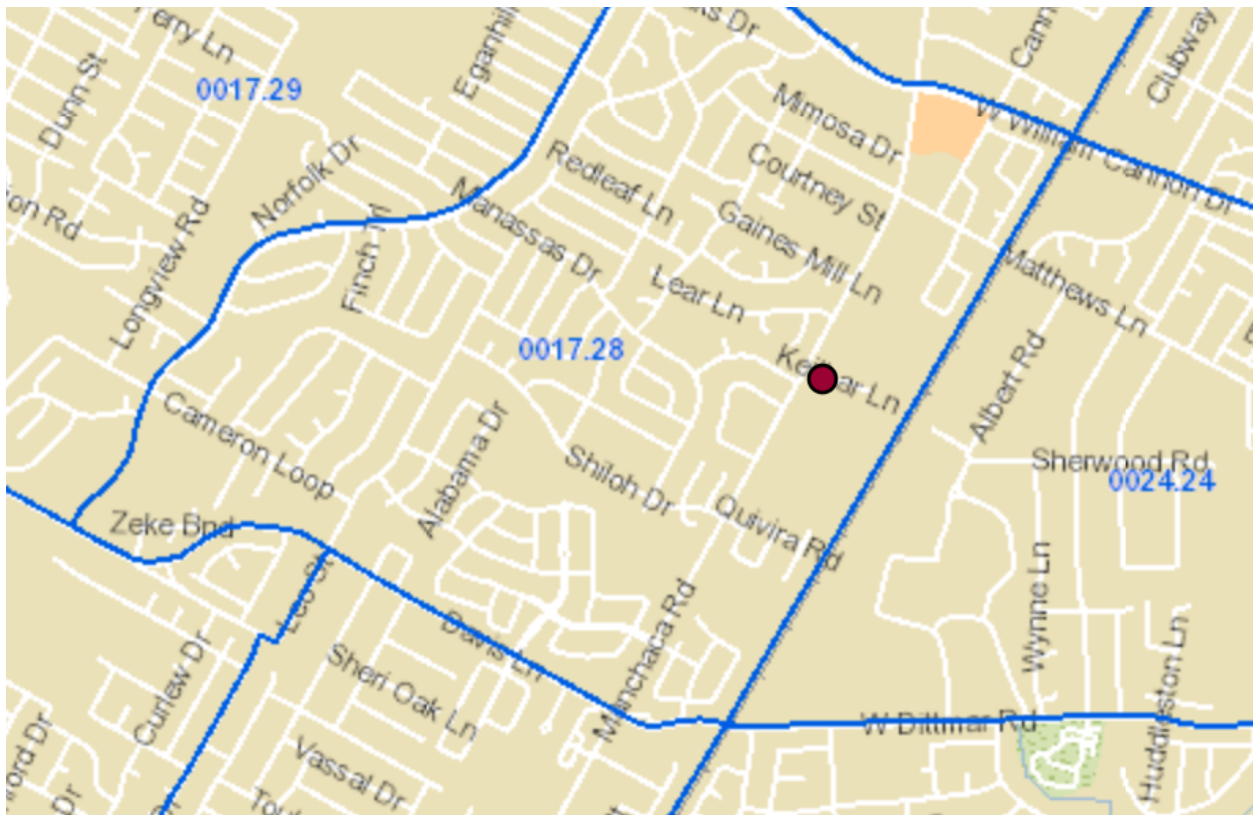
- Median home value in the Menchaca Rd neighborhood is \$382,155. This is more expensive than 88.4% of neighborhoods in Texas. The average rental price in this neighborhood is currently \$2,143, higher than 92.5% of the neighborhoods in Texas. However, as noted above, the median household income is only \$79,904 which could quickly lead to displacement of long-time residents if more affordable housing options are not made available soon.
- Only 7.8% of home values currently fall in our target sale price range of \$133,000-\$267,000
- In the last 5 years, home values in the neighborhood have appreciated 43.61%, making the area significantly less affordable for lower income families since the average household income has only increased by 2.9%. The population within 3 miles of our project has increased 11.3% resulting in 12,000 more families needing safe, affordable housing in the immediate area.

c. General Housing Conditions and Trends in the Community

- The Menchaca Rd neighborhood is described by NeighborhoodScout as: “This is an urban neighborhood (based on population density) located in Austin, Texas. This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and townhomes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present. Home and apartment vacancy rates are 7.8% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 55.9% of the neighborhoods in the nation, approximately near the middle range for vacancies.”

ii. Identify the geographic area:

- 1905 and 1903 Keilbar Lane are located in census tract number 484530017.28 in the 78745 zip code of south Austin. Please see attached maps and NeighborhoodScout report for more detail on the geographic area, identified as the Menchaca Lane / Davis Lane submarket.



iii. Quantify the pool of eligible tenants:

- According to the Austin Strategic Housing Plan from 2017, housing supply in Austin must increase by at least 15,000 units each year for the next 10 years. Of these units, at least 25% of them must be affordable for households earning 80% or less of the MFI. In the shorter term, at least 60,000 units are needed by 2025 to reach the plan's goal.
- This project will bring 23 units of affordable housing to households earning under 80% MFI, thus doing our part to help meet the Strategic Housing Plan's goal to better house Austin residents. We do not anticipate any issues identifying eligible buyers for the units due to waitlists that Austin Habitat and other community organizations maintain for affordable, for-sale, housing units.

iv. Analyze the competition:

- The majority of new, for sale, affordable housing projects are being developed east of I-35 and/or north of Lady Bird Lake. To our knowledge, there are not currently any other similar projects being built in the South Menchaca neighborhood, or the surrounding neighborhoods.

v. Assess the market demand:

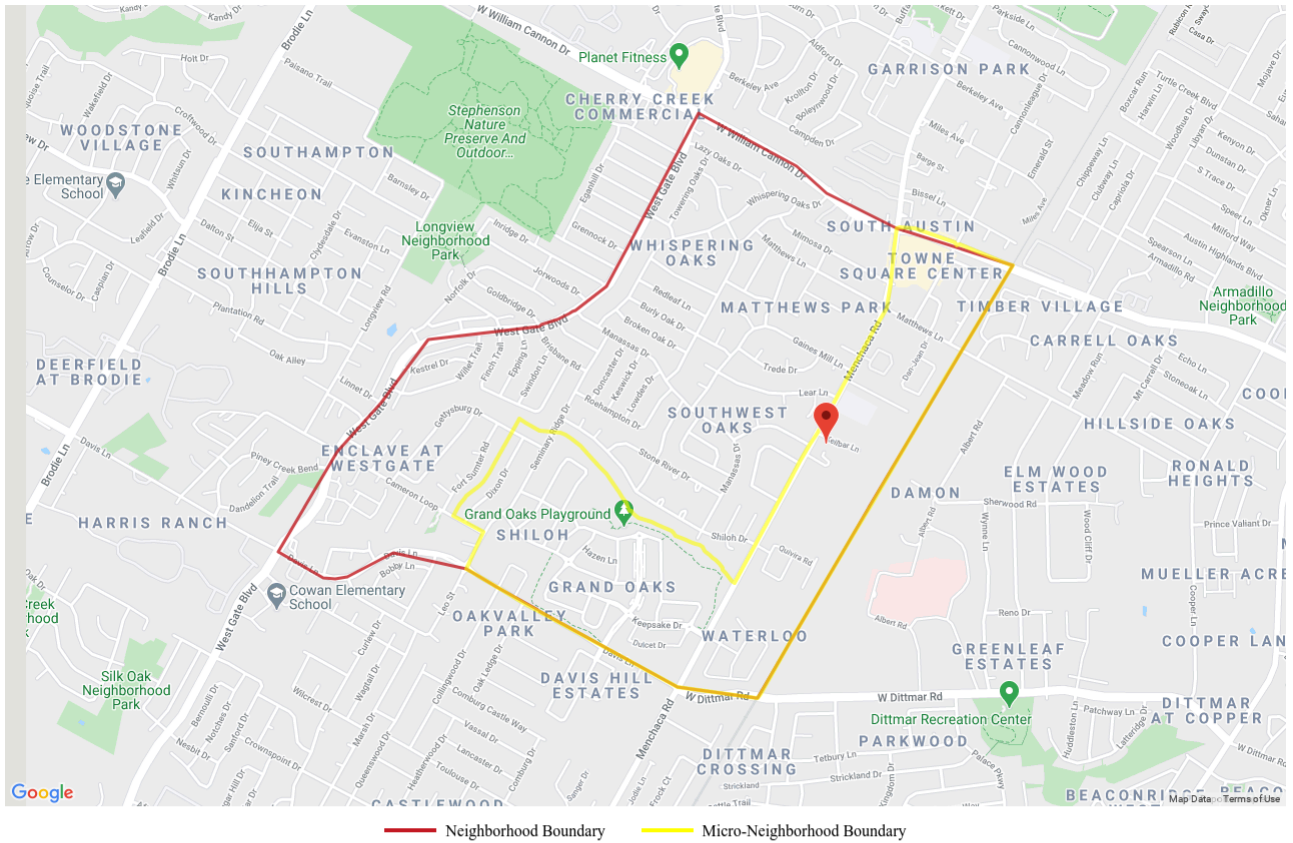
- In 2017, the Austin Strategic Housing Blueprint identified a need for an additional 60,000 affordable homes in Austin for families earning under 80% MFI. In our City Council district, District 5, there is a goal of creating 4,473 new affordable homes by 2027. We are eager to contribute to the neighborhood to help our district exceed that goal.

vi. Evaluate the effective demand and the capture rate:

- $23 \text{ affordable units} / 4473 \text{ needed units in District 5} = .51\%$

vii. Estimate the absorption period:

- Once construction is underway, we will begin working with community partners to identify and qualify potential homebuyers earning under 80% MFI. We have been advised that there are waitlists for housing products like ours, so we anticipate they will sell very quickly. Beginning 4 months from completion, we anticipate selling 4 units per month and that all units will be sold within 2 months of the project completion. To reduce the displacement risk of current neighborhood residents, we will advise our partners to prioritize current neighbors if possible.



THE 1905 KEILBAR LN NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES



MEDIAN HOME VALUE:

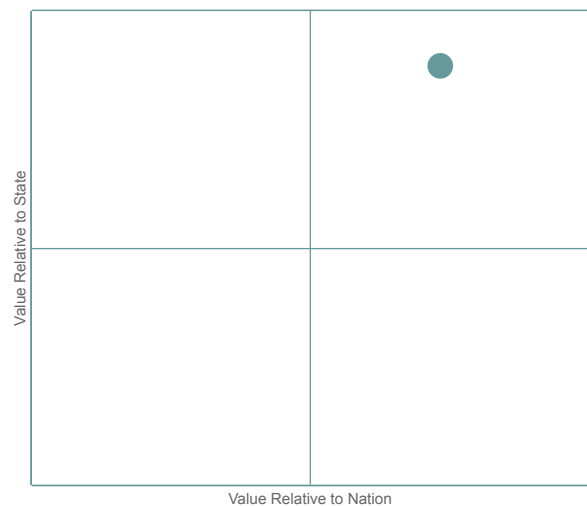
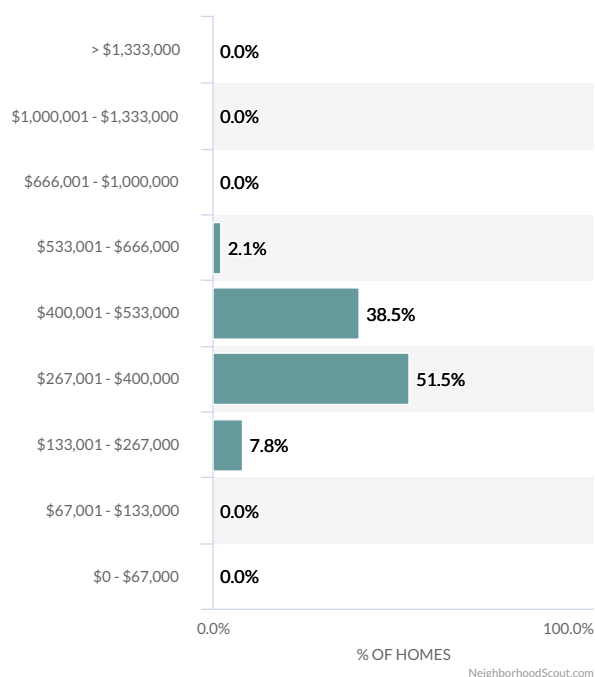
\$382,155



MEDIAN REAL ESTATE TAXES:

\$6,221 (1.6% effective rate)

NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
12 YEARS AND 8 MONTHS

AVERAGE MARKET RENT



AVERAGE MARKET RENT:

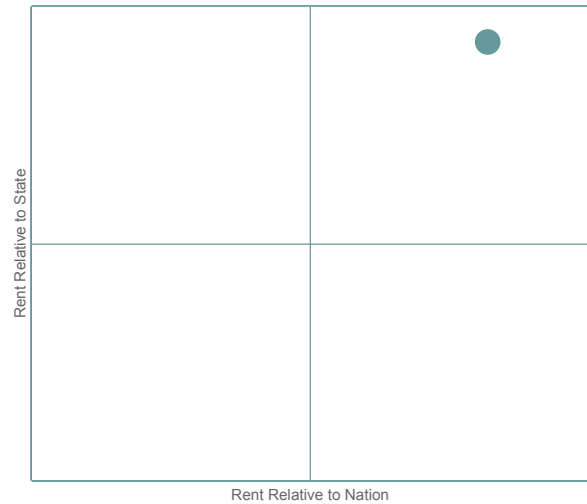
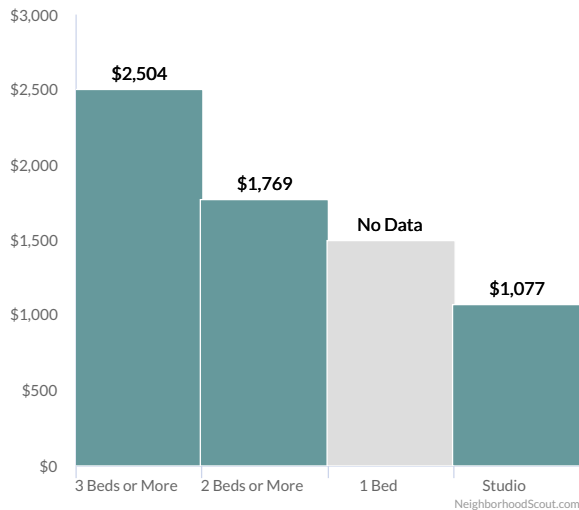
 **\$2,143** / per month



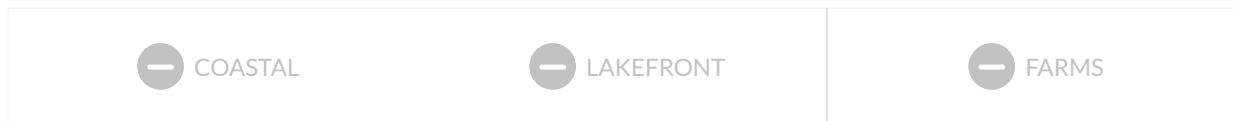
GROSS RENTAL YIELD:

