



May 6, 2022
1021 E St Johns Ave, Austin TX 78752

OHDA FUNDING APPLICATION PACKET

 **1021**
E St Johns

6 OWNERSHIP
UNITS 

UNDER
80 % MFI

SUBSIDY PER UNIT
\$159^K

\$79.5^K SUBSIDY
PER BEDROOM

2 BED
ROOM
UNITS

1021 E St Johns Ave

OHDA Funding Application

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1021 E St Johns Ave
OHDA Funding Application
Application

APPLICATION CHECKLIST/ INFORMATION FORM			
DEVELOPER : Capital A Housing		OWNER/BORROWER NAME : Capital A Housing	
DEVELOPMENT NAME : 1021 E St Johns		FUNDING CYCLE DEADLINE : May 6, (Q4, FY 21 - 22)	
FEDERAL TAX ID NO: 87-1846270		DUNS NO: will provide once available	
PROJECT ADDRESS:		PROGRAM : OHDA	
CONTACT NAME : Eyad Kasemi		AMOUNT REQUESTED: \$276,000	
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin, TX 78723			
APPLICATION TABS			INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL		EAK
A 2	PROJECT SUMMARY FORM		EAK
A 3	PROJECT TIMELINE		EAK
A 4	DEVELOPMENT BUDGET		EAK
A 5	OPERATING PRO FORMA		EAK
A 6	SCORING SHEET		EAK
ATTACHMENT TABS			
1	ENTITY INFORMATION	1.a. Detailed listing of developer's experience	EAK
		1.b. Certificate of Status	EAK
		1.c. Statement of Confidence	EAK
2	PRINCIPALS INFORMATION	2.a. Resumes of principals	EAK
		2.b. Resumes of development team	EAK
		2.c. Resumes of property management team	EAK
3	FINANCIAL INFORMATION	3.a. Federal IRS Certification	EAK
		3.b. Certified Financial Audit	EAK
		3.c. Board Resolution	EAK
		3.d. Financial Statements	EAK
		3.e. Funding commitment letters .	EAK
4	PROJECT INFORMATION	4.a. Market Study	EAK
		4.b. Good Neighbor Policy	EAK
		4.c. SMART Housing Letter	EAK
		4.d. MOU with ECHO	EAK
		4.e. Resident Services	EAK
5	PROPERTY INFORMATION	5.a. Appraisal	EAK
		5.b. Property Maps	EAK
		5.c. Zoning Verification Letter	EAK
		5.d. Proof of Site control	EAK
		5.e. Phase I ESA	EAK
		5.f. SHPQ	EAK
The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct <i>Unsigned/undated submissions will not be considered.</i>			
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT	
<input style="width: 100%; height: 20px;" type="text"/> PRINTED NAME <input style="width: 100%; height: 20px;" type="text" value="Eyad Kasemi"/> TITLE OF APPLICANT <input style="width: 100%; height: 20px;" type="text" value="President"/> DATE OF SUBMISSION <input style="width: 100%; height: 20px;" type="text" value="5/6/2022"/>		FOR AHFC USE ONLY	



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May 6, 2022

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

Dear Jamey:

Capital A Housing is pleased to submit this application for OHDA funding for the development of 1021 E St Johns – six units of high-quality, mixed income housing for families in a high opportunity area of North Austin. Three of the units will be homeownership units at 80% MFI and below and an additional three homeownership units at market rate.

The team behind Capital A Housing is extremely experienced in affordable housing development paired with significant financial backing and a motivation to continue their growth of affordable housing in the Austin Community. This application is a continuation of Capital A’s commitment to deliver accessible affordable housing that the people of Austin deserve.

I want to highlight the characteristics to assure you that this is a solid team with thoughtful projects and zero risk execution:

- 1) The team members behind Capital A Housing have experience collaborating with the HPD for Austin’s Affordability Unlocked program’s first project- A at Lamppost.
- 2) The property is already acquired. The rezoning, neighborhood plan amendment, and site plan design. The project is ready to proceed and will rapidly deliver units showing the City an immediate return on investment.
- 3) The City’s funding will be leveraged with owner equity and debt financing. No funds are being requested for predevelopment.
- 4) We are requesting an additional \$276,000 due to the increase in material costs and sales price dropping due to the new AU sales limitations.

Best,

A handwritten signature in blue ink, appearing to read "Eyad Kasemi", is written over a light blue circular stamp.

Eyad Kasemi
President
Capital A Housing

EXECUTIVE SUMMARY/PROJECT PROPOSAL

1021 E Saint Johns is a for-sale, 6-unit single family development that will be located on approximately 0.29 acres on East Saint Johns Avenue, in City Council District 4. Three of the six units will be affordable, and each affordable unit will have two bedrooms and two bathrooms in a two-floor attached townhouse.

Highlights include:

- **Highly accessible to transit:** 1021 E St Johns is located steps from a Capital Metro 300 (Springdale/Oltorf) bus stop, designated as a “Frequent Local” bus in the Project Connect plan for further investment. The site is also within $\frac{3}{4}$ mile of other bus lines.
- **Deeply affordable:** Affordable units will be priced at 80% of MFI, a moderate affordability level for ownership homes in Austin and well below the recent pricing in the neighborhood.
- **Walkable proximity to parkland:** The site is less than $\frac{1}{4}$ mile from St. John Park, or a 0.3 mile, 6 minute walk, and less than $\frac{1}{2}$ mile from the Buttermilk Branch Greenbelt Trail and the Buttermilk Neighborhood Park.
- **Walkable proximity to future city investments:** The site is less than $\frac{1}{4}$ mile from the St. Johns former Home Depot site, for which the city is currently evaluating proposals that likely generate substantial new amenities and services, potentially including additional parkland.
- **Walkable proximity to extensive support services:** The site is less than a $\frac{1}{2}$ mile, 9 minute walk from the Virginia Brown Recreation Center and St. John branch of the Austin Public Library. Central Texas Food Bank has a food pantry on-site. Austin Public Health also coordinates a variety of social and health services on-site. Pickle Elementary School is also on this site, making great walkable schooling for young residents of these multi-bedroom units. (See below for more.)
- **Support of the neighborhood:** The St. John Contact Team is supporting the rezoning of this property to SF4A, based on the project concept.
- **Anti-displacement:** This project would create deeply affordable ownership housing at a time when rental homes in St. John are being sold due to escalating home prices, displacing current tenants. We propose to – pending the approval of the city Law Department and Housing and Planning Department – prioritize buyers who currently live in or have historic ties to the St. John neighborhood.
- **Integrated housing:** Half of the units in this development will be market-rate homes.
- **High leverage of OHDA funds:** OHDA funding would allow this site to utilize Affordability Unlocked, with 50% of the units as market-rate. This allows the increased number of market-rate units to carry part of the fiscal load instead of a greater subsidy, while the affordable units can be built with likely no profit or even at a small loss. The

affordable units will also be as much as \$189,000 below current market pricing, which dwarfs the city's per-unit investment, making it an excellent use of funds. (See below for more.) This is all the more impressive due to spiraling building costs and the opportunity cost of not building high-priced, market-rate housing.

- **Advancing affordable housing models:** This project would be the only one we are aware of that utilizes subsidy funds to leverage Affordability Unlocked in a true 50-50 affordable-market infill housing project. This model could be potentially very useful in Project Connect anti-displacement infill development on smaller residential lots. The use of Community Powered Workshop as the architect also means these plans would be available to other affordable housing builders, and Capital A can also share with builders how the economics of the project worked out.
- **Opportunity cost:** If this project is not funded, we intend to sub-divide the property and sell it for development under its current SF-3 standards, likely as two large single-family homes. This is far from our ideal outcome for this land, as we think it would further gentrification trends in the neighborhood.
- **Context-sensitive design:** While this infill project does have a higher zoning than the typical St. John lot, the development is still only two stories and, as requested by the neighborhood, provides parking for each unit. The form will be townhomes (attached single-family), made possible by Affordability Unlocked. The affordable units will all be approximately 1,100 square feet and two stories, three bedroom/two bathroom. All affordable units will have one private parking space in a carport/garage at the rear of the unit.

1. Affordability level, comps, and subsidies (describe the proposed homeowner population, income levels, and services, if any, to be provided to or made available to residents):

The community will feature 50% affordable homes (three units) at a max 80% MFI. This application currently lists pricing at \$214,200.

The additional funding will help to level will produce units at \$200,000, which is at least \$203,000 below the market value for recently constructed 2-bedroom homes sold in St. John in the past year:

Address	Bedrooms	Bath	Square Feet	List Price	Sale Date	Current Zillow Estimate	Year Built
7011 Blessing Ave #2	2	3	1098	\$439,900	11/22/2020	N/A	2020
7601 Bethune Ave UNIT A	2	3	1574	\$415,000	6/8/2020	\$510,291	2017
7302 Bennett Ave #A	2	3	1430	\$360,000	2/5/2021	\$435,086	2016
Average				\$404,967		\$472,689	

1b. Services

Due to the small number of units at the property, services will not be provided on-site. Referrals to services available in the community will be made on an as-needed basis.

However, the immediate, walkable area has a high density of services. Within a half-mile walk are the Virginia Brown Recreation Center, St. John branch of the Austin Public Library, and Pickle Elementary School. At the recreation center, Central Texas Food Bank operates a food pantry and Austin Public Health coordinates the following services:

Health services by RNs (Registered Nurses)

- Check your blood pressure, cholesterol, and blood sugar
- Pregnancy testing, and referrals if needed
- Help coordinating your health care if you have a chronic disease
- Refer you to a doctor or clinic if needed

Basic services

- Food pantry and other food help
- Notary services
- Help you fill out forms and applications
- Bus passes

Social services

- Short-term counseling
- Help with finding jobs
- Help applying for other benefits

Information and referrals

- Help find other resources in the community
- Training and education
- Rent and utility help
- Help you find clinics, doctors, and health insurance

Other services at different times of the year

- Blue Santa applications (free Christmas toys)
- Fans -- in the spring

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

Because the 1021 E St Johns development is entirely ownership units, no units can be reserved for Housing Choice Voucher holders (Section 8).

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

All units comply with the Visibility Ordinance (Chapter 5-1 of the City Code, Article 3, Division 2) required for townhomes with SMART Housing designation.

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

At time of submission, the site is currently in the process of a rezoning from SF-3-NP to SF-4A-NP. The documentation will be submitted under separate cover to NHCD. The St. Johns/Coronado Hills Neighborhood Planning Area Future Land Use Map, last updated in April of 2012, shows this area as designated single family. The project is proposed to be small-lot single family residences, which is a similar use, though it still requires a Neighborhood Plan Amendment (NPA) to be filed concurrently with the rezoning.

The application is currently pending at the Planning Commission, awaiting the result of this funding application. It has been endorsed by the St. John Contact Team as well as planning staff. However, if this application is denied then the rezoning application will be withdrawn and the site will be developed as market-rate, single-family homes.

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.

The total cost for 1021 E St. Johns in our originally approved application was \$2,219,847 and is now \$2,691,548. This \$471,701 difference is due to the stark increase in material costs since our approval. We are requesting for an additional \$267,000 to not only help with the increase in material cost but to also help cover costs since we will be dropping the sales price by \$50,000 due to the new AU sales price limitations.

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 - the current site does not contain an occupied structure.

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.

Not applicable - 1021 E St Johns is not located in a VMU, PUD, or TOD.

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

The revised SMART Housing Certification letter was issued on July 7th, 2021 and is included with this application.

Safe – 1021 E St Johns is located in central Austin. The new construction of the property will eliminate any potential safety concerns arising out of a vacant lot and will offer efficient, high-performing and healthy homes to better serve low-income Austinites.

Mixed Income – 1021 E St Johns will provide affordable and market rate for-sale options for an area that is currently primarily rental developments.

Accessible – 1021 E St Johns will be designed and constructed to meet and/or exceed the City's minimum accessibility requirements.

Reasonably Priced – Designated affordable units will be available for purchase at a price affordable to families with incomes less than 80% of Median Family Income.

Transit-Oriented – 1021 E St Johns is located on the Capital Metro 300 (Springdale/Oltorf) bus route, in addition to being within $\frac{3}{4}$ mile to multiple other bus stops.

Project Summary Form

1) Project Name 1021 E St Johns	2) Project Type Mixed-Income	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 0.2909 Acres, NorthEast Facing E St. Johns Ave & East facing Providence		5) Mobility Bond Corridor Airport Blvd
6) Census Tract 18.12	7) Council District District 4	8) Elementary School PICKLE EL
9) Affordability Period 99 Years		
10) Type of Structure Single Family	11) Occupied? No	12) How will funds be used?

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			3			3
Up to 120% MFI						0
No Restrictions				3		3
Total Units	0	0	3	3	0	6

15) Initiatives and Priorities (of the Affordable Units)

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

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

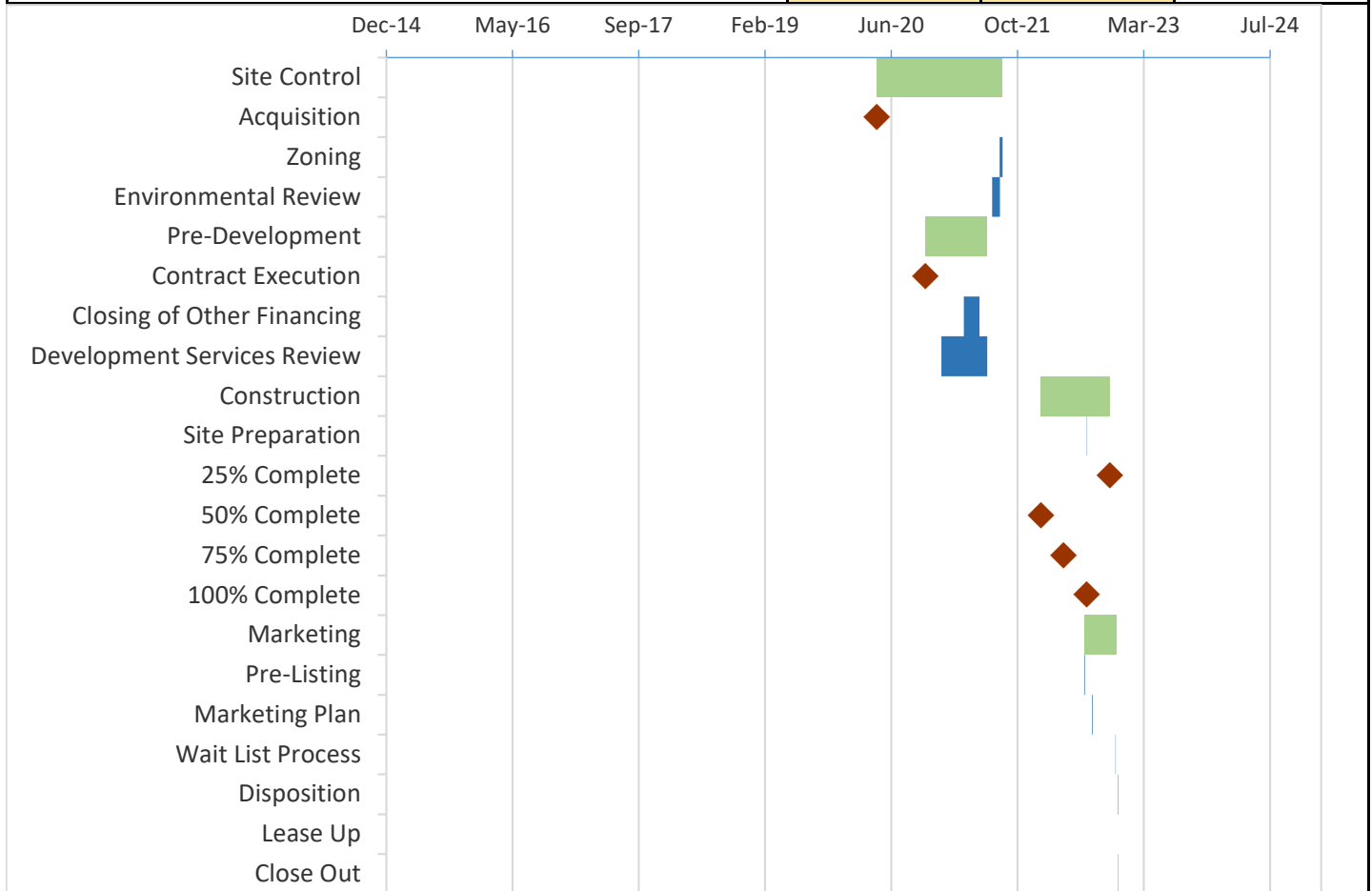
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	1,340,182	Acquisition	276,000
Equity	525,366	Off-Site	
Grant		Site Work	159,510
Other		Sit Amenities	
Deferred Developer Fee (not applicable for OHDA)	350,000	Building Costs	1,419,092
Previous AHFC Funding	200,000	Contractor Fees	154,822
Current AHFC Request	276,000	Soft Costs	249,366
		Financing	82,757
		Developer Fees	350,000
Total \$	2,691,548	Total \$	2,691,548

Development Schedule

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



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review	0		
Engineering	75,000		
Survey	4,500		
Architectural	110,000		
Subtotal Pre-Development Cost	\$189,500	\$0	
Acquisition			
Site and/or Land	276,000		
Structures	0		
Other (specify)	0		
Subtotal Acquisition Cost	\$276,000	\$0	
Construction			
Infrastructure	71,760	476000	
Site Work	159,510		
Demolition	4,680		
Concrete	148,000		
Masonry	0		
Rough Carpentry	405,600		1
Finish Carpentry	45,240		
Waterproofing and Insulation	35,880		
Roofing and Sheet Metal	16,770		
Plumbing/Hot Water	105,848		
HVAC/Mechanical	78,000		
Electrical	96,160		
Doors/Windows/Glass	76,440		
Lath and Plaster/Drywall and Acoustical	51,324		
Tiel Work	14,430		
Soft and Hard Floor	36,036		
Paint/Decorating/Blinds/Shades	56,179		
Specialties/Special Equipment	15,781		
Cabinetry/Appliances	61,485		
Carpet	0		
Other (specify)	154,822		contractor fee
Construction Contingency	99,480		
Subtotal Construction Cost	\$1,733,425	\$476,000	
Soft & Carrying Costs			
Legal			
Audit/Accounting			
Title/Recordin	12,000		Title and Closing
Architectural (Inspections)			
Construction Interest	82,757		Including Closing cost
Construction Period Insurance	22,166		
Construction Period Taxes	0		
Relocation	0		
Marketing	12,500		
Davis-Bacon Monitoring			
Developer Fee	350,000		
Other (specify)	13,200		GNDC Buyer education and affordability compliance
Subtotal Soft & Carrying Costs	\$492,623	\$0	
TOTAL PROJECT BUDGET	\$2,691,548	\$476,000	

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
Number of Units	3 @ 80% MFI	3 @ Market Rate	0	0	0	0	0
Number of Bedrooms	2	3	0	0	0	0	0
Square Footage	1200	1800	0	0	0	0	0
Anticipated Sale Price	\$200,000	\$500,000	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0		\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0		\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$200,000		\$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	\$1,163	\$3,199	\$0	\$0	\$0	\$0	\$0
Monthly Interest	P++HOA Combined	P++HOA Combined	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$437	\$750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$83.00	\$83.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,683	\$4,032	\$0	\$0	\$0	\$0	\$0

Project Name	1021 E St Johns	
Project Type	Mixed-Income	
Council District	District 4	
Census Tract	18.12	
Prior AHFC Funding	\$200,000	
Current AHFC Funding Request Amount	\$276,000	
Estimated Total Project Cost	\$2,691,548	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% 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	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% 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	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	3	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	0	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	3	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	0	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	0	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	24	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	35%	% of total project cost funded through AHFC request
Leverage Score	9	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$158,667	Amount of assistance per unit
Subsidy per unit score	5	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$79,333	Amount of assistance per bedroom
Subsidy per Bedroom Score	15	(\$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	29	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	53	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

1021 E St Johns Ave
OHDA Funding Application
Attachments

1021 E St Johns Ave

OHDA Funding Application

Attachments 1. Entity Information

CAPITAL A HOUSING

Firm Bio



Firm Name

Capital A Housing

President

Eyad Kasemi

Address

5110, Lancaster Ct, Austin, TX 78723

Point of Contact

Conor Kenny, Principal

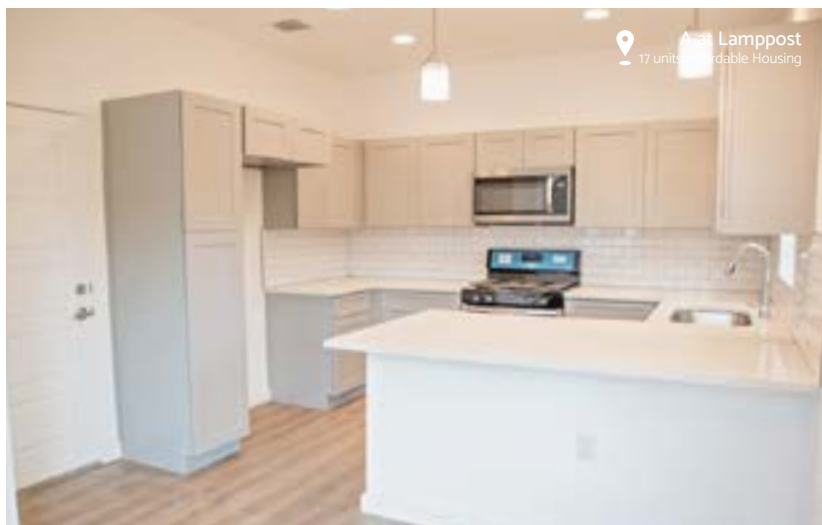
512.968.3050

conor@civiltudegroup.com

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

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, "A at Lamppost", nearing its completion in 2022. A at Lamppost was the first project to be built under the city's Affordability Unlocked policy, which principal Conor Kenny worked on during his tenure at the city's Planning Commission. Capital A also partnered with the City of Austin to secure \$1.3 million in development assistance funding to keep 100% of the units there below-market-rate, with buyers falling below 80% of the city's Median Family Income.

