

February 8, 2023

5101 Cloverdale Ln, Austin, TX 78723

OHDA FUNDING APPLICATION PACKET

 **5101
CLOVERDALE**

7 OWNERSHIP
UNITS


UNDER
80 % MFI

SUBSIDY PER UNIT

\$199 K

\$99 K
SUBSIDY
PER BEDROOM

3 UP TO
BEDROOM
UNITS

Cloverdale Flats

OHDA Funding Application

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Cloverdale Flats
OHDA Funding Application
Application

APPLICATION CHECKLIST/ INFORMATION FORM			
DEVELOPER : Capital A Housing, Inc.		OWNER/BORROWER NAME : Lancaster Office Three LLC	
DEVELOPMENT NAME : Cloverdale Flats		FUNDING CYCLE DEADLINE : Q3 FY22-23 (February 3, 2023)	
FEDERAL TAX ID NO: 85-3453910		DUNS NO: n/a	
PROJECT ADDRESS: 5101 Cloverdale, Ausitn, TX 78723		PROGRAM : OHDA	
CONTACT NAME : David Dinoff		AMOUNT REQUESTED: \$1,399,423	
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin, TX 78723; (512) 761-6161			
APPLICATION TABS			INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL		DD
A 2	PROJECT SUMMARY FORM		DD
A 3	PROJECT TIMELINE		DD
A 4	DEVELOPMENT BUDGET		DD
A 5	OPERATING PRO FORMA		n/a
A 6	SCORING SHEET		DD
ATTACHMENT TABS			
1	ENTITY INFORMATION	1.a. Detailed listing of developer's experience.	DD
		1.b. Certificate of Status	DD
		1.c. Statement of Confidence.	n/a
2	PRINCIPALS INFORMATION	2.a. Resumes of principals	DD
		2.b. Resumes of development team	DD
		2.c. Resumes of property management team	n/a
3	FINANCIAL INFORMATION	3.a. Federal IRS Certification	n/a
		3.b. Certified Financial Audit.	n/a
		3.c. Board Resolution	n/a
		3.d. Financial Statements	DD
		3.e. Funding commitment letters.	DD
4	PROJECT INFORMATION	4.a. Market Study	DD
		4.b. Good Neighbor Policy.	DD
		4.c. SMART Housing Letter	DD
		4.d. MOU with ECHO.	n/a
		4.e. Resident Services	n/a
5	PROPERTY INFORMATION	5.a. Appraisal	DD
		5.b. Property Maps	DD
		5.c. Zoning Verification Letter	DD
		5.d. Proof of Site control	DD
		5.e. Phase I ESA	DD
		5.f. SHPQ	DD
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="David Dinoff"/> TITLE OF APPLICANT <input style="width: 100%; height: 20px;" type="text" value="Director of Real Estate"/> DATE OF SUBMISSION <input style="width: 100%; height: 20px;" type="text" value="2/8/23"/>		FOR AHFC USE ONLY	



Capital A Housing
5110 Lancaster Ct, Austin, Texas, 78723
Phone 512.761.6161 | Fax 512.761.6167
capitalahousing.com | info@capitalahousing.com

February 3, 2023

Ellis Morgan
City of Austin, Housing and Planning Dept
1000 East 11th Street
Austin, Texas 78702

Dear Ellis,

Capital A Housing is pleased to submit this application for OHDA funding for the development of Cloverdale Flats at 5101 Cloverdale – seven units of high-quality, affordable homeownership housing for families in Windsor Park. Two units will be 1-bedroom, and 5 units will be multi-bedroom comprised of 3 2-bedroom units and 2 3-bedroom units, and all units will be affordable for those making 80% AMFI.

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. This application is a continuation of Capital A’s commitment to deliver accessible and 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. We are also collaborating with the City on Seabrook Square, two other OHDA-funded projects, and 3 RHDA-funded supportive housing projects.
- 2) The property is already acquired and we are not seeking any funding for acquisition. The project is ready to proceed and deliver affordable housing to Austinites in need as soon as humanely possible.
- 3) The City’s funding will be leveraged with owner equity and debt financing. No funds are being requested for predevelopment.

Sincerely,

A handwritten signature in black ink that reads "David Dinoff".

David Dinoff
Director of Real Estate
Capital A Housing

EXECUTIVE SUMMARY/PROJECT PROPOSAL

Cloverdale Flats is a 7-unit, three-story condominium development that will be located on 0.21 acres at 5101 Cloverdale Ln, in City Council District 4. All units are proposed to be affordable and Cloverdale Flats is located near a high-frequency transit route. The location of the project provides an opportunity to provide affordable ownership units in an emerging opportunity census tract in the Windsor Park neighborhood. Capital A Housing is committed to fully leveraging taxpayer dollars and protecting the affordability restrictions on homes long term. To that end, Capital A Housing will partner with a local nonprofit to perform affordability compliance, buyer income verification and have the first right of refusal to purchase at the time of resale.

Cloverdale Flats will feature 'missing middle' stacked condominiums, with the land being developed with a unified site plan. This structure will allow the community to be holistically planned and reviewed, and will promote a harmonious environment for its residents.

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

All 7 units will be affordable at 80% of the Area Median Family Income, and over half the units will be multi-bedroom. Two units will have 1 bedroom and 552 net square feet each; three units will have 2 bedrooms and 805 square feet each; and two units will have 3 bedrooms and 1135 square feet each. The average price of a unit at Cloverdale Flats will be \$217,725, to be further refined at the time of sale provided updated guidance is released by the City of Austin for affordable ownership units*.

* Sales price for income restricted units will comply with the City of Austin's Affordability Unlocked, S.M.A.R.T Housing, and City of Austin Ownership Housing Development Assistance requirements (if the project receives such funding). Sales Price listed here for income-restricted units is an estimate based on current MFI levels.

	Model 1A	Model 2A	Model 3A
Number of Units	2	3	2
Number of Bedrooms (bathrooms TBD)	1	2	3
Square Footage	552	805	1,135

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.

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

Because Cloverdale Flats 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.

Two units on the ground floor will be made accessible or adaptable for persons with mobility disabilities.

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

The property is currently zoned SF-3, and will need to be rezoned to SF-4A for this development to occur. However, this rezoning will not impact compatibility with the Windsor Park neighborhood plan as SF-4A is still classified as a single family use. Additionally, the University Hills/Windsor Park Neighborhood Plan is supportive of high-density development along major corridors including East 51st Street (pg 37), and Cloverdale Flats is on a corner lot at 51st and Cloverdale.

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 Cloverdale Flats is \$3,506,971. The applicant is requesting \$1,399,423 in Ownership Housing Development Assistance (OHDA) funds through the Housing and Planning Department to finance the affordable homes. A construction loan of \$1,489,375 will be provided by a private lender. The remaining funds will be provided by owner and developer equity.

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.

Based on the project's affordability and unit mix, Cloverdale Flats qualifies for the Type 1 and Type 2 bonuses of the Affordability Unlocked program. 5101 Cloverdale Ln is not located in a VMU, PUD, or TOD.

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

Safe – Cloverdale Flats is located in Windsor Park. 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 – Cloverdale will provide affordable for-sale options for an area where affordable homeownership opportunities are almost non-existent. According to realtor.com, the median listing home price in Windsor Park is \$594,000.

Accessible – Cloverdale Flats will be designed and constructed to meet and/or exceed the City's minimum accessibility requirements, with two ground-floor units being accessible or adaptable for those with disabilities.

Reasonably Priced – Designated affordable units will be priced according to City of Austin housing program guidelines to be affordable to families with incomes less than 80% of the Area Median Family Income.

Transit-Oriented – 5101 Cloverdale is located roughly 1000 feet from the Manor Road high-frequency bus route, in addition to being within $\frac{3}{4}$ mile to multiple other bus stops. The development site falls along the future Project Connect Expo Center light rail route.

Project Summary Form

1) Project Name Cloverdale Flats		2) Project Type 100% Affordable		3) New Construction or Rehabilitation New Construction	
4) Address(s) or Location Description 5101 Cloverdale				5) Mobility Bond Corridor	
6) Census Tract 21.06		7) Council District District 4		8) Elementary School BLANTON EL	
				9) Affordability Period 99 Years	
10) Type of Structure Multi-family		11) Occupied? No		12) How will funds be used? Construction	

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						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		2	3	2		7
Up to 120% MFI						0
No Restrictions						0
Total Units	0	2	3	2	0	7

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	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**

Sources	
Debt	1,489,375
Equity	618,173
Grant	
Other	
Deferred Developer Fee (not applicable for OHDA)	
Previous AHFC Funding	
Current AHFC Request	1,399,423

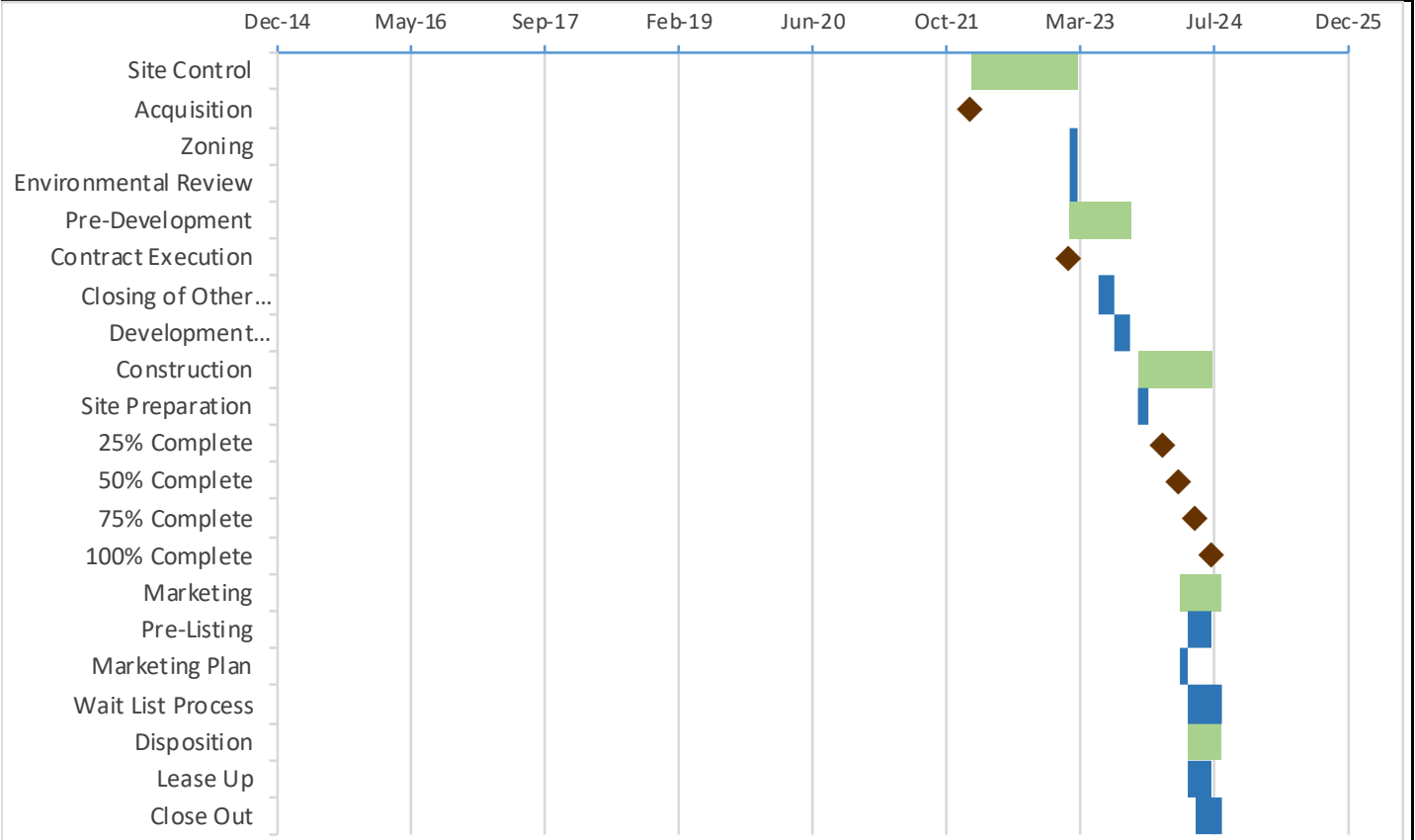
Uses	
Acquisition	558,173
Off-Site	-
Site Work	492,575
Sit Amenities	-
Building Costs	1,424,628
Contractor Fees	433,516
Soft Costs	328,136
Financing	94,942
Developer Fees	175,000

Total \$ 3,506,971

Total \$ 3,506,971

Development Schedule

	Start Date	End Date
Site Control	Jan-22	Mar-23
Acquisition	Jan-22	
Zoning	Feb-23	Mar-23
Environmental Review	Feb-23	Mar-23
Pre-Development	Feb-23	Sep-23
Contract Execution	Feb-23	
Closing of Other Financing	May-23	Jul-23
Development Services Review	Jul-23	Sep-23
Construction	Oct-23	Jul-24
Site Preparation	Oct-23	Nov-23
25% Complete	Jan-24	
50% Complete	Mar-24	
75% Complete	May-24	
100% Complete	Jul-24	
Marketing	Mar-24	Aug-24
Pre-Listing	Apr-24	Jul-24
Marketing Plan	Mar-24	Apr-24
Wait List Process	Apr-24	Aug-24
Disposition	Apr-24	Aug-24
Lease Up	Apr-24	Jul-24
Close Out	May-24	Aug-24



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	6,720	6,720	
Environmental Review	4,704	3,690	
Engineering	103,440	81147.56114	
Survey	10,752	8434.8277	
Architectural	113,321	88,899	
Subtotal Pre-Development Cost	\$238,937	\$188,892	
Acquisition			
Site and/or Land	558,173	0	
Structures	0		
Other (specify)	0		
Subtotal Acquisition Cost	\$558,173	\$0	
Construction			
Infrastructure	201,600	201,600	
Site Work	18,085	5292.37393	
Demolition	26,880	26,880	
Concrete	178,639	52,277	
Masonry	0	0	
Rough Carpentry	300,328	87,888	
Finish Carpentry	37,632	11,013	
Waterproofing and Insulation	86,630	25,352	
Roofing and Sheet Metal	187,461	54,859	
Plumbing/Hot Water	96,768	28,318	
HVAC/Mechanical	91,392	26,745	
Electrical	87,898	25,722	
Doors/Windows/Glass	55,709	16,303	
Lath and Plaster/Drywall and Acoustical	57,120	16,716	
Tiel Work	19,891	5,821	
Soft and Hard Floor	45,527	13,323	
Paint/Decorating/Blinds/Shades	28,224	8,260	
Specialties/Special Equipment	99,053	82,747	metal railing, landscaping
Cabinetry/Appliances	61,824	18,092	
Carpet	0	0	tbd, priced in 'soft and hard floor'
Other (specify)	473,836	138,664	GC overhead and profit
Construction Contingency	155,231	155,231	
Subtotal Construction Cost	\$2,309,727	\$1,001,102	
Soft & Carrying Costs			
Legal	33,600	26,359	
Audit/Accounting	0	0	
Title/Recordin	0	0	
Architectural (Inspections)	12,591	9,878	
Construction Interest	46,020	46,020	includes origination fee
Construction Period Insurance	18,681	18,681	
Construction Period Taxes	9,408	9,408	
Relocation	0	0	
Marketing	2,688	2,688	
Davis-Bacon Monitoring	0	0	
Developer Fee	175,000	0	
Other (specify)	102,144	96,394	Stewardship fee, permits, connection/tap fees
Subtotal Soft & Carrying Costs	\$400,133	\$209,428	
TOTAL PROJECT BUDGET	\$3,506,970	\$1,399,423	

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	4	3	1	0	0	0	0
Number of Bedrooms	1	2	3	0	0	0	0
Square Footage	552	805	1135	0	0	0	0
Anticipated Sale Price	\$202,000	\$227,000	\$252,800	\$0	\$0	\$0	\$0
Borrower Contribution	\$7,070	\$7,945	\$8,848	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$194,930	\$219,055	\$243,952	\$0	\$0	\$0	\$0
Anticipated Interest Rate	6.50%	6.50%	6.50%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$176	\$198	\$221	\$0	\$0	\$0	\$0
Monthly Interest	\$1,056	\$1,187	\$1,321	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$367	\$412.00	\$459.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$42.00	\$47.00	\$53.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,641	\$1,844	\$2,054	\$0	\$0	\$0	\$0