8.28

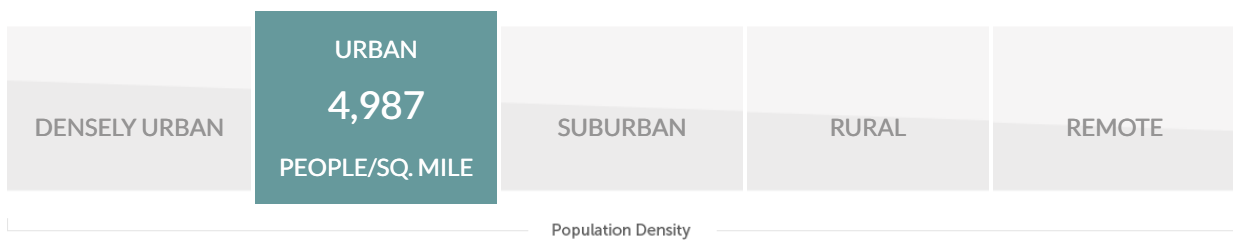
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

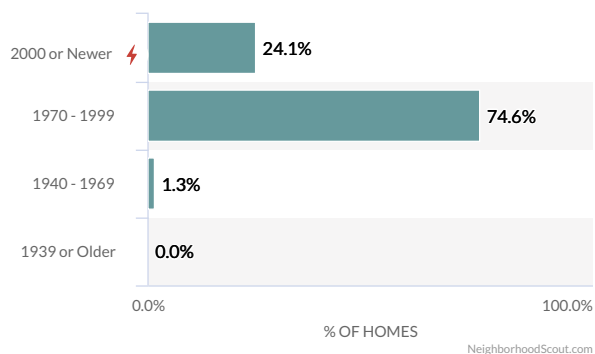


NEIGHBORHOOD LOOK AND FEEL

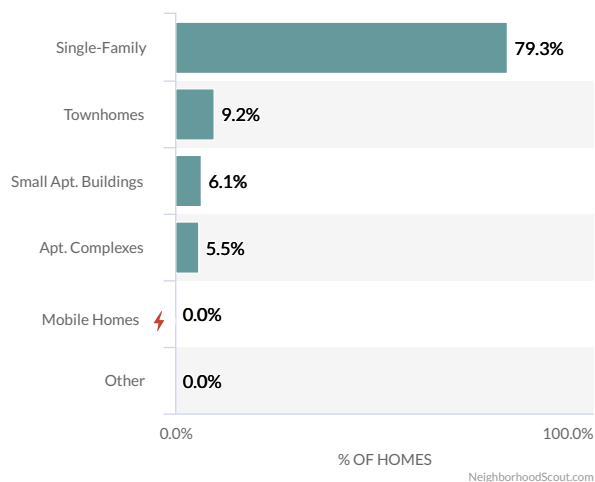


HOUSING MARKET DETAILS

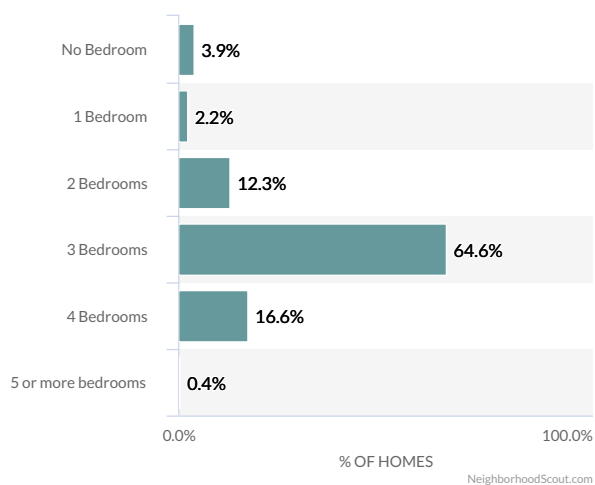
AGE OF HOMES ⚡



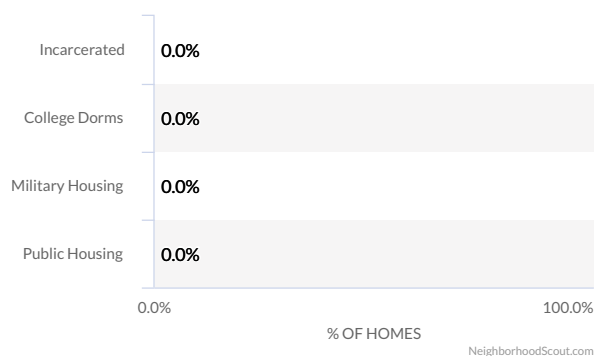
TYPES OF HOMES ⚡



HOME SIZE

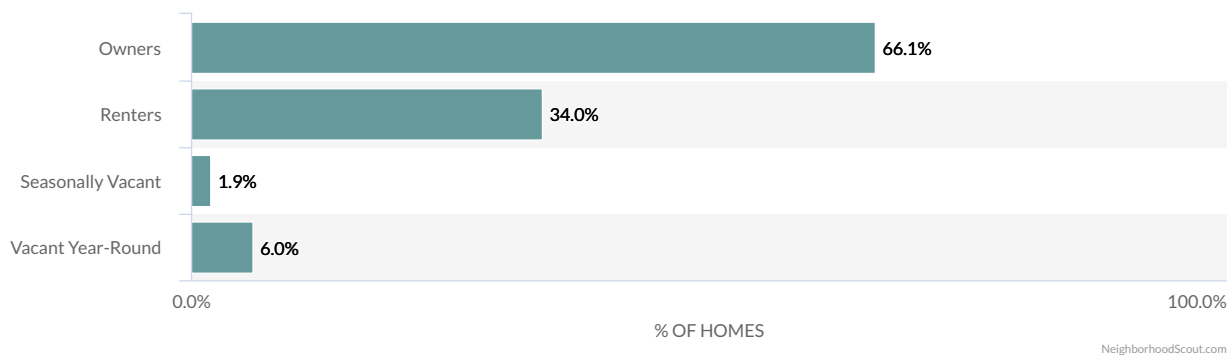


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP








HOMEOWNERSHIP RATE








THE 1905 KEILBAR LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

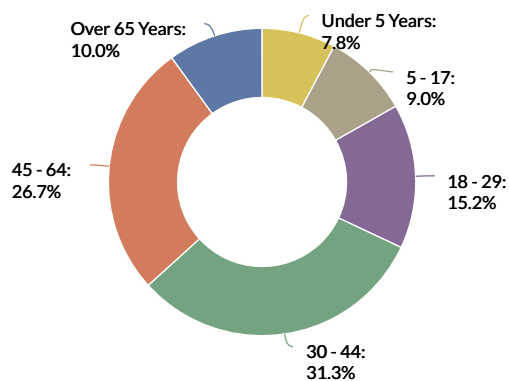
	Young Single Professionals	84.2%	Very Good
	Luxury Communities	76.9%	Good
	Retirement Dream Areas	47.4%	Poor
	Family Friendly	43.9%	Poor
	College Student Friendly	11.9%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

SPECIAL CHARACTER

	Urban Sophisticates	76.1%	Good
	Hip Trendy	71.0%	Good
	Quiet	54.1%	Poor
	Walkable	52.3%	Poor
	Nautical	0.0%	Poor

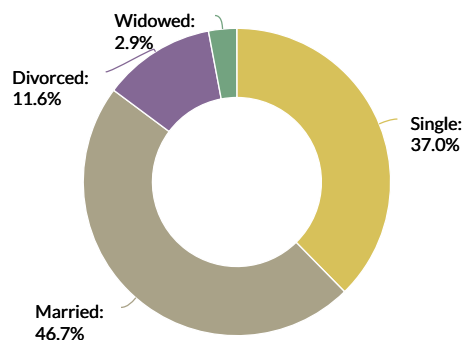
AGE / MARITAL STATUS

AGE



NeighborhoodScout.com

MARITAL STATUS



NeighborhoodScout.com

GENDER RATIO



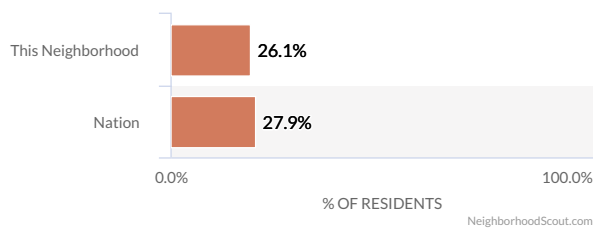
MILITARY & COLLEGE STATUS



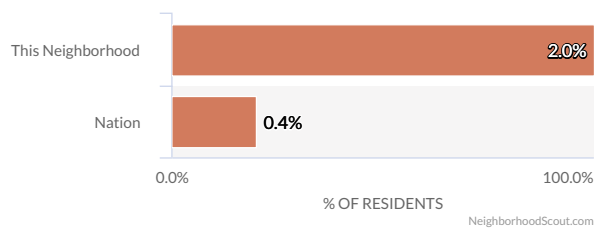
NeighborhoodScout.com

HOUSEHOLD TYPES

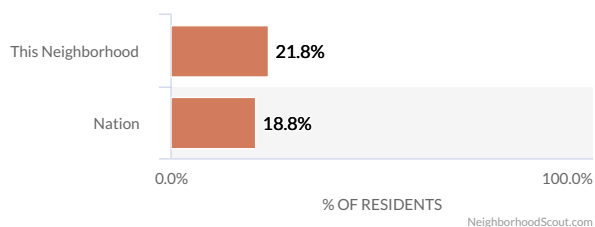
ONE PERSON HOUSEHOLDS



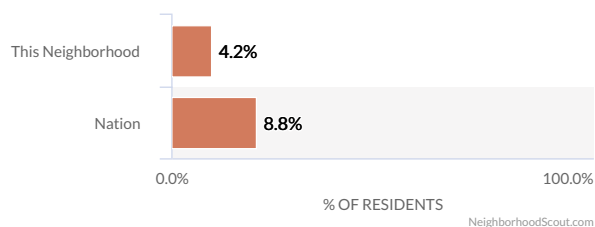
SAME SEX PARTNERS



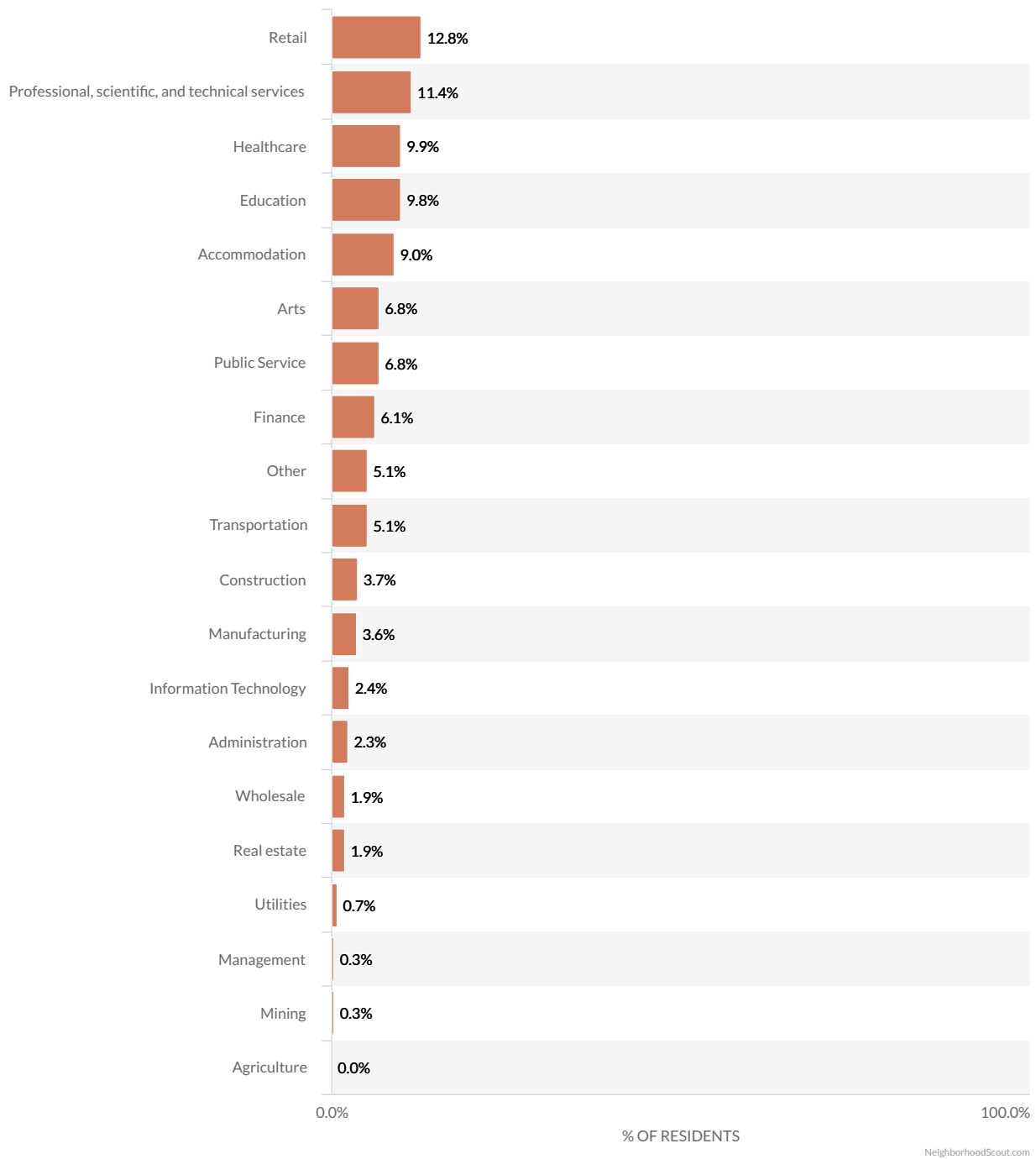
MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD

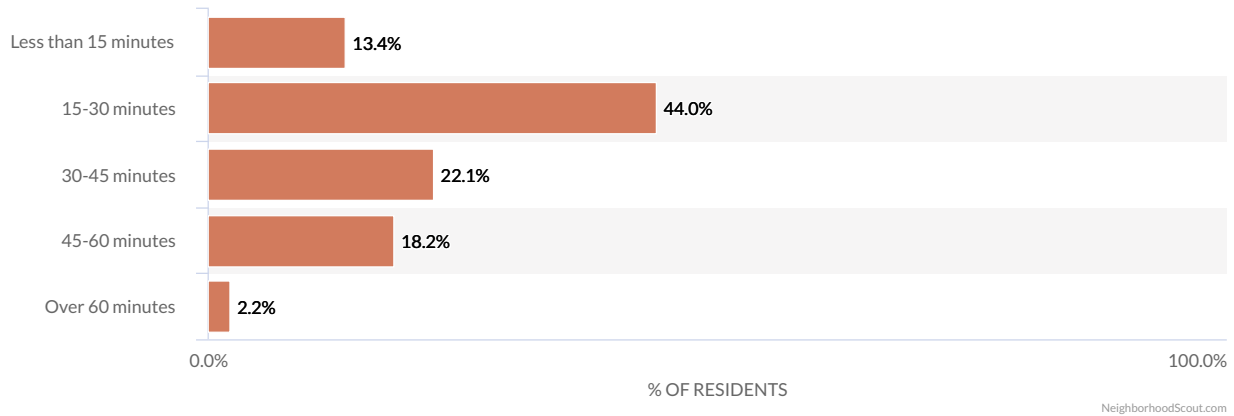


EMPLOYMENT INDUSTRIES

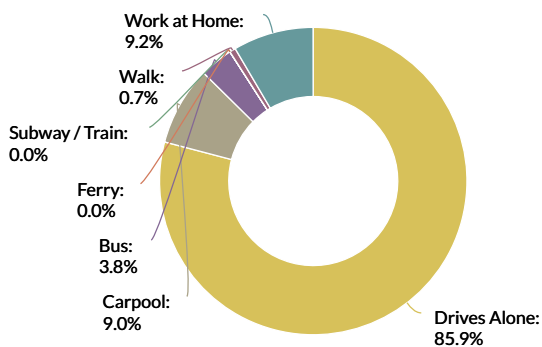


COMMUTE TO WORK

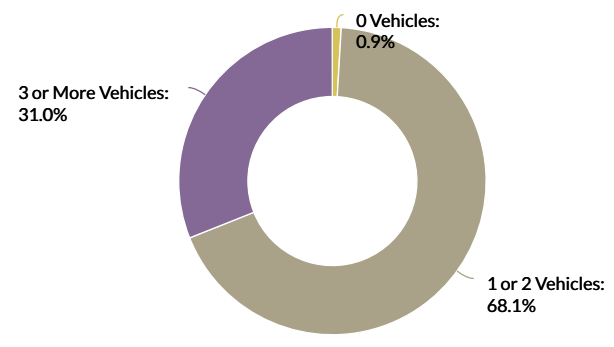
AVERAGE ONE-WAY COMMUTE TIME



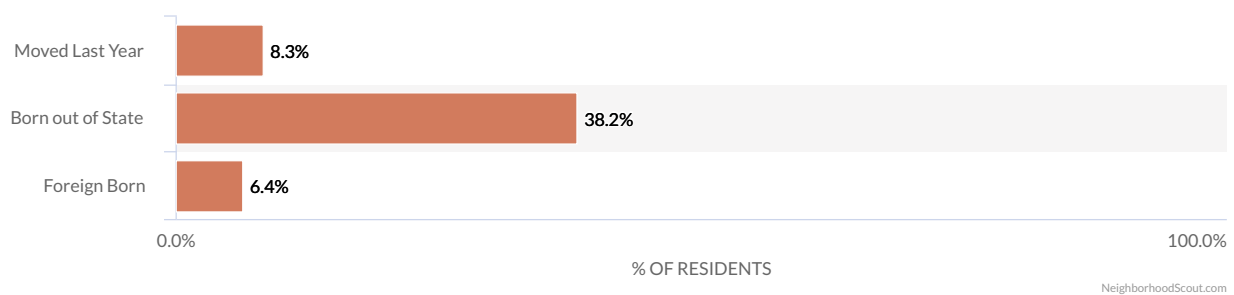
MEANS OF TRANSPORT



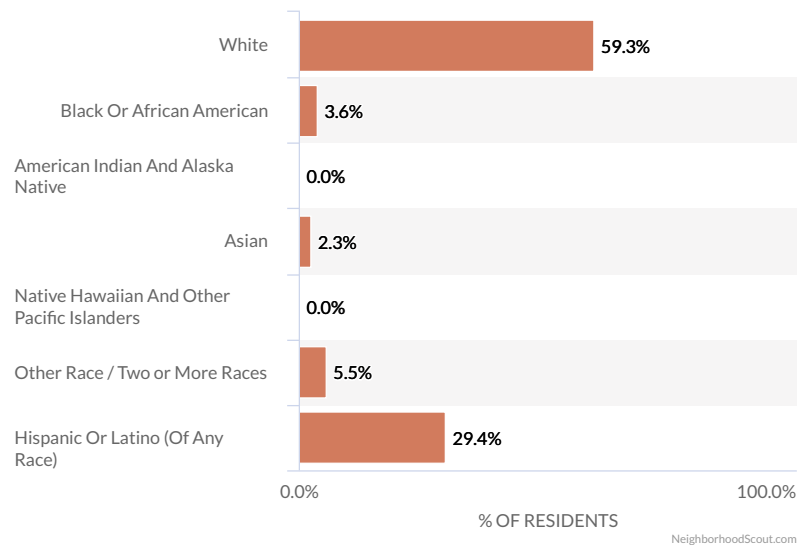
VEHICLES PER HOUSEHOLD



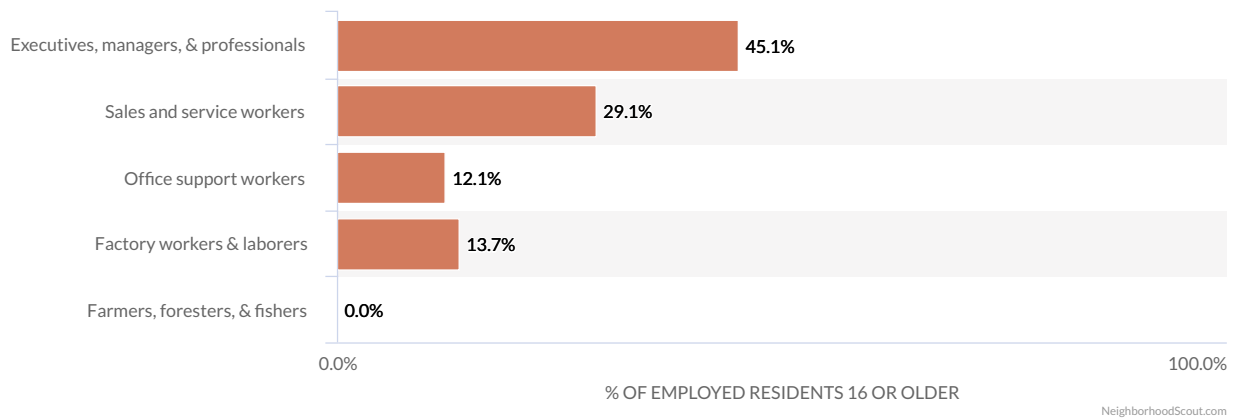
MIGRATION & MOBILITY



RACE & ETHNIC DIVERSITY

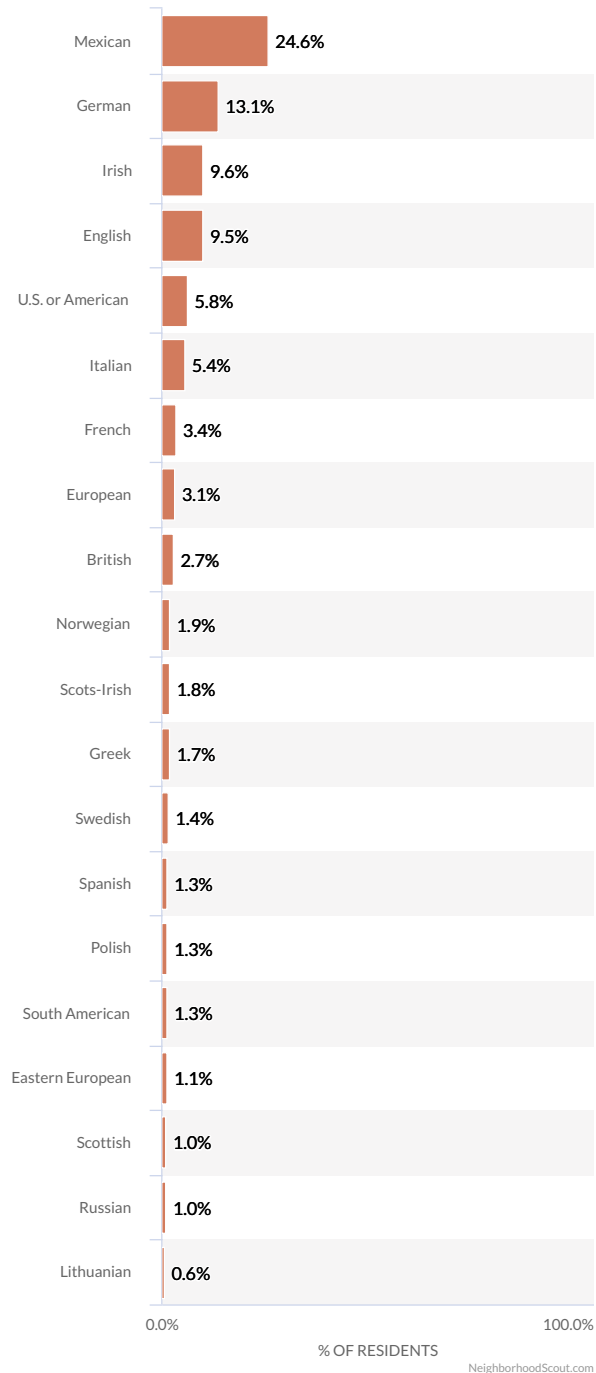


OCCUPATIONS

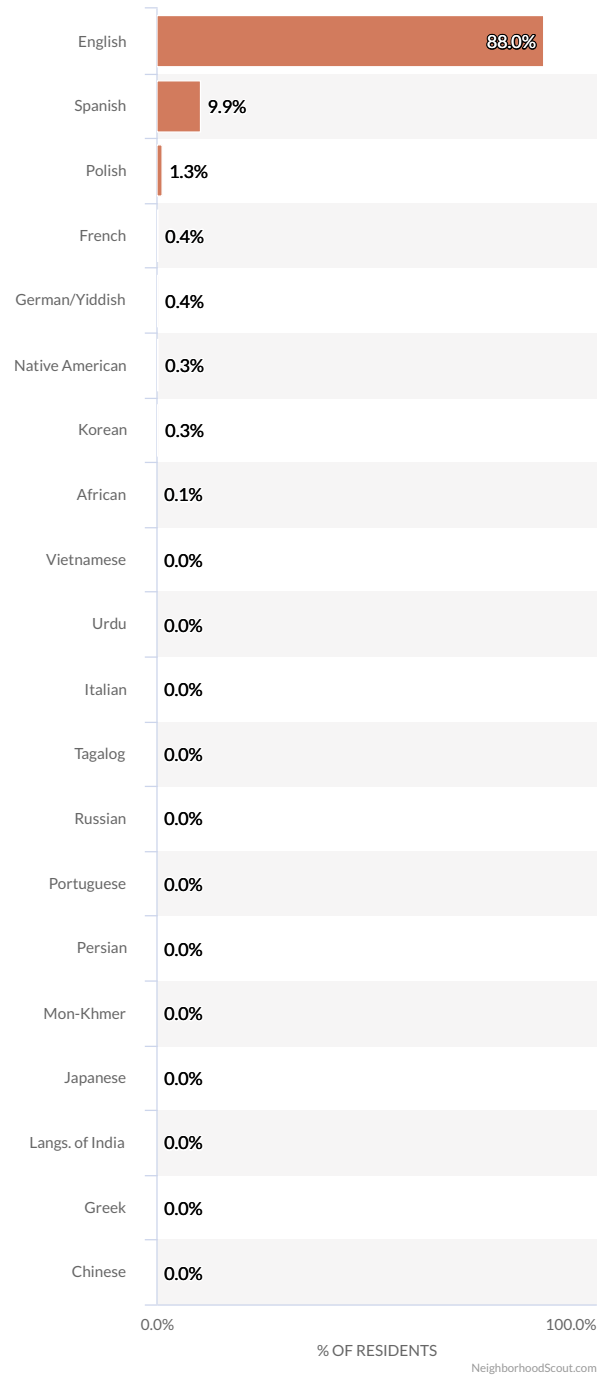


ANCESTRIES & LANGUAGES SPOKEN

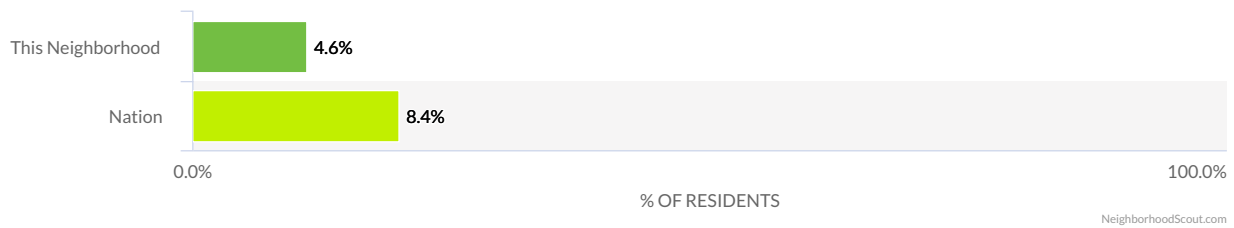
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