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



CAPITAL A HOUSING

Project Experience



Project Name

A at Lamppost

Total Construction Cost

\$4,700,000

Unit Count or Sq ft.

17 multi-bedroom units

Location

12500 Lampost Lane, Austin, TX 78727

Completion Date

2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Blackland CDC Alley Flats

Total Construction Cost

\$454,686

Unit Count or Sq ft.

3 units

Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

Completion Date

October 2020

Owner

Blackland CDC

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



CAPITAL A HOUSING

Project Experience

**Project Name**

Jordan at Mueller

Total Construction Cost

\$26,700,000

Unit Count or Sq ft.

132 units

Location

2724 Philomena St, Austin, TX 78723

Completion Date

December 2019

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



CAPITAL A HOUSING

Project Experience



Project Name

La Vista de Lopez

Total Construction Cost

\$5,800,000

Unit Count or Sq ft.

27 units

Location

809 E. 9th St, Austin, TX 78702

Completion Date

Est December 2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Cedar Alley Flat

Total Construction Cost

\$167,000

Unit Count or Sq ft.

1 units

Location

1608 Cedar Avenue, Austin, TX 78702

Completion Date

December 2019

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



1.B. – Certificate of Status

The owner and developer of record is Capital A Housing. Talia at E St Johns LLC is the investor entity contributing the land to this development.

Attached are the Certificates of Standing from the Secretary of State for the above mentioned entities.

4/13/22, 3:46 PM

Franchise Search Results



Franchise Tax Account Status

As of : 04/13/2022 15:38:48

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

CAPITAL A HOUSING, INC.	
Texas Taxpayer Number	32079891027
Mailing Address	5110 LANCASTER CT AUSTIN, TX 78723-3024
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	12/08/2021
Texas SOS File Number	0804347609
Registered Agent Name	WILLIAM MOYER
Registered Office Street Address	5110 LANCASTER COURT AUSTIN, TX 78723

Comptroller's Section
P.O. Box 13697
Austin, Texas 78711-9697



John B. Scott
Secretary of State

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 Capital A Housing, LLC (file number 804127906) a Domestic Limited Liability Company (LLC), was filed in this office on June 28, 2021.

It is further certified that the entity states 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 November 03, 2021.



John B. Scott
Secretary of State



Franchise Tax Account Status

As of : 01/25/2021 15:45:56

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

TALIA AT E SAINT JOHNS LLC	
Texas Taxpayer Number	32073972542
Mailing Address	701 KINGSTON PL CEDAR PARK, TX 78613-2564
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	04/16/2020
Texas SOS File Number	0803594716
Registered Agent Name	TAMMAM KOLKO
Registered Office Street Address	701 KINGSTON PLACE CEDAR PARK, TX 78613

1.C. – Statement of Confidence

Eyad Kasemi and Fayez Kazi began their involvement in the development of affordable housing in Austin through their Civil Engineering firm, Civilitude, founded by Kazi ten years ago. While Civilitude has worked on projects outside of Austin, this has only been for engineering services. Kasemi developed the first City of Austin Affordability Unlocked project, A at Lamppost. All consultants and the professional team engaged are all local to Austin and have experience working on Austin-based, affordable housing projects.

1021 E St Johns Ave

OHDA Funding Application

Attachments 2. Principals Information

Tab 2 Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of 1021 E St Johns Ave:

Developer	Capital A Housing
Civil Engineer	Civilitude
Architect	Studio Momentum
General Contractor	Constructinople
Property Management	Goodwin Company
Buyer Certification/Verification	GNDC

Please see the attached documentation of experience for the team members listed above. Each team member has vast experience in the development of affordable housing and intimate familiarity with the funding sources scheduled for this project.

Eyad Kasemi, EIT
President



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

Relevant Project Experience

Years of Experience

7 years

Years in the Firm

3 years

Education:

BS Civil Engineering,
Al Baath University,
Homs, Syria

Registration:

TX EIT # 51951

A at Lamppost, Austin, TX

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

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

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

Fayez Kazi, PE, LEED AP
Principal



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

Relevant Project Experience

La Vista de Lopez, Austin, TX,

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

Lakeline Station Apartments, Austin, TX

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

Cardinal Points Apartments, Austin, TX

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

Guadalupe Saldana Apartments, Austin, TX

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

Sierra Vista Apartments, Austin, TX

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

Gaston Place Apartments, Austin, TX

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

Years of Experience 24 years

Education:

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

Registration:

- Texas PE# 96489,
- LEED Accredited Professional

Community Leadership:

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

Conor Kenny

Principal and Director of Public Affairs



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

Years in the Industry

- 18 years

Years in the Firm

- 1 years

Education:

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

Community Engager Experience**A at Lamppost, Austin, TX**

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

2011 Franklin Ave, Austin, TX

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

ST Georges Green, Austin, TX

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

A at E St Johns Ave, Austin, TX

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

Nicole Joslin, AIA, LEED AP

Head of Community Design



Nicole Joslin is a licensed Architect and experienced community planner with a diverse professional and academic background in community engaged design and housing advocacy. Her 14 years of civic engagement and leadership has provided her with a deep understanding of equitable design and development processes that support more complete communities. Ms. Joslin has joined Capital A Housing from the nonprofit world where she previously served as Executive Director of Austin-based community design center, Community Powered Workshop.

Relevant Project Experience**Austin's Strategic Housing Blueprint Implementation Plan, Austin, TX***Community Powered Workshop*

The plan to help the creation of 60,000 affordable units over the coming decade for households earning approximately \$60k or less through funding sources, potential regulations and creative approaches. Ms. Joslin served as the lead in crafting and implementing a comprehensive community-engagement process for the creation of an Implementation Plan for the City of Austin's first documented housing strategy framework. This process helped to inform place-based strategies for achieving the housing goals set by City leadership and the community at large.

Montopolis Right to Remain Plan, Austin, TX*Community Powered Workshop*

The Montopolis neighborhood initiative, with a focus on 238 homes, to help the current residents stay in their homes while facing gentrification. Under Ms. Joslin's leadership, this collaboration of Community Powered Workshop, the Guadalupe Neighborhood Development Corporation, and community members of the Montopolis neighborhood aimed to understand the needs and challenges of low-income families in the historically Latino Montopolis neighborhood and identify opportunities for the development and preservation of affordable homes. In order to compile information that accurately reflected the community history, culture, and trauma, the team brought together existing community leaders and residents through workshops and focus groups. By listening to the needs, concerns, and priorities of the residents, the team created a report that reflects their voices and highlighted potential action items that could address local concerns. This activity and advocacy continues today under the leadership of Mi/My Montopolis, a resident-led organization dedicated to the preservation of affordability and community culture in the Montopolis neighborhood.

Central Williamson Creek Greenway Community Vision Plan, Austin, TX*Community Powered Workshop*

A community-led vision for a resilient and connected urban floodplain across 76 acres of underutilized parkland and flood-buyout properties. Ms. Joslin secured and managed multiple funding sources to support a community-led vision plan that re-imagined Central Williamson Creek and its immediate surroundings as a resilient, healthy and connected area that all residents of the surrounding vibrant South Austin community can enjoy. Under her leadership, this multidisciplinary team facilitated a robust community engagement process that produced a community vision plan that was adopted by the City of Austin Watershed Protection Department and Parks and Recreation Department as the guiding document for public and private investments in the area.

The Alley Flat Initiative, Austin, TX*Community Powered Workshop*

The Alley Flat Initiative created an adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. Ms. Joslin stewarded the growth of this award winning program, which seeks to assist long-time homeowners in developing income-restricted Accessory Dwelling Units in the backyards of single family homes. Her leadership in advocacy, housing finance, design, and development innovation elevated this program to the national spotlight with the awarding of the Ivory Prize in 2019 and has produced numerous affordable infill housing opportunities across Austin.

Years of Experience

14 years

Education:

M.S. Community and Regional Planning, University of Texas at Austin

Bachelor of Architecture, University of Oklahoma

Registration:

TX Architect #23568

LEED Accredited Professional

Community Leadership:

Co-Chair, Community Engaged Design Committee, Texas Society of Architects

Advocacy Committee member, HousingWorks Austin

Former Chair, Austin

Housing Coalition

Former Board Member, Evolve Austin

Former Vice-Chair and

Co-Founder, Women

Design Build

Adjunct Faculty, Univer-

sity of Texas School of

Architecture



Civiltude Engineers & Planners

Firm Bio

Firm Address

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Fayez Kazi, PE, LEED AP

fayez@civiltitude.com

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm's Registration Number

F-12469

Firm Overview & History

Civiltitude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Led by Fayez Kazi, PE, Civiltitude's core principle was to deliver effective design solutions and experienced project management competitive to large companies while providing personal, flexible and timely communication that is unique to a small, nimble firm. Nhat Ho, PE, started as an engineer with Civiltitude since its early inception and joined the management team in 2014. Jim Schissler, PE, joined Civiltitude's leadership team in early 2018 after three decades of practice and management with several major local firms.

Civiltitude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team packs a combined 65 years of experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, our team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

When it comes to growth, our focus is not only on our team size and expanding public and private sector portfolios but also deepening trust with our clients. In 2010, our team of three dedicated our expertise to serving public school and affordable housing segments which were largely underserved, especially when there were fewer and smaller projects.

Today, with our team size of 23 employees, Civiltitude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructure such as pipelines, roadways, trails, ponds, and parks; educational and sports facilities; tax credit and market-rate multi-family housing; master planned communities; and mixed use complexes for office, retail, entertainment and industrial. Our core services include land feasibility studies; site and infrastructure construction documents; site permitting and acceleration strategies; bid review, value engineering and cost control; project management; and construction administration. Civiltitude specializes in pipeline design, site and right-of-way permitting and acceleration, and karst void mitigation. Our clients are just as diverse, from individual home owners, to neighborhood associations, housing authorities, municipalities, non-profit affordable housing providers, transportation authorities, and private developers.

Civiltude Engineers & Planners

Relevant Experiences



Project Name

Gaston Place Apartments

Location

1920 Gaston Place, Austin, TX

Owner

Accessible Housing Austin!

Completion Date

Summer 2020

Construction Cost

\$3 Million

Reference

Melissa Orren, Executive Director of Accessible Housing Austin!, 1640A East 2nd St, Austin, TX, 78702

Gaston Place Apartments

Founded by leaders in Austin's disability rights community, Accessible Housing Austin! (AHA!) is excited to be breaking ground later this year for AHA! at Briarcliff. The 27-unit complex in northeast Austin will provide one and two-bedroom apartments for households with incomes below 50% of the median family income. Six of the units will be designated as "deeply affordable."

In keeping with its mission to provide affordable and accessible housing for tenants with disabilities, AHA! will exceed federal integration standards with half of the units being accessible and the other half adaptable.

Civiltude worked closely with AHA! & HACA to minimize public sidewalk improvements required by the City of Austin under subchapter E. We also assist the successful partnership with Public Works that built the missing section of sidewalk in front of the site which further reduced project construction cost. Civiltude assisted HACA in understanding and resolving issues related to the unified development agreement due to complex site ownership structure.



Civiltude Engineers & Planners

Relevant Experiences

**Project Name**

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

Walter Moreou, Executive Director of Foundation Communities, 3036 South First Street, Austin, TX 78704

Lakeline Station Apartments

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to LakelineTOD Station in the northwest corner of Rutledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property.

Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rutledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.



Civiltude Engineers & Planners

Relevant Experiences



Project Name

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

City of Austin / Sandra Harkins (Neighborhood Housing & Community Development)

Colony Park

208 acres master planned community including Colony Loop Drive extension and several new streets with above ground and underground infrastructures to serve a mixed use development.

Civiltude provided preliminary utility plan for the entire masterplan and construction plans for water, wastewater and reclaimed water in the Phase 1 street extensions. The project features several miles of roadways with seventeen street sections, some with very limited public right-of-way width. Civiltude played crucial role in facilitating conversation between Austin Water Utility and street design consultant in order to achieve the desirable sections while still accommodating necessary utilities. The team also assisted with resolving issues related to erosion hazard zone, critical environmental feature buffer, and creek crossing for streets and bridges. Civiltude prepared Service Extension Request analysis to optimize offsite improvements as well as designed phase 1 construction plans for water, reclaimed and wastewater improvements on site.





Civiltude Engineers & Planners

Relevant Experiences

Project Name

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

Construction Cost

\$5.1 Million

Greenwater Redevelopment

Public-private partnership redevelopment project in Downtown Austin to extend West 2nd Street for two blocks from San Antonio to Shoal Creek Bridge and Nueces Street from Cesar Chavez to West 2nd Street alley including all utilities.

Civiltude designed and permitted 900 LF of 16” water, 800 LF of 12” wastewater, 300 LF of 8” reclaimed water, and 400 LF 24” supply & return chilled water main extension. Civiltude’s Principal and project manager, Mr. Nhat Ho, personally resolved major field issues and facilitated meeting with reviewers and inspectors on site to ensure project continuation. Examples of field issues are bypass pumping for tie-in to a major 42” wastewater main, assessment of major box manholes, and curve wastewater line with fiber-glass manholes due to dry utility conflicts.



Fayez Kazi PE, LEED AP
CEO



Mr. Kazi has over 20 years of experience providing public and private sector clients with entitlements and the design, management and construction of site development projects. Mr. Kazi has worked on projects as small as ADA improvement projects to complex site development and roadway projects. Mr. Kazi brings a unique combination of technological savvy, professional service, technical knowledge and enthusiastic commitment to his clients. His strengths also include a deep understanding of the permitting process, environmental sensitivities, grading and drainage as demonstrated by the list of selected projects below:

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

Design Engineer on two separate contracts for water utility improvement and construction documents to upgrade water meter connections and a structural retaining wall design. Responsibilities include working with Austin Fire Department, Austin Water Utility, and commercial building inspectors, preparing construction plans, spoils calculation, and specifications for reuse of elevated pathways.

Sierra Vista Apartments – Foundation Communities – Austin, Texas

Project Principal on three separate contracts beginning with a tree & topographical survey of 9-acre tract with existing multi-family apartment units. The survey was used to provide a report with profiles of the accessible paths and sections at every 5' to help identify non-compliant slopes. Involvement led to preparation of well plugging plan and permitting through the Barton Springs Edwards Aquifer Conservation District for a 4' wide, 37' deep unrecorded well on the property. Currently developing construction plans for sidewalk & grading to provide ADA accessibility and improve drainage. Design includes 315 LF stormwater line & area inlets and site improvements for proposed Learning Center.

Greenwater Redevelopment – Trammel Crow – Austin, Texas

Project Principal for site/civil construction documents and permitting for utility infrastructure design for \$550 million redevelopment project of the former City of Austin Green Water Treatment Plant that will provide nearly 2 million square feet of new space. Planned development includes high-rise mixed use buildings, apartment residential units with provisions for affordable housing, hotel, office and retail space. Nueces Street and 2nd Street will be extended through the site to connect the Second Street and Seaholm Power District.

Presidium Riverside Apartments – Cadence McShane – Austin, TX

Project Principal for site/civil construction documents and permitting for utility infrastructure development will provide 1, 2 and 3 bedroom apartments and amenities.

Jenkins Design Center Office Complex – Jenkins Custom Homes – Bee Cave, TX

Project Principal for the civil/site design for office complex on a 1-acre tract in Bee Cave, Texas. Development included a 7,000 SF Luxury Home Idea Center at Jenkins Park Plaza with high-end custom home fit and finish within walking distance of the Hill Country Galleria and residential apartments. Designed with professional architects, engineers and artists in mind, the site incorporates an interior tree grove and rock outcropping into the visual aesthetics. Civiltude team designed and permitted the first full infiltration raingarden in the City – educated local government and regulatory officials. Contaminant removals satisfied the stringent water quality regulations of the City of Bee Cave while promoting low impact development thus enhancing the site.

Colony Park – City of Austin – Austin, Texas

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

Years of Experience:
24 years

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

Registration:
Licensed Professional Engineer Texas PE # 96489
LEED Accredited Professional

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

Nhat M. Ho PE, LEED GA
President



Mr. Ho brings over ten years of versatile experience from different areas of **civil engineering, structural engineering**, architectural design, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management systems, wet utilities, and sports running tracks to retaining structures, spatial arrangement of buildings and site integration. His land development experience includes site feasibility studies, zoning changes, subdivisions, and commercial site plans. He has cultivated relationships with review staff, especially at the City of Austin, and has built a reputation for effective and responsible design. His in-depth expertise includes utilities, innovative water quality management and accelerated site plan permitting. Specifically with RRISD & AISD, Mr. Ho has extensive knowledge with the inter-local agreements and dedicated review teams that control school projects for the City of Austin.

Years of Experience:
10 years

Education:
BS Architectural Engineering, The University of Texas at Austin

Registration:
Licensed Professional Engineer Texas PE # 119194
LEED Green Associate

Affiliations:
Water & Wastewater Commissioner
Joint Sustainability Committee
Chair of Mueller Neighborhood Association
Real Estate Council of Austin
Greater Austin Asian Chamber of Commerce
Downtown Austin Alliance
South Congress Combined Neighborhood Contact Team
Structural Engineering Institute

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

Design Engineer on two separate contracts for water utility improvement and construction documents to upgrade wa-ter meter connections and a structural retaining wall design. Responsibilities include working with Austin Fire Department, Austin Water Utility, and commercial building inspectors, pre-paring construc-tion plans, spoils calculation, and specifica-tions for reuse of elevated pathways.

Sierra Vista Apartments – Foundation Communities – Austin, Texas

Field Engineer responsible for quantifying soil volume and dynamic cost estimate for contract work required to plug a 4' wide, 37' deep unrecorded well discovered on the prop-erty. Work also included site investigation, coordination with licensed well driller, and on-field direct response regarding material and procedure of the plugging process.

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.

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.

The Yard Redevelopment – The Yard LLC – Austin, Texas

Project Principal overseeing the public water and wastewater improvements to serve over 150,000 SF of mixed use redevelopment. In charge of wastewater capacity analysis for over 8,000 properties near the project site to develop accurate demand for the proposed

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.

Woodbridge Subdivision – Polis Properties – Austin, Texas

Project Manager for subdivision construction documents and permitting for public street, utility, and storm-water 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.

Fox Sparrow Subdivision – Verdant Frontiers – Cedar Park, TX

Project Manager for site/civil construction documents and permitting for public street, utility, and stormwa-ter infrastructure design for 17 lot subdivison in Cedar Park. Design included over 1,710 LF of 8" water and wastewater lines.

Mike Reyes, PE

Director of Civil Engineering,
Civiltude LLC
Engineers & Planners
Established 2010

**Education**

BS Architectural Engineering
The University of Texas at
Austin

Registrations

Licensed Professional Engineer
Texas PE# 111664

Software Proficiency

AutoCAD Civil 3D
Autodesk Hydraflow Express
Autodesk SSA
Microstation
ESRI ArcGIS
WaterCAD
EPANET
StormCAD
PondPack
HEC-HMS
HEC-RAS

Current Workload Availability

70%

Mr. Reyes's career includes more than 14 years of extensive experience in the design, construction management, review, and approval of civil engineering land development projects throughout the Greater Austin area and the State of Texas. Current projects consist of the design and construction management of several concurrent municipal and private projects in Central Texas. Duties include working closely with clients and development teams, feasibility studies, site development, drainage and innovative water quality design, utility design, regulatory permitting through local and state agencies, cost estimating and construction management as demonstrated by the list of selected projects below:

CLMP220 Mobility Rotation List - Phase 2 – City of Austin – Austin, TX

QA/QC for civil engineering on several projects under this rotation list. The successful completion of these projects required close coordination with City agencies, a thorough knowledge of local conditions and construction practices, familiarity with TDLR and ADA accessibility regulations, efficient deadline setting, and the ability to respond to public input during the design and construction processes.

Austin Water Utility Smart Meter Installation – ACLARA – Austin, TX

QA/QC for Civiltude's traffic control plan for over 150 sites of Data Collection Unit installation across Austin Water's service area. Civiltude works closely with Aclara and construction vendors in developing optimized traffic control scenarios based on means and methods. Civiltude also collaborates with Austin transportation department staff in developing pre-approved new traffic control details specifically for the workflow of this public project.

BondWide Technical Review & Permitting Support – AECOM & McKissack&McKissack –Austin, TX

Project Manager that provided technical peer review for the civil discipline to ensure code compliance, constructability and risk mitigation for the District. We also reviewed, benchmarked and developed permitting strategies for the design team to ensure the project's success

Highland & Brownie Park – City of Austin – Austin, TX

Project Manager for the improvements at Highland and Brownie Park. Mike leads/coordinates the site permitting, and site plan exemption for both sites.

Fontain Plaza – RedLeaf Properties & Austin Community College-Highland– Austin, TX

Project Manager for the site, drainage, and utility relocation and improvements at Fontaine Plaza, a former mall surface parking lot transformed into an urban park. Coordinated ADA compliant paths throughout the park to connect to the internal circulation routes of the Highland Campus.

Waterloo Greenway – Corridor Framework Plan – City of Austin – Austin, TX

Project Engineer for The Corridor Framework plan which consisted of a comprehensive investigation of the post-Waller Creek tunnel completion conditions along Waller Creek, and preparation of the plan that would guide the redevelopment of Waterloo Greenway public trails and parks from Lady Bird Lake to 15th Street. Mike led research efforts and onsite field investigations to document the location/existence of all stormwater creek outfalls, water/wastewater utilities, overhead and underground dry utilities along Waller Creek. He developed utility feasibility relocation plans and strategies to allow for proposed public trail and park improvements. Mike also coordinated with stakeholders, COA, and the Waterloo Greenway Conservancy on preliminary trail alignments and creek restoration efforts.

Canopy Walk at the Fairmont Hotel – Manchester Financial Group – Austin, TX

Project Manager for The Canopy Walk, an outdoor aerial walkway connecting the Fairmont Hotel to the Austin Convention Center (ACC), spanning over Red River Street and Waller Creek. This is one of the first public/private collaborative design and construction efforts to be compatible with the vision for the Waterloo Greenway, a future public park winding along Waller Creek. Utilizing HEC-RAS, Mike led/coordinated the floodplain drainage study within Waller Creek within the vicinity of the ACC. He also designed the relocation of existing ACC roof drainage outfalls into Waller Creek. Creek restoration and construction phase creek protection plans were also developed. Mike also managed construction phase services and site inspections through final project completion.