Project Name	Cloverdale Flats	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	21.06	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$1,399,423	
Estimated Total Project Cost	\$3,506,971	
High Opportunity	No	
High Displacement Risk	NO	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	0	
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	0%	% 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	0%	% 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	0%	% 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	0%	% 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	0%	% 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	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	7	# 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	0%	% 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	0%	% 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	2	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	14	Multi-bedroom Unit/Total Units * 20
TEA Grade	82	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	6	Educational Attainment, Environment, Community Institutions, Social Cohesion, Econ
Accessible Units	2	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	6	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	3	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	29	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	40%	% 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)	\$199,918	Amount of assistance per unit
Subsidy per unit score	0	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$99,959	Amount of assistance per bedroom
Subsidy per Bedroom Score	13	(\$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	22	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	51	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Cloverdale Flats
OHDA Funding Application
Attachments

Cloverdale Flats
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

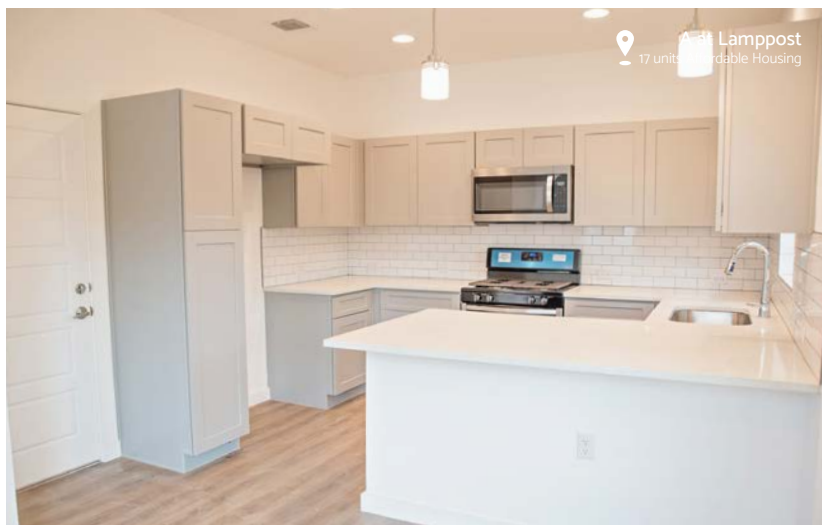
512.968.3050

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

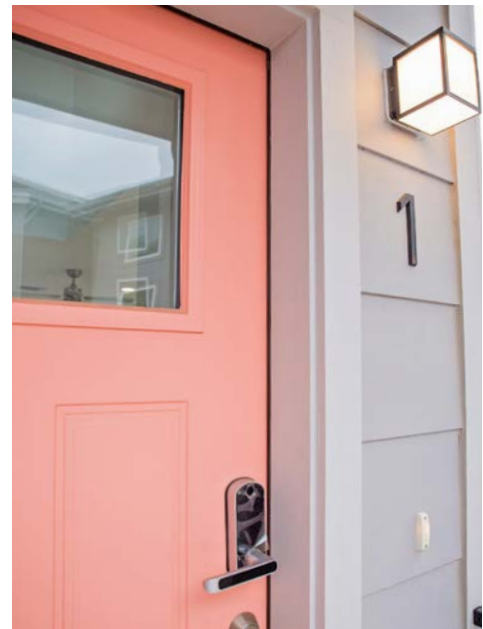
Location

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

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



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 status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on November 03, 2021.



A handwritten signature in black ink, appearing to read "John B. Scott".

John B. Scott
Secretary of State

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

1.C. Statement of Confidence

Not applicable.

Cloverdale Flats
OHDA Funding Application
Attachments 2. Principals Information

2. Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of Cloverdale Flats:

Lead Developer:	Capital A Housing
Civil Engineer:	Civilitude
Architect:	TBD
General Contractor:	JB Wier Construction (Tentative)
Income Verification:	Experienced Local Nonprofit TBD

Conor Kenny

Principal and Director of Public Affairs



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

Years in the Industry

- 18 years

Years in the Firm

- 1 years

Education:

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

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

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

2011 Franklin Ave, Austin, TX

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

ST Georges Green, Austin, TX

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

A at E St Johns Ave, Austin, TX

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

Eyad Kasemi, EIT
President



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

Relevant Project Experience

Years of Experience

7 years

Years in the Firm

3 years

Education:

BS Civil Engineering,
Al Baath University,
Homs, Syria

Registration:

TX EIT # 51951

A at Lamppost, Austin, TX

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

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

Located in Northeast Austin, the project site oers 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-ecient, 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 Rudledge 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

Gudalupe 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

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, University of Texas School of Architecture

2.B. Resumes of Development Team



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@civiltude.com

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm's Registration Number

F-12469

Firm Overview & History

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Led by Fayez Kazi, PE, Civiltude'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 Civiltude since its early inception and joined the management team in 2014. Jim Schissler, PE, joined Civiltude's leadership team in early 2018 after three decades of practice and management with several major local firms.

Civiltude 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, Civiltude 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. Civiltude 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

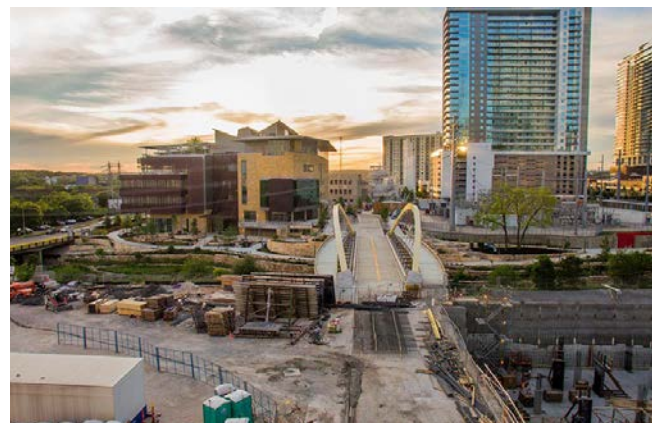
Construction Cost

\$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.



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 subdivision in Cedar Park. Design included over 1,710 LF of 8” water and wastewater lines.

Mike Reyes ^{PE}
Director of Civil Engineering



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:

Relevant Project Experience

Years of Experience:
14 years

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

Registration:
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%

CLMP220 Mobility Rotation List - Phase 2 - City of Austin - Austin, Texas

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, Texas

QA/QC for Civiltitude's traffic control plan for over 150 sites of Data Collection Unit installation across Austin Water's service area. Civiltitude works closely with Aclara and construction vendors in developing optimized traffic control scenarios based on means and methods. Civiltitude 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, Texas

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, Texas

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, Texas

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, Texas

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 storm-water 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, Texas

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.

Cloverdale Flats
OHDA Funding Application
Attachments 3. Financial Information

3.A. Federal IRS Certification

Not applicable.

3.B. Certified Financial Audit

Not applicable.

3.C. Board Resolution

Not applicable.

3.D. Financial Statements

Capital A Housing financial statements will be submitted under a separate cover.

3.E. Funding Commitment Letters

Jefferson Bank

DISCUSSION TERM SHEET

(As of ___02/08/2023___)

The items presented on this Discussion Term Sheet are for discussion purposes only. They do not constitute a commitment to make a loan. They are an outline for discussion purposes only. Any loan subsequently approved may contain changes to the items on this sheet. Other terms, conditions, covenants, requirements, representations and provisions may be further defined in definitive agreements and loan documents. Loan approvals, and terms below, are subject to the Bank's review of a complete financial disclosure and documentation, and any other requirements of the Bank or its attorneys.

Borrower:	Entity TBD
Loan Amount:	1,500,000.00
Purpose of Loan:	To provide financing for a 7-unit homeownership development
Maturity:	24 months
Payment Program:	Interest only payments for 24 months
Interest Rate:	30-day SOFR + 2.75%, adjusting every 30 days
Origination Fee to Bank:	0.75%
Collateral:	First Lien Deed of Trust on 5101 Cloverdale. Value will be limited to 75% of the appraised value.
Guarantor(s):	Civiltude, LLC and Fayez Kazi and Eyad Kasemi
Closing Costs:	All closing costs to be paid by the Borrower/Guarantors include but are not limited to all costs to generate, document, and file loan documents, to include but not be limited to Title Policy, ALTA Standard Survey, appraisal (to be ordered by the Bank) and review, environmental report, flood certificate and loan document preparation. These costs will be incurred whether the loan is taken and funded by the Borrower/Guarantors or not. All documents to be acceptable to the Bank.
Additional Requirements:	<p>Borrower will provide evidence of insurance on collateral reflecting Jefferson Bank as loss payee and an additional insured.</p> <p>The Borrower, TBD, will provide the Bank with annual financial statements and annual tax returns within 30 days of filing</p> <p>The Guarantor, Civiltude, LLC will provide the Bank with annual financial statements and annual tax returns within 30 days of filing.</p>

Jefferson Bank

The Guarantor, Fayez Kazi, will provide annual tax returns, personal financial statement, within **30** days of filing.

The Guarantor, Eyad Kasemi, will provide annual tax returns, personal financial statements, within **30** days of filing.

Any other documents as deemed necessary by the Bank and/or attorney that will be needed to properly underwrite and document loan.

Borrower shall cause contractor to provide Builder's Risk Insurance.

Bank to engage a 3rd party construction inspector at Borrower's expense to inspect all construction draws.

Borrower to provide Bank with all necessary documentation to file and properly execute security interest in all Plans, Specifications, and Construction Contracts to be taken as collateral.

Borrower will establish and maintain a depository relationship with the Bank

Cloverdale Flats
OHDA Funding Application
Attachments 4. Project Information

4.A. Market Study

MARKET ANALYSIS

Cloverdale Flats is responding to an enormous and growing demand for affordable housing in Austin by providing seven affordable ownership units in Windsor Park. With 1-bedroom, 2-bedroom, and 3-bedroom floorplans, this ‘missing middle’ condominium building will provide affordable home opportunities in a community with an unaffordable housing market.

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

1) Target Populations and Area Demographic Makeup:

The target population of Cloverdale Flats are low- and moderate-income households of various sizes. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- **Race and Ethnicity:** 46.6% White, 4.6% Black or African American, 3.1% Asian, and 39.9% Hispanic or Latino of any race.
- **Median Household Income:** \$110,486
- **Homeownership Rate:** 76.2% owners
- **Average Market Rent:** \$2,254 per month
- **Average Home Value:** \$612,757
- **Age:** 6.5% are under 5 years, 11.9% are 5 to 17, 14.0% are 18-29, 25.2% are 30-44, 31.1% are 45-64, 11.3% are 65 years and over.
- **Household Type:** 19.9% are 1-person household, 19.2% are married couple with child(ren), and 2.8% are single parent with child(ren).
- **Gender:** 54.3% are male and 45.7% are female.

2) Overall Economic Conditions and Trends:

Windsor Park has a median real estate price of \$612,757, which is more expensive than 91.1% of the neighborhoods in Texas and 80.7% of the neighborhoods in the U.S.

NeighborhoodScout categorizes the neighborhood as wealthy, with a median household income and \$110,486.

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:

The Windsor Park neighborhood that surrounds Cloverdale Flats has a high median home value over \$600,000, with absolutely no homes listed under \$341,000 according to Neighborhood Scout. With its proximity to high-frequency transit routes, future Project Connect light rail lines, high quality schools (relative to Texas schools according to Neighborhood Scout), and excellent access to high paying jobs, low- and moderate-income homeowners are priced out of the opportunity this neighborhood provides.

This neighborhood's real estate is primarily made up of single-family homes with three to four bedrooms. Most of the residential real estate is owner-occupied. The neighborhood has an aging building stock, with nearly 80% of homes built 50-80 years ago. There has been little new construction since 2000.

The neighborhood has experienced rapid home value appreciation. In the last 5 years, the average home has appreciated 79.07%, with current prices per square foot at \$305.

ii. Identify the Geographic Area

Cloverdale Flats is a corner lot located at Cloverdale and East 51st Street. Its census tract is 21.06, and its zip code is 78723. It is within the Windsor Park neighborhood and subject to the University Hills/Windsor Park neighborhood plan.

iii. Quantify the Pool of Eligible Homebuyers

Income eligible households who have been displaced or at-risk of displacement from Windsor Park and Austin in general will be prioritized in the sales of the affordable units at the Cloverdale Flats.

According to the US Census, over a third of households within the city of Austin makes less than 80% of the area median family income, and about 15% of households make enough income to purchase a home at the restricted sales prices for Cloverdale Flats.

iv. Analyze the Competition

Cloverdale Flats will provide much-needed affordable homeownership opportunities in the area. Additionally, the development team has executed numerous in-fill rental and homeownership projects that have provided valuable experience in delivering affordable units. Small-scale in-fill in high-opportunity neighborhoods are replicable and scalable. There are currently very few competitors delivering affordable in-fill units in an efficient and timely manner.

v. Assess the Market Demand

The Austin Strategic Housing Blueprint, adopted by City Council in 2017, identified a need for the construction of 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. According to HousingWork's Austin Strategic Housing Blueprint Scorecard City Council District 4 has a 10-year goal of creating 3,105 affordable units, but had only delivered 956, or 31%, 4 years in. This gap marks a dire need for additional deeply-affordable housing in the area.

vi. Evaluate the Effective Demand and the Capture Rate

7 units / 15,000 housing units needed between 61% and 80% MFI = **0.04% capture rate.**

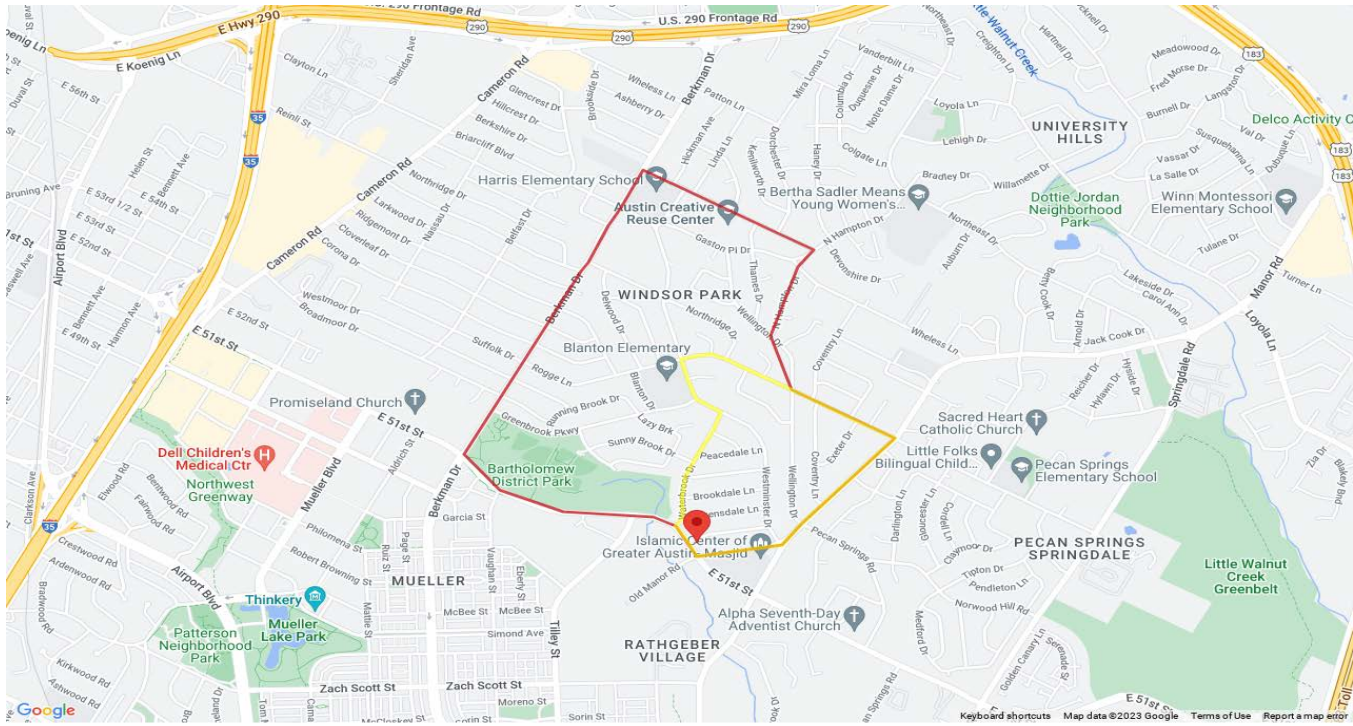
vii. Absorption Rate

Before the construction of Cloverdale Flats is completed, the homes will be presold to income eligible homebuyers with the help of partners in the development team's network, including real estate agents specializing in affordable housing and nonprofits that assist homebuyers with mortgage readiness. It is expected that the property will be 100% occupied within 60-90 days after project completion.