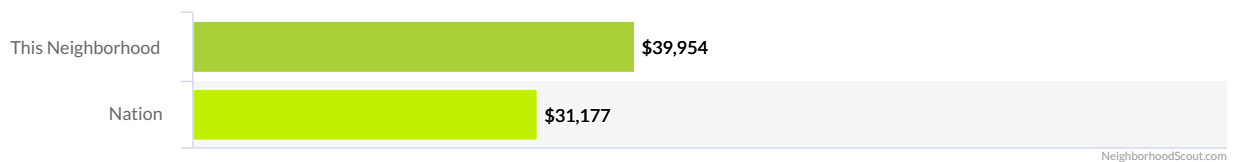


UNEMPLOYMENT RATE

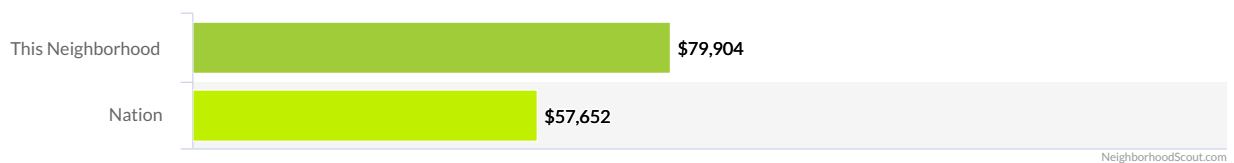


AVERAGE INCOME

PER CAPITA INCOME

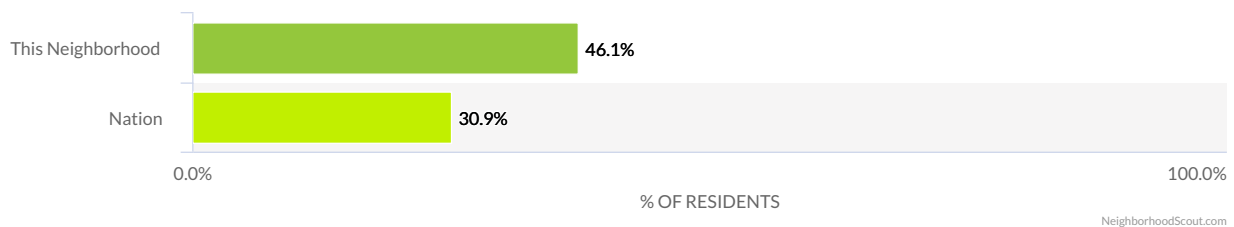


MEDIAN HOUSEHOLD INCOME

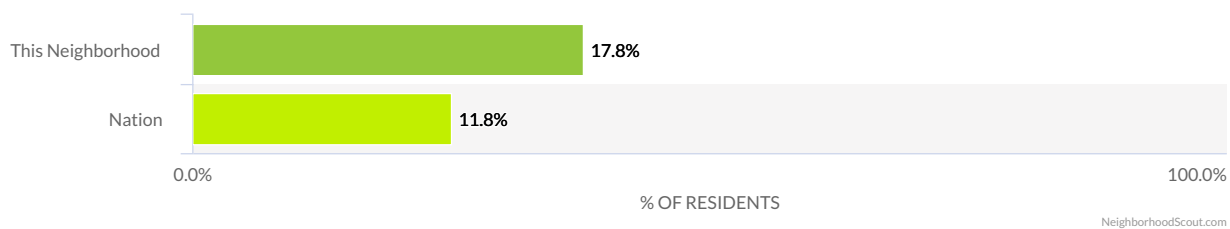


EDUCATION

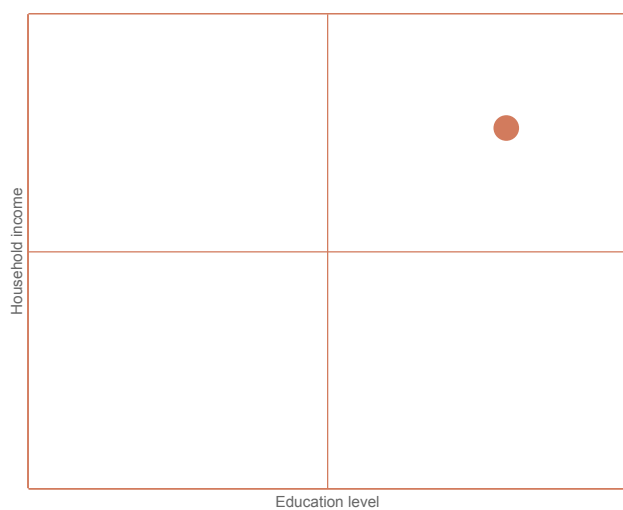
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION



THE 1905 KEILBAR LN NEIGHBORHOOD CRIME

67 Vital Statistics. 3 Condition Alerts found.

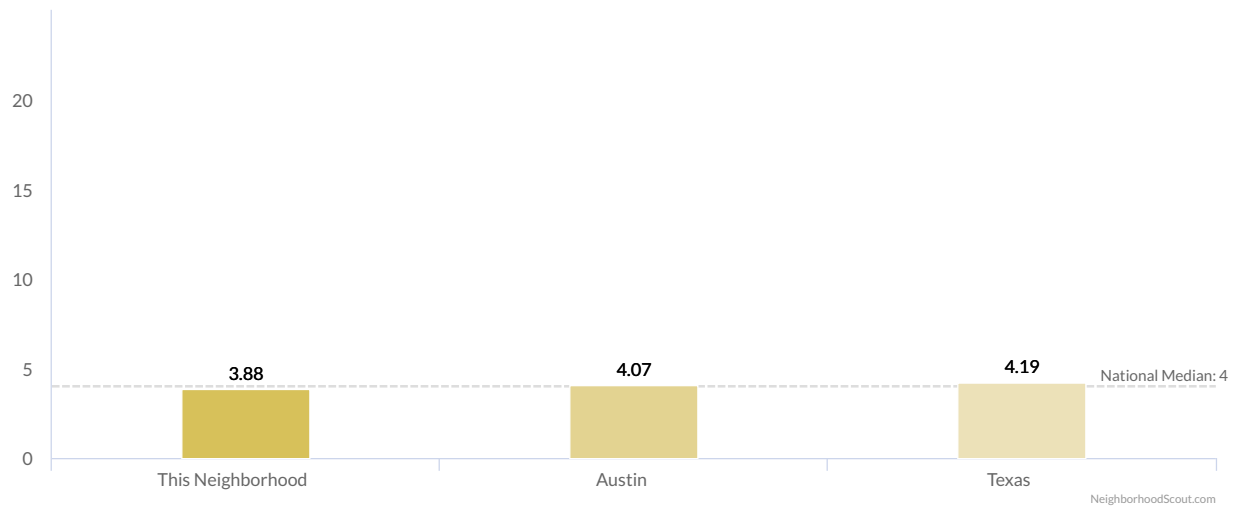
NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX	NEIGHBORHOOD ANNUAL CRIMES		
<p>19</p> <p>(100 is safest) ⚡</p> <p>Safer than 19% of U.S. neighborhoods.</p>	VIOLENT	PROPERTY	TOTAL
Number of Crimes	27	270	297
Crime Rate (per 1,000 residents)	3.88	38.84	42.72

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX	VIOLENT CRIME INDEX BY TYPE			
<p>38</p> <p>(100 is safest)</p> <p>Safer than 38% of U.S. neighborhoods.</p>	MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
	56 100 is safest	30 100 is safest	46 100 is safest	35 100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 257 in this Neighborhood	1 IN 245 in Austin	1 IN 239 in Texas
----------------------------------	-----------------------	----------------------

AUSTIN VIOLENT CRIMES

POPULATION: 978,908

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

UNITED STATES VIOLENT CRIMES

POPULATION: 328,239,523

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

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

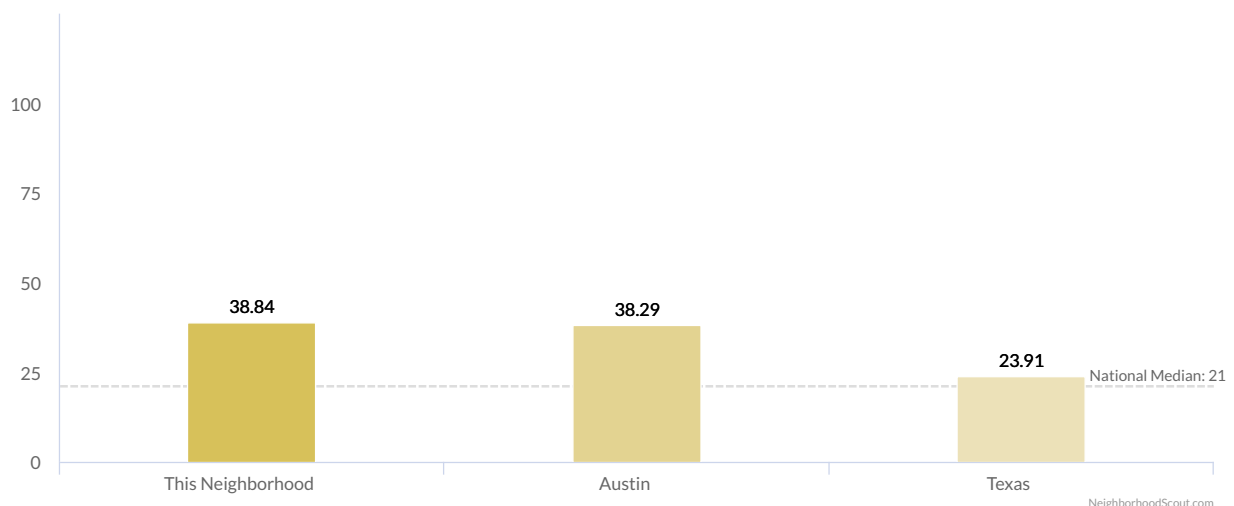
16

(100 is safest) ⚡

Safer than 16% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
43 100 is safest	10 100 is safest	80 100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



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

AUSTIN PROPERTY CRIMES

POPULATION: **978,908**

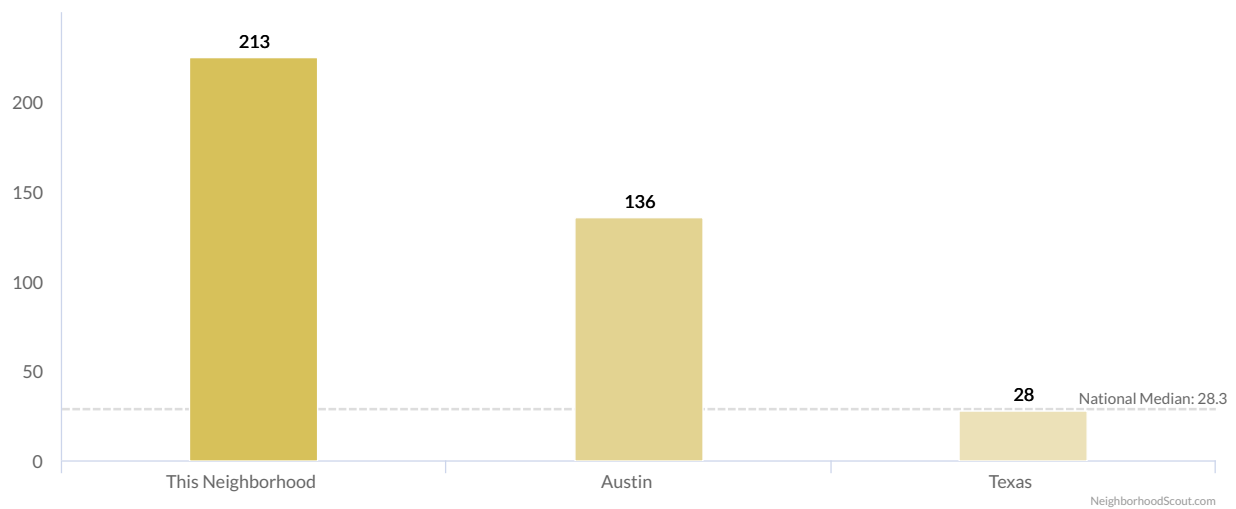
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

UNITED STATES PROPERTY CRIMES

POPULATION: **328,239,523**

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

CRIME PER SQUARE MILE



THE 1905 KEILBAR LN NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

25

(100 is best)

Better than 25% 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*
Covington Middle School 3700 Convict Hill Rd Austin, TX 78749	06-08	4	3
Crockett H S School 5601 Manchaca Rd Austin, TX 78745	09-12	4	2
Cunningham Elementary School 2200 Berkeley Ave Austin, TX 78745	PK-05	4	3

* 10 is highest

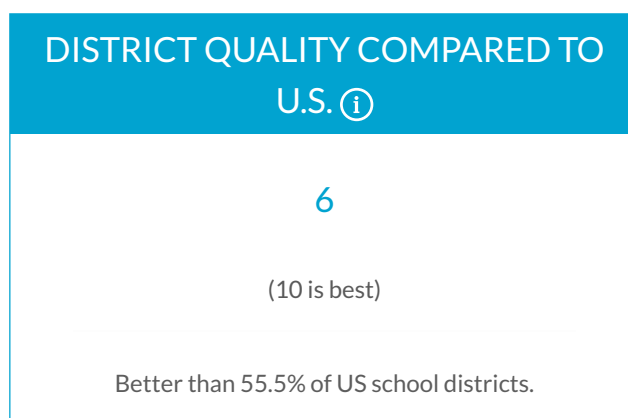
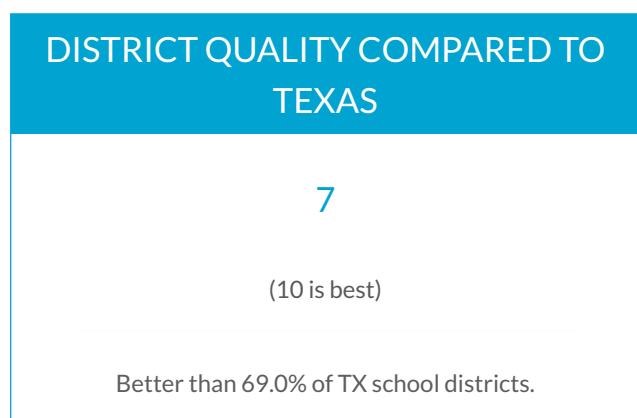
NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	46.1%
Children In The Neighborhood Living In Poverty ⚡	0.0%

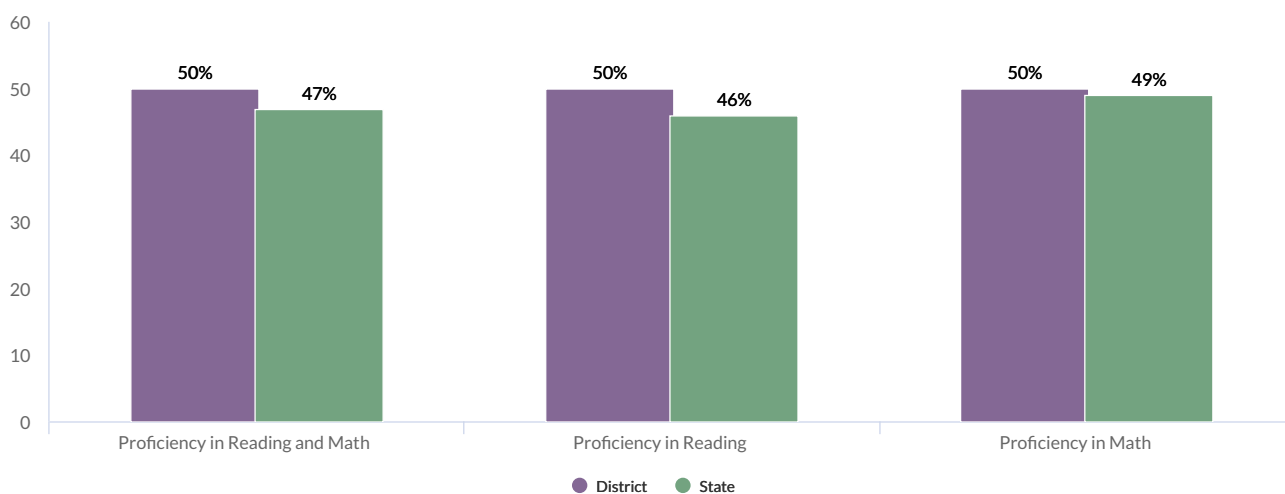
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

80,032	130	14
Students Enrolled in This District	Schools in District	Students Per Classroom



Public School Test Scores (No Child Left Behind)







NeighborhoodScout.com

School District Enrollment By Group

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

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

Educational Expenditures

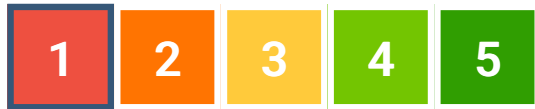
FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,645	\$468,913,215	33.7%
Support Expenditures			
Student	\$460	\$38,210,820	2.7%
Staff	\$644	\$53,495,148	3.8%
General Administration 	\$103	\$8,555,901	0.6%
School Administration	\$662	\$54,990,354	3.9%
Operation	\$1,206	\$100,178,802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