CONSTRUTINOPLE LLC

Firm Bio

**Firm Address****5110 Lancaster Ct, Austin, TX 78723****President****Kenda Dawwami****Partner****Fayez Kazi, PE, LEED AP****TX PE License No. 96489****Date of Organization****March 2018****Type of Organization****Limited Liability Company****Office Telephone****+1 512 761 6161****Email****connect@constructinople****NAICS Codes****541330, 561730, 236115, 236116****Certification****HUB, WBE****Employee****6**

Firm Overview & History

Constructinople is a construction firm established in early 2016 as a sole proprietor and quickly brought on partners and incorporated in 2018. Located in Austin, Texas and led by Kenda Dawwami, Fayez Kazi and Eyad Kasemi, Constructinople provides senior level attention and the flexible, timely response only a small, nimble firm can deliver. Constructinople is associated with Falcon Eye Asset Holdings, Parmer Housing. The shareholders and executives of these companies are comprised of seasoned businessmen and engineers, who bring to the table not only over 52 years of professional experience both locally and internationally but also the following strengths:

- Development as well as construction of over 60 dwelling units collectively.
- Providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects
- Extensive understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities.
- Urban planning and zoning to civil infrastructure design and land development.

Experience

Constructinople has experience working with Austin based non-profit and public entities such as Blackland Community Development Corporation, Austin Community Design and Development Center, as well as HPD Development. We understand the balance between initial investment versus long term benefits and that the best value is not always the cheapest up front. We understand that with nonprofit entities, fostering good relationships with neighbors and preserving the reputation of the organization is just as important as obtaining permits on time. We also understand the critical challenge of controlling cost once the budget is set. Our standard of practice includes meeting with Client weekly once construction begins in order to ensure all errors are caught and all unforeseen conditions are resolved with the least cost impacts.

CONSTRUTINOPLE LLC

Project Experience



Project Name

Cedar Alley Flat

Location

1608 Cedar Ave, Austin, TX 78702

Owner

David Cicocioppo

Trish Cicocioppo

Construction Date

April 2019

Construction Cost

\$167,000

Cedar Alley Flat

Project Overview

Constructinople served as the contractor for this precedence setting SMART housing project for the ever growing demand for housing in Austin. This project achieved a notable 3 Star Green Building Rating. Cedar Alley Flat provides affordable rental opportunities to a 3 person family at 80% MFI. This accessory building designed by Austin Community Design & Development Center (ACDDC) was added on to a single family lot with an existing house.



CONSTRUTINOPLE LLC

Project Experience



Project Name

Willowrun Flats

Location

3644 Willowrun Dr. Austin, Texas 78704

Owner

Kenda Dawwami

Hachem Dadouch

Construction Date

October 2019

Construction Cost

\$290,000

Willowrun Flats

Project Overview

Constructinople recently finished constructing an additional two units, for a total of six units, to this affordable housing targeted for St. Edward's University students. This is a great example of infill where demand is high. Non-Voe materials and low-flow fixtures were used to make this project comply with a high Green Building Rating.



CONSTRUTINOPLE LLC

Project Experience



Project Name

Lancaster Unit B

Location

5110 Lancaster Ct. Austin, Texas 78723

Owner

Fayez Kazi

Construction Date

March 2018

Construction Cost

\$148,000

Lancaster Unit B

Project Overview

Constructinople's first ADU in the urban core just outside of the Mueller District. The unit offers 1,000 sf of residential rental close to transit and bike paths.



CONSTRUTINOPLE LLC

Project Experience

**Relevant List of Projects****Completed Project**

- 5413 Duval St., Austin, Tx 78751
- 5400 Freidrich Ln., Austin, Tx 78744
- 1012 Arthur Stiles Rd., Austin, Tx 78721
- 500 Oakridge Dr., Round Rock, Tx 78681 3
- 700 Convict Hill Rd., Austin, Tx 78749
- 8503 Sweeny Cir., Austin, Tx 78723
- 10701 S. 1st. Austin, Tx 78748
- 4103 W Slaughter Ln, Austin, Tx 78749
- 1601 Haskell St., Austin, Tx 78702
- 4801 Monterey Oaks Blvd., Austin, TXx78749
- 8403 Mesa Dr., Austin, Tx 78759
- 1201 Payton Gin Rd., Austin, Tx 78758
- 1519 Coronado Hills Dr., Austin, Tx 78752
- 5110 Lancaster Ct. Units A, B, Austin, Tx 78723
- 1902 E. 22nd St., Austin, Tx 78722
- 1417 Kramer Ln., Austin, Tx 78758
- 1200 Estancia Pkwy, Austin, Tx 78748
- 1608 Cedar Ave., Austin, Tx 78702
- 3466 Willowrun Unit E, F, Austin, Tx 78704
- 11601 Tedford Dr., Austin, Tx 78753
- 4020 Lost Oasis Hollow, Austin, Tx 78739
- 5106 Village Square, Austin, Tx 78744
- 2610 W 10th St, Austin, Tx 78703
- 1211 E Oltorf St, Austin, TX 78704
- 1910 Salina St., Unit B, Austin, Tx 78722
- 2203 Salina St., Austin, Tx 78722

In Development and Constuction

- 2106 Chicon St., Austin, Tx 78722
- 12500 Lamppost Dr., Austin, Tx 78727
- 5800 St. Georges Green, Austin, Tx 78745
- 7505 Wynne Ln., Austin, Tx 78745
- 1142 Gunter atx 78721
- 1055 Springdale atx 78721
- 1032 Springdale atx 78721
- 3407 Cambridge Ct atx 78723
- 1021 E St Johns atx 78752

KENDA DAWWAMI

President, Constructinople Designers & Builders



Kenda Dawwami has extensive knowledge in the real estate and property management field. She manages not only her own properties but also those of several clients. For over 5 years, Mrs. Dawwami has successfully added improvements to both her and her investors' properties of multi-family apartment complexes by increasing the value of their investments through keeping track of the day-to-day financial operations as well as personally facilitating management across all properties. Over the years, Mrs. Dawwami has developed client relation skills necessary to thrive in the field through her extensive understanding of her clients' needs. As a first generation immigrant mother of two daughters, she believes in SMART Housing to help the low income community members to be able to find affordable homes and have equitable access.

Education BS Civil Engineering, Al Baath University Homs, Syria

Lease & Peoperty Management

3466 Willowrun Dr. Unit A,B,C,D,F Austin, Texas 78704
 3452 Willowrun Dr. Unit A,B,C,D,E Austin, Texas 78704
 5110 Lancaster Ct. Buildings 1, 2 Austin, Texas 78723
 411 W. St. Elmo Rd. Unit 1 Austin, Texas 78745
 11603 Tedford Dr. Austin, Texas 78753

Construction

5412 Duval St. Austin, Texas 78751
 5400 Freidrich Ln. Austin, Texas 78744
 1012 Arthur Stiles Rd, Austin, Texas 78721
 3466 Willowrun Dr. Unit A,B,C,D,F Austin, Texas 78704
 5110 Lancaster Ct. Buildings 1, 2 Austin, Texas 78723

Industry Experience

President, Constructinople Designers & Builders, Austin, TX

April 2018 - Present

General Contracting & Property Management

- Managed commerical and residential properties of mutual investors
- Executed strategic planning, scheduling, and budgeting of construction.
- Negotiated contracts, coordinated outsourcing and oversaw all contract labor work.
- Maintained the integrity and timeliness of company financials in accordance with surety, joint venture and bank requirements thus providing working capital and bonding availability.
- Monitored timely and accurate billings to the owner/bank representative.
- Managed all financial activities according to GAAP, including income recognitions.
- Sales Transactions as a Texas licensed realtor for over 15 properties.
- Reengineered the finance function, streamlined the internal control system and developed a company SOP manual.

Sole Proprietor, dba Constructinople, Austin, TX

March 2016 - March 2018

General Contracting

- Prepare estimates and quotes, obtain bids from subcontractors, manage daily operations of residential and commercial construction projects.
- Worked with, as well as trained a team, to cohesively accomplish tasks
- Managed and executed strategic planning, scheduling, and budgeting of construction.
- Negotiated construction contracts, coordinated outsourcing and oversaw all contract labor work.

Estimator, Al-Maraseem General Trading and Contracting Company, Kuwait

February 2012 - December 2014

General Trading & Contacting

- Read construction documents, prepare estimates and quotes, obtain bids from subcontractors.
- Accomplished projects and exceeded expectations
- Worked with, as well as trained a team, to cohesively accomplish tasks
- Learned to adjust and be flexible to accommodate customers' needs

EYAD KASEMI, EIT

Principal, Constructinople Designers & Builders



Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in wet utility distribution system design, subdivision design and processing, grading and drainage design and analysis, and permitting as well as environmental sensitivities. To sum it up in three words- he gets permits. He designed a 132-unit apartment complex in Mueller and obtained a site development permit within a record four months. In his free time, he dabbles in real estate development and construction. He actively helps Syrian refugee families in Austin with accommodations and job replacements. Over than 17 years' Experience in Construction, Property

Education BS Civil Engineering, Al Baath University, Homs, Syria

Registrations Texas EIT #51951

Affiliations

Vice Chair, Paradiso Villas HOA | Planning Committee, Nueces Mosque

Land Acquisition & Development**Horseshoe Townhomes**

Land Hunt Manager and Pro Forma creator for 4.7-acre property zoned for single-family use located at 510 Horseshoe Drive in Leander, Texas. Existing zoning would only allow 14 units on the property. The future land use map called for more variety in housing opportunities. Mr. Kasemi managed the consultants through the rezoning and marketed the property to responsible developers.

Horizon Park Homes

Land Hunt Manager and Pro Forma creator for 3.6-acre property zoned for single-family use located at 700 Horizon Park Blvd in Leander, Texas. Mr. Kasemi ran pro forma numbers and negotiated street centerline location with city staff to ensure a dense small lot community.

Engineering & Planning**The Jordan at Miller**

Project Manager for 132-unit affordable housing apartment complex that leveraged both City GO housing bonds and State tax credit programs. Eyad performed grading, drainage, utilities and site plan production and permitting.

Cardinal Point Apartments

Project Manager for 120-unit affordable housing apartment complex in the Four Points area near the intersection of 2222 and 620, close to great schools and job opportunities. Eyad performed grading, drainage, utilities and site plan production and permitting.

Lakeline Station Apartments

Project Manager for 128-unit affordable housing apartment complex with an on-site Community Learning Center, built using the ultra-sustainable Living Building Challenge standards, located near the Lakeline Train Station on Rutledge Spur. Eyad performed grading, drainage, utilities and site plan production and permitting.

Waterloo Terrace

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

FAYEZ KAZI, PE, LEED AP

Partner, Constructinople Designers & Builders



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

Education MS Engineering, BS Architectural Engineering, The University of Texas at Austin

Registrations Licensed Professional Engineer Texas PE# 96489 and LEED Accredited Professional

Affiliations

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

Land Acquisition & Development**Horseshoe Townhouses**

Investor and Developer for 4.7-acre property zoned for single-family use located at 510 Horseshoe Drive in Leander, Texas. Existing zoning would only allow 14 units on the property. The future land use map called for more variety in housing opportunities. Mr. Kazi advocated with city staff, planning and zoning commission and city council for PUD zoning that would allow up to 50 units thus creating market-rate affordable missing middle housing typologies.

Horizon Park Homes

Investor and Developer for 3.6-acre property zoned for single-family use located at 700 Horizon Park Blvd in Leander, Texas. Mr. Kazi opted to subdivide the property to provide small lot homes in an area where large expensive homes were the norm and is creating a community of 15 modestly priced homes.

Engineering & Planning**The Jordan at Mueller**

Project Principal for 132-unit affordable housing apartment complex that leveraged both City GO housing bonds and State tax credit programs. Fayeze provided high level design and permitting strategy for the grading, drainage and utilities. He advocated for a dead-end utility main that Austin Water Utility was requiring to be looped by modeling an acceptable alternative.

Waterloo Terrace

Project Principal for 132-unit permanent supportive housing for single adults on 2.5 acres near the Mo Pac Expressway and Parmer Lane intersection - near the Domain, job opportunities, medical services at St. David's Hospital and the Walnut Creek Greenbelt. Fayeze provided high level design and permitting strategy for the grading, drainage and utilities.

MOTHAFAR MAHMOUD

Construction Manager, Constructinople Designers & Builders



Mothafar Mahmoud has built high-end residential houses in the Austin area since 2000. Mr. Mahmoud's passion is the construction business. He enjoys producing properties that people can truly call their homes. Through his estimating and keen supervision over all phases of construction. Mr. Mahmoud has a rich background in construction. He not only has a degree in Civil Engineering with an emphasis in construction but he also has 19 years of experience in construction which he is excited to utilize in order to meet the demands of the growing Austin community.

Education BS Civil Engineering, University of Baghdad, Baghdad, Iraq

Relevant Projects**Homeplace, Jarrell**

Design and execution of a multitude of track speculative houses.

Project Value: \$1,500,000.

Completion date October 2015.

Misty Creek, Temple

Design and execution of several speculative houses.

Project Value: \$2,100,000.

Completion date March 2016.

Lake Travis Community Center, Lakeway

Execution of a multi-use community center, including utility works, detention pond, landscaping and parking area.

Project Value: \$1,200,000.

Completion date June 2018.

Gideon Learning Center, Four Points

Commercial building shell space converted to a learning center, including MEP works.

Project Value: \$350,000.

Completion date August 2018.

Speculative Houses, West Lake, Seven Oaks, River Place

Multiple high end, luxury houses.

Cumulative value over 25 million dollars.

Time span between 2001 and 2013

NAMCC Offsite Parking, Lamar

Execution of approximately 5,000 square yards of parking space with porous pavement, driveway, sidewalks, landscaping and rip rap water control.

Project Value: \$750,000.

Completion date April 2019.

Ruvati Warehouse Facilities, Round Rock

Execution of warehouse facilities including utility, parking pavement and retaining walls.

Project Value: \$750,000.

Completion date October 2019.

Firm Overview



Address: 813 E 8th Street, Austin, Texas

Point of Contact (Name, Title): Mark Rogers, Executive Director

Telephone: 512-479-6275

The Guadalupe Neighborhood Development Corporation (GNDC), a Texas nonprofit corporation established in 1981, has been developing affordable ownership and rental housing since 1983. Over the past four decades GNDC has implemented homeownership programs using a Right of First Refusal (RoFR), Shared Appreciation Mortgage (SAM) and Community Land Trust (CLT) models. In fact, in 2012 GNDC sold the first a home in Texas using a CLT model. Since that time, GNDC has developed 18 CLT ownership units and 12 CLT rental units. GNDC currently has 19 more CLT homes in development. GNDC staff provides property management and compliance monitoring for all of its 133 affordable housing units and is in compliance with all City, state and federal contracts.

Working with the University of Texas' School of Law, GNDC developed model documents, including the sales contract, Deed, Ground Lease, Stewardship Agreement and others for CLT transactions. Since 2012, GNDC has provided CLT pre-sale education and post-sale counseling for homebuyers and has ensured that its CLT developments are well-maintained and have the most advantageous property tax assessments available. Talia Homes at Lamppost will be a condominium variation on the tradition CLT model and GNDC is currently development documents for CLT-Like condominium transactions.

Capital A Housing will engage GNDC to provide several key services:

- Ensure the buyers are eligible for the program and assist Sellers and Buyers through the process.
- Gather documentation and maintain records needed for City of Austin compliance verification.
- Provide homebuyer education and direct the buyers to other pre-purchase counseling.
- Assist with the preparation of enforceable sales documents, including a Resale Formula
- Hold a Right of First Refusal on each home to ensure subsequent buyers are also eligible.
- Produce or review sales documents to ensure long-term affordability is legally enforceable and will receive property tax benefits.
- Create, maintain and manage the Talia Homes Stewardship Program to ensure the common property and homes are well-maintained.

Key Staff Members



Name: Mark C. Rogers, PhD

Title: Executive Director

Company: GNDC

Role in this project: Buyer qualification screening and affordability compliance lead

Education (Degree, School): BFA, Masters in Art History from University of Colorado Boulder, PhD in Art History from University of Texas at Austin

Years with the Firm: 27

Years in the Industry: 27

Mark Rogers is the Executive Director at the Guadalupe Neighborhood Development Corporation, a role which he has had since 1994. This involves leading the growth of GNDC and overseeing development projects, including the 11-acre Guadalupe-Saldana Net-Zero Subdivision. Mark also serves as the treasurer of the Austin Housing Coalition and the Secretary of the Guadalupe Association for an Improved Neighborhood (GAIN). He received a BFA and Masters in Art History from the University of Colorado at Boulder, followed by a doctorate in Art History from the University of Texas at Austin.



Name: Rachel R. Stone, JD

Photo of Individual

Title: Assistant Executive Director

Company: GNDC

Role in this project: Buyer qualification and affordability compliance

Education (Degree, School): B.A from Brown University, J.D from University of Texas at Austin

Years with the Firm: 3

Years in the Industry: 10

Rachel Stone is the Assistant Executive Director at Guadalupe Neighborhood Development Corporation (GNDC). Before that, she was the Development Officer at the International Center for Appropriate and Sustainable Technology (ICAST), where she provided grant writing, development, and technical assistance to expand ICAST's mission of developing and implementing market-based solutions for issues that plague underserved communities. Rachel has a BA in Urban Studies from Brown University and attended the University of Texas School of Law. After graduation, she worked as an Attorney-Adviser for the U.S. Department of Housing

Relevant Experience of Key Team Member

Project Name: Guadalupe-Saldana Net-Zero Subdivision



Location: Intersection of Goodwin Ave, Tillery Street, and Webberville Road (Austin, TX)

Unit Count or Sq Ft.: 125 Units

The Guadalupe-Saldana Net-Zero Subdivision provides 125 units of “super-green,” long-term affordable housing to the East Austin community. Fifty-eight units have been designated for home ownership to be sold in Community Land Trust transactions, thirty-two units will be rental units, and thirty-five units have been developed as supportive and transitional rental housing in partnership with Jeremiah Program Austin. The project involves the collaboration of several non-profits, funding from public and private entities, the donation of solar arrays from Austin Energy, and support from the surrounding neighborhood residents and churches.

Project Name: La Vista de Guadalupe



Location: 819 E 8th Street, Austin, TX

Unit Count or Sq Ft.: 22 units

Vista de Guadalupe sits prominently on top of a hill on 8th street, directly behind the French Legation Museum, and offers a stunning view of downtown Austin. There are twenty-two units in total and units

Project Name: Escuela Nueva

Project Photo:



Location: 2013 Montopolis Drive

Unit Count or Sq Ft.: 93 units

GNDC is partnering with Escuela Montessori de Montopolis, a nonprofit pre-school in Montopolis, to expand the pre-school and increase affordable housing opportunities in the Montopolis neighborhood. Escuela Montessori has 2 acres of land where GNDC will develop a new “state of the art” campus for the preschool students while creating 93 units of affordable, family-oriented housing, with 14 units dedicated to seniors.

Firm Overview



Address: 11149 Research Blvd #100, Austin, TX 78759

Point of Contact (Name, Title): Matt Gibson, President

Telephone: 512-554-7989

Narrative text describing company (1/2 – 1 page):

Founded in Austin, Texas in 1978, Goodwin & Company has become synonymous with best-in-class association management across the Lone Star State. What makes us better than other association management companies out there? We embrace diligence and professionalism with a keen attention to detail, but we don't take ourselves too seriously, and we refuse to adhere to stodgy, outdated business practices. We hire, train and retain the very best professionals in the industry, and we back them up with innovative processes that set the bar for how HOA management companies should be run. Looking for an association management firm as honest and true as the great state of Texas? Don't worry; we've got this.

1021 E St Johns Ave

OHDA Funding Application

Attachments 3. Financial Information

TAB 3.a. Federal IRS Certification

This exhibit is not applicable.

TAB 3.b. Certified Financial Audit

This exhibit is not applicable.

TAB 3.c. Board Resolution

This exhibit is not applicable.

TAB 3.d. Financial Statements

1) Current Financial Statements from Civiltude and Constructinople will be submitted under a separate cover.

2) Proof of Funds will be submitted separately as confidential information not to be disclosed to the public.



February 4, 2021

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

Re: Proposed development at 1021 E St. Johns Ave, Austin, Texas 78752

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 +/- 8-unit residential condominium development, will be subject to the following conditions:

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

If you have any questions, please feel free to contact me at 512-891-1800.

Sincerely,

Sam Kent

Sam Kent
President – Oak Hill Banking Center
Prosperity Bank
7001 Hwy 290 W.
Austin, TX 78736

1021 E St Johns Ave

OHDA Funding Application

Attachments 4. Project Information

TAB 4.a. Market Study

MARKET ANALYSIS

1021 E St Johns is responding to an enormous and growing demand for affordable housing in Austin by providing three affordable units for-sale within the St. Johns neighborhood. With two bedrooms in each unit, these homes are intended to be attainable homeownership opportunities for families at or below the 80% MFI range.

I. Evaluate general demographic, economic, and housing conditions in the community, including:

1) Target Populations and Area Demographic Makeup:

The target population of 1021 E St Johns are individuals and families in need of affordable homeownership in central Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- Race and Ethnicity: 17.6% White, 9.7% Black or African American, 2.8% Asian, 67.5% Hispanic or Latino of any race. [More diverse than 72% of US Neighborhoods.]
- Median Household Income: \$37,310 [\$57,652 for the nation.]
- Homeownership Rate: 13.7% owners
- Average Market Rent: \$1,334 per month
- Average Home Value: \$359,487
- Age: 7.0% are under 5 years, 18.7% are 5 to 17, 23.8% are 18-29, 30.7% are 30-44, 14.1% are 45-64, 5.8% are 65 years and over.
- Household Type: 36.2% are 1-person household, 18.6% are married couple with child, and 5.8% are single parent with child.
- Gender: 57.6% are male and 42.4% are female.