5101 Cloverdale Ln, Austin, TX 78723

Report date: Tuesday, February 07, 2023



— Neighborhood Boundary — Micro-Neighborhood Boundary



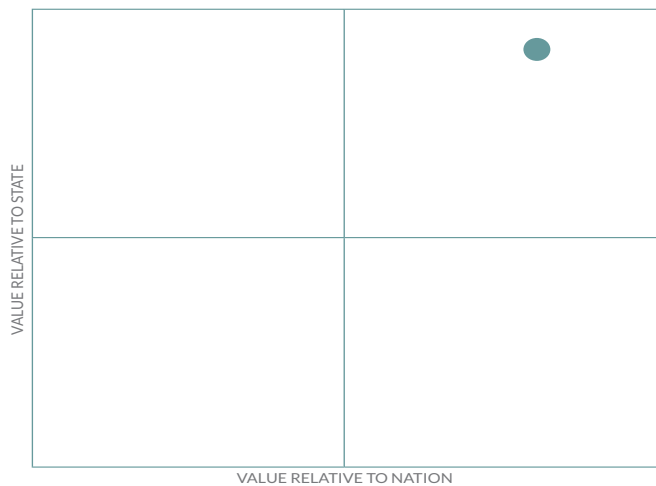
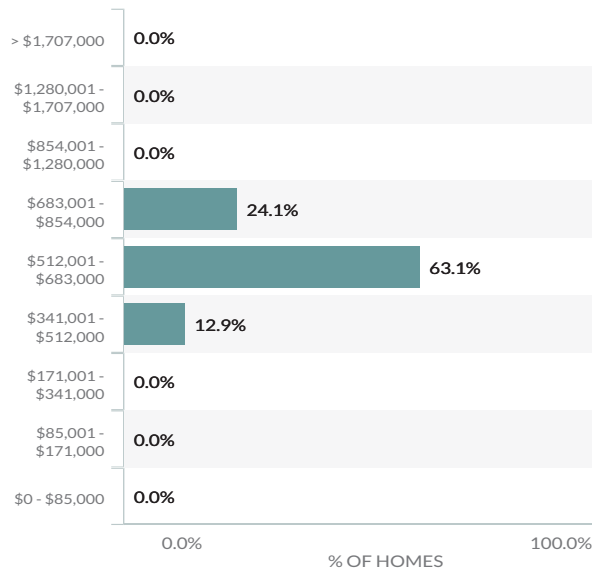
THE 5101 CLOVERDALE LN NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
 \$612,757

MEDIAN REAL ESTATE TAXES:
 \$8,307 (1.4% effective rate)

NEIGHBORHOOD HOME PRICES



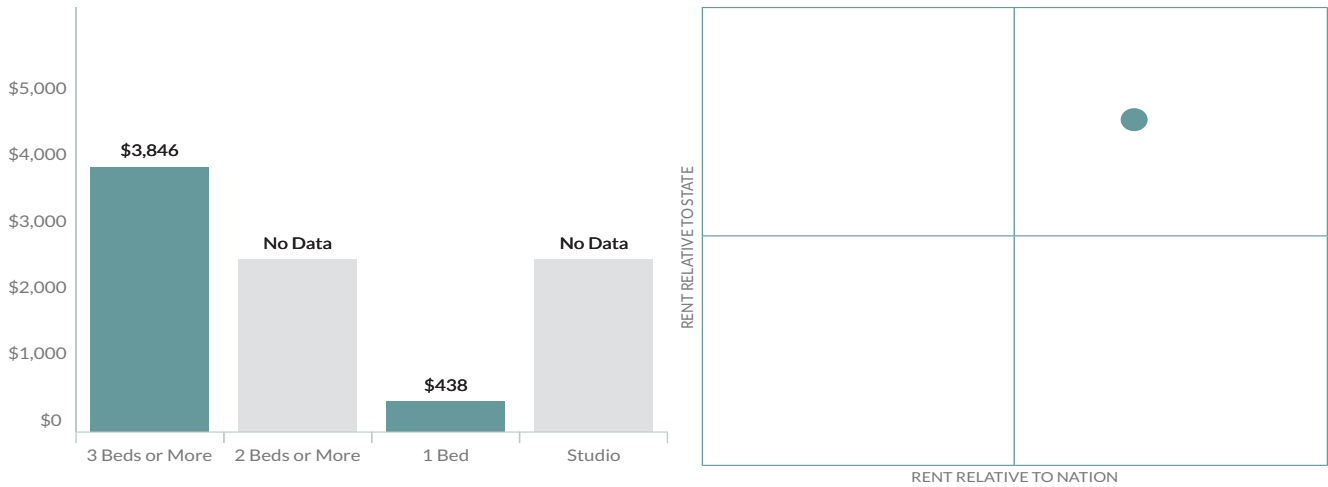
AVERAGE MARKET RENT

AVERAGE MARKET RENT:
 \$2,254 / per month

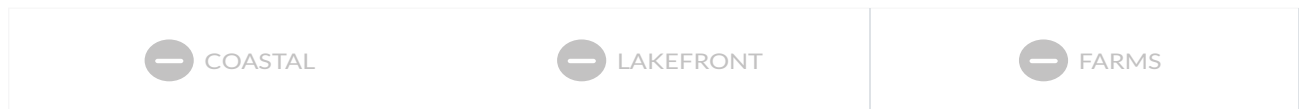
GROSS RENTAL YIELD:
 7.04 %



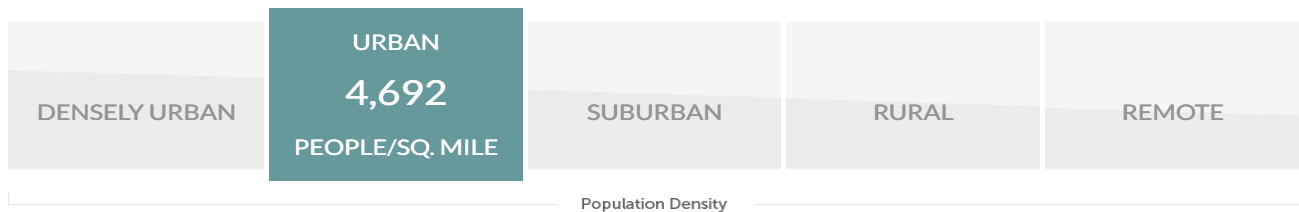
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING



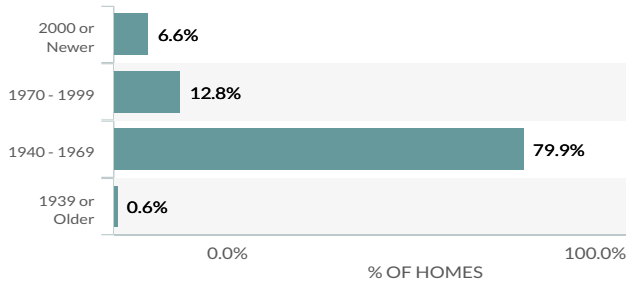
NEIGHBORHOOD LOOK AND FEEL



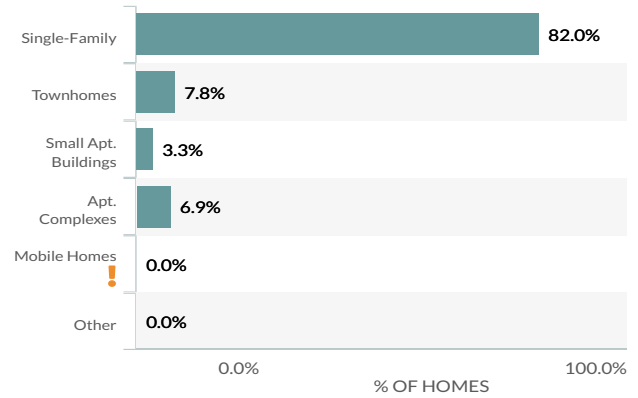


HOUSING MARKET DETAILS

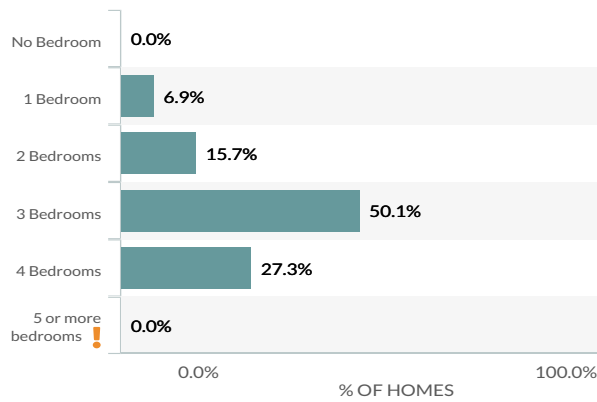
AGE OF HOMES



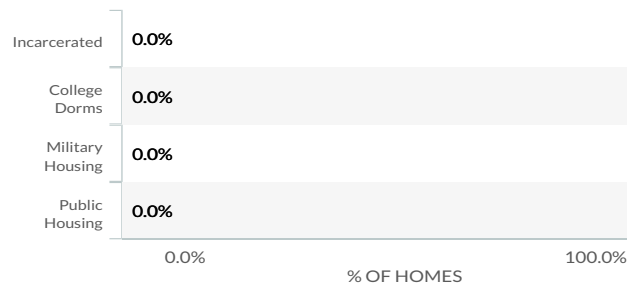
TYPES OF HOMES ⚠️



HOME SIZE ⚠️

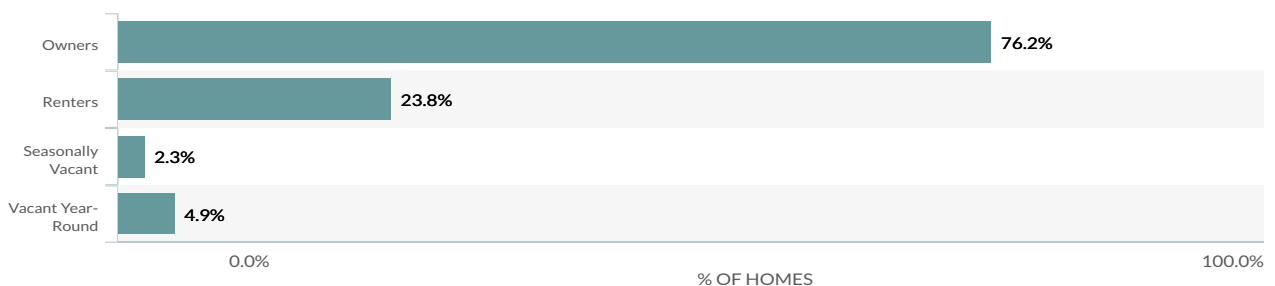


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE





THE 5101 CLOVERDALE LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

LIFESTYLE

	Luxury Communities	87.2%	Very Good
	Young Single Professionals	79.2%	Good
	Family Friendly	62.3%	Fair
	College Student Friendly	44.1%	Poor
	Retirement Dream Areas	39.0%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

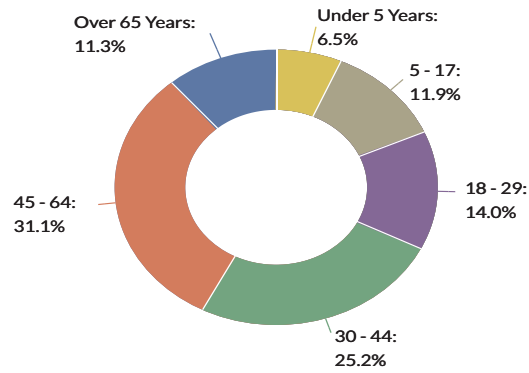
SPECIAL CHARACTER

	Urban Sophisticates	88.6%	Very Good
	Hip Trendy	70.8%	Good
	Walkable	64.6%	Fair
	Quiet	48.9%	Poor
	Nautical	0.0%	Poor