THE 1905 KEILBAR LN TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

5=Rising Star

BLUE CHIP INDEX ⓘ

Blue Chip

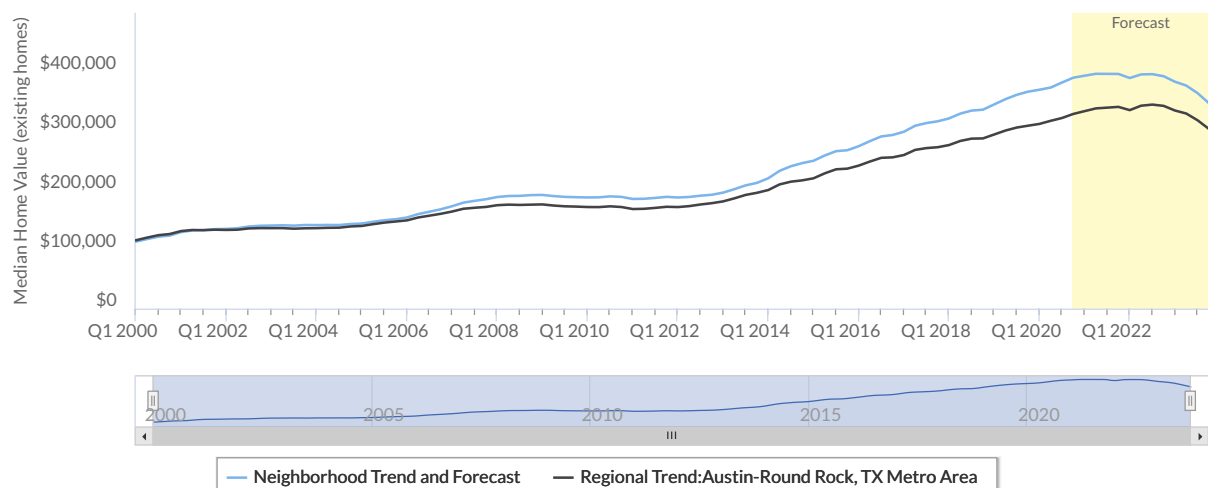


Past Appreciation and existing fundamentals

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

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2020 Q4 - 2023 Q4		-9.11% ↓	-3.13% ↓	3	1
Latest Quarter: 2020 Q2 - 2020 Q3	⚡	2.28% ↑	9.42% ↑	8	9
Last 12 Months: 2019 Q3 - 2020 Q3	⚡	5.75% ↑	5.75% ↑	9	9
Last 2 Years: 2018 Q3 - 2020 Q3	⚡	14.18% ↑	6.85% ↑	9	9
Last 5 Years: 2015 Q3 - 2020 Q3	⚡	43.61% ↑	7.51% ↑	9	9
Last 10 Years: 2010 Q3 - 2020 Q3	⚡	101.45% ↑	7.26% ↑	9	10
Since 2000: 2000 Q1 - 2020 Q3	⚡	209.69% ↑	5.81% ↑	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.

+ Income Trend

Cons

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

- Regional Housing Market Outlook

- Vacancies

- Real Estate Values Nearby

- Neighborhood Look & Feel

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Similar Price



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

\$168

Neighborhood price per sqft

\$158

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ

Very Good



Jobs score

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

Good 5=Excellent

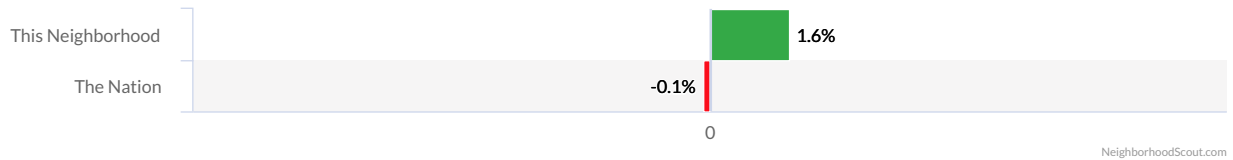
JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	1283
10 minutes	9893
15 minutes	55502
20 minutes	186123
30 minutes	363346
45 minutes	457887
60 minutes	496886

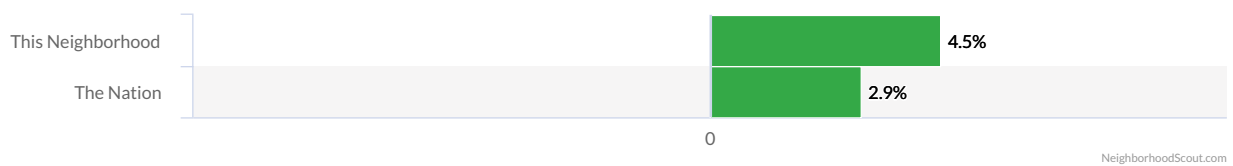
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

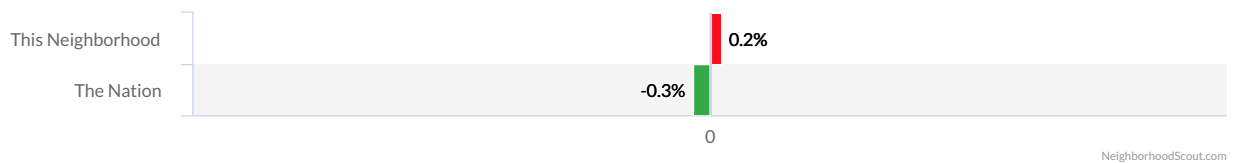
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚡



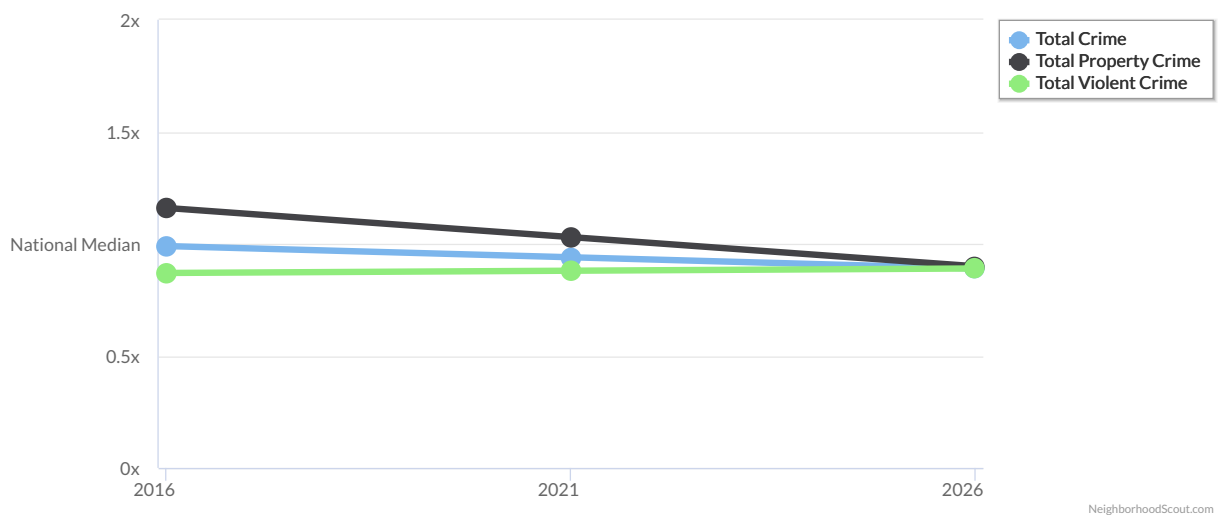
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years



SCOUT VISION® CRIME TRENDS AND FORECAST

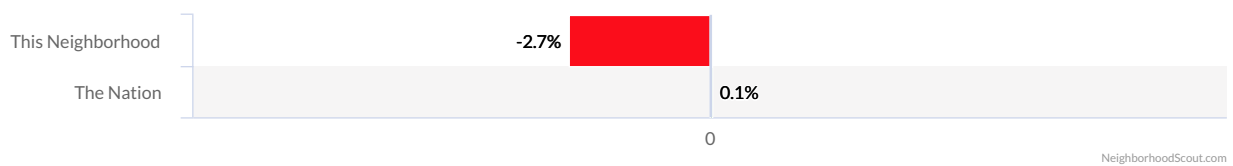


SCOUT VISION® EDUCATION TRENDS AND FORECAST

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



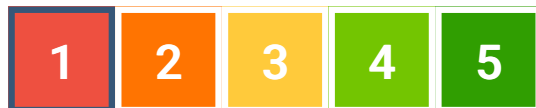
SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,612	3,755	3.95% ↑
1 Mile	12,895	13,507	4.75% ↑
3 Miles	102,727	114,353	11.32% ↑
5 Miles	229,458	250,890	⚡ 9.34% ↑
10 Miles	525,566	581,372	⚡ 10.62% ↑
15 Miles	867,056	963,213	⚡ 11.09% ↑
25 Miles	1,561,169	1,746,291	⚡ 11.86% ↑
50 Miles	2,194,724	2,526,446	⚡ 15.11% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



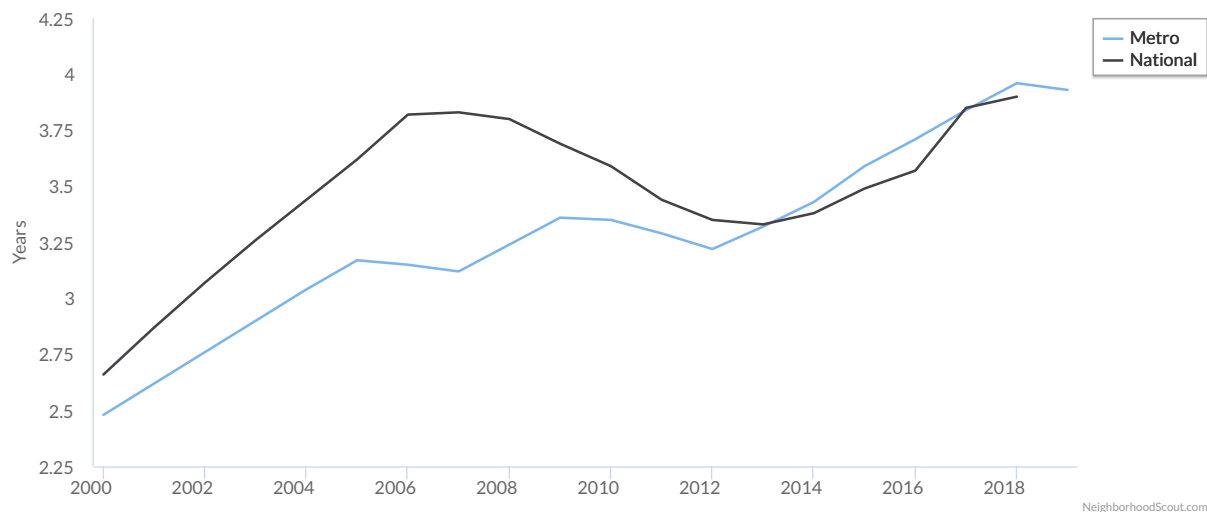
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.93

Current ⚡

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.23% ↑	10 ⚡	2.82% ↑	10 ⚡
Job Growth	2.16% ↑	9 ⚡	0.42% ↑	9 ⚡
Income Trend (Wages)	19.24% ↑	10 ⚡	10.00% ↑	10 ⚡
Unemployment Trend	2.35% ↑	6	2.55% ↑	7
Stock Performance of Region's Industries	35.23% ↑	10 ⚡	21.07% ↑	10 ⚡
Housing Added	6.70% ↑	10 ⚡	3.45% ↑	10 ⚡
Vacancy Trend	-1.12% ↓	9 ⚡	-0.48% ↓	8

* 10 is highest

Disclaimer

Forecasts of potential occurrences or non-occurrences of future conditions and events are inherently uncertain. Actual results may differ materially from what is predicted in any information provided by location inc. Nothing contained in or generated by a Location Inc. Product or services is, or should be relied upon as, a promise or representation as to the future performance or prediction of real estate values. No representation is made as to the accuracy of any forecast, estimate, or projection. Location Inc. Makes no express or implied warranty and all information and content is provided "As is" without any warranties of any kind. Location inc. Expressly disclaims any warranty of accuracy or predictability, and any warranty of merchantability and fitness for a particular purpose. Location Inc. Further disclaims any liability for damages, loss, or injury arising out of the use this site and the data. All risks associated with using the site and the data are borne by the user at user's sole cost and expense. By using the site you agree to our [Terms of Use](#).

ABOUT THE 1905 KEILBAR LN NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$382,155, which is more expensive than 88.4% of the neighborhoods in Texas and 73.5% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,143, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 92.5% of the neighborhoods in Texas.

This is an urban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and townhomes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 7.8% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 55.9% of the neighborhoods in the nation, approximately near the middle range for vacancies.

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: People

In a nation where 1 out of every 4 children lives in poverty, the Manchaca Rd / Davis Ln neighborhood stands out as being ranked among the lowest 0.0% of neighborhoods affected by this global issue.

In addition, with more than 2.0% of residents living with a same sex partner, Manchaca Rd / Davis Ln is truly a neighborhood that stands out from the rest in this regard. In fact, exclusive analysis by NeighborhoodScout reveals that this neighborhood has a greater concentration of same sex couples than 96.9% of U.S. neighborhoods.

Notable & Unique: Diversity

Did you know that the Manchaca Rd / Davis Ln neighborhood has more British ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.7% of this neighborhood's residents have British ancestry.

The Neighbors

The Neighbors: Income

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the Manchaca Rd / Davis Ln neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 76.1% of the neighborhoods in America. In addition, 0.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 100.0% of America's neighborhoods.

The Neighbors: Occupations

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

In the Manchaca Rd / Davis Ln neighborhood, 45.1% 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 29.1% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (13.7%), and 12.1% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in the Manchaca Rd / Davis Ln neighborhood is English, spoken by 88.0% of households. Some people also speak Spanish (9.9%).

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.

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.

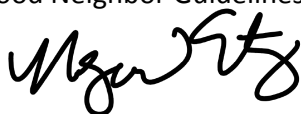
(3) Pre-Application Engagement

- ☒ 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.



Megan Etz

04/26/2021

Signed

printed name

date

4.b Good Neighbor Policy
1903 & 1905 Keilbar Lane, Austin, TX 78745

Contact:

Michael Winningham- Principal
512-567-2638
michaelwinningham@gmail.com

Zoning:

Both properties were successfully rezoned in 2018/2019 from Development Reserve (DR) to SF-6. Neighbors were notified in writing before both rezoning hearings (see attached rezoning notices). No further zoning changes will be requested for this project.

Communications Plan:

In addition to the rezoning notices sent in 2018, we have sent an introductory letter (see attached) to the following neighborhood organizations registered with City of Austin:

- South Austin Neighborhood Alliance
- Go Austin Vamos Austin 78745
- Save our Springs Alliance
- Homeless Neighborhood Association
- Austin Neighborhoods Council

This introductory letter identified Michael Winningham as the point of contact and provided his phone number and email address, should they be interested in reaching out to him with questions. We have already had conversations with our neighbors directly next door and across the street from our site. As the project progresses, we will continue to regularly communicate with the neighbors and neighborhood organizations.