2) Overall Economic Conditions and Trends:

The neighborhood surrounding 1021 E St Johns has a median real estate price of \$359,487, which is more expensive than 86.8% of the neighborhoods in Texas and 71.2% of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$1,334 which is lower than 41.3% of the neighborhoods in Texas.

Despite the home prices, NeighborhoodScout categorizes the neighborhood as lower middle income, with 40.7% of children living below the poverty line, a higher poverty rate than 86.6% of America's neighborhoods.

These seemingly-opposing demographic and housing conditions are an indicator of the forces that make the neighborhood vulnerable to gentrification and displacement.

The average annual change in per capita income over the last 5 years is 8.3% compared to 3.3% for the nation. The average annual change in household income over the last 5 years is also a steep 8.7% compared to 2.9% for the nation. The average change in unemployment rate over the last 5 years is -0.8% for the neighborhood compared to 0.3% nationally.

Please see the provided NeighborhoodScout Report for additional information on Economic Conditions and Trends for this neighborhood.

3) General Housing Conditions and Trends in the Community:

According to Neighborhoodscout, the site is located in the “Cameron Road/E St Johns” neighborhood submarket. This is classified as an urban neighborhood based on population density.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. 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 1940 and 1969.

Home and apartment vacancy rates are 6.9% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 61.6% of the neighborhoods in the nation, approximately near the middle range for vacancies.

In the last 5 years, the average annual appreciation for homes has been 7.33%.

The current neighborhood price per square foot is \$197, while the average nearby home price per square foot is \$133.

ii. Identify the Geographic Area

1021 E St Johns is located in northeast Austin. The area is identified as “St. Johns/Coronado Hills” within the City’s Gentrification and Displacement study, and lies within the boundaries of the St. Johns/Coronado Hills Neighborhood Plan. Please see page one of the Neighborhood Scout attachment for a map of the area.

iii. Quantify the Pool of Eligible Tenants

Eligible households from the surrounding neighborhood will be prioritized in the sales of the affordable units; however, the home sales for the unrestricted units will pull potential buyers from a larger geographic area.

The Austin Strategic Housing Plan, drafted in 2016 and now under review, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2025, Austin will need an additional 60,000 units of housing that are affordable to people earning 80% of the Median Family Income or less.

The Austin Chamber has partnered with 100 business and social service organizations to develop an Affordability Action Plan. The Plan calls for increasing housing supply by allowing at least 15,000 housing units to be built per year for 10 years, with at least 25% affordable housing for households at 80% Median Family Income (MFI) and below, including 200 Housing First Permanent Supportive Housing units per year; and 25% “missing middle”/workforce housing at 140% MFI.

The Austin Housing Coalition brings together low-income housing providers from across the community to network and share information with the goal of increasing our community supply of affordable housing. Most low-income renters earning less than \$35,000 who are not cost burdened are living in housing that is provided by these low-income housing providers, or in housing that is federally subsidized.

iv. Analyze the Competition

The unit mix, sizes, features, and price points for the homes at 1021 E St Johns will be unique to the area - currently, there are very few ownership opportunities in the neighborhood. Additionally, the development team for 1021 E St Johns has executed numerous in-fill rental and homeownership projects and is now bringing this experience to deliver affordable units. Small-scale in-fill in high-opportunity neighborhoods are replicable and scalable. Besides one or two mission-based, nonprofit developers, there are no other competitors delivering units in such an efficient and replicable manner.

v. Assess the Market Demand

As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 15,000 are earmarked for families earning between 61 to 80 percent of MFI. **City Council District 4 has a goal of creating 3,105 affordable units by 2027.**

vi. Evaluate the Effective Demand and the Capture Rate

As a for sale property, 1021 E St Johns' market need will not be measured by capture rate; however, 3 units/3,105 units in District 4 = 0.1% of the affordable housing need.

vii. Absorption Rate

The project will be filled systematically with residents of the surrounding neighborhood and through the networking of the development team, prioritizing residents in the surrounding area

that are at risk of displacement. It is expected that the property will be 100% occupied in 5.5 months with an estimated absorption rate of 3 units per month.



1021 E St Johns Ave, Austin, TX 78752
Report date: Monday, January 25, 2021





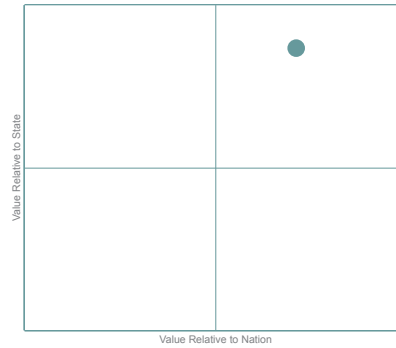
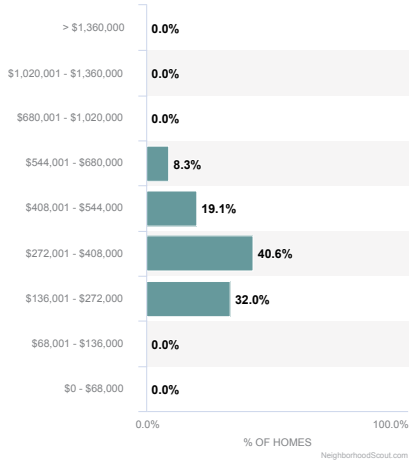
THE 1021 E ST JOHNS AVE NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
\$359,487

MEDIAN REAL ESTATE TAXES:
\$5,432 (1.5% effective rate)

NEIGHBORHOOD HOME PRICES



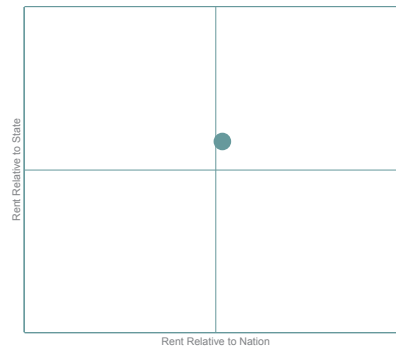
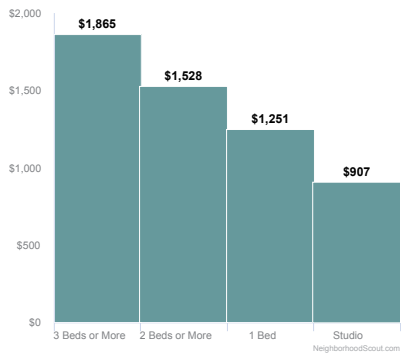
YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
🔥 19 YEARS AND 7 MONTHS

AVERAGE MARKET RENT

AVERAGE MARKET RENT:
\$1,334 / per month

GROSS RENTAL YIELD:
6.58

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS





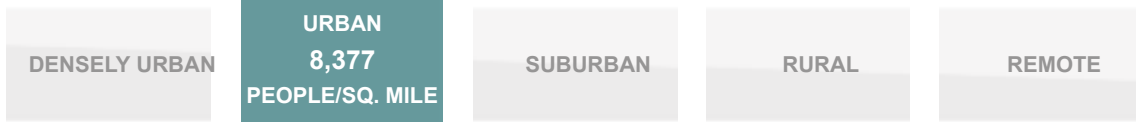
SETTING

COASTAL

LAKEFRONT

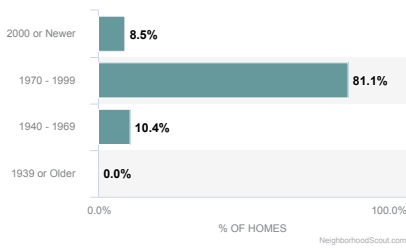
FARMS

NEIGHBORHOOD LOOK AND FEEL

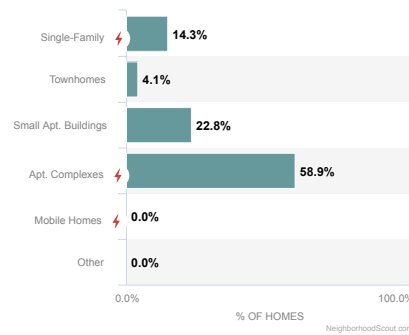


HOUSING MARKET DETAILS

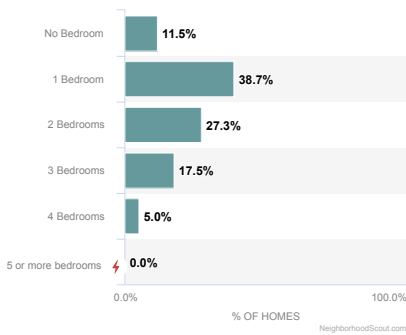
AGE OF HOMES



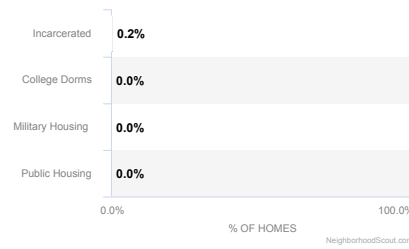
TYPES OF HOMES



HOME SIZE



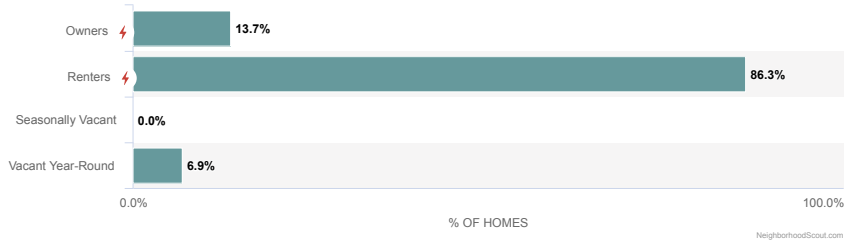
SPECIAL PURPOSE HOUSING





HOMEOWNERSHIP

HOMEOWNERSHIP RATE





THE 1021 E ST JOHNS AVE NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

	Young Single Professionals	80.0%	Very Good
	Luxury Communities	27.8%	Poor
	College Student Friendly	16.9%	Poor
	Family Friendly	7.8%	Poor
	Retirement Dream Areas	2.6%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

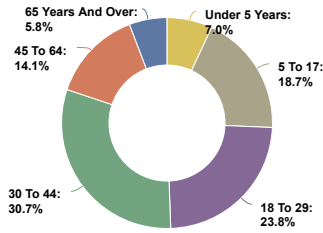
SPECIAL CHARACTER

	Hip Trendy	81.6%	Very Good
	Walkable	65.4%	Fair
	Urban Sophisticates	18.2%	Poor
	Quiet	9.4%	Poor
	Nautical	0.0%	Poor



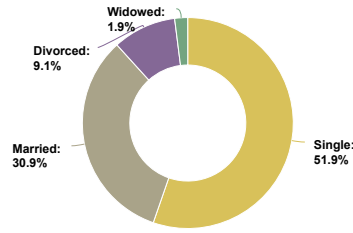
AGE / MARITAL STATUS

AGE



NeighborhoodScout.com

MARITAL STATUS



NeighborhoodScout.com

GENDER RATIO



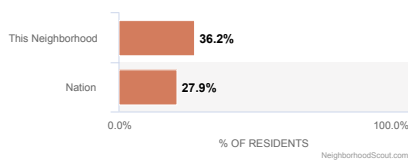
MILITARY & COLLEGE STATUS



NeighborhoodScout.com

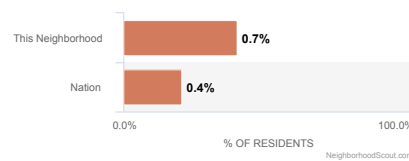
HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS



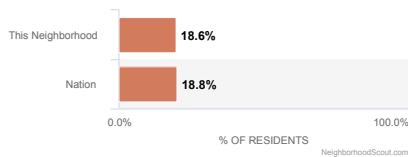
NeighborhoodScout.com

SAME SEX PARTNERS



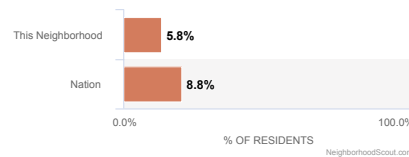
NeighborhoodScout.com

MARRIED COUPLE WITH CHILD



NeighborhoodScout.com

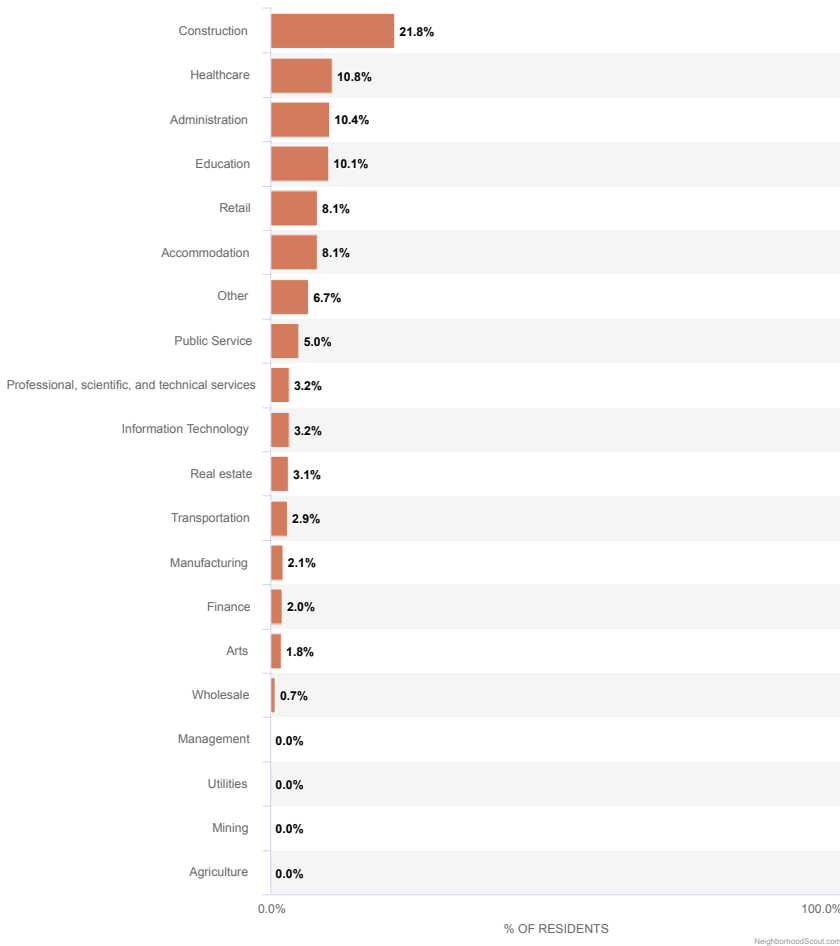
SINGLE PARENT WITH CHILD



NeighborhoodScout.com

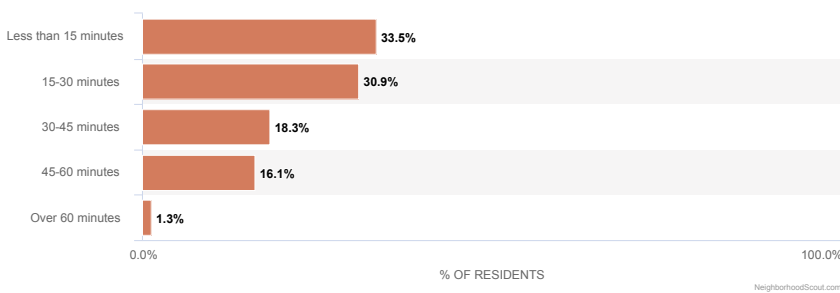


EMPLOYMENT INDUSTRIES



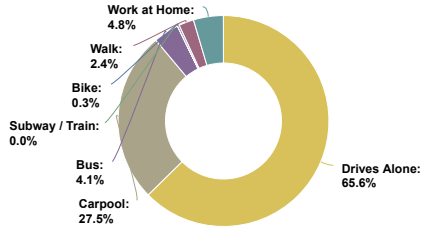
COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

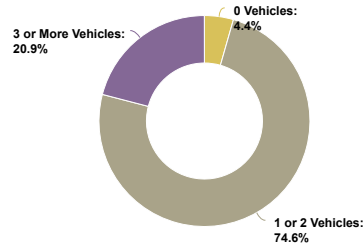




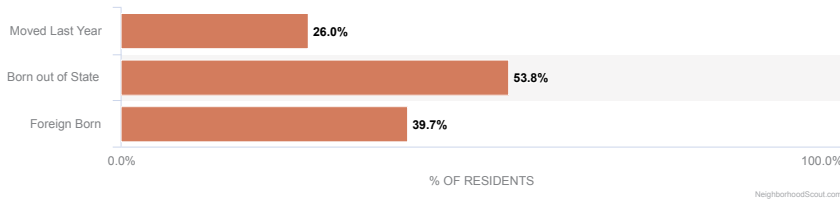
MEANS OF TRANSPORT



VEHICLES PER HOUSEHOLD



MIGRATION & MOBILITY



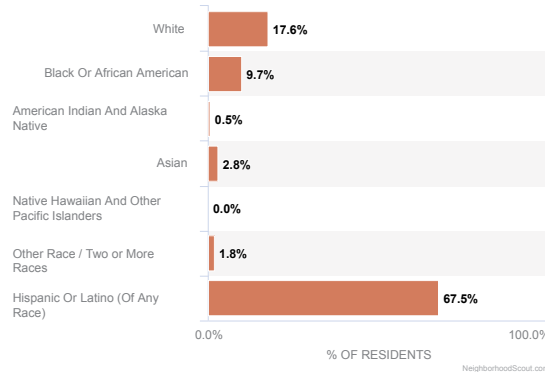
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

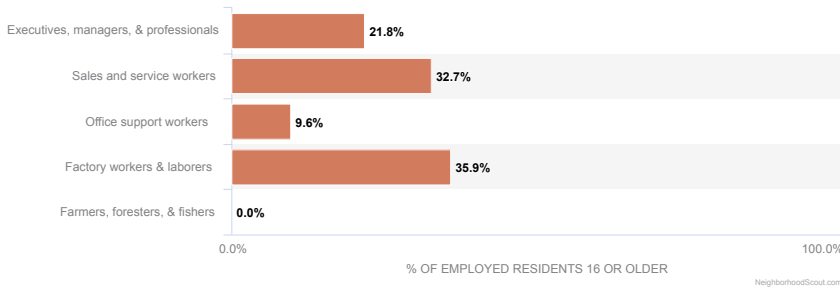
72

(100 is the most diverse)

More diverse than 72% of U.S. neighborhoods.



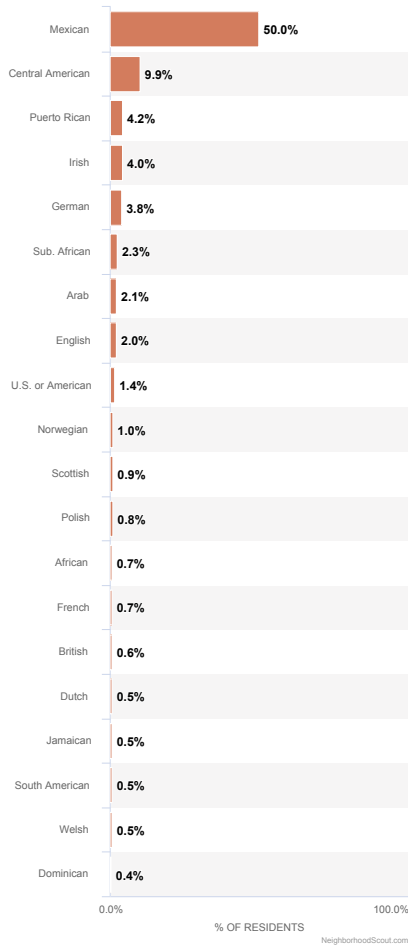
OCCUPATIONS



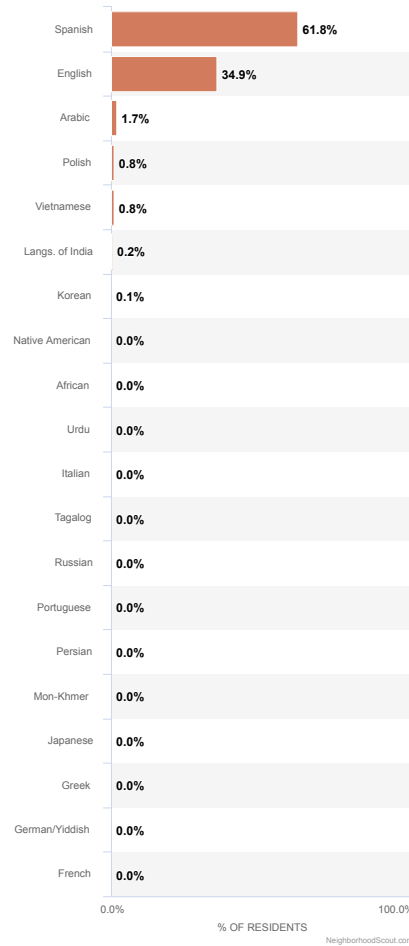


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

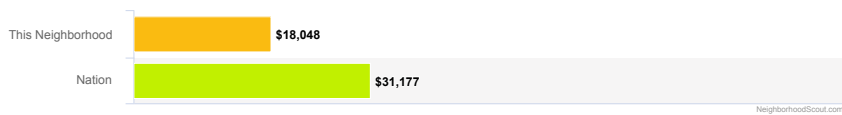


UNEMPLOYMENT RATE



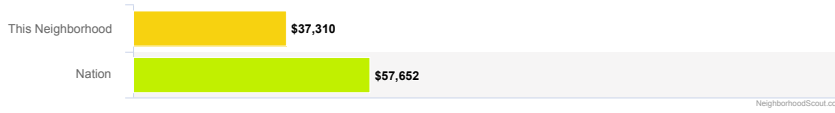
AVERAGE INCOME

PER CAPITA INCOME



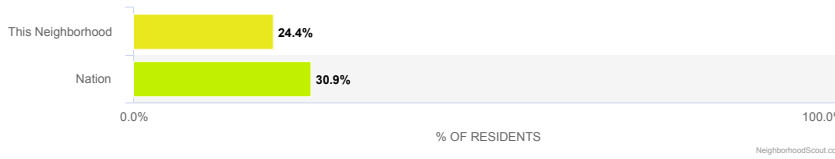


MEDIAN HOUSEHOLD INCOME

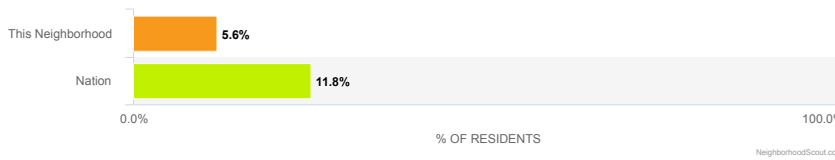


EDUCATION

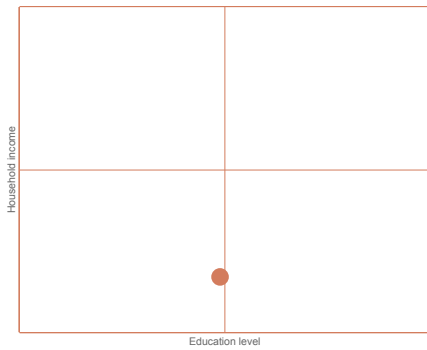
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION