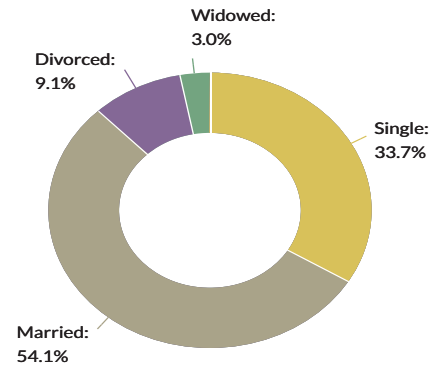


AGE / MARITAL STATUS

AGE



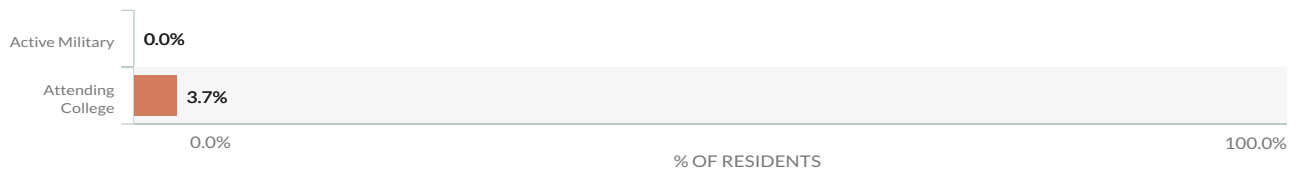
MARITAL STATUS



GENDER RATIO



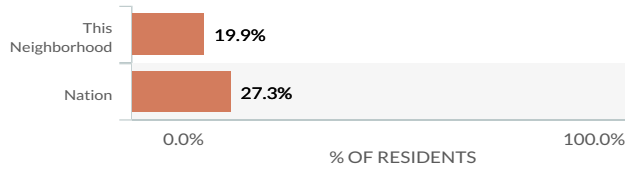
MILITARY & COLLEGE STATUS



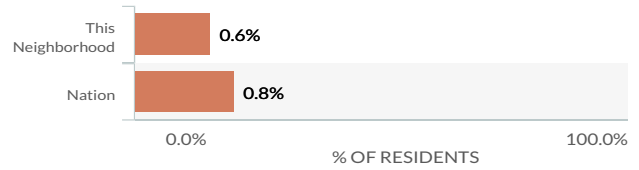


HOUSEHOLD TYPES

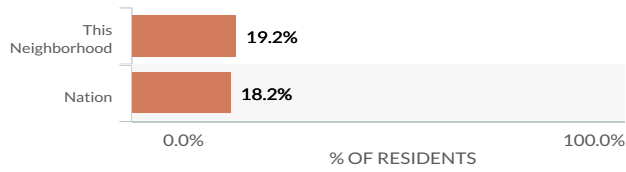
ONE PERSON HOUSEHOLDS



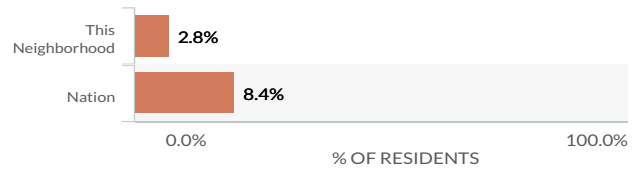
SAME SEX PARTNERS



MARRIED COUPLE WITH CHILD

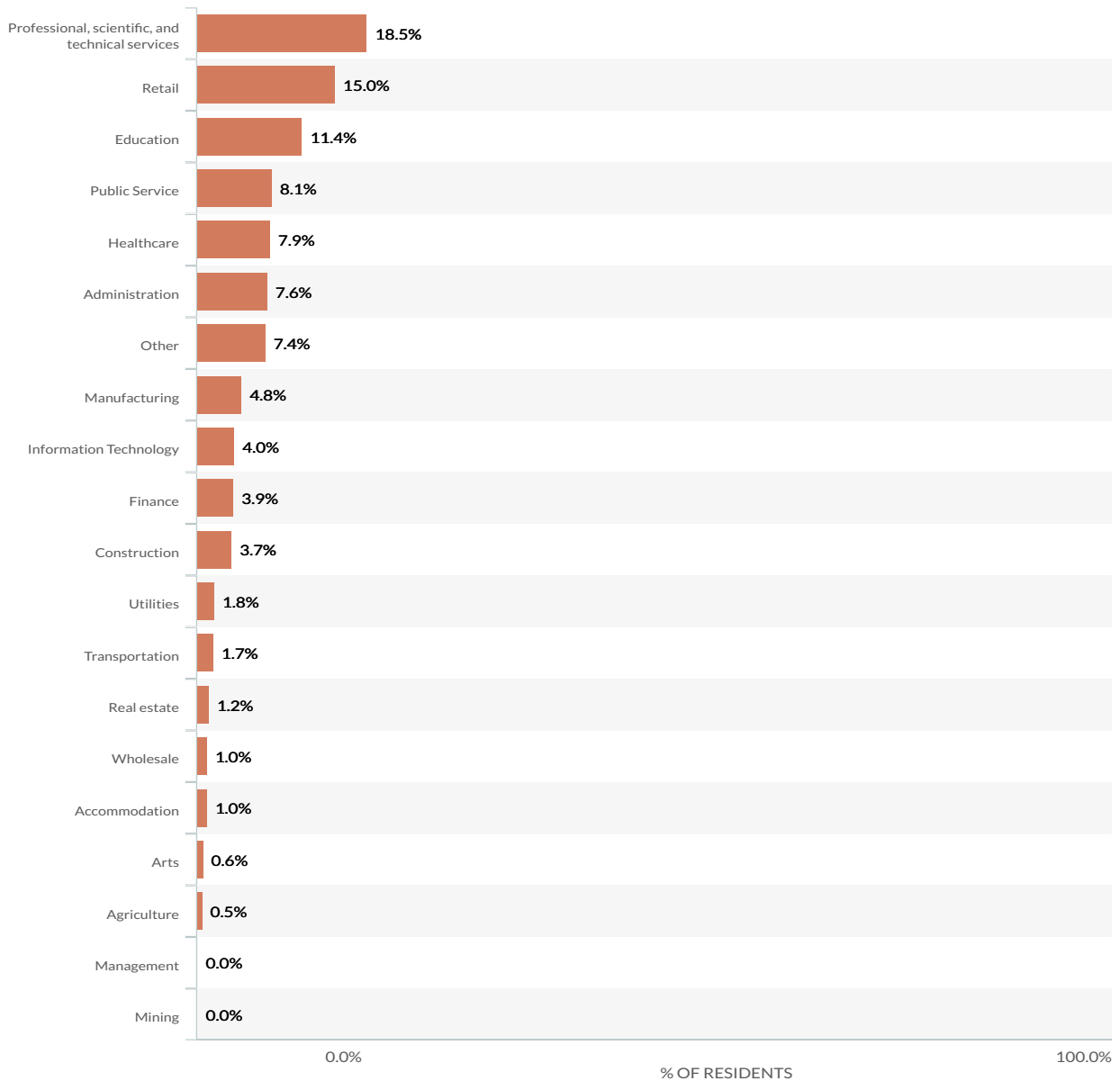


SINGLE PARENT WITH CHILD





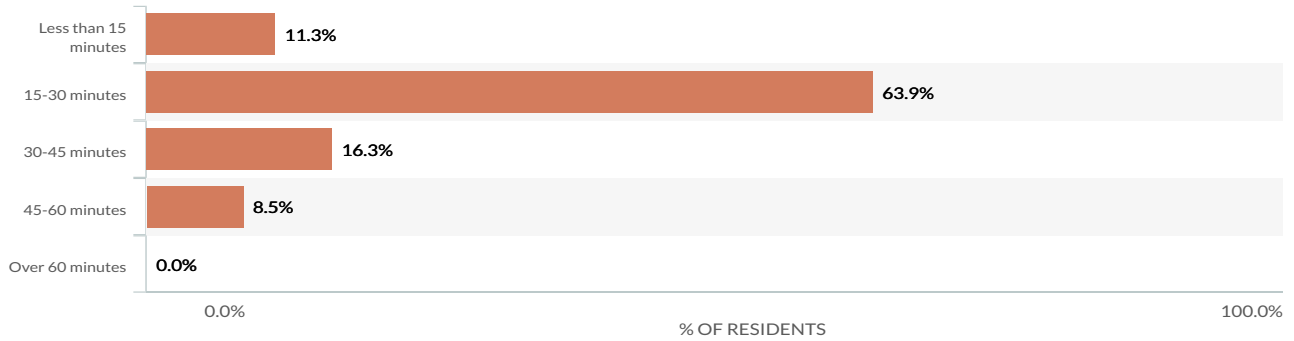
EMPLOYMENT INDUSTRIES



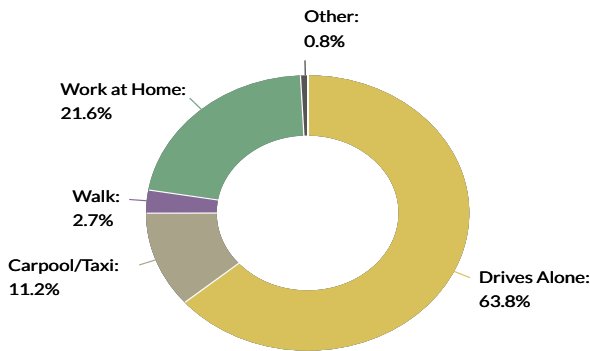


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME



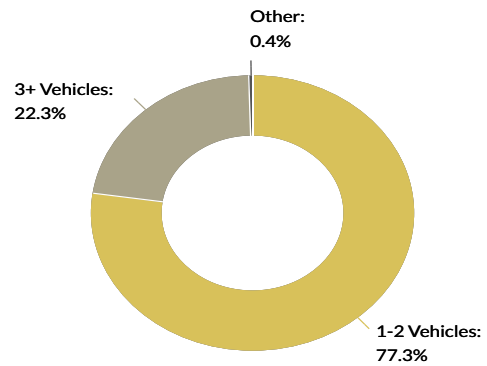
MEANS OF TRANSPORT



Other Categories:

- Bus: 0.0%
- Subway/Train: 0.0%
- Ferry: 0.0%
- Bike: 0.8%

VEHICLES PER HOUSEHOLD

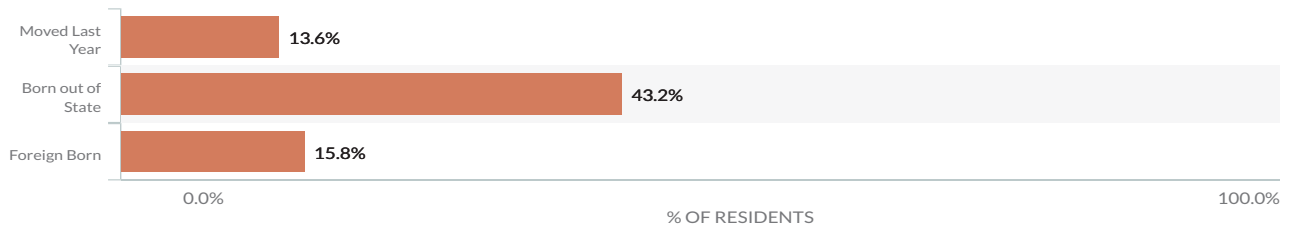


Other Categories:

- No Vehicles: 0.4%



MIGRATION & MOBILITY



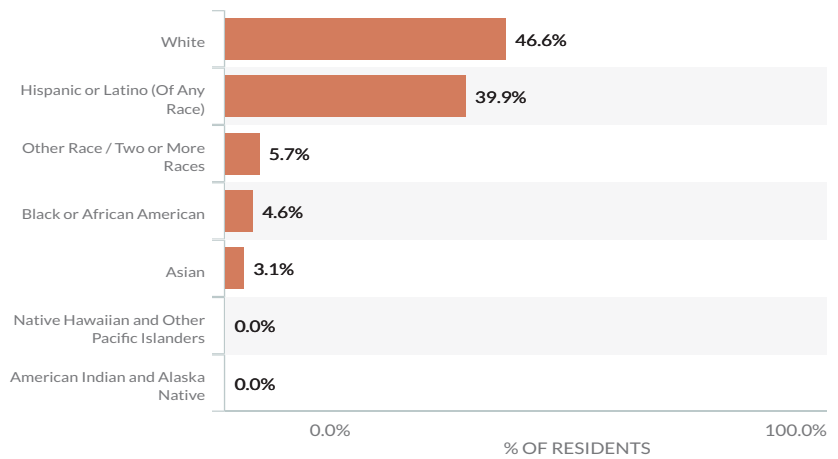
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

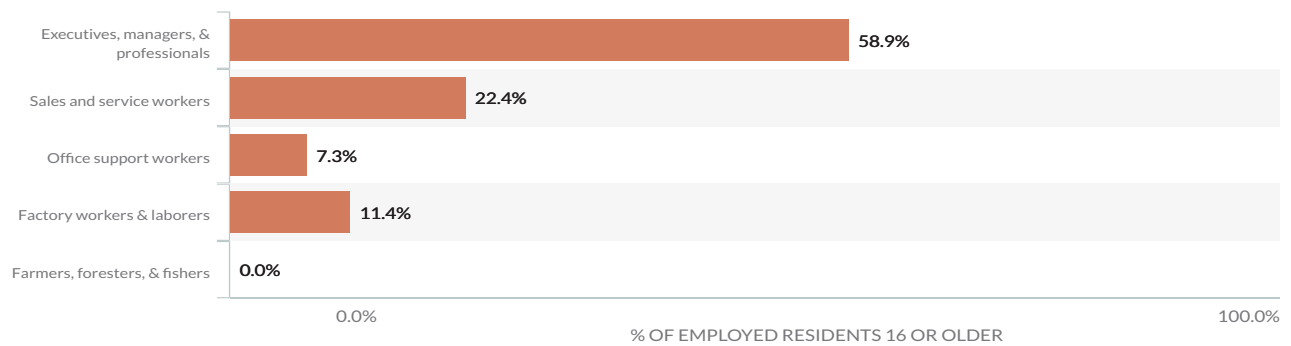
84

(100 is the most diverse)

More diverse than 84% of U.S. neighborhoods.



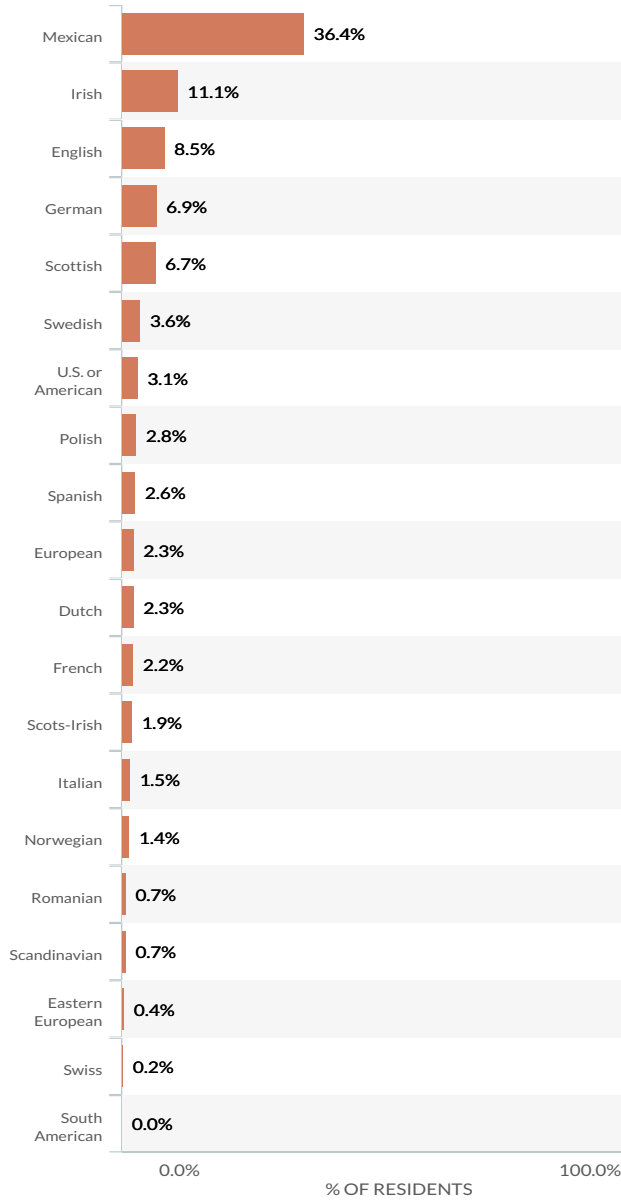
OCCUPATIONS



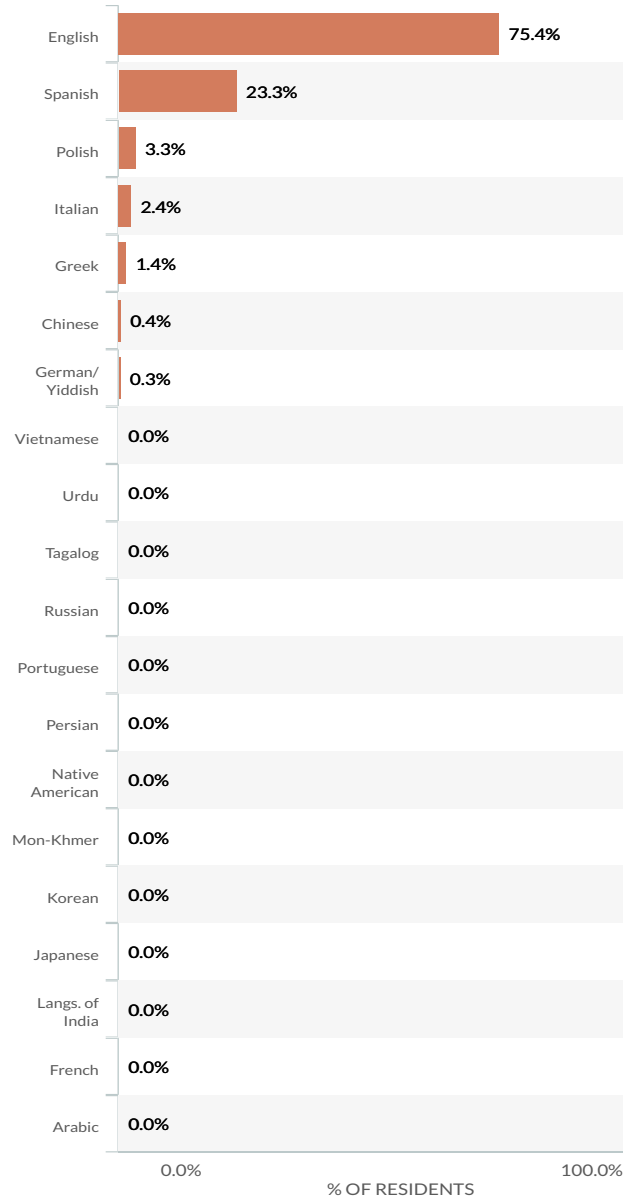


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)