School Engagement

We are eager to engage with the students in the Construction Technology program at Crockett High School. We are excited to invite the students to a site visit once the project is underway and are open to supporting other needs the program may have.

March 18, 2021

Hello Neighbors and Neighborhood Organizations,

My name is Michael Winningham and I own the properties at 1905 and 1903 Keilbar Lane, roughly 5 blocks South of William Cannon, off of Menchaca Road. I am excited to bring quality housing to the neighborhood as part of a new, future development project. I have spent the last decade designing and constructing beautiful, sustainable homes in Austin and I look forward to playing a role in this vibrant and beautiful area of Austin!

Sincerely,

A handwritten signature in black ink, appearing to be 'Michael Winningham', with a stylized, flowing script.

Michael Winningham

512-567-2638

michaelwinningham@gmail.com



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: 09/07/2018

Case Number: C14-2018-0089

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	1905 Keilbar Lane
Owner/Applicant:	1905 Keilbar LLC, Michael Winningham, (512) 567-2638

Proposed Zoning Change:

From: DR – Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

To: SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

This application is scheduled to be heard by the **Zoning and Platting Commission** on **September 18, 2018**. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at **6:00 p.m.**

This application is scheduled to be heard by the **City Council** on **November 1, 2018** at City Hall Council Chambers, 301 West 2nd Street beginning at **2:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: **https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp**. If you have any questions concerning the zoning change application please contact, Wendy Rhoades of the Planning and Zoning Department at 512-974-7719 or via email at, **wendy.rhoades@austintexas.gov**, and refer to the Case Number at the top right of this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: **www.austintexas.gov/planning**.



NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

Mailing Date: November 16, 2018

Case Number: C14-2018-0139

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

Project Location:	1903 Keilbar Lane
Owner:	1905 Keilbar LLC, Michael Winningham, (512) 567-2638
Applicant	1905 Keilbar LLC, Michael Winningham, (512) 567-2638

Proposed Zoning Change:

From: DR – Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

To: SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp.

If you have any questions concerning the zoning change application, please contact the case manager, Wendy Rhoades, at 512-974-7719 or via e-mail at wendy.rhoades@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 5th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.

4.c SMART Housing Letter

Please see attached SMART Housing Letter dated March 4, 2021.



City of Austin

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

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

March 4, 2021

S.M.A.R.T. Housing Certification
1905 Keilbar LLC
3310 Westhill Drive, Austin, Texas, 78704 (ID 781)

TO WHOM IT MAY CONCERN:

1905 Keilbar LLC (development contact Michael Winningham; ph: 512-567-2638; email michaelwinningham@gmail.com) is planning to develop Keilbar, a **22-unit** condo ownership development at 1903 and 1905 Keilbar, Austin TX 78745. **The project will be subject to a minimum 1-year affordability period after issuance of a certificate of occupancy, unless funding or other program affordability requirements are longer. Maximum sale prices for the affordable units will be published annually by the Housing and Planning Department.**

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **50% (11)** of the units will serve households at or below **80% MFI**, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~

Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

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

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

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

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

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.

- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

Please contact Alex Radtke by phone 512.974.2108 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

Sandra Harkins

Sandra Harkins, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4.d MOU with ECHO

This is not applicable to this project.

4.e Resident Services

This project is a for-sale community and therefore will not be providing resident services. We will be providing common areas for residents to gather, play, and build community. We will also provide one parking spot for each family.

OHDA Funding Application

Keilbar Lane

Property Information

5a- 2021 Travis County Tax Appraisals

Please see included appraisals for the following properties:

- 1903 Keilbar Lane
- 1905 Keilbar Lane

Property Search Results > 532331 1905 KEILBAR LLC for Year 2021

Tax Year: 2021New Search

Details

Map

Click on a title bar to expand or collapse the information.

Collapse All

Property

Account			
Property ID:	532331	Legal Description:	LOT 1 BLK B * LESS .028AC KEILBAR MAX SUBD SEC 1
Geographic ID:	0422150120	Zoning:	DR
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest			
Protest Status:			
Informal Date:			
Formal Date:			

Location			
Address:	1905 KEILBAR LN TX 78745	Mapsco:	
Neighborhood:		Map ID:	042318
Neighborhood CD:	J4600		

Owner			
Name:	1905 KEILBAR LLC	Owner ID:	1761819
Mailing Address:	222 WEST AVE # 1704 AUSTIN, TX 78701-0026	% Ownership:	100.00000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$187,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
(=) Market Value:	=	\$187,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	
(=) Appraised Value:	=	\$187,500	
(-) HS Cap:	-	\$0	
(=) Assessed Value:	=	\$187,500	

Taxing Jurisdiction

Owner: 1905 KEILBAR LLC

% Ownership: 100.00000000000%

Total Value: \$187,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.102700	\$187,500	\$187,500	\$2,067.57		
02	CITY OF AUSTIN	0.533500	\$187,500	\$187,500	\$1,000.32		
03	TRAVIS COUNTY	0.374359	\$187,500	\$187,500	\$701.92		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$187,500	\$187,500	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$187,500	\$187,500	\$206.82		
68	AUSTIN COMM COLL DIST	0.105800	\$187,500	\$187,500	\$198.38		
	Total Tax Rate:	2.226665					
				Taxes w/Current Exemptions:	\$4,175.01		
				Taxes w/o Exemptions:	\$4,175.00		

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4734	20622.26	106.00	204.00	\$187,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$187,500	0	187,500	\$0	\$187,500
2020	\$0	\$187,500	0	187,500	\$0	\$187,500
2019	\$0	\$187,500	0	187,500	\$0	\$187,500
2018	\$0	\$150,000	0	150,000	\$0	\$150,000
2017	\$0	\$20,000	0	20,000	\$0	\$20,000
2016	\$0	\$20,000	0	20,000	\$0	\$20,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/9/2018	WD	WARRANTY DEED	SANDERS LEE KIMOTHY	1905 KEILBAR LLC			2018060679
2	9/10/2015	GF	GIFT DEED	SANDERS VIRGINIA IRENE	SANDERS LEE KIMOTHY			2015165615
3	7/27/1992	MS	MISCELLANEOUS	SANDERS HUBERT & VIRGINIA I	SANDERS VIRGINIA IRENE	12596	00344	

Questions Please Call (512) 834-9317

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

Property Search Results > 532332 1905 KEILBAR LLC for Year 2021

Tax Year: 2021New Search

 Details

 Map

Click on a title bar to expand or collapse the information.

Collapse All

▼ Property

Account

Property ID:

532332

Legal Description:

LOT 2 BLK B KEILBAR MAX SUBD SEC 1 TITLE CANCELLED TO REAL ESTATE S# P3256A S# P3256B

Geographic ID:

0422150121

Type:

Real

Property Use Code:

Property Use Description:

Protest

Protest Status:

Informal Date:

Formal Date:

Location

Address:

1903 KEILBAR LN
TX 78745

Mapsco:

Neighborhood:

Map ID:

042318

Neighborhood CD:

J1314MH

Owner

Name:

1905 KEILBAR LLC

Owner ID:

1782572

Mailing Address:

3300 BEE CAVES RD STE 650
AUSTIN, TX 78746-6663

% Ownership:

100.00000000000%

Exemptions:

▼ Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$187,500	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$187,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$187,500	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$187,500	

▼ Taxing Jurisdiction

Owner: 1905 KEILBAR LLC

% Ownership: 100.0000000000%

Total Value: \$187,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.102700	\$187,500	\$187,500	\$2,067.57		
02	CITY OF AUSTIN	0.533500	\$187,500	\$187,500	\$1,000.32		
03	TRAVIS COUNTY	0.374359	\$187,500	\$187,500	\$701.92		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$187,500	\$187,500	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$187,500	\$187,500	\$206.82		
68	AUSTIN COMM COLL DIST	0.105800	\$187,500	\$187,500	\$198.38		
Total Tax Rate:		2.226665					
					Taxes w/Current Exemptions:	\$4,175.01	
					Taxes w/o Exemptions:	\$4,175.00	

▼ Improvement / Building

No improvements exist for this property.

▼ Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4741	20650.00	0.00	0.00	\$187,500	\$0

▼ Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$187,500	0	187,500	\$0	\$187,500
2020	\$0	\$187,500	0	187,500	\$0	\$187,500
2019	\$2,788	\$150,000	0	152,788	\$0	\$152,788
2018	\$4,535	\$150,000	0	154,535	\$115,368	\$39,167
2017	\$6,257	\$110,000	0	116,257	\$80,651	\$35,606
2016	\$6,257	\$110,000	0	116,257	\$83,888	\$32,369

▼ Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/1/2018	WD	WARRANTY DEED	CUMMINGS CATHERINE LEA	1905 KEILBAR LLC			2018171576
2	10/4/2018	SW	SPECIAL WARRANTY DEED	ZEIGLER GEORGE EDWARD NOLAN &	CUMMINGS CATHERINE LEA			2018163980
3	8/1/2014	WD	WARRANTY DEED	STEPHENSON WILLIAM HENRY	ZEIGLER GEORGE EDWARD NOLAN &			2014114955TR

Questions Please Call (512) 834-9317

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

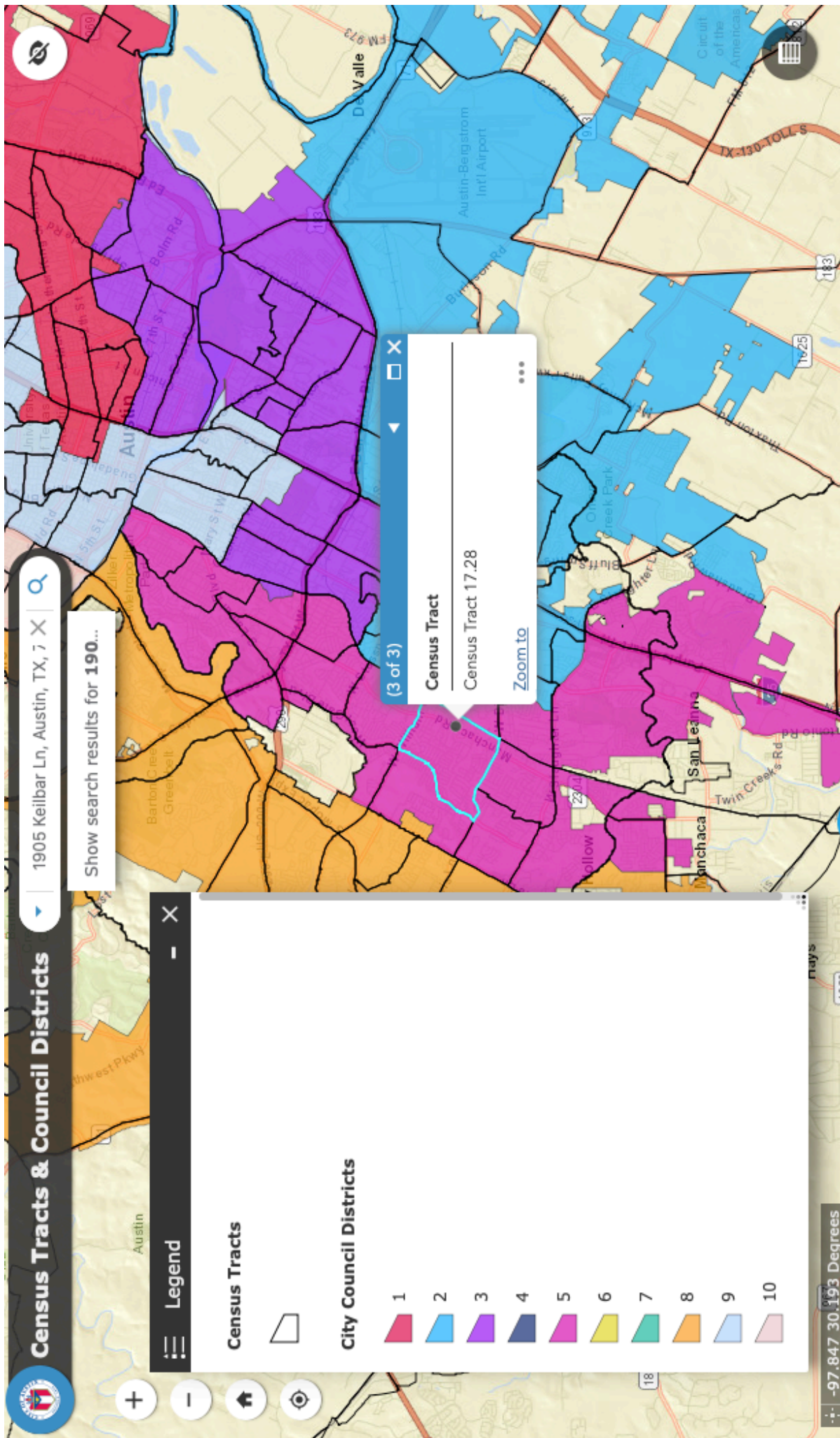
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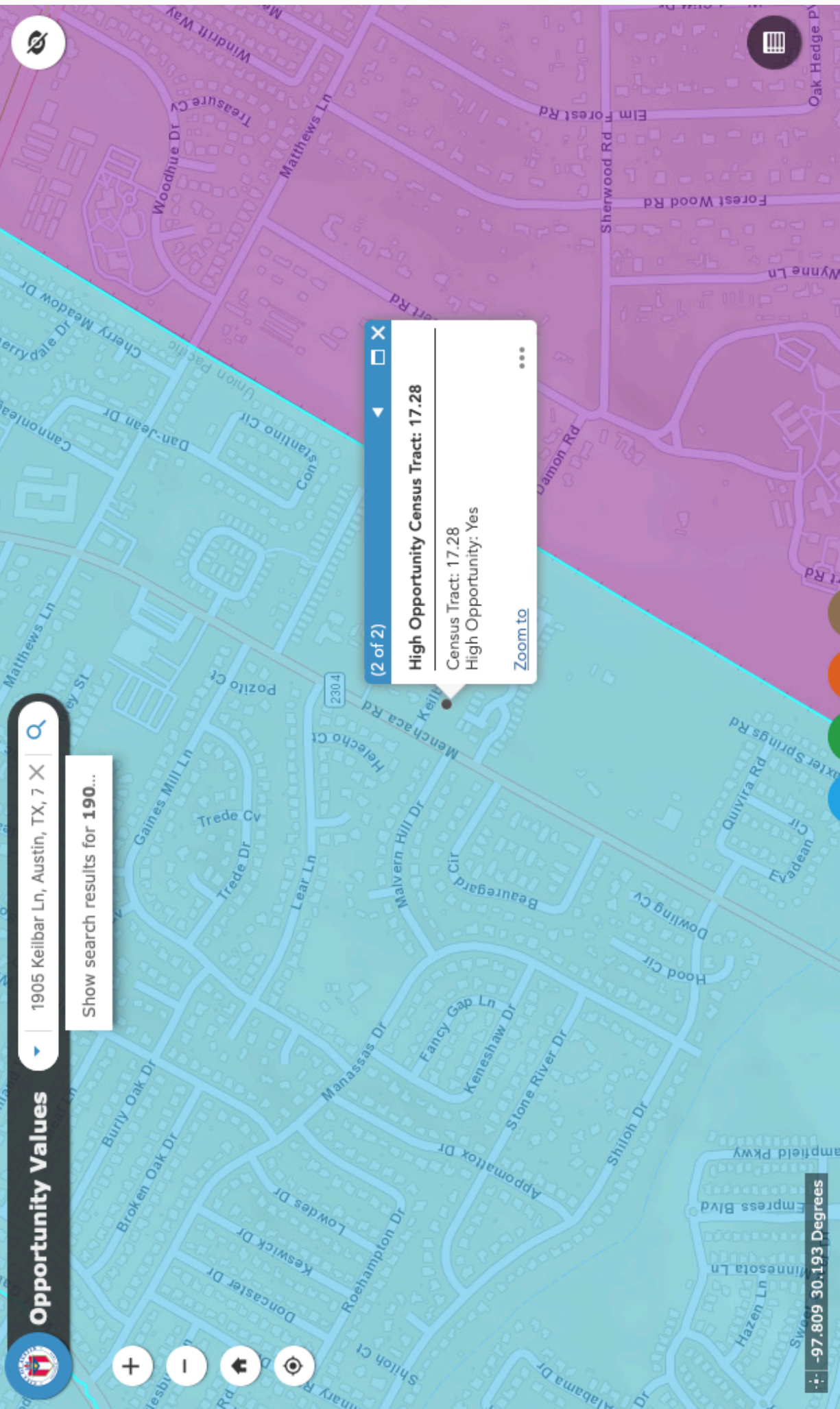
101© N. Harris Computer Corporation