THE 1021 E ST JOHNS AVE NEIGHBORHOOD CRIME

67 Vital Statistics. 5 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

3

(100 is safest) ⚡

Safer than 3% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	55	538	593
Crime Rate (per 1,000 residents)	7.29	71.27	78.55

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

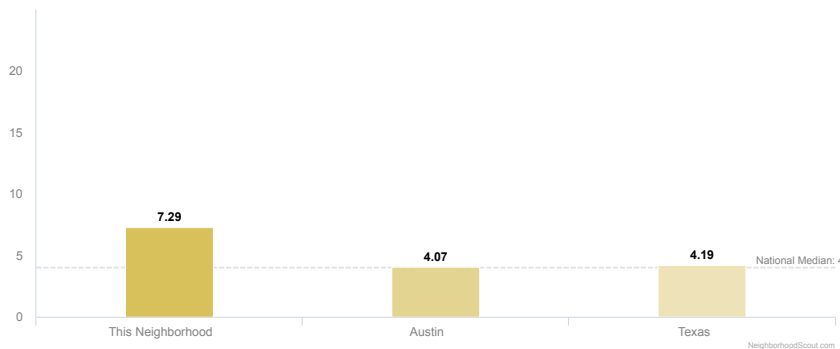
18

(100 is safest) ⚡

Safer than 18% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
33	12	17	20
100 is safest	100 is safest	100 is safest	100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 137

in this Neighborhood



1 IN 245
in Austin

1 IN 239
in Texas

AUSTIN VIOLENT CRIMES

POPULATION: [978,908](#)

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

UNITED STATES VIOLENT CRIMES

POPULATION: [328,239,523](#)

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

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

2

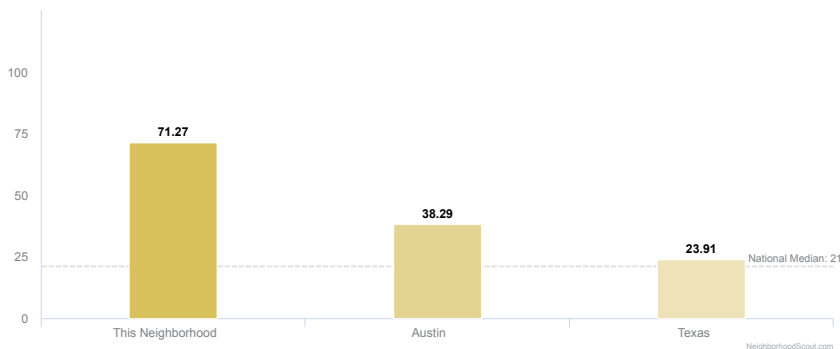
(100 is safest) ⚡

Safer than 2% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE

BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
9 <small>100 is safest</small>	2 <small>100 is safest</small>	31 <small>100 is safest</small>

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)





MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 14 ⚡
in this Neighborhood

1 IN 26
in Austin

1 IN 42
in Texas

AUSTIN PROPERTY CRIMES

POPULATION: [978,908](#)

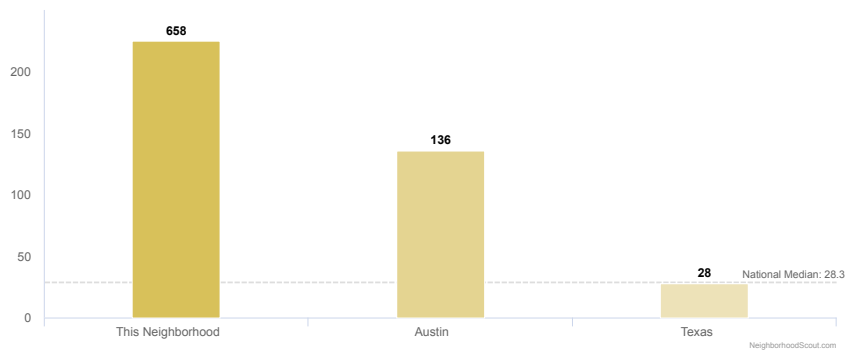
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

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 1021 E ST JOHNS AVE NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p>14</p> <p>(100 is best)</p> <hr/> <p>Better than 14% of U.S. schools.</p>	<p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p>

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
Pickle Elementary School			
1101 Wheatley Austin, TX 78752	PK-05	3	3
Reagan H.S. School			
7104 Berkman Dr Austin, TX 78752	09-12	4	2
Webb M S School			
601 E St Johns Ave Austin, TX 78752	06-08	1	1

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	24.4%
Children In The Neighborhood Living In Poverty ⓘ	40.7%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

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



DISTRICT QUALITY COMPARED TO TEXAS

7

(10 is best)

Better than 69.0% of TX school districts.

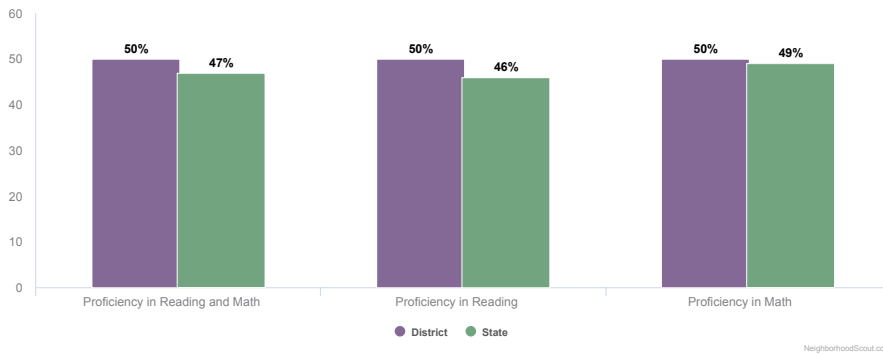
DISTRICT QUALITY COMPARED TO U.S. ①

6

(10 is best)

Better than 55.5% of US school districts.

Public School Test Scores (No Child Left Behind)



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	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%



1021 E St Johns Ave, Austin, TX 78752
 Report date: Monday, January 25, 2021

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
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 1021 E ST JOHNS AVE TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ



Appreciation Potential (3 years)

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

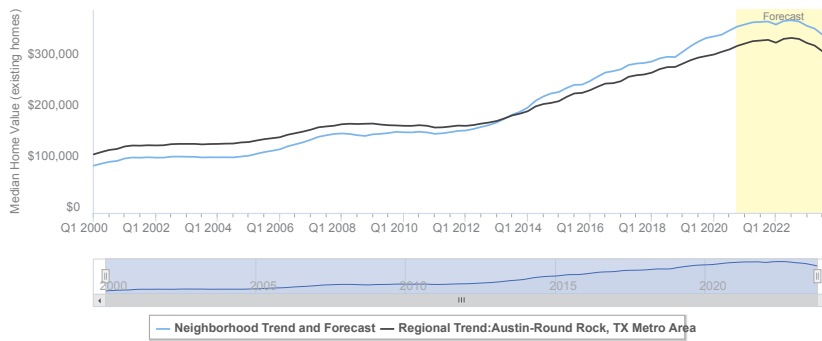
BLUE CHIP INDEX ⓘ



Past Appreciation and existing fundamentals

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

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2020 Q4 - 2023 Q4	-6.65% ↓	-2.27% ↓	5	1
Latest Quarter: 2020 Q2 - 2020 Q3 ⚡	2.35% ↑	9.73% ↑	10	10
Last 12 Months: 2019 Q3 - 2020 Q3 ⚡	6.48% ↑	6.48% ↑	10	10
Last 2 Years: 2018 Q3 - 2020 Q3 ⚡	16.87% ↑	8.11% ↑	10	10
Last 5 Years: 2015 Q3 - 2020 Q3 ⚡	42.46% ↑	7.33% ↑	9	9
Last 10 Years: 2010 Q3 - 2020 Q3 ⚡	124.76% ↑	8.44% ↑	10	10
Since 2000: 2000 Q1 - 2020 Q3 ⚡	251.19% ↑	6.48% ↑	10	10

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- + Access to High Paying Jobs
- + Income Trend

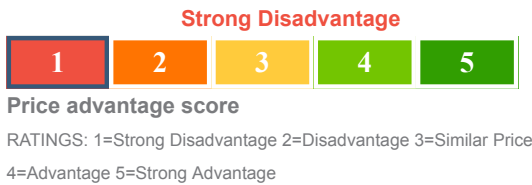
Cons

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

- Real Estate Values Nearby
- Regional Housing Market Outlook
- Crime
- School Performance

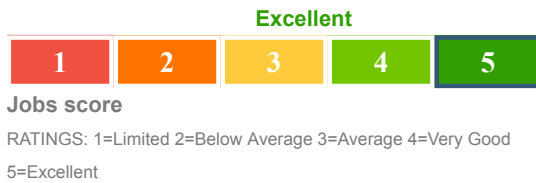
SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



\$197
Neighborhood price per sqft
\$133
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ



JOBS WITHIN AN HOUR

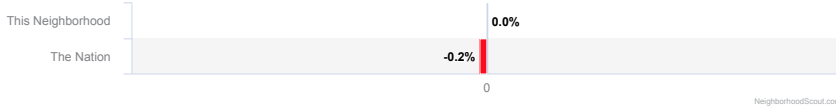
WITHIN	HIGH-PAYING* JOBS
5 minutes	8312
10 minutes	102249
15 minutes	254992
20 minutes	370183
30 minutes	459778
45 minutes	493587
60 minutes	514794

*Annual salary of \$75,000 or more



SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

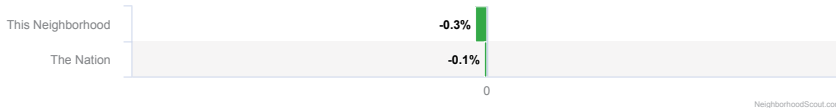
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



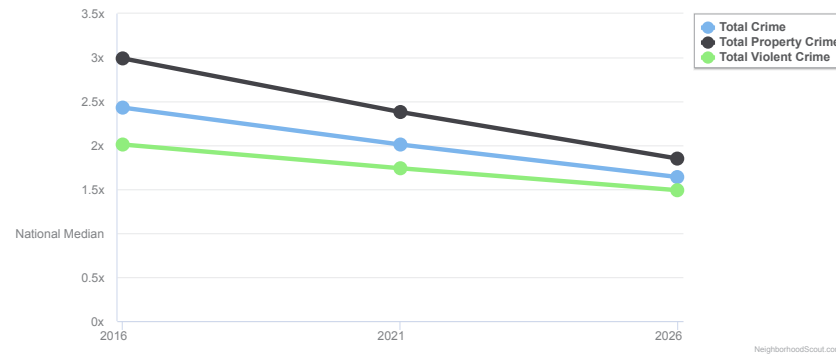
AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚡



AVG. ANNUAL VACANCY TRENDS Over last 5 years

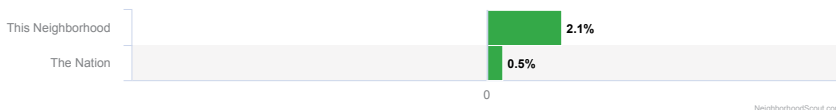


SCOUT VISION® CRIME TRENDS AND FORECAST

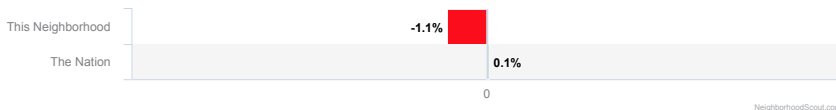


SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

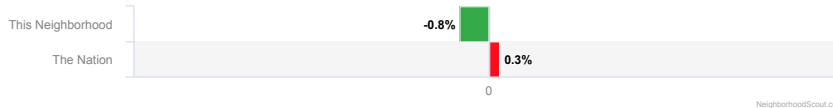
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚡



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	8,303	8,875	6.89% ↑
1 Mile	18,238	18,641	2.21% ↑
3 Miles	138,422	147,525	6.58% ↑
5 Miles	311,887	331,881	6.41% ↑
10 Miles	734,221	788,682	⚡ 7.42% ↑
15 Miles	1,247,319	1,371,851	⚡ 9.98% ↑
25 Miles	1,660,082	1,896,445	⚡ 14.24% ↑
50 Miles	2,061,464	2,368,348	⚡ 14.89% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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



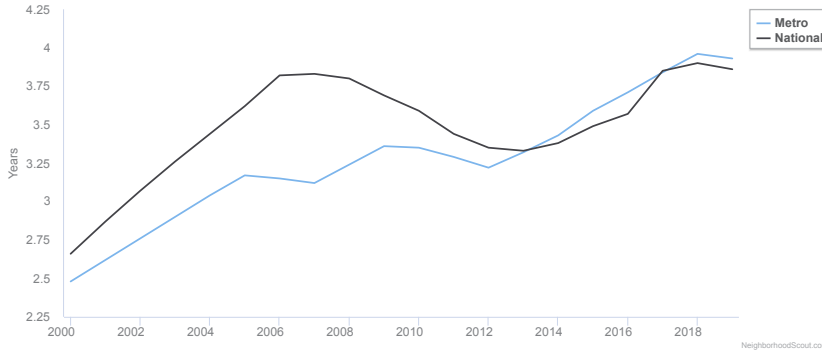
Regional Appreciation Potential (3yr)

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



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

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 ⁱ

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



1021 E St Johns Ave, Austin, TX 78752

Report date: Monday, January 25, 2021

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 1021 E ST JOHNS AVE NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$359,487, which is more expensive than 86.8% of the neighborhoods in Texas and 71.2% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,334, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 41.3% of Texas neighborhoods.

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

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. 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 1940 and 1969.

Real estate vacancies in this neighborhood are 6.9%, which is lower than one will find in 61.6% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

Notable & Unique Neighborhood Characteristics

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

Notable & Unique: Modes of Transportation

Our research shows that more people carpool to work here in the Cameron Rd / E Saint Johns Ave (27.5%) than in 99.3% of the neighborhoods in America.

Notable & Unique: Real Estate

86.3% of the real estate in the Cameron Rd / E Saint Johns Ave neighborhood is occupied by renters, which is nearly the highest rate of renter occupancy of any neighborhood in America.

In addition, most neighborhoods are composed of a mixture of ages of homes, but the Cameron Rd / E Saint Johns Ave stands out as rather unique in having nearly all of its residential real estate built in one time period, namely between 1970 and 1999, generally considered to be established, but not old housing. What you'll sense when you look around or drive the streets of this neighborhood is that many of the residences look the same because of this similarity of age. In fact, 81.1% of the residential real estate here was built in this one time period.

Notable & Unique: Diversity

Significantly, 61.8% of its residents five years old and above primarily speak Spanish at home. This is a higher percentage than 96.1% of all U.S. neighborhoods.



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 Cameron Rd / E Saint Johns Ave neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 83.2% of U.S. neighborhoods. With 40.7% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 86.6% of U.S. neighborhoods.

The Neighbors: Occupations

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

In the Cameron Rd / E Saint Johns Ave neighborhood, 35.9% of the working population is employed in manufacturing and laborer 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 32.7% of the residents employed. Other residents here are employed in executive, management, and professional occupations (21.8%), and 9.6% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in the Cameron Rd / E Saint Johns Ave neighborhood is Spanish, spoken by 61.8% of households. Some people also speak English (34.9%).

The Neighbors: Ethnicity / Ancestry

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

In the Cameron Rd / E Saint Johns Ave neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (50.0%). There are also a number of people of Puerto Rican ancestry (4.2%), and residents who report Irish roots (4.0%), and some of the residents are also of German ancestry (3.8%), along with some Asian ancestry residents (2.8%), among others. In addition, 39.7% of the residents of this neighborhood were born in another country.



Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Cameron Rd / E Saint Johns Ave neighborhood spend under 15 minutes commuting one-way to work (33.5% of working residents), one of the shortest commutes across America.

Here most residents (65.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (27.5%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

Market Analysis Summary | Residential

Listings as of 2/4/2021 at 2:06 pm, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HS	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	Cd/Sqft	Close Price	Close Date	DOM	COOL
---	---------	------	---------	-------------	-----	----	----	----	-----	------	----	-------	------	---------	------------	---------	-------------	------------	-----	------

Listings: Closed

1	3937105	3	7182 Blessing Ave #2	Unit 2 7902 Blessing Ave	1	2	2	0	1	No	2019	0.20	1,100	\$318.00	\$348,000	\$316.26	\$346,000	09/06/2020	16	16
2	1127980	3	7311 Bennett Ave #2	7311 Bennett Avenue	2	2	2	1	1	No	2020	0.30	1,099	\$345.31	\$378,500	\$347.58	\$362,000	09/19/2020	42	42
3	4126852	3	7011 Blessing Ave #2	Block A K 01	2	2	2	1	1	No	2020	0.10	1,090	\$400.64	\$438,000	\$400.64	\$428,000	12/16/2020	1	1
4	5252628	3	7011 Blessing Ave	Block A K 01	2	3	2	1	1	No	2020	0.10	1,069	\$267.47	\$400,000	\$267.47	\$400,000	12/16/2020	0	0
			Min		2	2	0	1			2019	0.00	1,038	\$267.47	\$349,500	\$267.47	\$346,500		0	0
			Max		5	2	1	1			2020	0.10	1,605	\$400.64	\$499,500	\$400.64	\$499,500		42	42
			Avg		2	2	1	1			2020	0.05	1,232	\$332.88	\$417,500	\$332.77	\$417,175		15	15
			Med		2	2	1	1			2020	0.05	1,100	\$331.70	\$409,700	\$331.48	\$410,950		0	0

4	Total Listings	Average for all:	2	2	1	1	2020	0.05	1,232	\$332.88	\$417,500	\$332.77	\$417,175	15	15
		Median for all:	2	2	1	1	2020	0.05	1,100	\$331.70	\$409,700	\$331.48	\$410,950	0	0

	Min	Max	Avg	Med
Quick Statistics				
List Price	\$249,980	\$439,980	\$417,500	\$410,950
Sale Price	\$246,980	\$439,980	\$417,125	\$410,950
Sale Yr Med	2019	2020	2020	2020

Prepared by Data by Webster Real Estate in accordance with "Public", "Private" status in "Closed" status. Generated Report Date is 02/04/2021 to 02/03/2021. Latitude, Longitude is within 0.25 mile of 1021 E St Johns Ave, South, TX 75052, USA.

Prepared by: Karla Dawson
 Copyright 2021 All rights reserved.
 This is a broker price opinion or comparative market analysis and should not be considered an appraisal.

TAB 4.b. Good Neighbor Policy

Please note that the Good Neighbor Checklist required for the application was not posted online with application materials nor was it accessible on the City's website. However, the following steps have and will be taken according to the City's Good Neighbor Policy.

The following steps have or will be taken to communicate with the neighborhood surrounding the proposed development:

1) Preliminary Research: St. Johns/Coronado Hills Neighborhood Plan/FLUM: the proposed project aligns with the neighborhood plan, as detailed in the Executive Summary; additionally, the applicant has met with the with the St. Johns/Coronado Hills Neighborhood Contact Team regarding the rezoning application (see below). Additionally, our development presented the project to the Neighborhood Association on October 21, 2020, to discuss the development and receive initial feedback.

2) Neighborhood Notification: The development team has applied for a zoning change and NPA for the project site. Attached is required evidence that notification for the NPA has been distributed to properties within 500 feet of the proposed development.

The development team has been in steady, ongoing contact with Akeem McLennon, president of the St. John Neighborhood Association. Additionally, the community meeting regarding the NPA is in the process of being scheduled and is likely to take place mid-February.

Questions regarding the rezoning process and notifications can be directed to Heather Chafin, Planning and Zoning Case Manager.

3) Pre-Application Engagement: Following rezoning of the property and OHDA application, the development team will undertake several months of site planning and the schematic design process. As a conceptual plan substantively evolves, the applicant will continue dialogue with the neighborhood group(s) regarding the project. Prior to submitting final plans for the project, the development team will strive to keep the group(s) apprised of – and seek their respective feedback on – items such as design, the project's integration within the neighborhood, development schedule, and facilitating an open line of communication for questions or concerns. The Single Point of Contact (SPOC) will be: Conor Kenny, conor@civility.com.



NOTICE OF FILING OF APPLICATION FOR A NEIGHBORHOOD PLAN AMENDMENT

Mailing Date of this Notice: Jan 25, 2021 Case Number: NPA-2021-0029.01.SH

Este aviso es para informarle que hemos recibido una solicitud sobre un cambio en el uso de la tierra indicado abajo. 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 a neighborhood plan amendment. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility service 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.

If you have any questions concerning this application, please contact the case manager, Maureen Meredith at 512-974-2695 or Maureen.Meredith@austintexas.gov please reference the Case Number at the top right of this notice. You may also find information on this case at our web site: <https://abc.austintexas.gov/web/permit/public-search-other>.