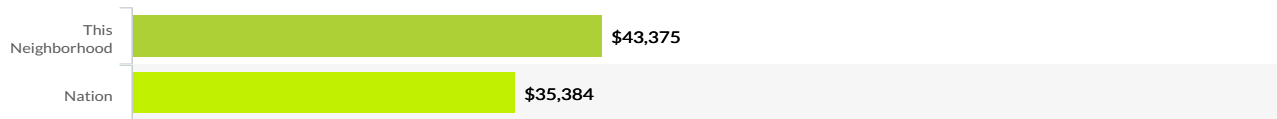


UNEMPLOYMENT RATE

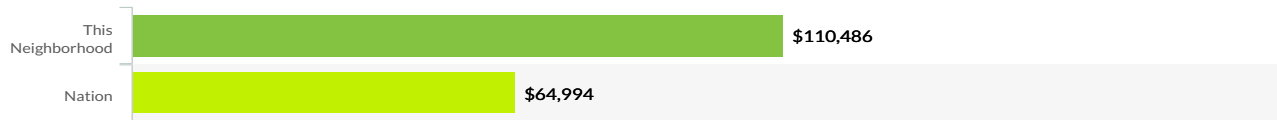


AVERAGE INCOME

PER CAPITA INCOME

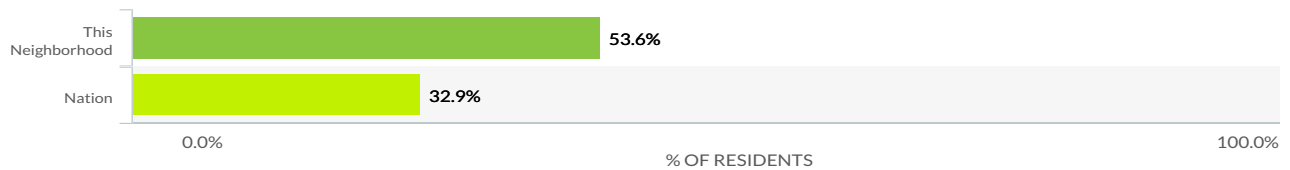


MEDIAN HOUSEHOLD INCOME

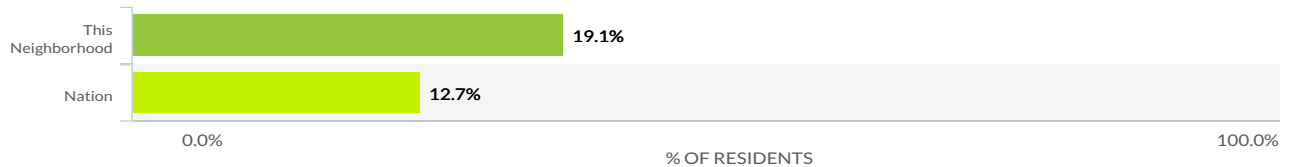


EDUCATION

PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCED DEGREE

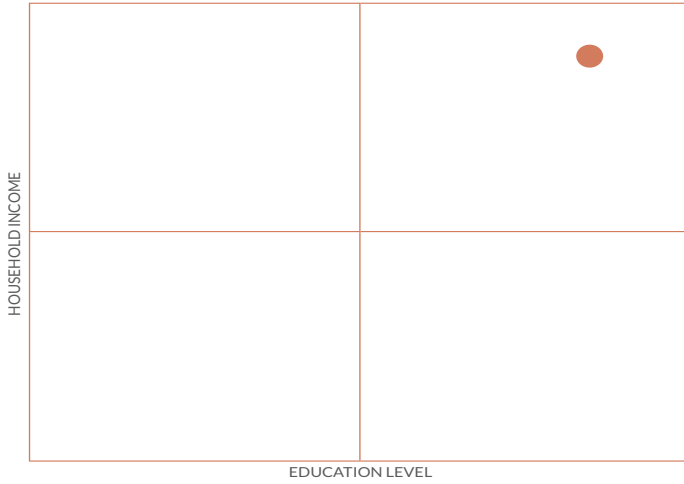




5101 Cloverdale Ln, Austin, TX 78723

Report date: Tuesday, February 07, 2023

INCOME AND EDUCATION





THE 5101 CLOVERDALE LN NEIGHBORHOOD CRIME

67 Vital Statistics found.

0 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

32

(100 is safest)

Safer than 32% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	7	71	78
Crime Rate (per 1,000 residents)	2.37	24.05	26.42

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

50

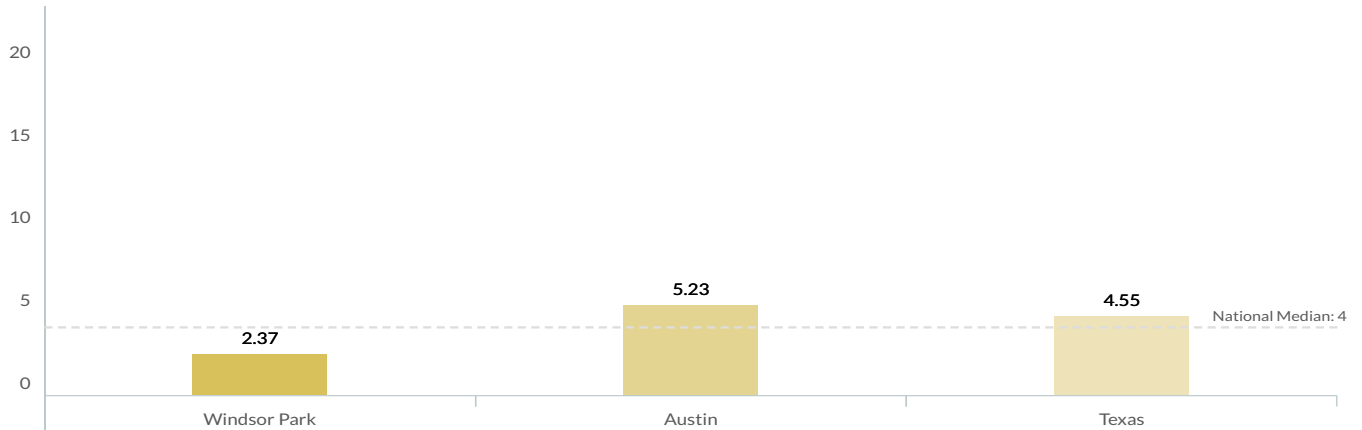
(100 is safest)

Safer than 50% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
<p style="font-size: 24px; color: #0099cc;">46</p> <p style="font-size: 10px;">100 is safest</p>	<p style="font-size: 24px; color: #0099cc;">44</p> <p style="font-size: 10px;">100 is safest</p>	<p style="font-size: 24px; color: #0099cc;">42</p> <p style="font-size: 10px;">100 is safest</p>	<p style="font-size: 24px; color: #0099cc;">50</p> <p style="font-size: 10px;">100 is safest</p>



VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 422
in this Neighborhood

1 IN 191
in Austin

1 IN 220
in Texas

AUSTIN VIOLENT CRIMES

POPULATION: **964,177**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	79	583	994	3,386
Rate per 1,000	0.08	0.60	1.03	3.51

UNITED STATES VIOLENT CRIMES

POPULATION: **331,888,310**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	22,941	144,285	202,155	943,774
Rate per 1,000	0.07	0.43	0.61	2.84



NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

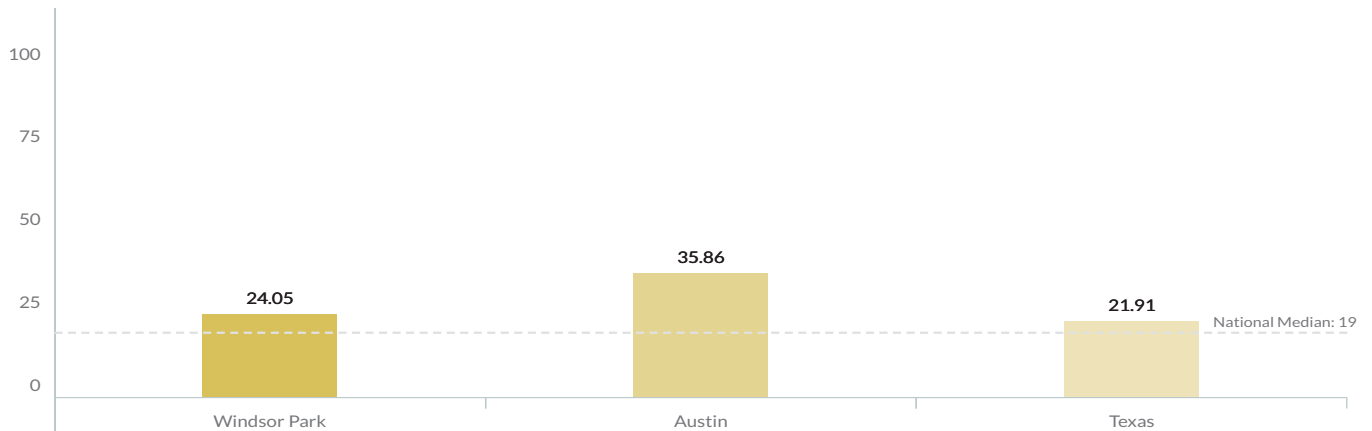
28

(100 is safest)

Safer than 28% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
25	26	75
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME		
<p style="font-size: 18px; color: #0099cc;">1 IN 42</p> <p>in this Neighborhood</p>	<p style="font-size: 18px; color: #0099cc;">1 IN 28</p> <p>in Austin</p>	<p style="font-size: 18px; color: #0099cc;">1 IN 46</p> <p>in Texas</p>



AUSTIN PROPERTY CRIMES

POPULATION: 964,177

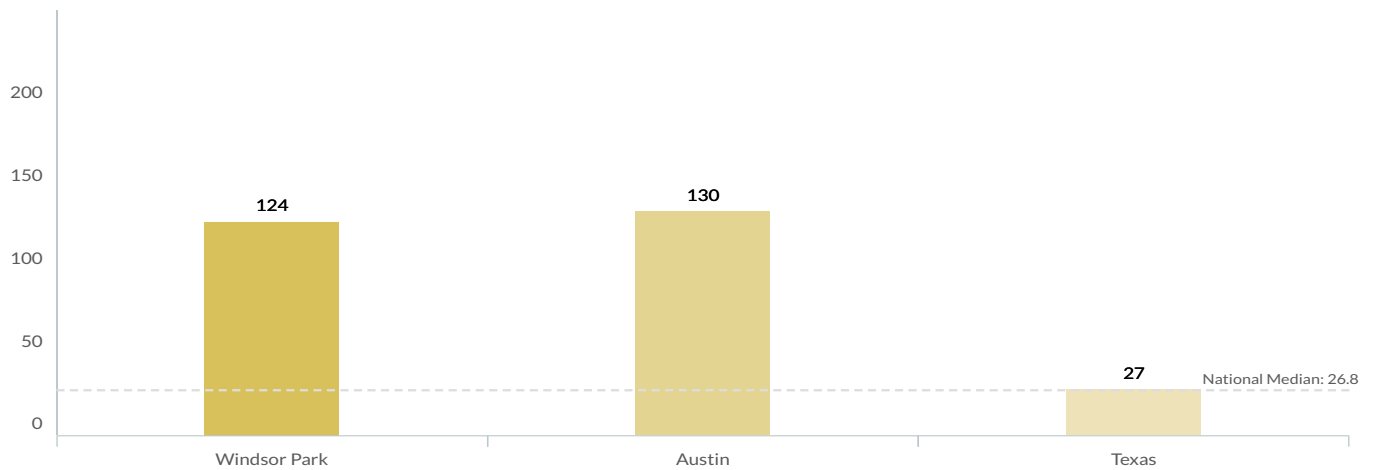
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,816	25,170	4,593
Rate per 1,000	4.99	26.11	4.76

UNITED STATES PROPERTY CRIMES

POPULATION: 331,888,310

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	899,656	4,626,970	890,179
Rate per 1,000	2.71	13.94	2.68

CRIME PER SQUARE MILE





THE 5101 CLOVERDALE LN NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p>71</p> <p>(100 is best)</p> <p>Better than 71% 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*
Blanton Elementary School 5408 Westminster Dr Austin, TX 78723	PK-05		
Lamar M.S. School 6201 Wynona Ave Austin, TX 78757	06-08		

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

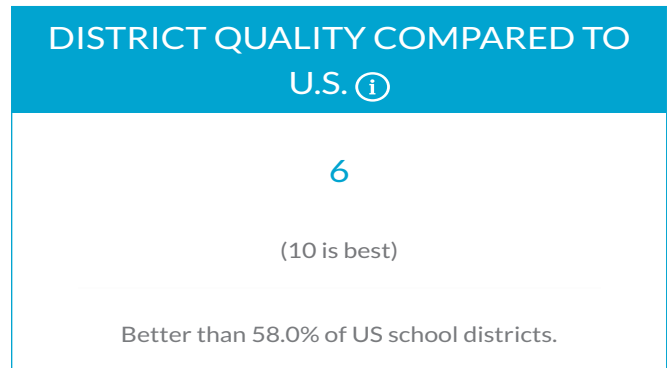
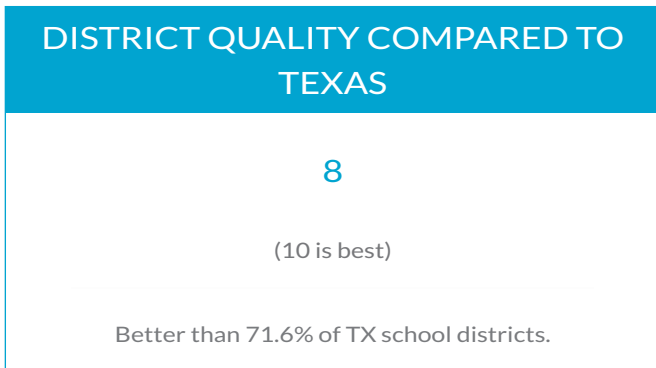
Adults In Neighborhood With College Degree Or Higher	53.6%
Children In The Neighborhood Living In Poverty	11.9%



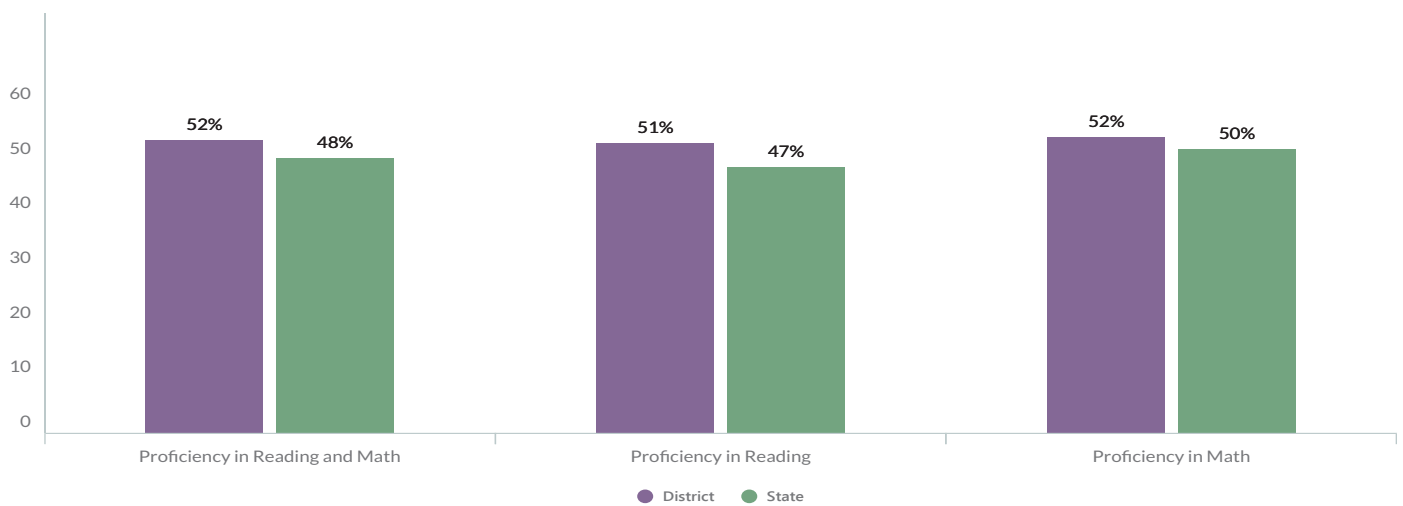
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

74,871 Students Enrolled in This District	126 Schools in District	14 Students Per Classroom
---	-----------------------------------	-------------------------------------



Public School Test Scores (No Child Left Behind)