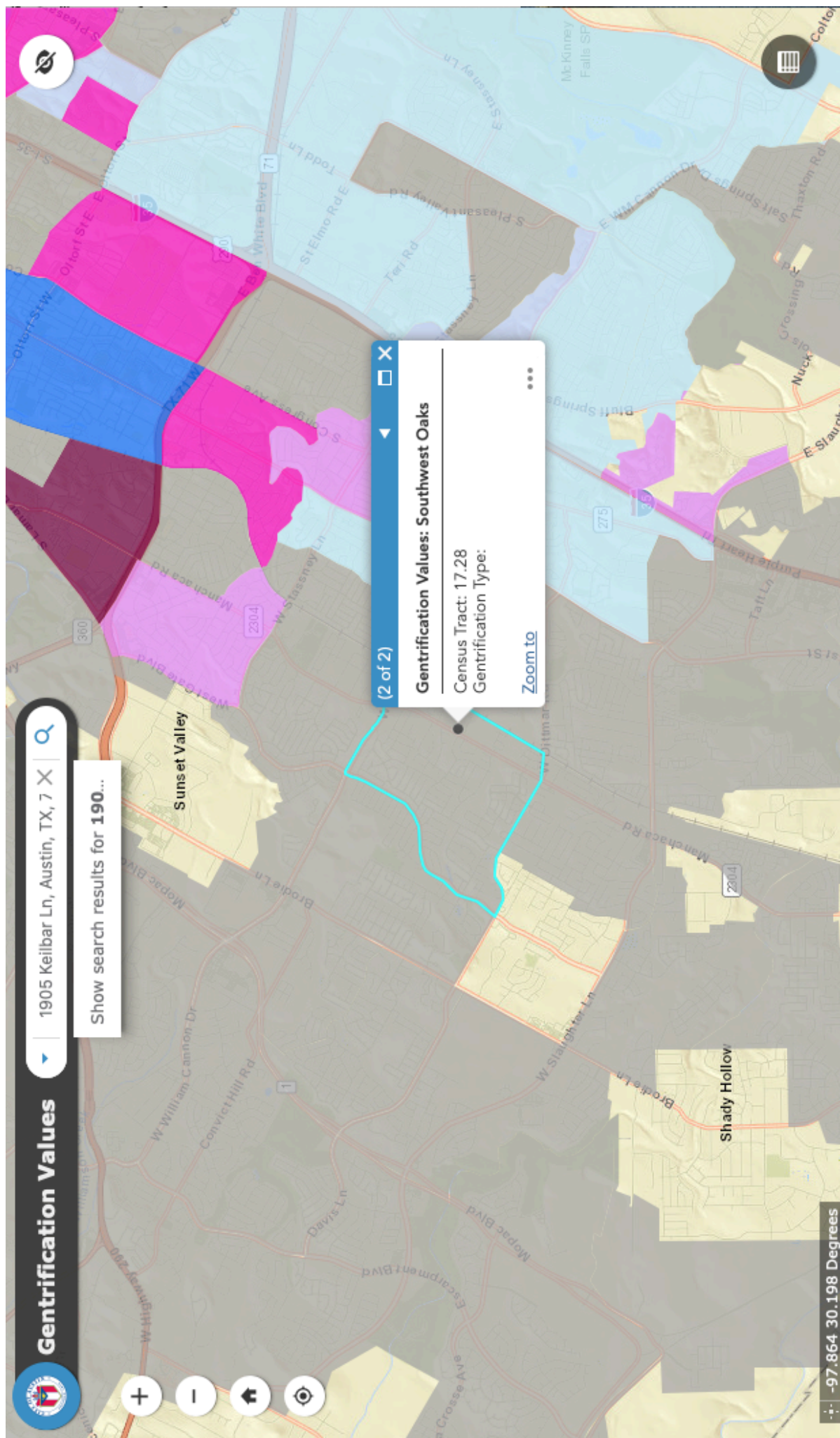
5.b- Property Maps

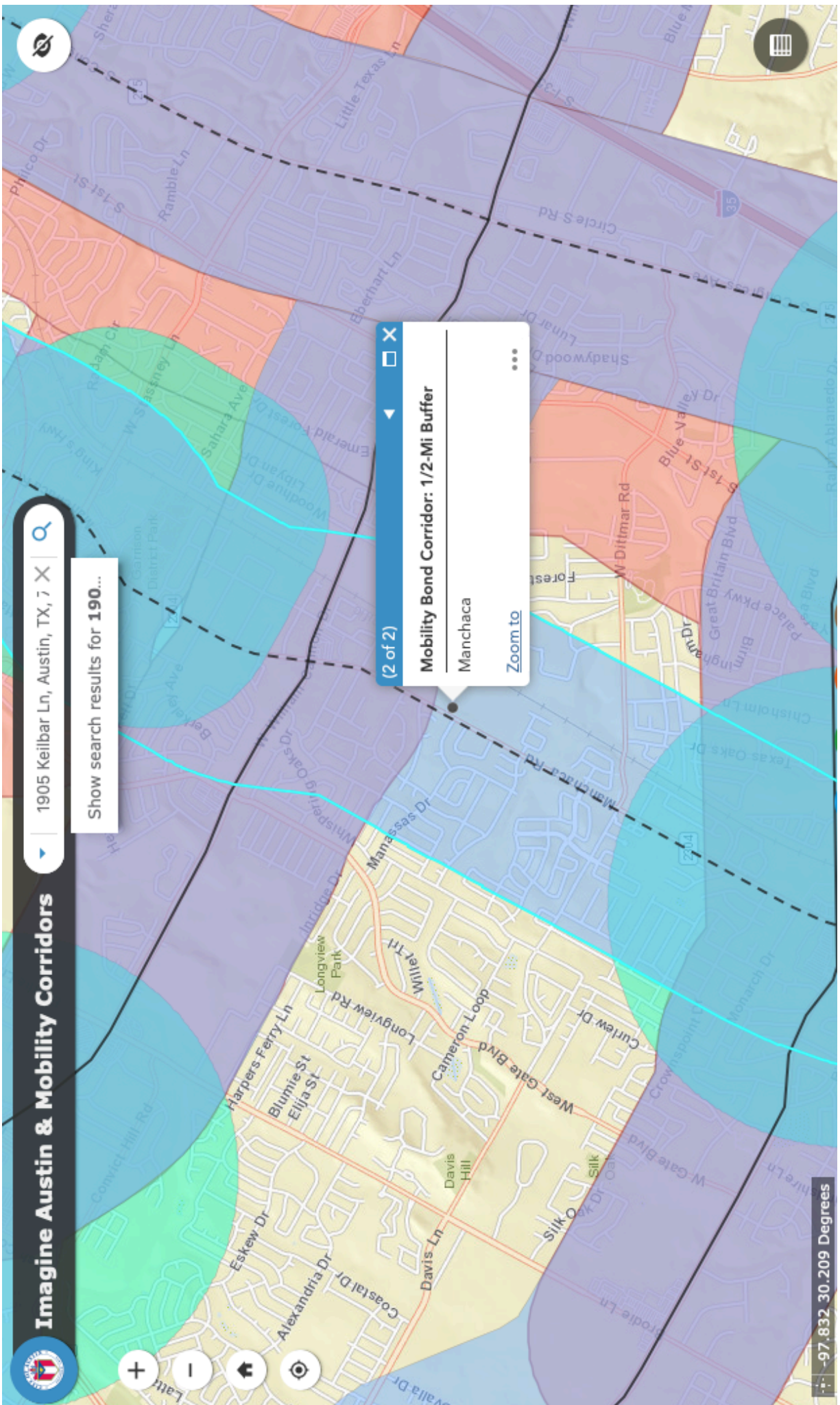
The following maps are included in this application:

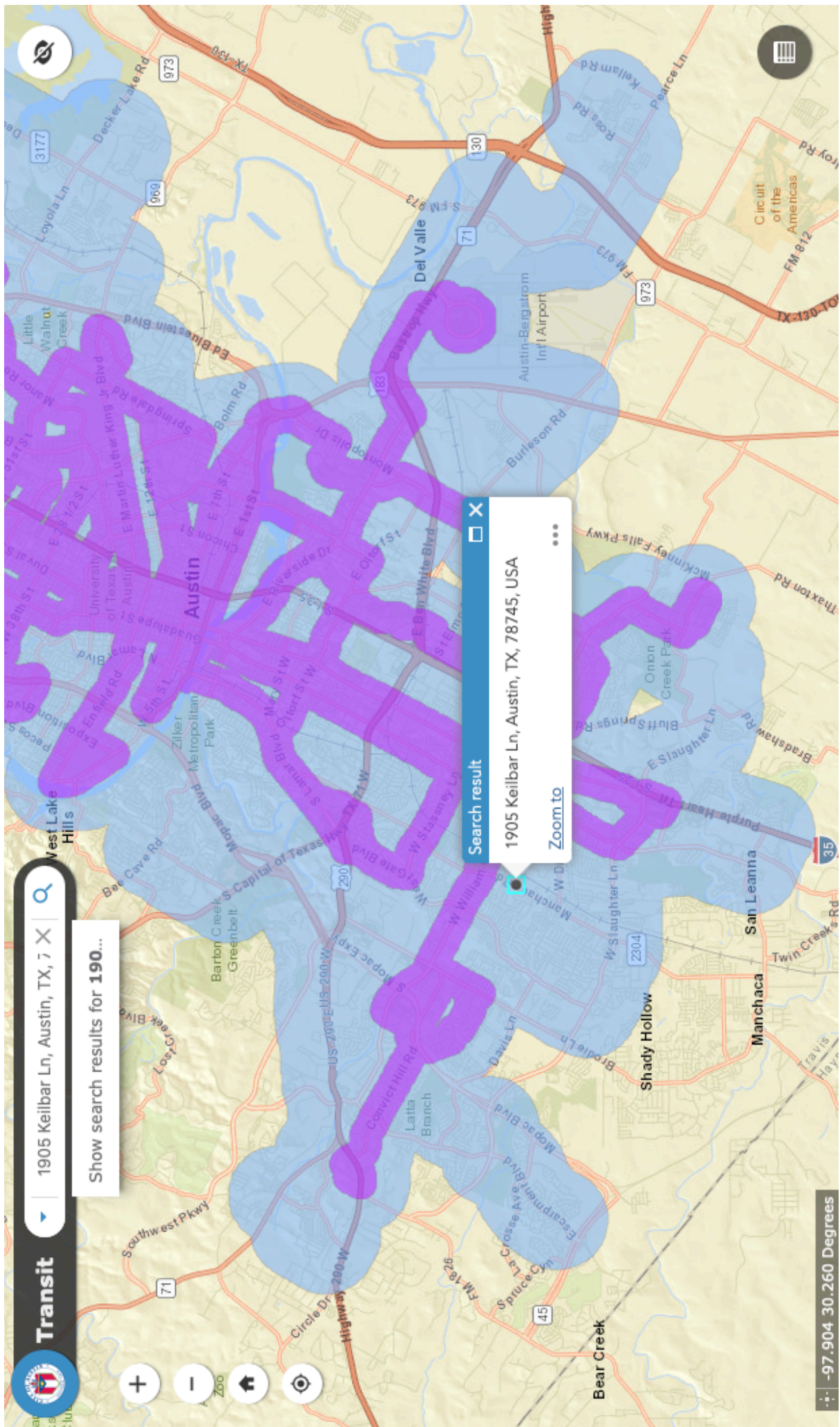
- Census District and Census Tract
- Emerging Opportunity Values
- Gentrification Values
- Imagine Austin & Mobility Corridors
- High Frequency Transit
- Healthy Food
- Elementary School Attendance Zone
- Flood Plain