OWNER/APPLICANT:	Talia at E St John's, LLC (Kenda Dawwami)
AGENT:	Civiltude, LLC (Aisling O'Reilly) - (512) 761-6161
PROJECT ADDRESS:	1021 E ST JOHNS AVE

AMENDMENT REQUEST: To change the future land use designation for the specified properties within the St. John/Coronado Hills Combined neighborhood plan **from** Single Family **to** Urban Single Family.

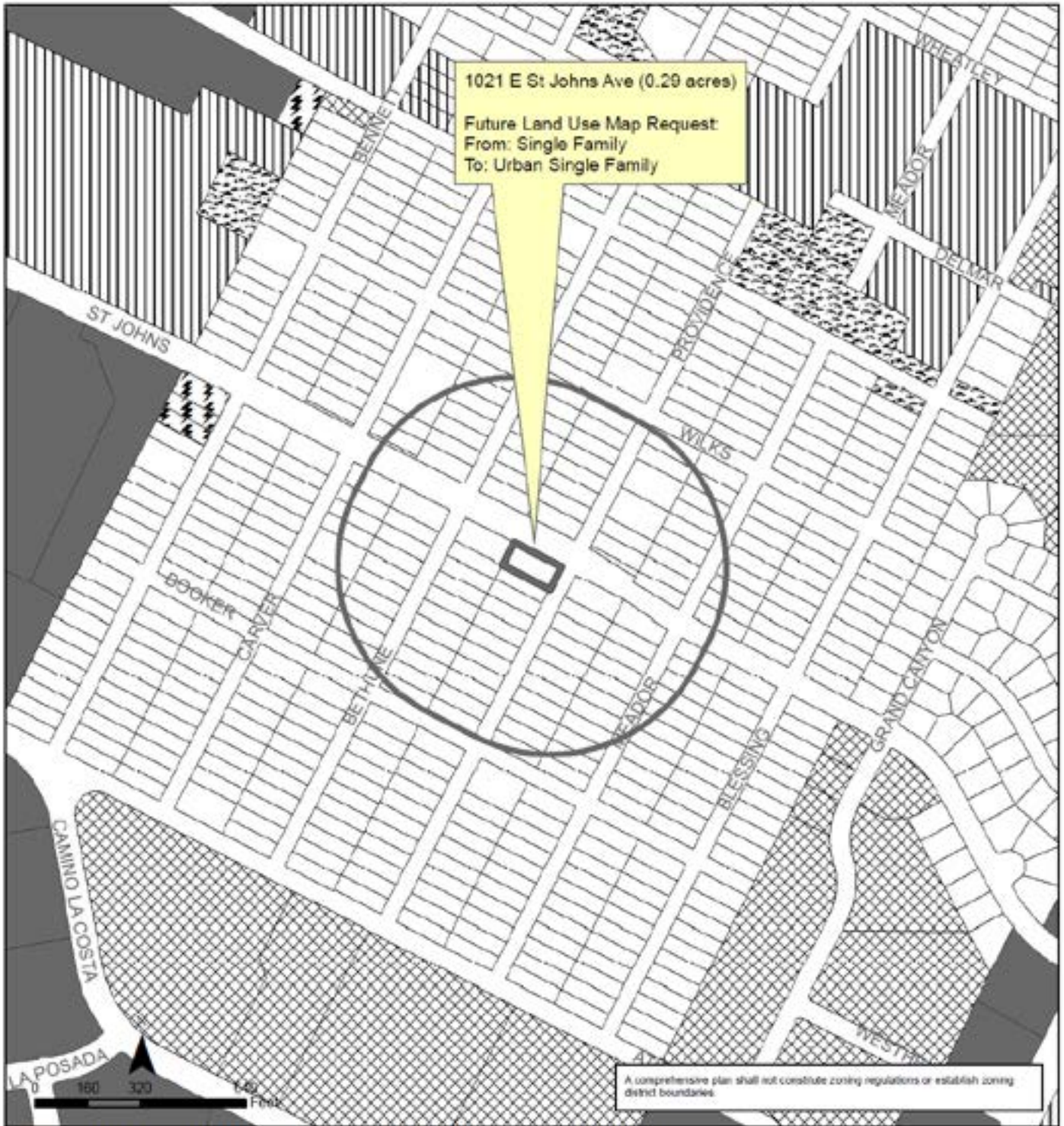
LAND USE DEFINITIONS:

Single Family - Single family detached, or two family residential uses at typical urban and/or suburban densities.

Urban Single Family - Single family detached, small lot single family, or two family residential uses at urban densities.

The amendment of a neighborhood plan requires a recommendation by the Planning Commission and final approval by the City Council. When scheduled, you will receive a notice for each public hearing which will provide the date, time, and location of the public hearing. You are encouraged to participate in this process.


For additional information on the City of Austin’s land development process, please visit our web site <http://www.austintexas.gov/planning> or to find out more about neighborhood plans, go to <http://www.austintexas.gov/page/neighborhood-planning-areas>.











**St. John/Coronado Hills Combined Neighborhood
 Planning Area Amendment
 NPA-2021-0029.01.SH**

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

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

 City of Austin
 Housing and Planning Department
 Created on 1/22/2021, by: MeeksS

Future Land Use	
	Subject Tract
	500 ft. roll. boundary
	Civic
	Mixed Use
	Multi-Family
	Neighborhood Mixed Use
	Recreation & Open Space
	Single-Family

TAB 4.c. SMART Housing Letter

The revised SMART Housing letter for 1021 E St. John's is attached.



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

July 7, 2021 (Revision to letter dated November 16, 2020)

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

Talia at E St Johns, LLC – 1021 E St Johns Ave – (ID 760)

TO WHOM IT MAY CONCERN:

Talia at E St Johns, LLC (contact Eyad Kasemi; ph: 512.512.761.6161; email eyad@civiltitude.com) is planning to develop a **6-unit single-family** development at 1021 E St Johns Ave, Austin TX 78752. Four of these units will be sold to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 1-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This revision updates the total unit count from 8 to 6.

HPD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **50% (3)** 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 3 of the 6 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

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 me by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'N Jones', with a long horizontal flourish extending to the right.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

TAB 4.d. MOU with ECHO

Capital A Housing does not plan on reserving any COC units at 1021 E St. Johns for ECHO at this time.

TAB 4.e. Resident Services

Capital A Housing will not be providing any on-site services due to the project's small size. However, property management will always be available to connect residents to services available in the surrounding community.

1021 E St Johns Ave

OHDA Funding Application

Attachments 5. Property Information

Tab 5.a. Appraisal

The requested OHDA funds will not be used towards the acquisition of land. A screenshot of the TCAD property value has been provided. HUB documents are also attached.

Project budget reflects actual purchase price (higher than TCAD appraisal).

Travis CAD

Property Search > 229076 TALIA AT E SAINT JOHNS LLC for
Year 2020

Tax Year:

Property

Account

Property ID:	229076	Legal Description:	LOT 11 BLK 8 BLACK A K SUBD NO 1
Geographic ID:	0228170501	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	1021 E ST JOHNS AVE TX 78752	Mapsc0:	
Neighborhood:	D8000	Map ID:	022611
Neighborhood CD:	D8000		

Owner

Name:	TALIA AT E SAINT JOHNS LLC	Owner ID:	1842801
Mailing Address:	5110 LANCASTER CT AUSTIN, TX 78723-3024	% Ownership:	100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land homesite value:	+	\$120,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$120,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised value:	=	\$120,000	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$120,000	

Taxing Jurisdiction

Owner: TALIA AT E SAINT JOHNS LLC
% Ownership: 100.0000000000%

Total Value: \$120,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.102700	\$120,000	\$120,000	\$1,323.24
02	CITY OF AUSTIN	0.533500	\$120,000	\$120,000	\$640.20
03	TRAVIS COUNTY	0.374359	\$120,000	\$120,000	\$449.23
0A	TRAVIS CENTRAL APP DIST	0.000000	\$120,000	\$120,000	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$120,000	\$120,000	\$132.37
68	AUSTIN COMM COLL DIST	0.105800	\$120,000	\$120,000	\$126.96
Total Tax Rate:		2.226665			
				Taxes w/Current Exemptions:	\$2,672.00
				Taxes w/o Exemptions:	\$2,672.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2909	12669.88	75.00	162.40	\$120,000	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$120,000	0	120,000	\$0	\$120,000
2019	\$0	\$120,000	0	120,000	\$0	\$120,000
2018	\$0	\$120,000	0	120,000	\$0	\$120,000
2017	\$0	\$120,000	0	120,000	\$0	\$120,000
2016	\$0	\$60,000	0	60,000	\$0	\$60,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/20/2020	WD	WARRANTY DEED	RAMIREZ ABEL	TALIA AT E SAINT JOHNS LLC			2020063321
2	12/4/2018	CN	CONSTABLE DEED	SHOAF JAMES DONALD ETAL	RAMIREZ ABEL			2019007186
3	11/2/1991	MS	MISCELLANEOUS	SHOAF GEORGE R & EZETTA	SHOAF JAMES DONALD ETAL	00000	00000	

Questions Please Call (512) 834-9317

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

Texas National Title, Inc.
 3908 Far West Blvd
 Ste. 100
 Austin, TX 78731
 (512) 345-1559

File Number: TFA1-101722
 Sales Price: \$278,000.00
 Close Date: 4/20/2020
 Disbursement Date: 4/20/2020

BUYER(S) CLOSING STATEMENT

Type: Sale
 Property: 1021 EAST SAINT JOHNS AVENUE
 AUSTIN, TX 78752 (TRAVIS)
 (229076)

Buyer(s): TALIA AT E SAINT JOHNS LLC, A TEXAS LIMITED LIABILITY COMPANY
 5110 Lancaster Court
 Austin, TX 78723

Seller(s): ABEL RAMIREZ
 2404 Apple Valley Drive
 Austin, TX 78747

Legal Desc: Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

Description	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$278,000.00	
Deposit or Earnest Money from TALIA AT E SAINT JOHNS LLC, a Texas limited liability company		\$2,700.00
Option Fee		\$500.00
Promotions		
County taxes 1/1/2020 to 4/31/2020 @ \$2,873.84/Year		\$768.58
Title Charges		
Title - Lender's coverage Premium to Texas National Title, Inc. (Law Office of John W. Pleutner, PC: \$0.00)		
Title - Settlement or closing fee \$800.00 to Law Office of John W. Pleutner, PC	\$400.00	
Title - E-Recording Service Fee to Texas National Title, Inc.	\$4.25	
Government Recording and Transfer Charges		
Recording fees: Deed \$30.00	\$30.00	
Totals	\$276,434.25	\$3,968.58

Balance Due FROM Borrower: \$276,434.67


APPROVED AND ACCEPTED

BUYER(S)

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By: 
 Mollie Nathanael, President

SETTLEMENT COORDINATOR


 Mollie Nathanael

General Warranty Deed

Date: April 20, 2020

Grantor: Abel Ramirez, a single person

Grantee: TALIA AT E. SAINT JOHNS LLC, a Texas limited liability company

Grantee's Mailing Address:

TALIA AT E. SAINT JOHNS LLC
5110 Lancaster Court
Austin, TX 78723

Consideration:

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

Property (including any improvements):

Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.



Abel Ramirez

STATE OF TEXAS)

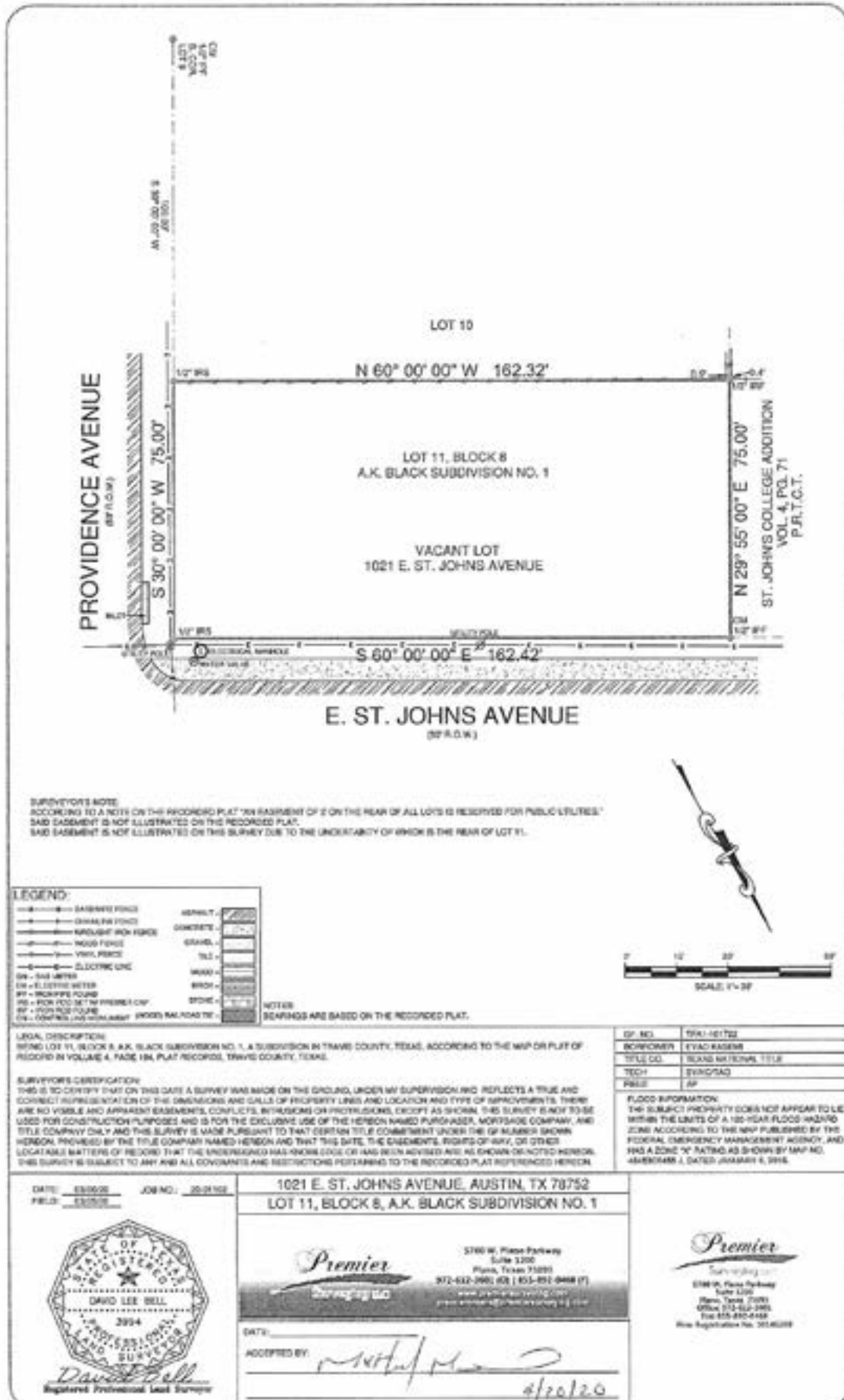
COUNTY OF TRAVIS)

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.




Notary Public, State of Texas
My commission expires: 4/3/23

AFTER RECORDING RETURN TO:
TALIA AT E. SAINT JOHNS LLC
5110 Lancaster Court
Austin, TX 78723



SURVEYOR'S NOTE
 ACCORDING TO A NOTE ON THE RECORDING PLAT '98 BASINMENT OF 2 ON THE REAR OF ALL LOTS IS RESERVED FOR PUBLIC UTILITIES. SAID EASEMENT IS NOT ILLUSTRATED ON THIS RECORDED PLAT.
 SAID EASEMENT IS NOT ILLUSTRATED ON THIS SURVEY DUE TO THE UNCERTAINTY OF WHICH IS THE REAR OF LOT 11.

LEGEND:

---●---	BARBED FENCE	---●---	CONCRETE
---●---	GRAVEL FENCE	---●---	GRAVEL
---●---	MARLBLE IRON FENCE	---●---	SLT
---●---	WOOD FENCE	---●---	WOOD
---●---	WIRE FENCE	---●---	BRICK
---	ELECTRIC LINE	---	STONE
---	5/8\"/>		

NOTES:
 BEARINGS ARE BASED ON THE RECORDED PLAT.



LEGAL DESCRIPTION:
 BEING LOT 11, BLOCK 8, A.K. BLACK SUBDIVISION NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 154, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

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

DP. NO.	TR-1-101702
BOOK/PG.	EVAC RASERS
TITLE CO.	BLAND METERNAL TITLE
TECH.	EVAC/SPAD
FILE	AP

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE OF HAZARD AS SHOWN BY MAP NO. 48689888-1, DATED JANUARY 8, 2014.

DATE: 4/20/20
 FIELD: 4/20/20

1021 E. ST. JOHNS AVENUE, AUSTIN, TX 78752
 LOT 11, BLOCK 8, A.K. BLACK SUBDIVISION NO. 1



Premier Surveying Co.
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-432-2962 FAX: 972-432-0998 (TX)
 www.premiersurveying.com
 www.austintitle.com

Premier Surveying Co.
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 Office: 972-432-2962
 Fax: 972-432-0998
 New Registration No. 301-60208

DATE: 4/20/20
 ACCEPTED BY: *[Signature]*
 4/20/20

SURVEY ACCEPTANCE LETTER

Date: April 20, 2020

File Number: TFA1-101722

Property Address: 1021 East Saint Johns Avenue, Austin, TX 78752

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated March 6, 2020, made by Premier Surveying LLC, Registered Public Surveyor No. 3994, and I/We am/are aware of the following:

None.

I/We hereby have no objections to these matters, and hereby indemnify and hold Texas National Title, Inc. harmless with regard to same from any liability arising from the above-mentioned items.

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By: 
Mothafar Mahmoud, President

TEXAS RESIDENTIAL REAL PROPERTY AFFIDAVIT (Form T-47)

This Exhibit only applies to loans on Texas Properties and is incorporated into the Owner's Affidavit and Agreement for purposes of signature and notary

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Owner does solemnly swear that:

- 1. I am the owner of the Property.
- 2. I am familiar with the Property and the improvements located on the Property.
- 3. I am closing a transaction requiring title insurance and the proposed insured Lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate.
- 4. To the best of my actual knowledge and belief, since (date of last survey) there have been no:
 - a) construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b) changes in the location of boundary fences or boundary walls;
 - c) construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d) conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

None

- 5. I understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
- 6. I understand that I have no liability to the Title Company (Agent's Underwriter) or title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company

Abel Ramirez
Abel Ramirez

SWORN AND SUBSCRIBED on April 20, 2020.

Kelley Clangitt
Notary Public



Property Address: 1021 East Saint Johns Avenue, Austin, TX 78752

File No: TFA1-101722

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

This disclosure is intended to provide notice that Texas National Title, Inc. has a business relationship with the service providers listed below. These providers are under the common control or are related to Texas National Title, Inc.. Their charges for their services are not greater than the market price for such services. Because of this relationship, this referral may provide Texas National Title, Inc. a financial or other benefit. You are not required to use the services listed below as a condition for the settlement of your transaction. You are free to shop around to make the determination that you are receiving the best service and best rate for these services.

Provider:	Service:	Charge or Range of Charges
Pleuthner Law Firm	Document Preparation	\$75.00 - \$265.00*

*This assumes the transaction involves a single tract of land and preparation of common documents like a Warranty Deed or Release of Lien. If additional documents are required the cost could increase.


Abel Ramirez

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By: 
Mothafar Mahmoud, President

Title Company Disclosure Form

TITLE COMPANY File No. TFA1-101722

RE: 1021 East Saint Johns Avenue, Austin, TX 78752

On undersigned date(s) came TALIA AT E SAINT JOHNS LLC, a Texas limited liability company, known as BUYER(s) and Abel Ramirez known as SELLER(s) acknowledged receipt and disclosure of the following items. Said party(s) also acknowledge that Texas National Title, Inc. and in and for the State of Texas ("known collectively as "COMPANY" or "TITLE COMPANY") is relying on the foregoing, and without such acknowledgement, the said COMPANY would not issue its Policy(s) of Title Insurance:

This form to be used for Purchase transactions; to be initialed by SELLER and BUYER where indicated

BUYER

Initials

H.M.

A.R.

1) WAIVER OF INSPECTION. Since Texas National Title, Inc. examines only the record title and does not actually see the property, we hereby waive inspection by Texas National Title, Inc. of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

2(A) Unsurveyed Property. Buyer understands that no survey of the Property has been provided in connection with this transaction and that the Owner Title Policy to be issued to Buyer will not provide title insurance coverage against encroachments and/or protrusions of improvements, boundary conflicts, or other matters that would be found by a current survey.

BUYER

Initials

H.M.

A.R.

2 (B) ACCEPTANCE OF SURVEY. BUYER has received and reviewed a copy of the survey, if any, of the Property made in connection with this transaction and acknowledges being aware of the following matters of encroachment, protrusion, conflict, or discrepancy disclosed by the survey.

BUYER

Initials

H.M.

A.R.

2(C) BOUNDARY COVERAGE. Buyer received information regarding Survey Deletion (a/k/a Boundary Coverage) with the title commitment. As proposed to be issued, BUYER's Owner Policy will contain a general exception to any discrepancies or conflicts in area or Boundary lines, and any encroachments, protrusions, or overlapping of improvements. On payment of an additional Owner Policy premium [T-1R Residential – 5% or T-1 Non-Residential – 15%], policy coverage against these matters is available, subject to TITLE COMPANY's approval of a current survey of the Property and without limiting specific exceptions to matters disclosed by the survey.

If you want to decline this coverage please initial here: _____

BUYER

Initials

H.M.

A.R.

2(D) ENHANCED COVERAGE. Buyer received information the T19.1 Restrictions, Encroachments and Minerals Endorsement with the title commitment. As proposed to be issued, BUYER's Owner Policy will include this endorsement. If a T-1R Owner's Policy is being issued the premium is 10% if purchased alone or 5% if purchased in tandem with the Survey Coverage. If a T-1R Owner's Policy is being issued the premium is 10% if purchased alone or 5% if purchased in tandem with the Survey Coverage.