5101 Cloverdale Ln, Austin, TX 78723

Report date: Tuesday, February 07, 2023

School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	31.2%	27.5%
Black	6.9%	13.1%
Hispanic	57.0%	54.0%
Asian Or Pacific Islander	4.7%	4.9%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	51.8%	60.2%
FREE LUNCH ELIGIBLE	51.0%	56.2%
REDUCED LUNCH ELIGIBLE	0.9%	4.0%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,881	\$470,668,192	26.7%
Support Expenditures			
Student	\$610	\$48,819,520	2.8%
Staff	\$627	\$50,180,064	2.9%
General Administration 	\$132	\$10,564,224	0.6%
School Administration	\$681	\$54,501,792	3.1%
Operation	\$1,187	\$94,997,984	5.4%
Transportation 	\$415	\$33,213,280	1.9%
Other	\$557	\$44,577,824	2.5%
Total Support	\$4,209	\$336,854,688	19.1%
Non-instructional Expenditures 	\$11,896	\$952,060,672	54.1%
Total Expenditures 	\$21,986	\$1,759,583,552	100.0%



THE 5101 CLOVERDALE LN TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

BLUE CHIP INDEX ⓘ

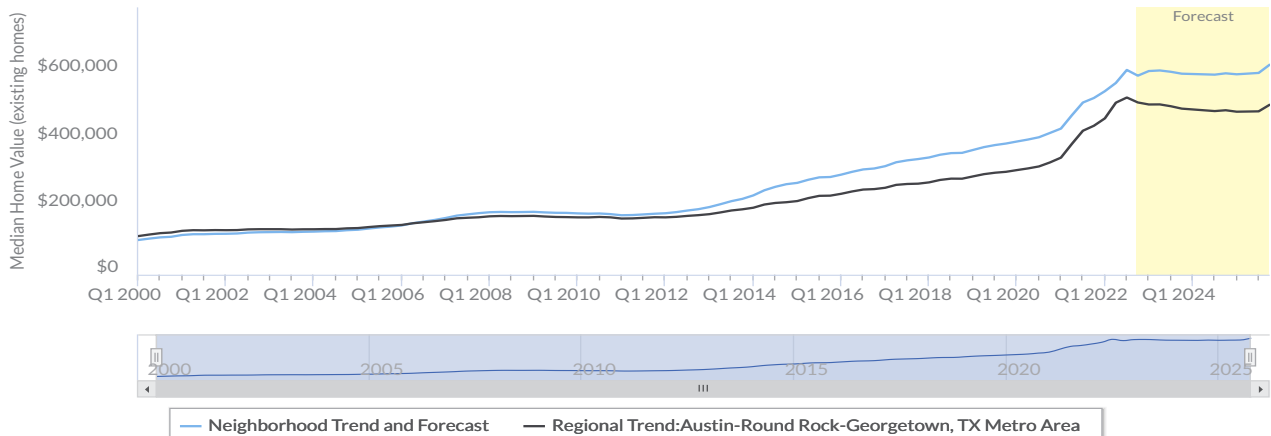
Blue Chip



Past Appreciation and existing fundamentals

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

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ





5101 Cloverdale Ln, Austin, TX 78723

Report date: Tuesday, February 07, 2023

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2022 Q4 - 2025 Q4		2.55% ↑	0.84% ↑	10	8
Latest Quarter: 2022 Q2 - 2022 Q3	⚠️	6.78% ↑	29.99% ↑	3	10
Last 12 Months: 2021 Q3 - 2022 Q3		18.93% ↑	18.93% ↑	5	8
Last 2 Years: 2020 Q3 - 2022 Q3	⚠️	48.96% ↑	22.05% ↑	3	10
Last 5 Years: 2017 Q3 - 2022 Q3	⚠️	79.07% ↑	12.36% ↑	4	10
Last 10 Years: 2012 Q3 - 2022 Q3	⚠️	219.00% ↑	12.30% ↑	9	10
Since 2000: 2000 Q1 - 2022 Q3	⚠️	439.83% ↑	7.97% ↑	10	10

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

+ Income Trend

+ Vacancies

+ Educated Population Trend

+ Access to High Paying Jobs

+ Real Estate Values Nearby

+ School Performance

Cons

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

- Crime

SCOUT VISION® PROXIMITY INDEX

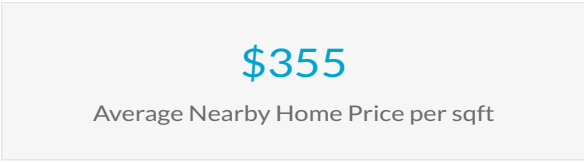
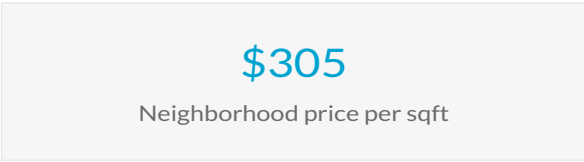
PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Advantage



Price advantage score

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





JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	2421
10 minutes	27492
15 minutes	186176
20 minutes	338682
30 minutes	511802
45 minutes	590390
60 minutes	612561

*Annual salary of \$75,000 or more

ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



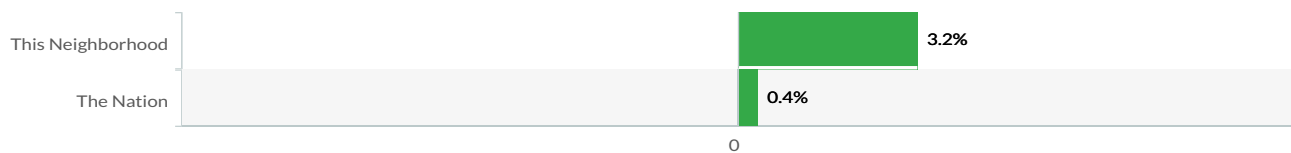
Jobs score

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

Good 5=Excellent

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

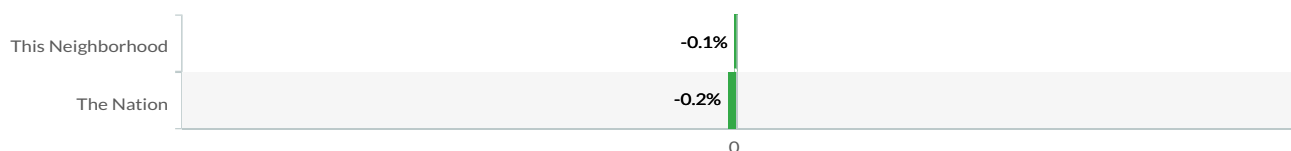
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚠️



AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️

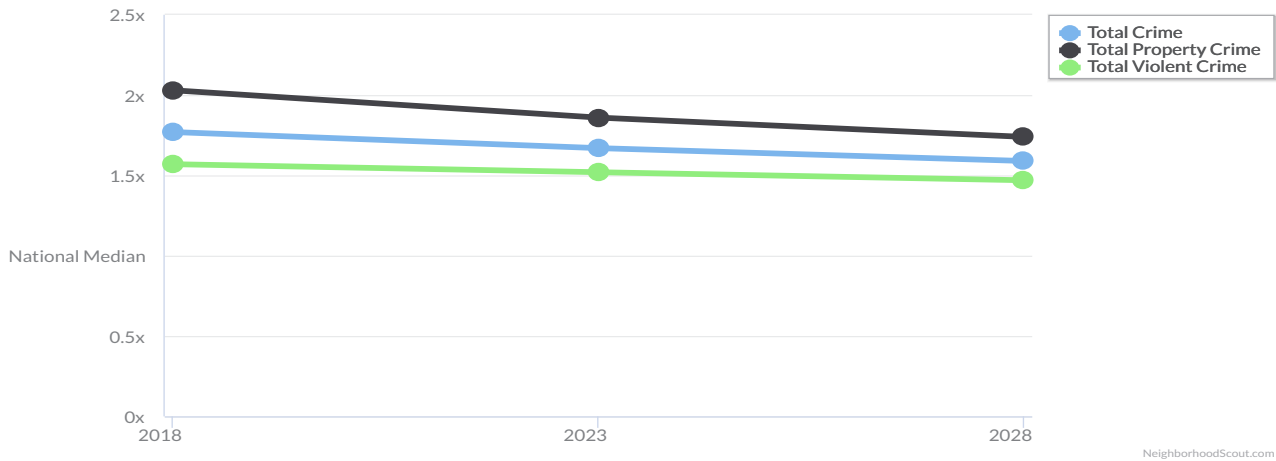


AVG. ANNUAL VACANCY TRENDS Over last 5 years



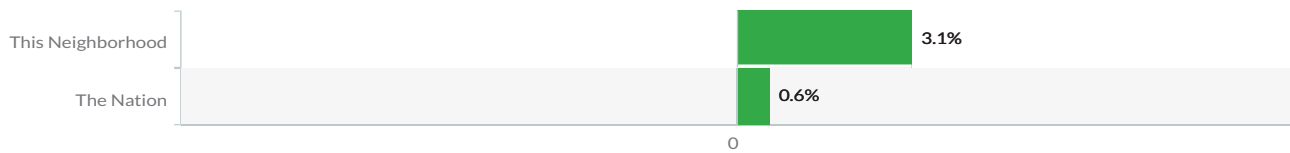


SCOUT VISION® CRIME TRENDS AND FORECAST

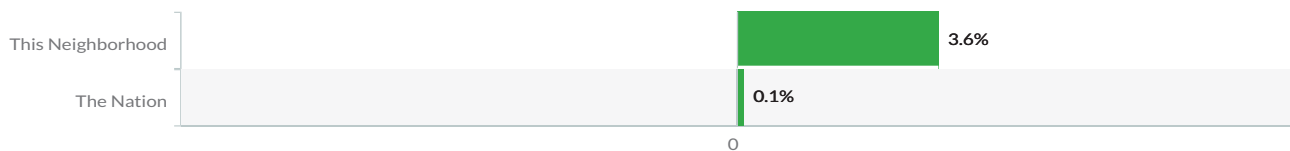


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years ⚠️

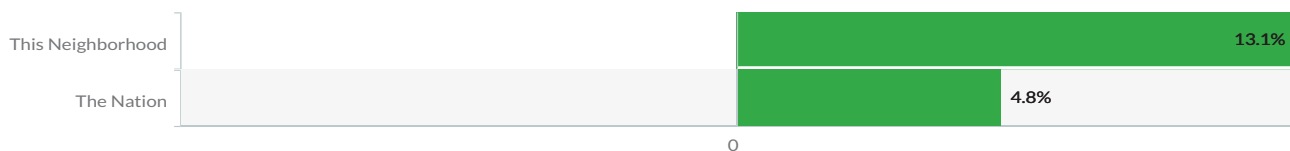


AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



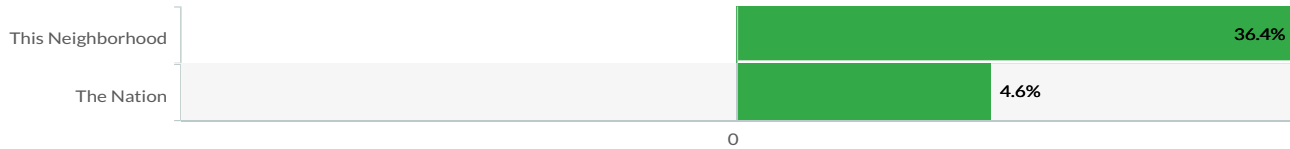
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

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

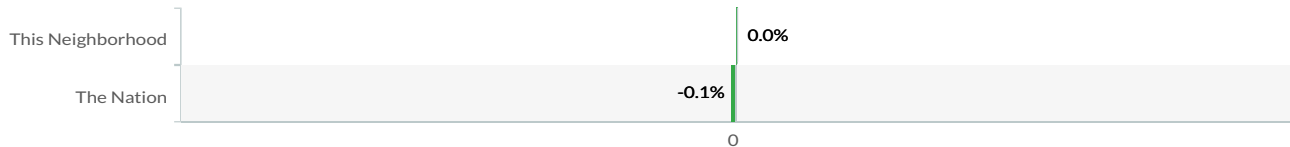







AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years 



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,612	3,387	-6.23% ↓
1 Mile	15,917	16,110	1.21% ↑
3 Miles	127,522	123,388	-3.24% ↓
5 Miles	321,265	320,739	-0.16% ↓
10 Miles	795,652	808,506	1.62% ↑
15 Miles	1,301,322	1,388,213	 6.68% ↑
25 Miles	1,817,996	2,050,957	 12.81% ↑
50 Miles	2,289,880	2,607,427	 13.87% ↑



SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



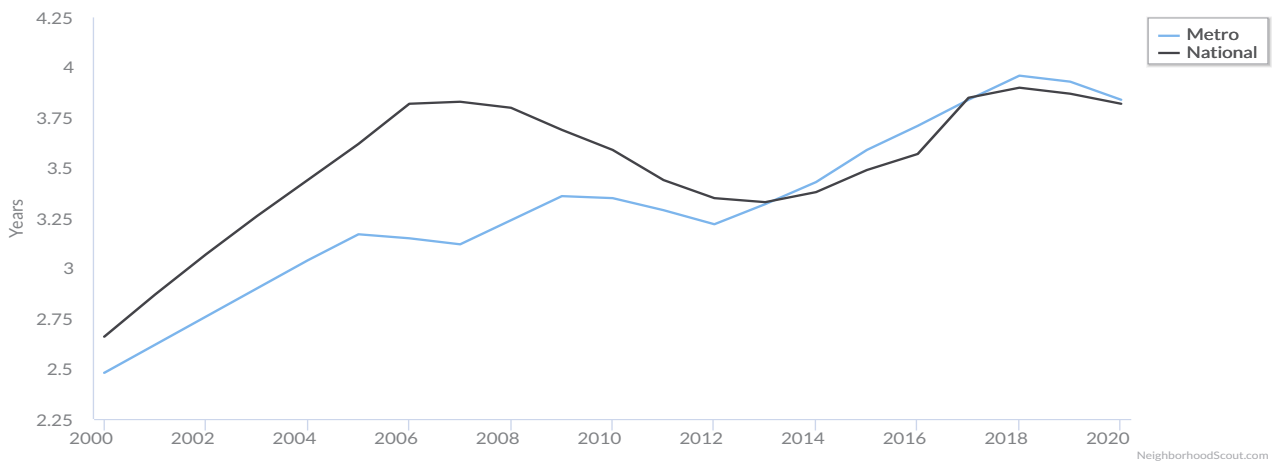
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



<p>2.48</p> <p>Region's Historical Low</p>	<p>3.96</p> <p>Region's Historical High</p>	<p>3.84</p> <p>Current ⚠️</p>
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REGIONAL 1 AND 2 YEAR GROWTH TRENDS i

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.45% ↑	10 ⚠	2.32% ↑	10 ⚠
Job Growth	10.48% ↑	10 ⚠	2.70% ↑	7 ⚠
Income Trend (Wages)	26.04% ↑	10 ⚠	19.15% ↑	10 ⚠
Unemployment Trend	-2.24% ↓	4 ⚠	-0.66% ↓	4 ⚠
Stock Performance of Region's Industries	4.70% ↑	2 ⚠	-11.59% ↓	1 ⚠
Housing Added	8.34% ↑	10 ⚠	4.58% ↑	10 ⚠
Vacancy Trend	-2.45% ↓	9 ⚠	**	**

* 10 is highest

** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

Disclaimer

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



ABOUT THE 5101 CLOVERDALE LN NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$612,757, which is more expensive than 91.1% of the neighborhoods in Texas and 80.7% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,254, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 75.4% of the neighborhoods in Texas.

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

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

Home and apartment vacancy rates are 7.2% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 55.6% of the neighborhoods in the nation, approximately near the middle range for vacancies.

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 Windsor Park neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: Modes of Transportation

A unique way of commuting is simply not to. And in the Windsor Park neighborhood, analysis shows that 21.6% of the residents work from home, avoiding a commute altogether. This may not seem like a large number, but it is a higher proportion of people working from home than is found in 97.5% of the neighborhoods in the United States. One thing NeighborhoodScout's research reveals is that the wealthier and/or more isolated the neighborhood, the greater the proportion of residents who choose to work from home.