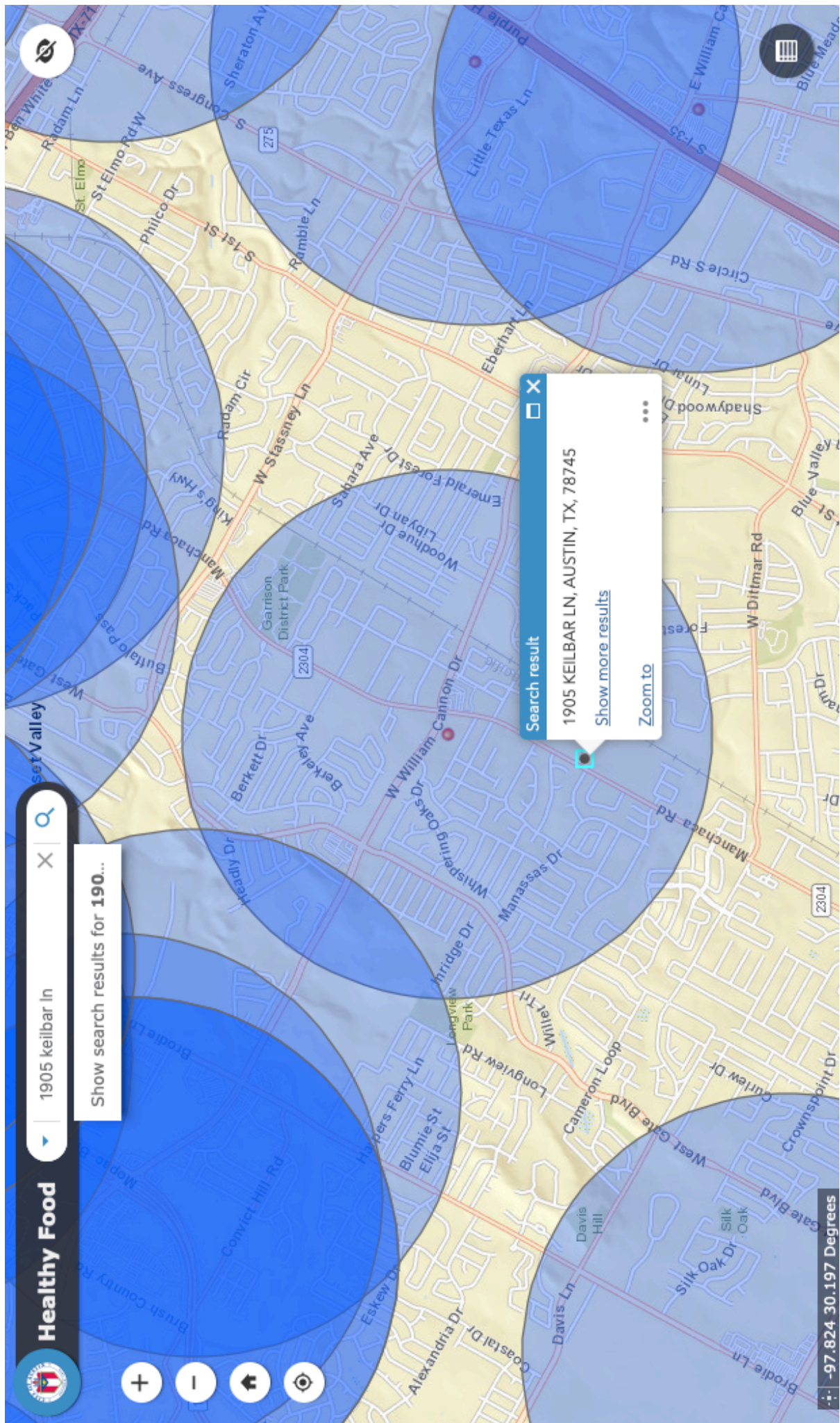


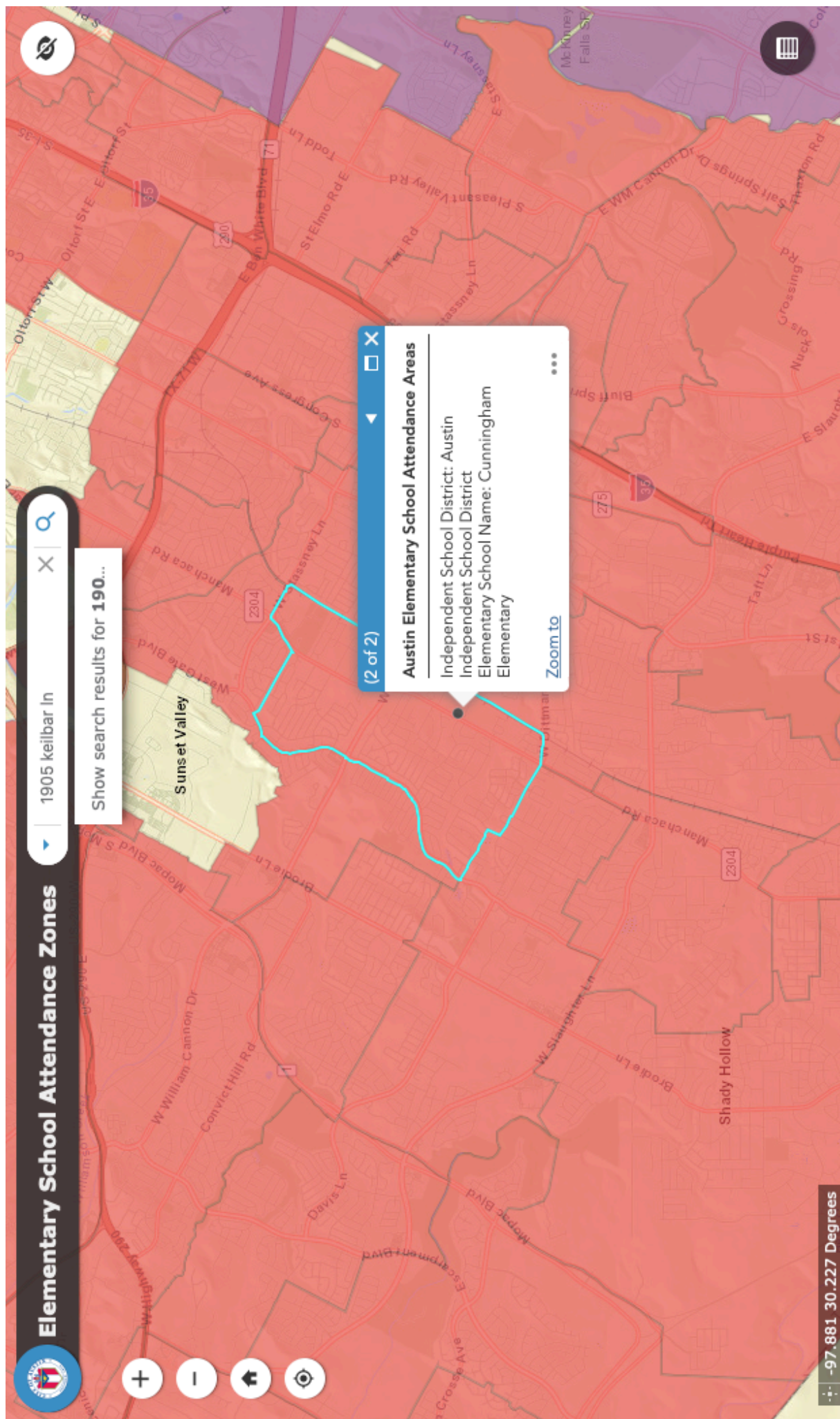


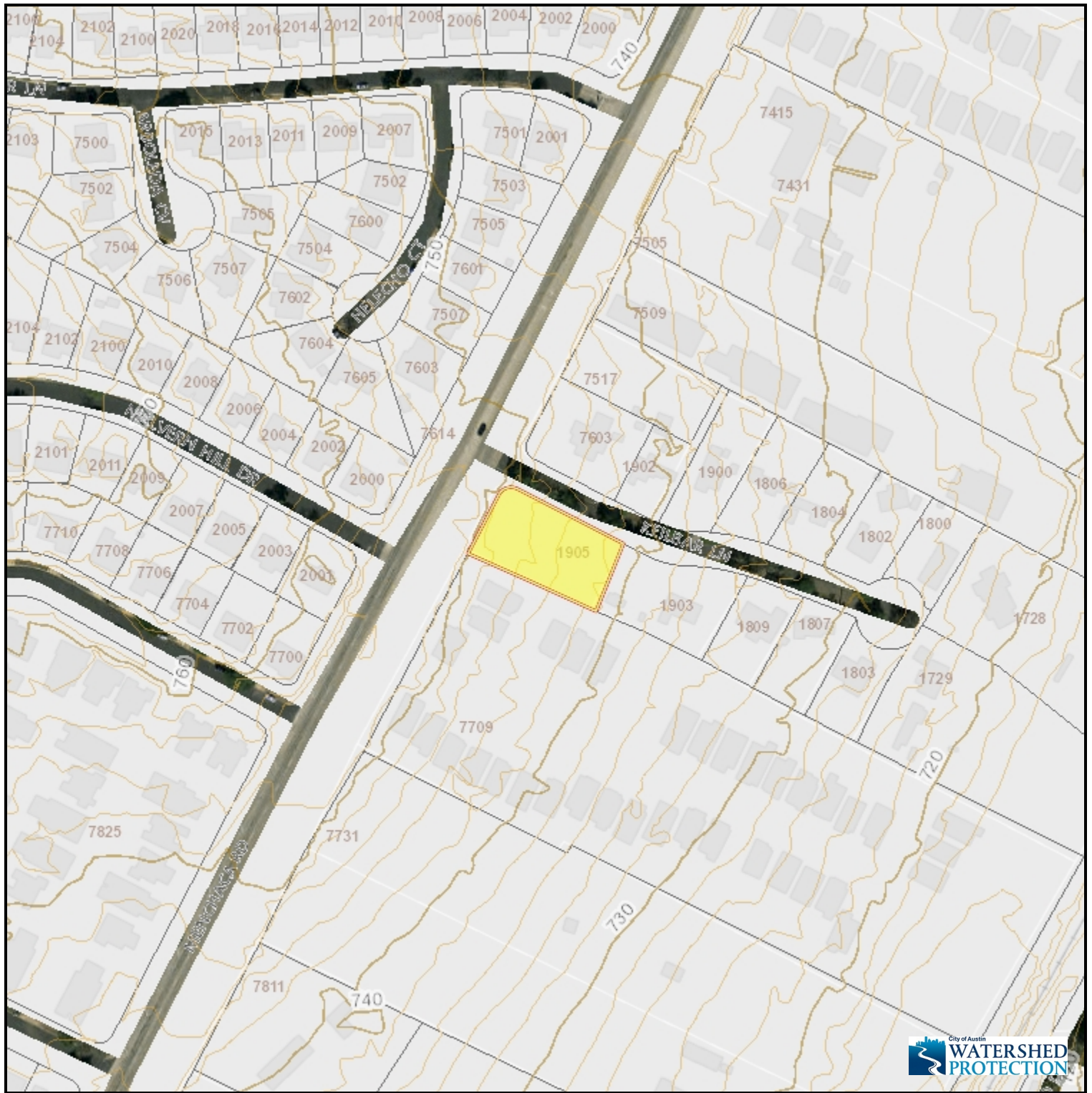












FEMA Floodplains

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

0 200 400 Feet



Prepared: 2/1/2021

Address

Contour

Index

Intermediate

Parcel

FEMA Floodplain

100 Year (Detailed-AE)

100 year (Shallow-AO)

100 Year (Approx-A)

X Protected by Levee

500 Year

Outside Austin City Limits

5c- Zoning Verification Letters

Please see included zoning verification for the following properties:

- 1903 Keilbar Lane
- 1905 Keilbar Lane

ORDINANCE NO. 20181101-045

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1905 KEILBAR LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0089, on file at the Planning and Zoning Department, as follows:

Lot 1, Block B, Max Keilbar Subdivision Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Book 53, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1905 Keilbar Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. This ordinance takes effect on November 12, 2018.

PASSED AND APPROVED

_____, November 1, 2018

§
§
§



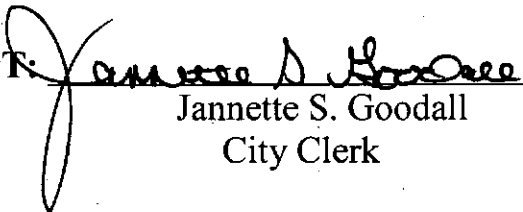
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

ORDINANCE NO. 20190207-044

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1903 KEILBAR LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0139, on file at the Planning and Zoning Department, as follows:

Lot 2, Block B, Max Keilbar Subdivision Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Book 53, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

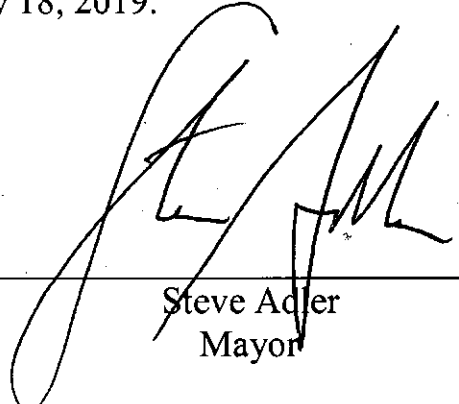
locally known as 1903 Keilbar Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. This ordinance takes effect on February 18, 2019.

PASSED AND APPROVED

_____, February 7, 2019

§
§
§



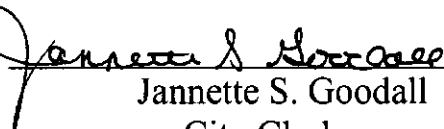
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

5.d- Proof of Site Control

See attached proof of site control for the following properties:

- 1905 Keilbar Lane
- 1903 Keilbar Lane

2

14664-18-02944 MAL

GENERAL WARRANTY DEED

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

DATE: April 9, 2018

GRANTOR: Lee Kimothy Sanders and wife, Tania M. Sanders

GRANTOR'S MAILING ADDRESS:

1307 Kennedy Ave. #131
Austin, Texas 78704

GRANTEE: 1905 Keilbar, LLC

GRANTEE'S MAILING ADDRESS:

222 West Ave, #1704, Austin TX
78701

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lot 1, Block B, MAX KEILBAR SUBDIVISION, SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 53, Page 61, Map/Plat Records of Travis County, Texas. SAVE AND EXCEPT that portion conveyed to The State of Texas in Deed recorded in Volume 12775, Page 687, Real Property Records of Travis County, Texas.

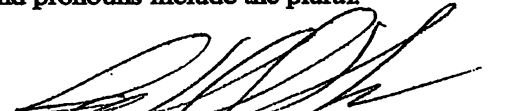
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2018 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

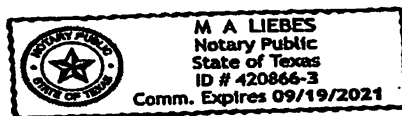
When the context requires, singular nouns and pronouns include the plural.

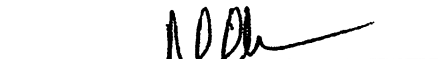

Lee Kimothy Sanders


Tania M. Sanders

State of TX
County of Travis

This instrument was acknowledged before me on the 9th day of April, 2018, by Lee Kimothy Sanders and Tania M. Sanders.




Notary Public, State of TX

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 14664-18-02944

After Recording Return To:


2Dm2944-fw

GENERAL WARRANTY DEED

Page 2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

April 23 2018 11:58 AM

116

FEE: \$ 30.00 2018060679

GENERAL WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date:

November 1, 2018

Grantor:

Catherine Lea Cummings

Grantor's Mailing Address:

1903 Keilbar Ln, Austin, TX 78745

Grantee:

1905 Keilbar, LLC

Grantee's Mailing Address: 3300 Bee Caves Road Suite 650, PO Box 1182, Austin, TX 78746

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Lot 2, Block B, MAX KEILBAR SUBDIVISION, SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 53, Page 61, of the Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Catherine Lea Cummings
Catherine Lea Cummings

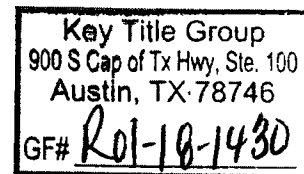
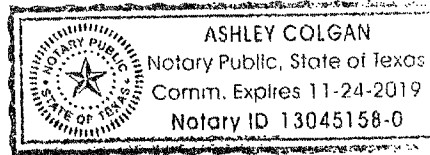
State of Texas
County of Travis

This instrument was acknowledged before me this 1 day of NOV., 2018 by Catherine Lea Cummings.



Notary Public's Signature

(Personalized Seal)



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 01 2018 12:24 PM 118

FEE: \$ 30.00 2018171576

5e- Phase I ESA

A Phase I Environmental Site Assessment has been completed and will be submitted separately due to the size and complexity of the report.

5.f SHPO

This is not applicable to this project.