If you want to decline this coverage please initial here: _____

3) HOMEOWNER'S ASSOCIATION. BUYER acknowledges that ownership of the Property involves membership in a Homeowner's, Condominium or other Property Owner's Association, to which monthly or annual dues or assessments may be owed. These dues or assessments may be enforceable by a lien against the Property. BUYER understands that the Association (or its managing agent) should be contacted by BUYER immediately to ascertain the exact amount of future dues or assessments. TITLE COMPANY has made no representations with respect to such Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. BUYER accepts sole responsibility to obtain such information and verify its accuracy to BUYER'S satisfaction.

SELLER
Initials
AK

BUYER
Initials
MM

4) CLOSING DISCLAIMER. SELLER and BUYER each acknowledge and understand that the above transaction has not yet "closed". Any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. **THIS TRANSACTION IS NOT "CLOSED" UNTIL:**

- A) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF TITLE COMPANY;
- B) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED, AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION AND BY TITLE COMPANY; AND,
- C) ALL FUNDS ARE COLLECTED AND DELIVERED TO BY THE PARTIES TO WHOM THEY ARE DUE.

SELLER
Initials
AK

5) IRS REPORTING. SELLER acknowledges having received at closing a copy of the HUD-1 Settlement Statement or Closing Disclosure as a Substitute Form 1099-S. A separate 1099 is not issued after closing. In accordance with Federal tax regulations, information from the HUD-1 Statement or Closing Disclosure will be furnished to the Internal Revenue Service.

SELLER
Initials
AK

BUYER
Initials
MM

6) ERRORS/OMISSIONS AND POWER OF ATTORNEY. In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the **TITLE COMPANY**, or to a mutual mistake on the part of the **TITLE COMPANY** AND/OR the **SELLER** and/or the **BUYER**, the undersigned agree to execute, in a timely manner, such correction documents as **TITLE COMPANY** may deem necessary to remedy such inaccuracy or misstatement.

BUYER
Initials
MM
AK

7) ATTORNEY REPRESENTATION AND NOTICE OF POTENTIAL LITIGATION. BUYER may wish to consult an attorney to discuss the impact of potential litigation or out-of-court settlement or for matters shown on Schedule B or C of the Commitment for Title Insurance that was issued in connection with this transaction. The Title Insurance Policy will be a legal contract between BUYER and the Underwriter. Neither the Commitment for Title Insurance nor the Title Insurance Policy are abstracts of title, title reports or representations of title. They are contracts of indemnity. No representation is made that your intended use of the Property is allowed under law or under the restrictions or exceptions affecting the property.

BUYER
Initials
MM
AK

8) FLOOD PLAIN/FLOOD HAZARD ACKNOWLEDGEMENT. Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land engineering company.

SELLER
Initials
AK

BUYER
Initials
MM
AK

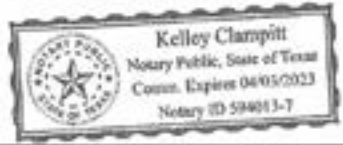
9) Privacy Consent. The undersigned hereby authorize Title Company to provide copies of any closing statements, loan documents, financial information, commitments, approval letters, appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents, and other non-public personal information in connection with our transaction to the real estate broker and real estate agent.

SELLER SIGNATURE


Abel Ramirez

State of Texas
County of Travis

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.




Notary Public, State of Texas

BUYER SIGNATURE

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By: 
Mothafar Mahmoud, President

State of Texas
County of Travis

This instrument was acknowledged before me on April 20, 2020, by Mothafar Mahmoud, President, TALIA AT E SAINT JOHNS LLC, a Texas limited liability company.




Notary Public, State of Texas

PROPERTY TAX DISCLOSURE

FILE NO.: TFA1-101722
 SELLER (whether one or more) Abel Ramirez
 BUYER (whether one or more) TALIA AT E SAINT JOHNS LLC, a Texas limited liability company
 PROPERTY: 1021 East Saint Johns Avenue, Austin, TX 78752

In accordance with the contract pertaining to the above referenced transaction, and excepting properties in Travis County which may not have current year data available, the property taxes for the current year have been prorated between BUYER and SELLER. BUYER and SELLER each acknowledge and understand that these prorations are based upon the most current tax information available to Texas National Title, Inc.. As of the date of your closing, the most current information available was (check one):

X (a) Last year's actual taxes
 Last Year's Taxes: \$2,573.84

(b) The most current appraised value available and the most current tax rate available, or

Current Available Value	Taxing Authority	Current Available Tax Rate	Tax Per Taxing Authority
TOTAL ESTIMATED TAX			

(c) The current year's actual taxes.

By initialing below, the parties hereby acknowledge their understanding of the proration calculations used on the above referenced file.

SELLER INITIALS AR BUYER INITIALS M.M.

Additionally, by initialing some or all of the following items as may be appropriate for this transaction, each SELLER and/or BUYER acknowledges their understanding of the disclosures being made by Texas National Title, Inc. (hereinafter called "TITLE COMPANY"). Each disclosure is being made to BUYER and SELLER on behalf of both TITLE COMPANY and its title insurance underwriter.

	Buyer's Initials	1) EXEMPTIONS. The undersigned parties hereby confirm that they have been made aware of the tax exemptions that are currently applied against the subject property, which include:	
	<u> M.M. </u>	<input type="checkbox"/> Over 65	<input type="checkbox"/> Disabled
		<input type="checkbox"/> Homestead	<input type="checkbox"/> Agricultural
		<input type="checkbox"/> Other: (list all that apply)	
The undersigned parties hereby acknowledge that they have been informed that we must apply for our own exemptions that may be available to us. Furthermore, we are aware that when these exemptions are removed, our tax bill will increase and our reserve account, if any, could be adjusted accordingly by the lender.			

Seller's Initials		2) SELLER'S WARRANTY. SELLER warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the SELLER shall reimburse TITLE COMPANY, on demand, for any sums paid by the TITLE COMPANY to pay such taxes, and any related penalty and interest.
AR	Buyer's Initials M.M.	3) BUYER RESPONSIBLE. BUYER hereby understands and agrees that they are responsible for the taxes for the entire year when the taxes become due and payable. BUYER further understands that they should receive a tax bill from the taxing authority. If the taxing authority fails to mail the tax bill to the buyer's address of record BUYER understands that they are responsible for payment of the tax bill, irrespective of their actual receipt of the invoice. BUYER agrees to contact the tax office directly if a tax bill has not been received by November 1st of this year.
AR	Buyer's Initials M.M.	4) AGREEMENT OF THE PARTIES. TITLE COMPANY has prorated taxes on real property based on the latest figures available from the Tax Collector as of close of escrow. Assessments neither shown on the Collector's tax rolls as of close of escrow, nor specifically disclosed to Escrow Holder in writing prior to close of escrow are to be adjusted by the parties outside of escrow without liability to TITLE COMPANY. Any funds returned to TITLE COMPANY after close of escrow will be returned to the party against whom payment was charged, and any adjustments will be made by the parties outside of escrow without liability to TITLE COMPANY. BUYER and SELLER each agree that, when the amount of the current year's taxes become known and payable, if an adjustment is required the parties agree that they will adjust any changes of the proration and reimbursement between themselves and the TITLE COMPANY shall have no liability or obligation with respect to these prorations.
AR	Buyer's Initials M.M.	5) TAX RENDITION AND EXEMPTIONS. Although the Tax Appraisal District may independently determine BUYER'S new ownership and billing address, BUYER is still obligated by law to "render" the Property for taxation by notifying the Tax Appraisal District of the change in the Property's ownership and of BUYER'S proper address for tax billing. BUYER is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by SELLER (i.e., homestead or over 65). It is the BUYER'S responsibility to qualify for BUYER'S own tax exemptions and to meet any requirements prescribed by the taxing authorities. BUYER acknowledges and understands these obligations and the fact that TITLE COMPANY assumes no responsibility for future accuracy of Tax Appraisal District records concerning ownership, tax-billing address, or status of exemptions. Furthermore, it is the BUYER'S responsibility to provide the Warranty Deed to the taxing authority in order to properly set up their account with the taxing authority. BUYER acknowledges and understands these obligations and the fact that TITLE COMPANY assumes no responsibility for future accuracy of Tax Appraisal District records concerning ownership, tax-billing address, or status of exemptions.

<p>Seller's Initials</p> <p>AR</p>	<p>Buyer's Initials</p> <p>N.M.</p>	<p>6) SUPPLEMENTAL PROPERTY TAXES Buyer and Seller herein acknowledge that there may be supplemental and/or additional taxes which may be assessed by the applicable taxing authority against the subject property by reason of change in ownership and/or completion of construction of improvements. TITLE COMPANY shall not be responsible for any supplemental taxes assessed after the close of escrow. TITLE COMPANY shall also not be responsible for, or liable for payment, adjustment or proration of supplemental taxes assessed prior to close of escrow, unless said supplemental tax assessments are specifically reflected on the Tax Collector's rolls, or Seller provides any supplemental tax bills to Escrow Holder with an explanation of time periods covered by the tax bill(s) for proration purposes. All assessments not shown on the tax rolls, nor specifically disclosed to TITLE COMPANY in writing are to be adjusted by the parties outside of escrow without liability to TITLE COMPANY. Notwithstanding the foregoing, under no circumstances shall TITLE COMPANY be concerned with, or responsible for identifying, determining or paying the amount of any supplemental assessment(s).</p>
<p>Seller's Initials</p> <p>AR</p>	<p>Buyer's Initials</p> <p>N.M.</p>	<p>7) TRAVIS COUNTY PROPERTIES ONLY (LEAVE BLANK IF NOT APPLICABLE): Texas National Title, Inc. is informed that Travis Central Appraisal District ("TCAD") does not intend to reappraise residential properties for the 2020 tax year. As such, the actual tax amount billed for 2019 may be the most up to date and only information that is available to Texas National Title from TCAD for purposes of prorating taxes. The parties expressly acknowledge the limitations placed upon Texas National Title by TCAD and instruct Texas National Title to proceed using the 2019 tax bill for closing prorations.</p>

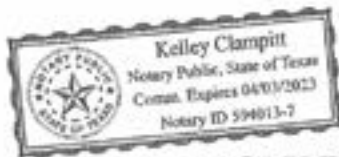
**PROPERTY TAX DISCLOSURE
SELLER SIGNATURE**

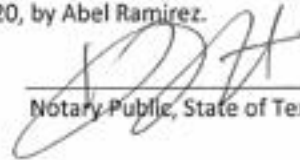

Abel Ramirez

State of Texas

County of Travis

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.




Notary Public, State of Texas

**PROPERTY TAX DISCLOSURE
BUYER SIGNATURE**

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By: 
Mothafar Mahmoud, President

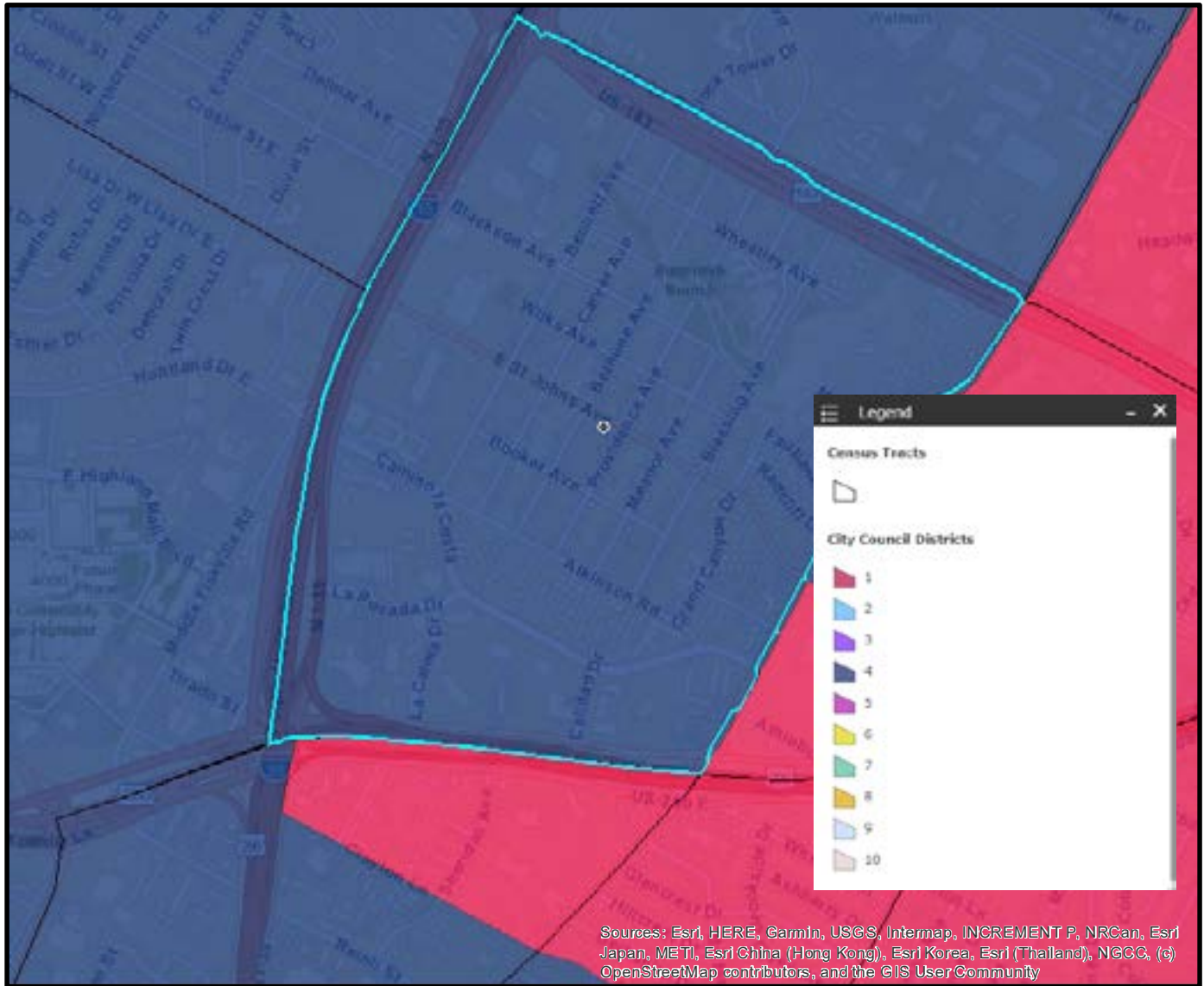
State of Texas

County of Travis

This instrument was acknowledged before me on April 20, 2020, by Mothafar Mahmoud, President, TALIA AT E SAINT JOHNS LLC, a Texas limited liability company.




Notary Public, State of Texas



1021 E. St Johns - Council District and Census Tract

Tract 18.12

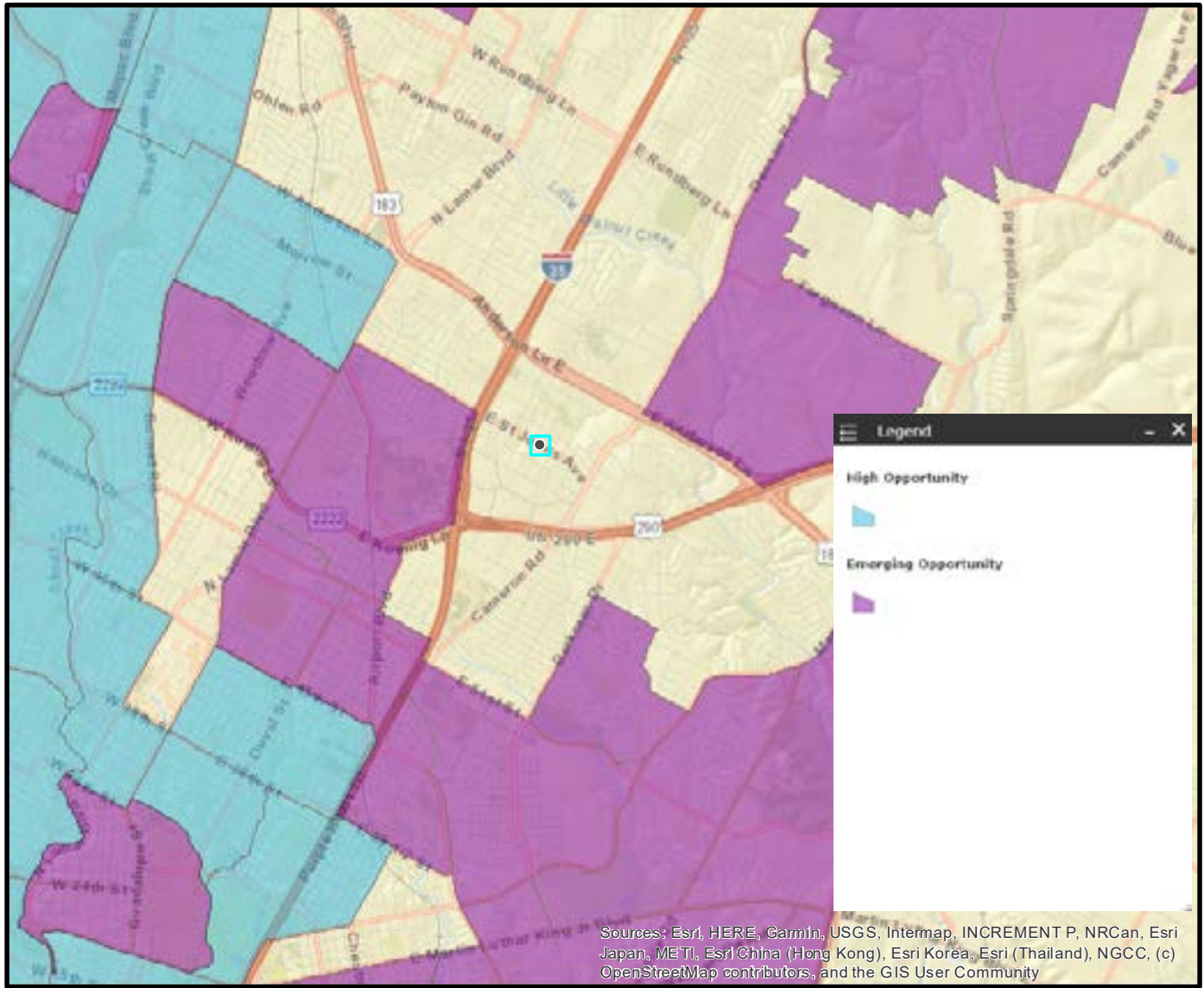


ArcGIS Web Map

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ArcGIS Web AppBuilder
1/29/2021





1021 E. St Johns - Opportunity Values Map

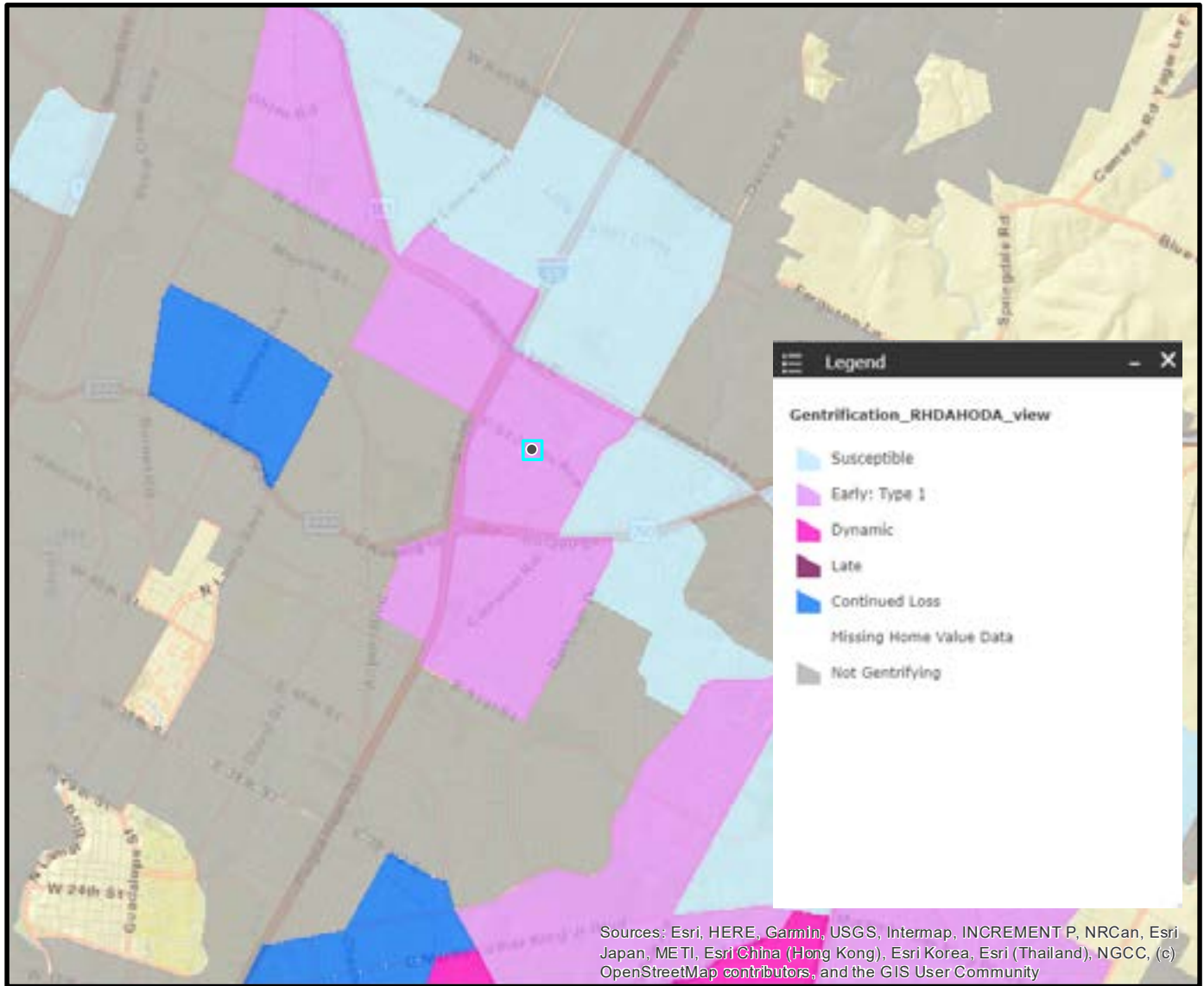


ArcGIS Web Map

ArcGIS Web AppBuilder
1/21/2021



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1021 E. St Johns - Gentrification Values Map