Notable & Unique: People

A majority of the adults in the Windsor Park neighborhood are wealthy and educated executives. They own stately homes that tend to maintain high real estate appreciation rates. Their upper-level careers keep them busy, but allow them to live comfortably. If you're an executive and want to keep similar company, consider settling in this neighborhood, rated as an executive lifestyle "best choice" neighborhood for Texas by NeighborhoodScout's analysis,



5101 Cloverdale Ln, Austin, TX 78723

Report date: Tuesday, February 07, 2023

which rated it as better for executive lifestyles than 96.9% of the neighborhoods in Texas. In addition to being an excellent choice for highly educated executives, this neighborhood is also a very good choice for urban sophisticates.

Notable & Unique: Diversity

Did you know that the Windsor Park neighborhood has more Scottish ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 6.7% of this neighborhood's residents have Scottish ancestry.

Windsor Park is also pretty special linguistically. Significantly, 1.4% of its residents five years old and above primarily speak Greek at home. While this may seem like a small percentage, it is higher than 98.3% of the neighborhoods in America.



The Neighbors

The Neighbors: Income

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

The neighbors in the Windsor Park neighborhood in Austin are wealthy, making it among the 15% highest income neighborhoods in America. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 88.3% of the neighborhoods in America. With 11.9% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 52.2% of U.S. neighborhoods.

The Neighbors: Occupations

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

In the Windsor Park neighborhood, 58.9% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 22.4% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (11.4%), and 8.1% in government jobs, whether they are in local, state, or federal positions.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Windsor Park neighborhood is English, spoken by 75.4% of households. Other important languages spoken here include Spanish, Polish and Italian.



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 Windsor Park neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (36.4%). There are also a number of people of Irish ancestry (11.1%), and residents who report English roots (8.5%), and some of the residents are also of German ancestry (6.9%), along with some Scottish ancestry residents (6.7%), among others. In addition, 15.8% 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 Windsor Park neighborhood spend between 15 and 30 minutes commuting one-way to work (63.9% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (63.8%) 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 (11.2%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

4.B. Good Neighbor Policy

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

- Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer. [Neighbors will be notified through rezoning process](#)

(3) Pre-Application Engagement

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

(4) Application requirements

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

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



David Dinoff

2/9/2023

Signed

printed name

date

GOOD NEIGHBOR POLICY

Contact

David Dinoff, Director of Real Estate
 Capital A Housing
 (512) 761-6161
David@capitalahousing.com

Communications Plan for Neighborhood Engagement

Before any other facets of a development are pursued, Capital A Housing will approach the neighborhood and talk to key stakeholders about the project, target population and share examples of the future development.

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 5101 Cloverdale Lane:

Preliminary Research: Using the City of Austin’s Community Registry site and general Internet searches, Capital A Housing researched the neighborhood organizations that contain the proposed site and identified the following active organizations.

Friends of Northeast Austin
 Responsible Growth for Windsor Park
 Windsor Park Neighborhood Association
 Windsor Park Neighborhood Plan Contact Team
 Windsor Park-Pecan Springs Heritage Neighborhood Association

Neighborhood Plan: The development is located in the University Hills/Windsor Park neighborhood planning area, and is guided by the corresponding neighborhood plan adopted August 9, 2007. (Links to NP: [UHWP-NP Part1](#); [UHWP-NP Part2](#); [UHWP-NP Part3](#))

- 1) **Neighborhood Contact:** Capital A Housing will reach out to both the Neighborhood Plan Contact Team (NPCT) as well as the other priority neighborhood organizations listed above to share info on plans for the development of 5101 Cloverdale Lane. The City will be updated once those meetings have occurred.
- 2) **Neighborhood Notification:** The organizations above including the NPCT will be notified as development plans become finalized and funding sources are fully secured.
- 3) **Neighborhood Engagement:** At upcoming neighborhood meetings, Capital A Housing will present information about their firm and plans for design of the building.
 - After initial phone contact, meetings will be scheduled with any organization that should request such.
- 4) **Implementation/Ongoing Relations:** Capital A will implement the following processes to encourage ongoing relations with neighborhood members:

- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
- Capital A will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with the Homeowners Association or the single point of contact.

4.C. SMART Housing Letter

The Applicant has submitted a SMART Housing application on February 8, 2023, and will provide documentation as soon as it is available.

4.D. MOU with ECHO

Not applicable.

4.E. Resident Services

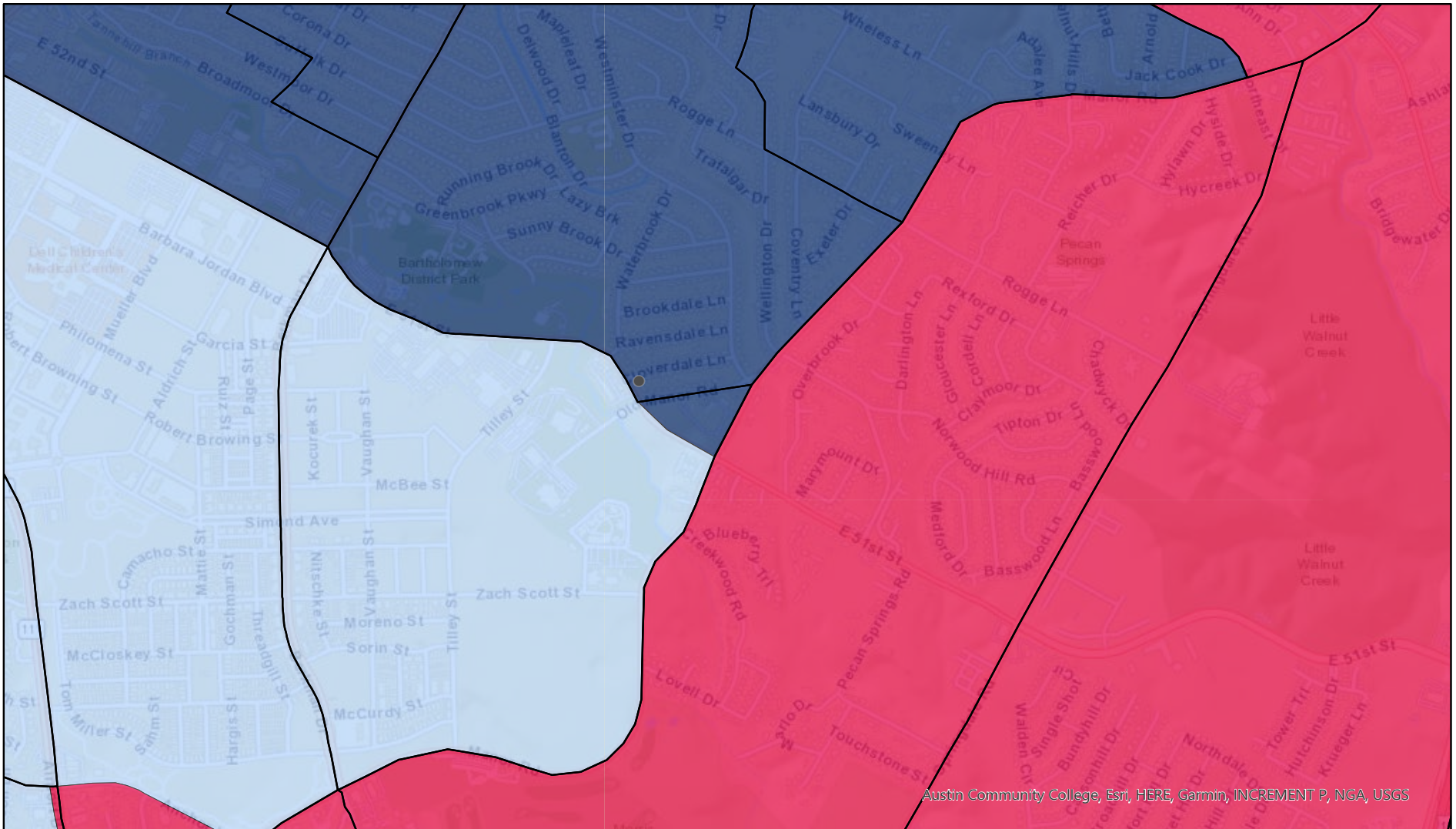
Not Applicable.

Cloverdale Flats
OHDA Funding Application
Attachments 5. Property Information

5.A. Appraisal

The Applicant is not requesting Housing Development Assistance for acquisition costs. In lieu of an appraisal, we are providing the Travis County Appraisal District valuation to substantiate the acquisition cost in our project budget.

5.B. Property Maps

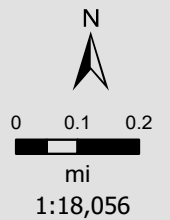


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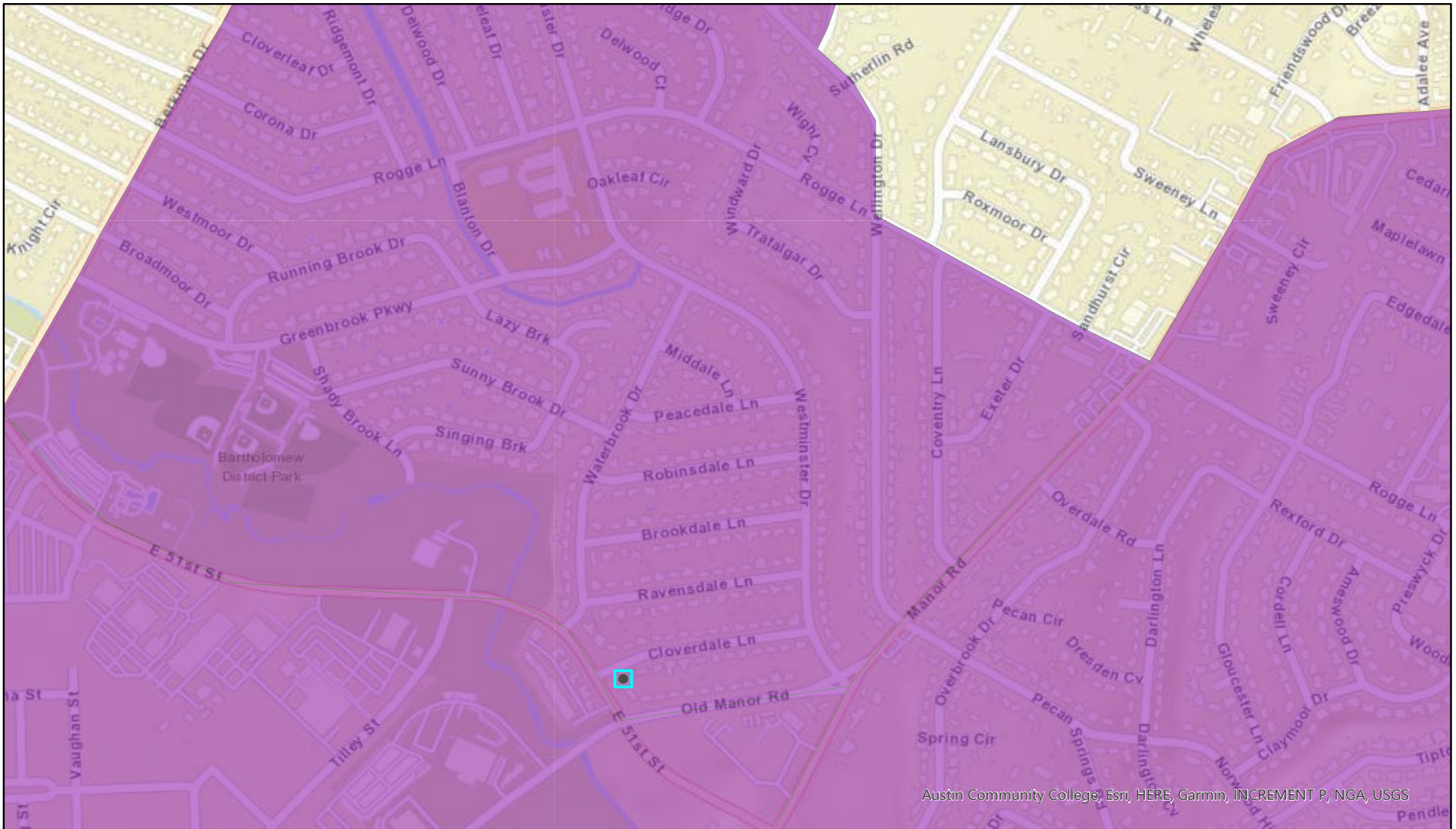


Cloverdale Flats Council District & Census Tract

02 February 2023



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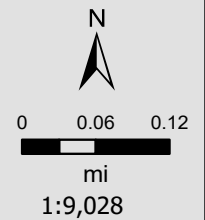


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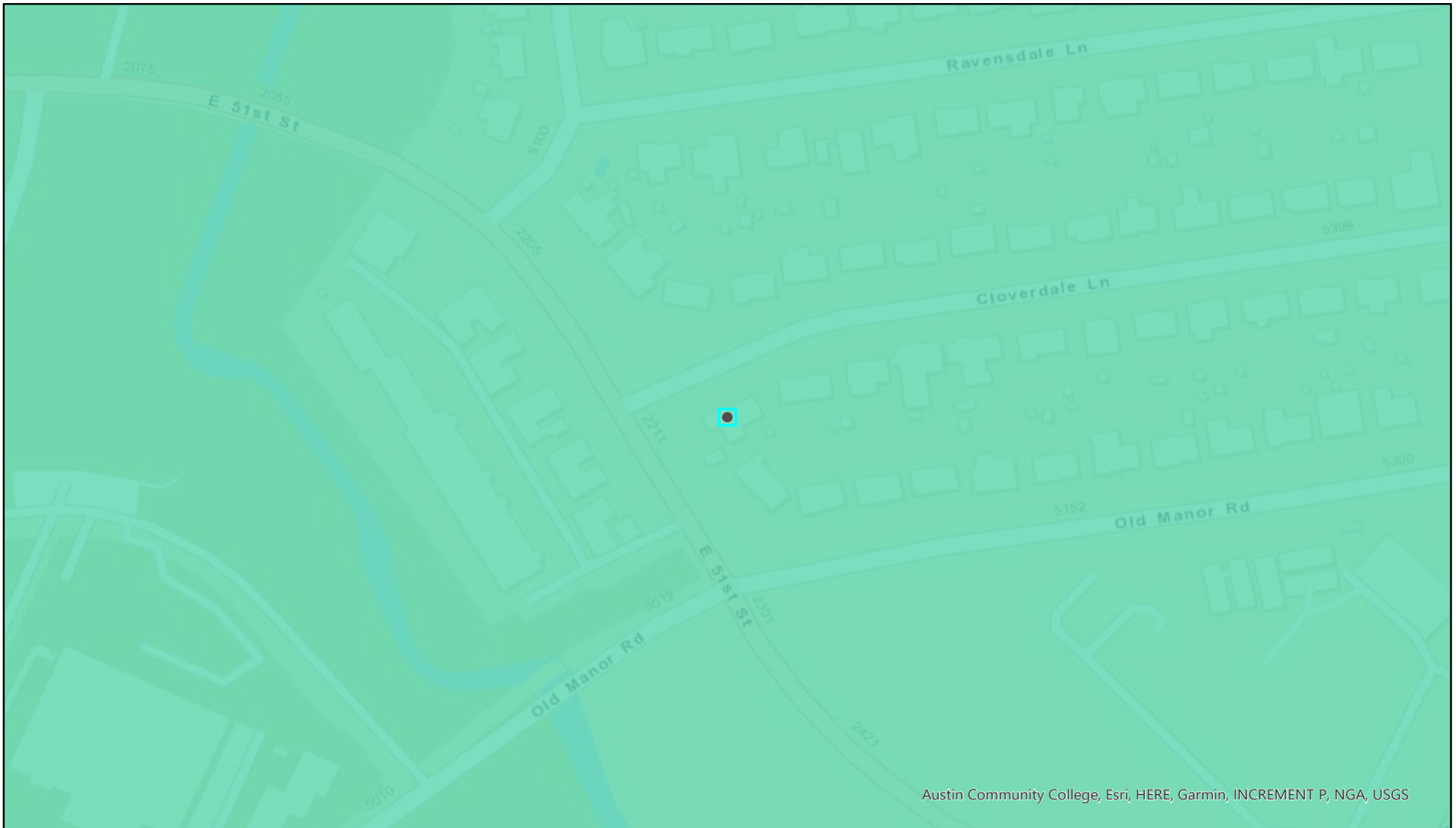