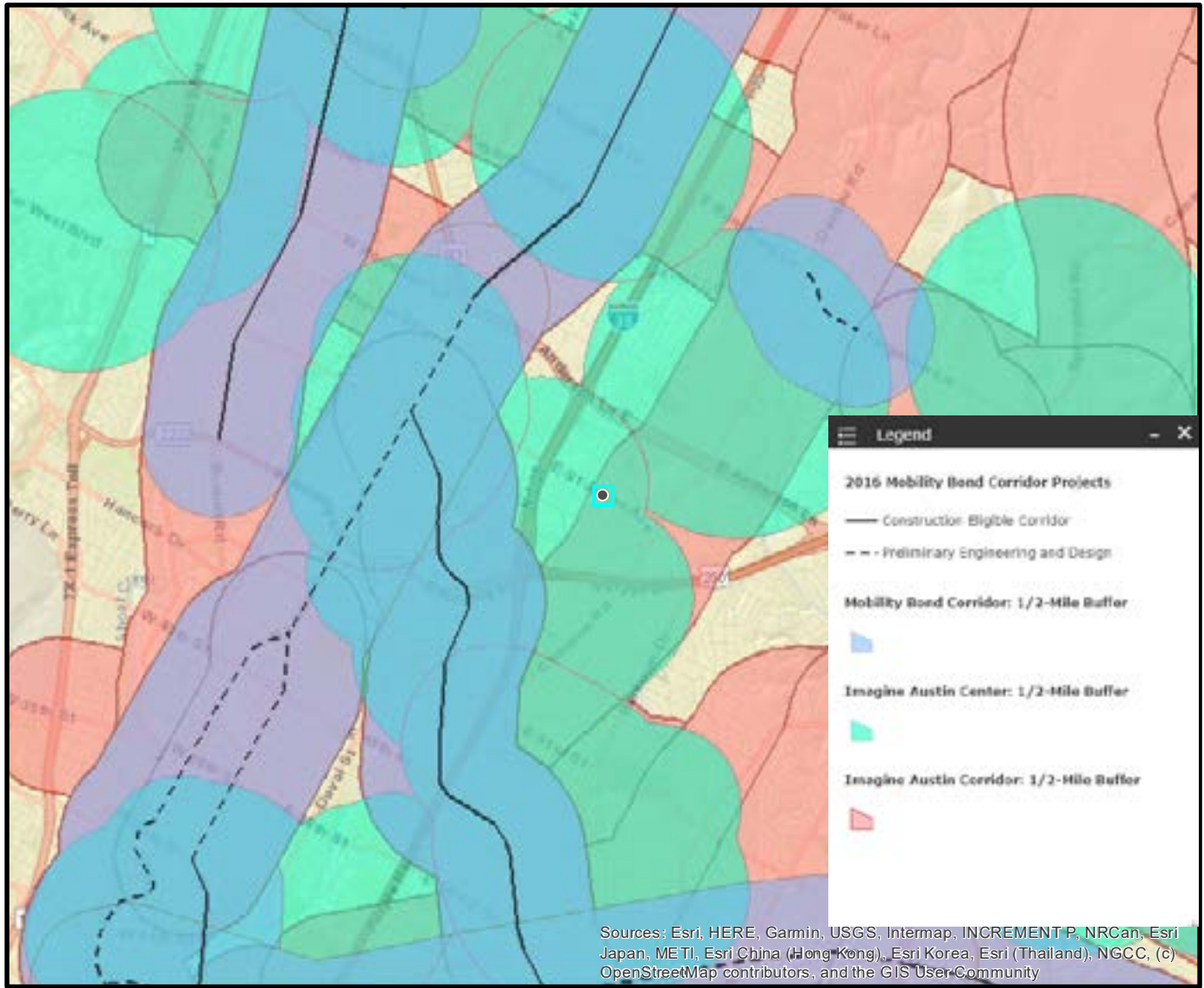


ArcGIS Web Map

ArcGIS Web AppBuilder
1/21/2021



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1021 E. St Johns - Imagine Austin Centers, Corridors, and Mobility Bond Corridors Map

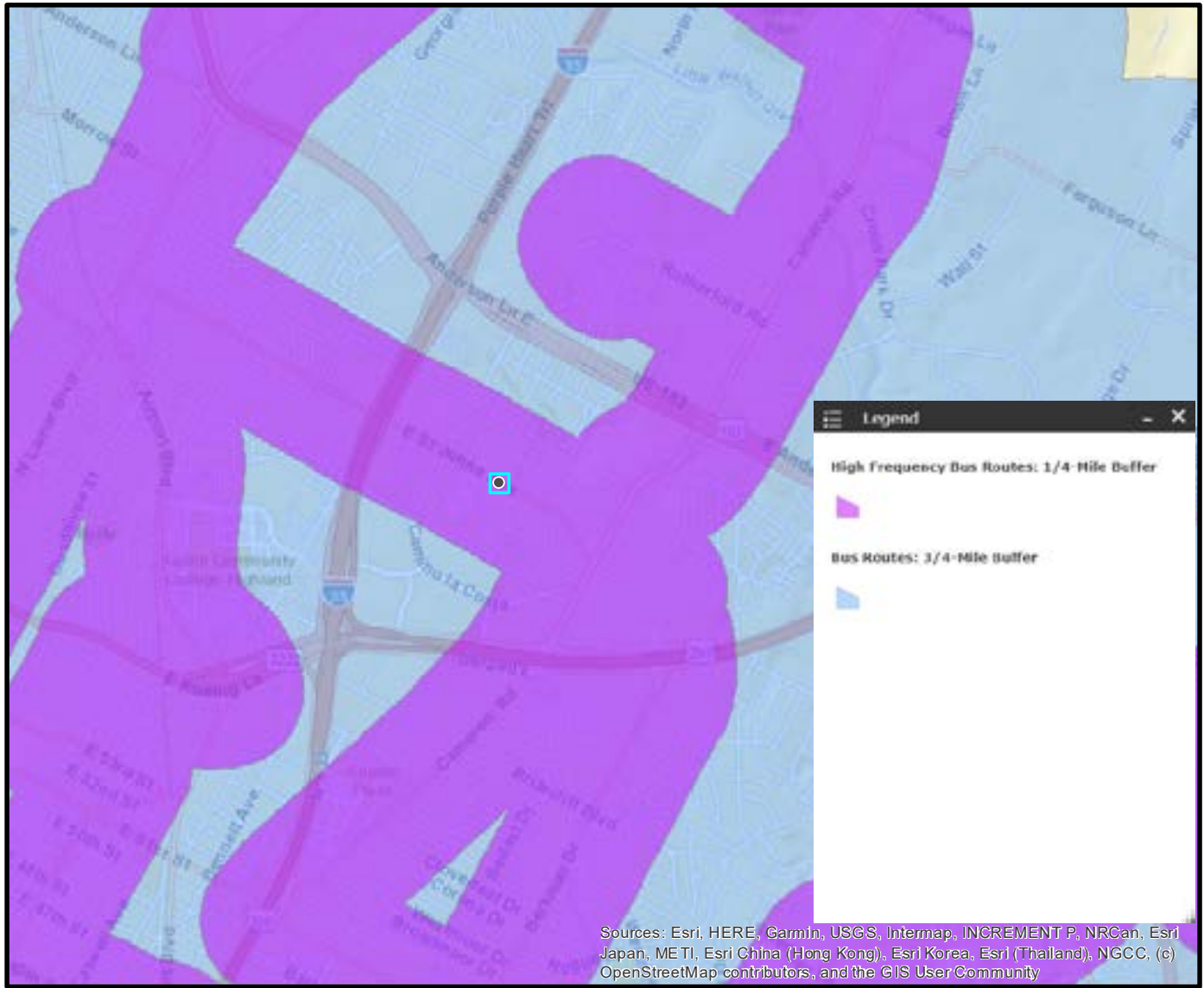


ArcGIS Web Map

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ArcGIS Web AppBuilder
1/21/2021





1021 E. St Johns - Transit Map

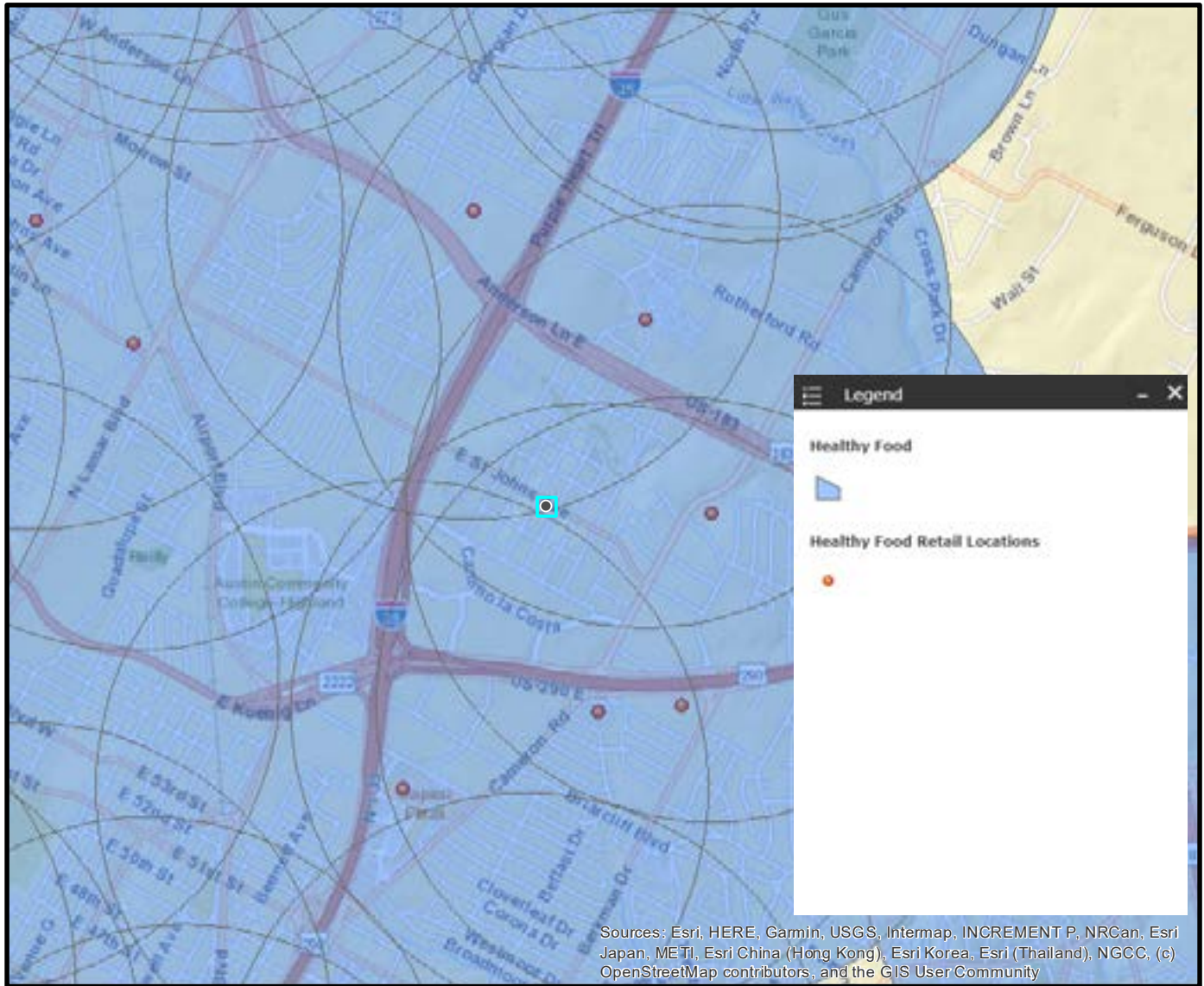


ArcGIS Web Map

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1/21/2021





1021 E. St Johns - Healthy Food Map

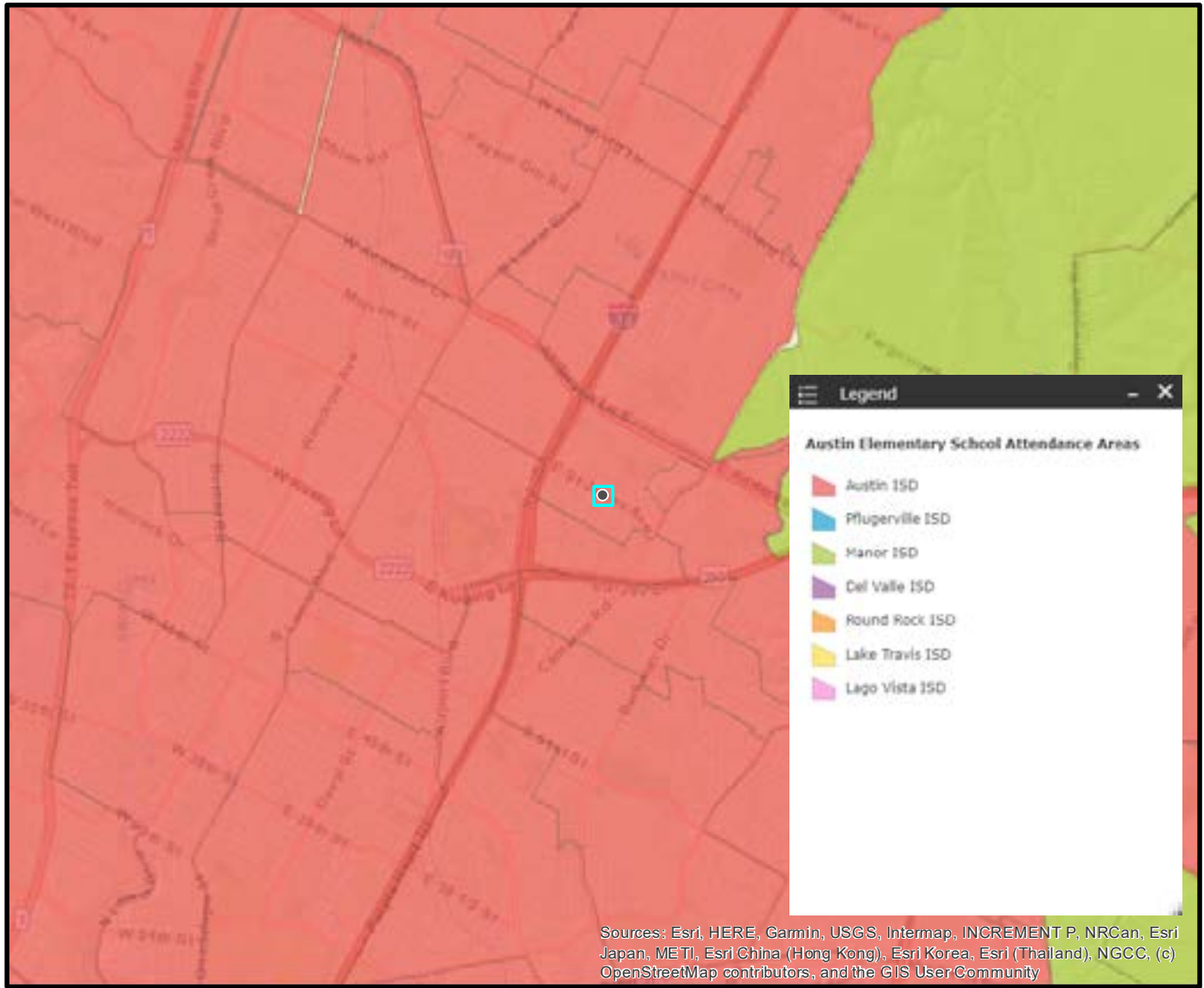


ArcGIS Web Map

ArcGIS Web AppBuilder
1/21/2021



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1021 E. St Johns - School District Map



ArcGIS Web Map

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ArcGIS Web AppBuilder
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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: 1/21/2021

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

Tab 5.c. Zoning Verification Letter

Please note this project is currently in the process of being rezoned from SF-3 to SF-4A. The case number for the rezoning application is 2021-174898 ZC. The case number for the neighborhood plan amendment application is 2021-003345 NP.

The community meeting has already been held and the project has received the support of the neighborhood plan contact team and planning staff. However, the project has been left pending at the Planning Commission until the resolution of this funding application. If the application is not approved, the rezoning and NPA will be abandoned and the lot will be subdivided for development as two SF-3 lots.

Full documentation will be provided under a separate cover when available. Please see attached for the Notice of Filing of Application for Rezoning.



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: January 22, 2021

Case Number: C14-2021-0005.SH

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:	1021 E ST JOHNS AVE
Owner:	Talia at E St John's, LLC, Kenda Dawwami
Applicant	Civiltude, LLC, Aisling O'Reilly, (512) 761-6161

Proposed Zoning Change:





From: SF-3-NP- Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements. **NP-Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

To: SF-4A-NP- Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics. **NP-Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

You can find more information on this application by inserting the case number at the following Web site: <https://abc.austintexas.gov/web/permit/public-search-other>. **If you have any questions concerning the zoning change application, please contact the case manager, Heather Chaffin, at 512-974-2122 or via e-mail at Heather.Chaffin@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.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2021-0005.SH

1" = 400'

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



Created: 1/14/2021

Tab 5.d. Proof of Site Control

The warranty deed is attached.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Apr 21, 2020 12:06 PM Fee \$30.00

2020063321

"Electronically Recorded"

General Warranty Deed

Date: April 20, 2020

36-TFA1-717238-C

Grantor: Abel Ramirez, a single person

Grantee: TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

Grantee's Mailing Address:

TALIA AT E SAINT JOHNS LLC
5110 Lancaster Court
Austin, TX 78723

Consideration:

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

Property (including any improvements):

Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 4, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

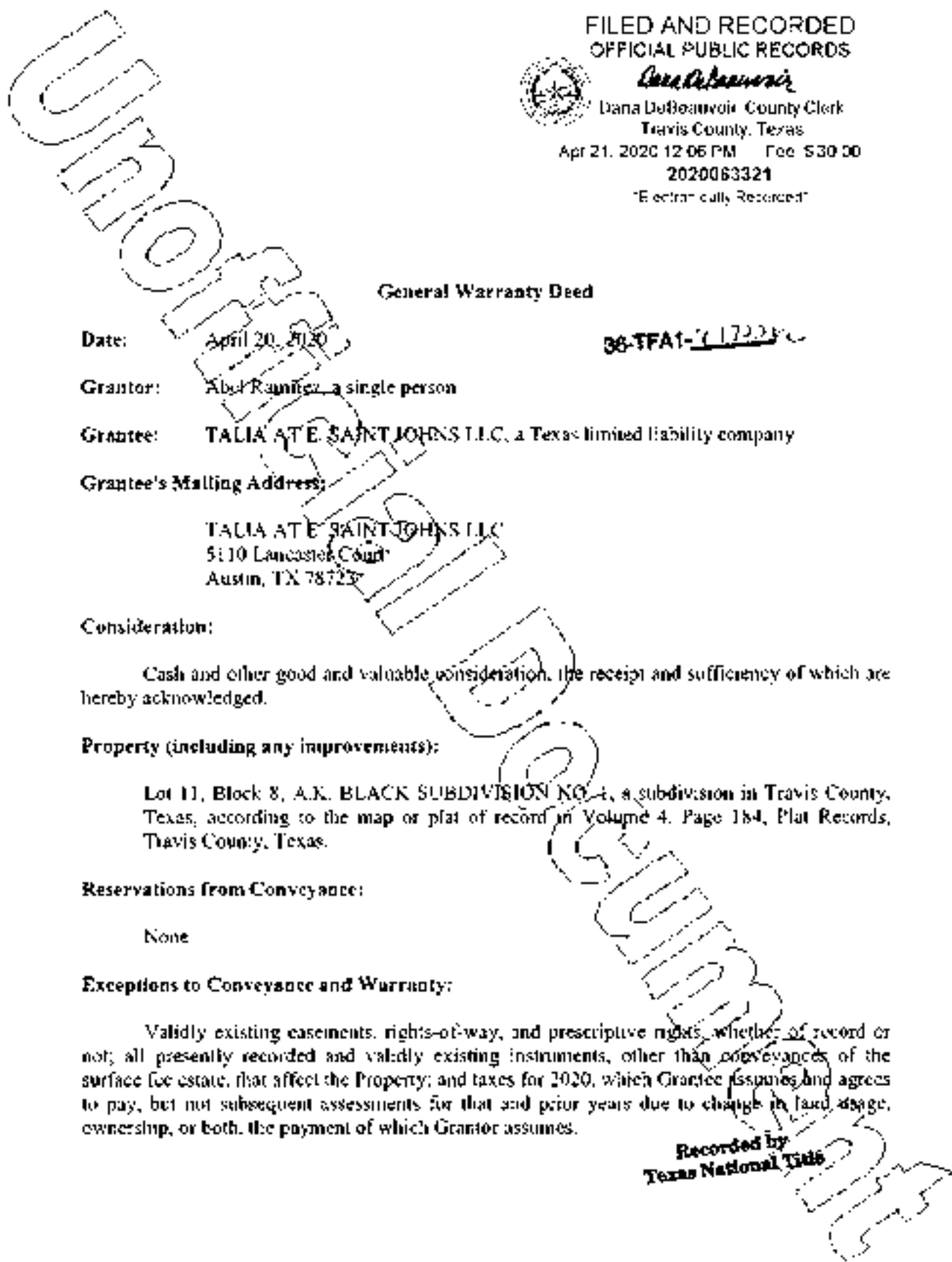
Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:


Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Recorded by
Texas National Title



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.



Abel Ramirez

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.




Notary Public, State of Texas
My commission expires: 4/30/23

AFTER RECORDING RETURN TO:
TALIA AT E SAINT JOHNS LLC
5110 Lancaster Court
Austin, TX 78723

Tab 5.e. Phase I ESA

Capital A Housing is working with Roslyn Kygar at the City of Austin Brownfield's Program for a Phase I ESA. Once the Phase I ESA is completed, a copy will be provided to City Staff.

Tab 5.f. SHPO

A at St Johns will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.