02 February 2023

Cloverdale Flats Opportunity Value



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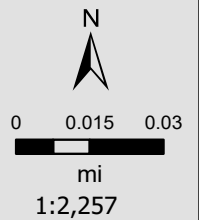


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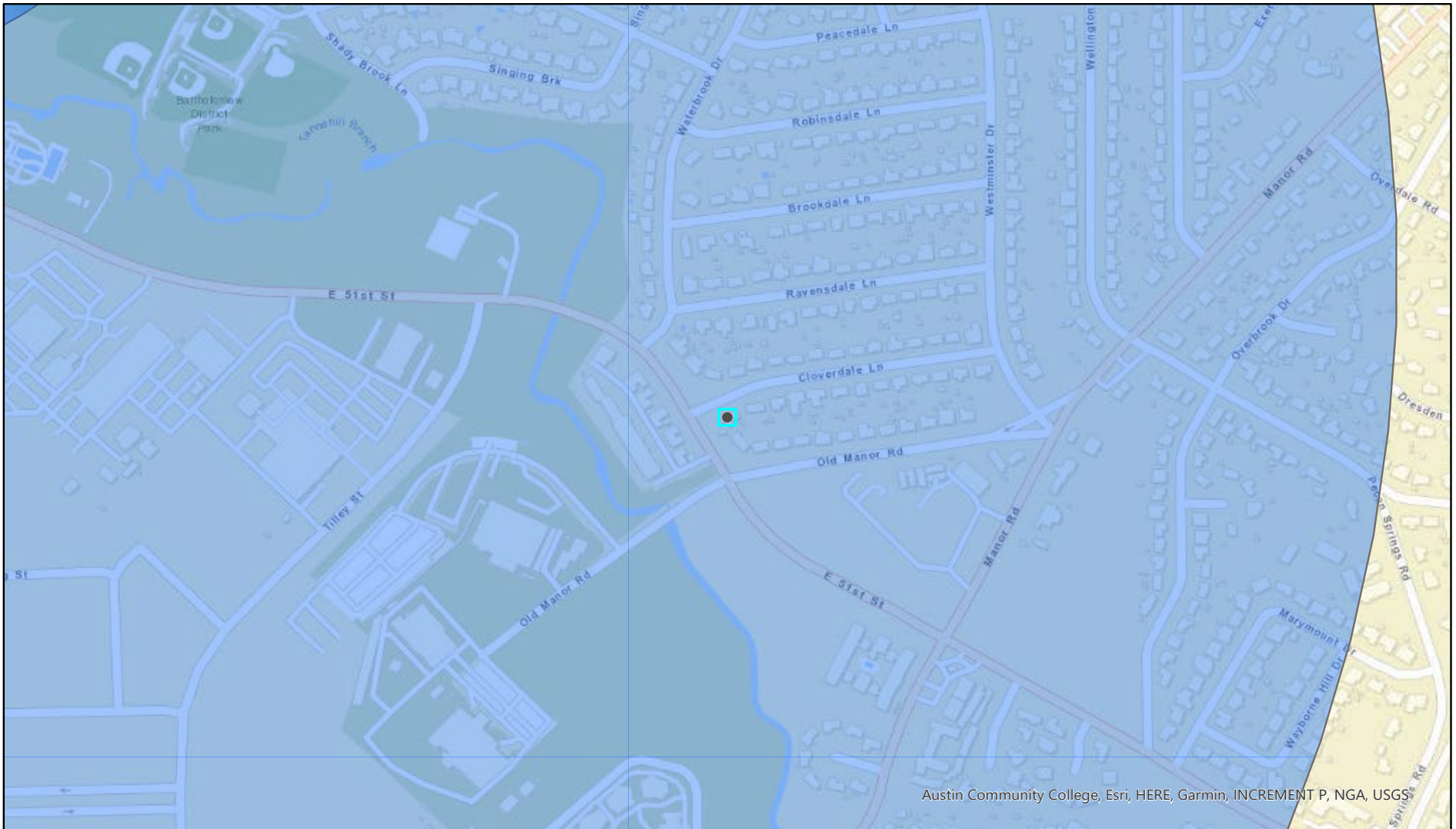


Cloverdale Flats Imagine Austin and Mobility Bond

02 February 2023

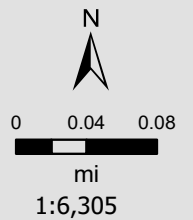


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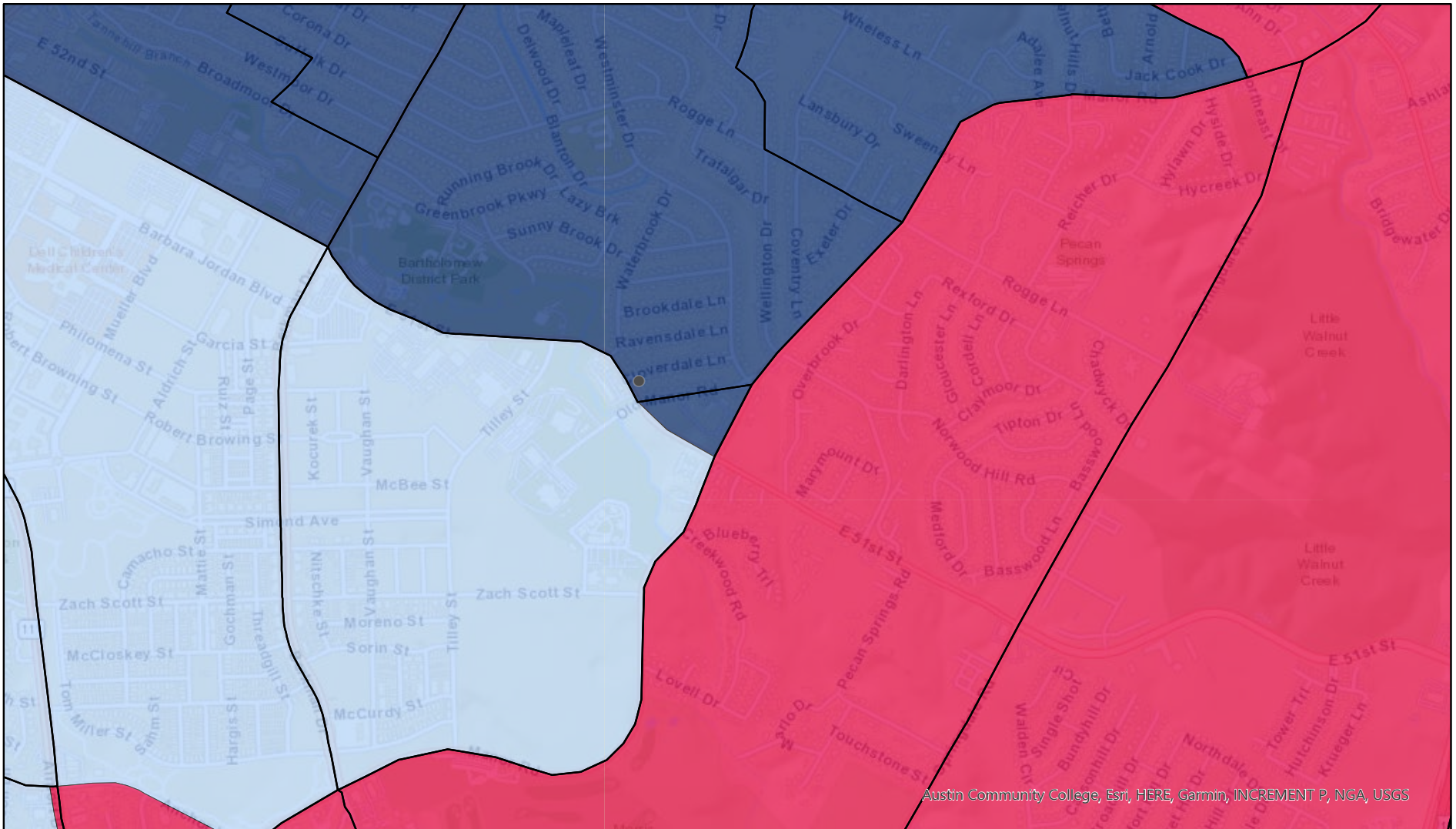


02 February 2023

Cloverdale Flats Healthy Food



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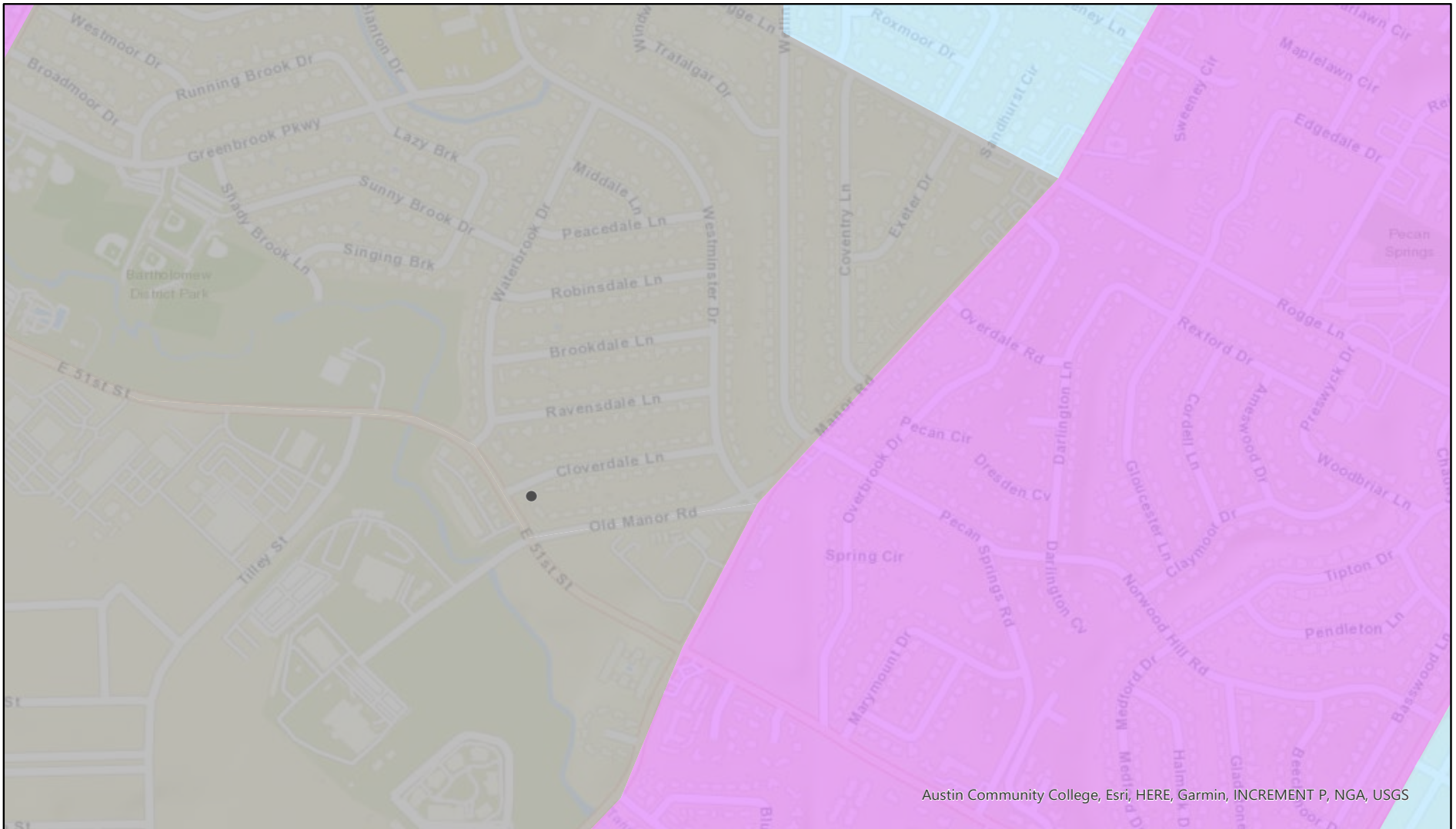


02 February 2023

Cloverdale Flats Council District & Census Tract



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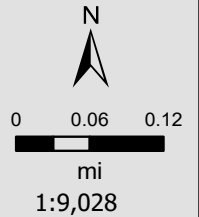


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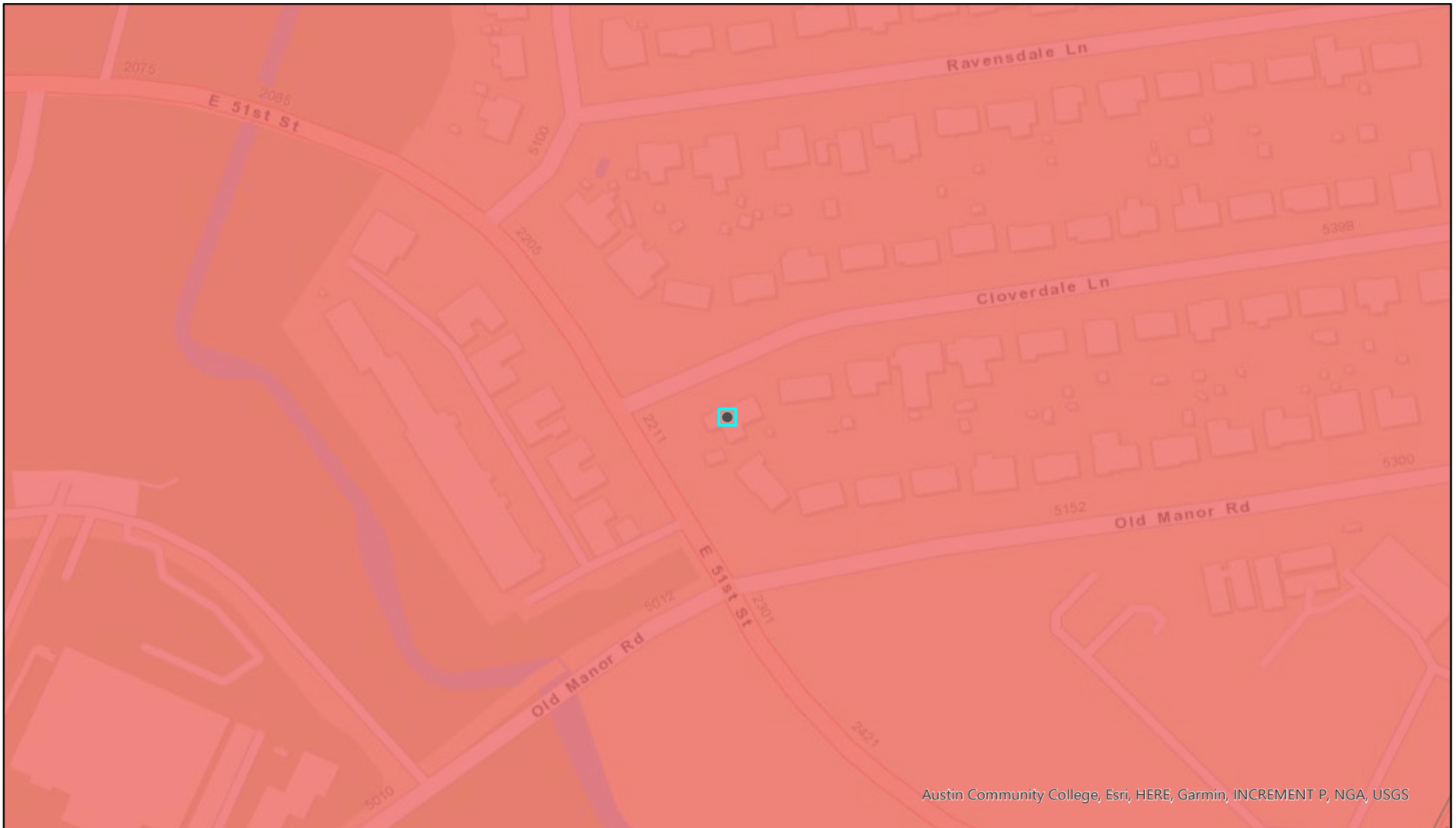


02 February 2023

Cloverdale Flats Gentrification



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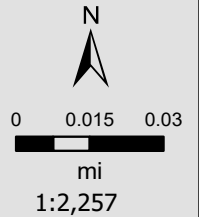


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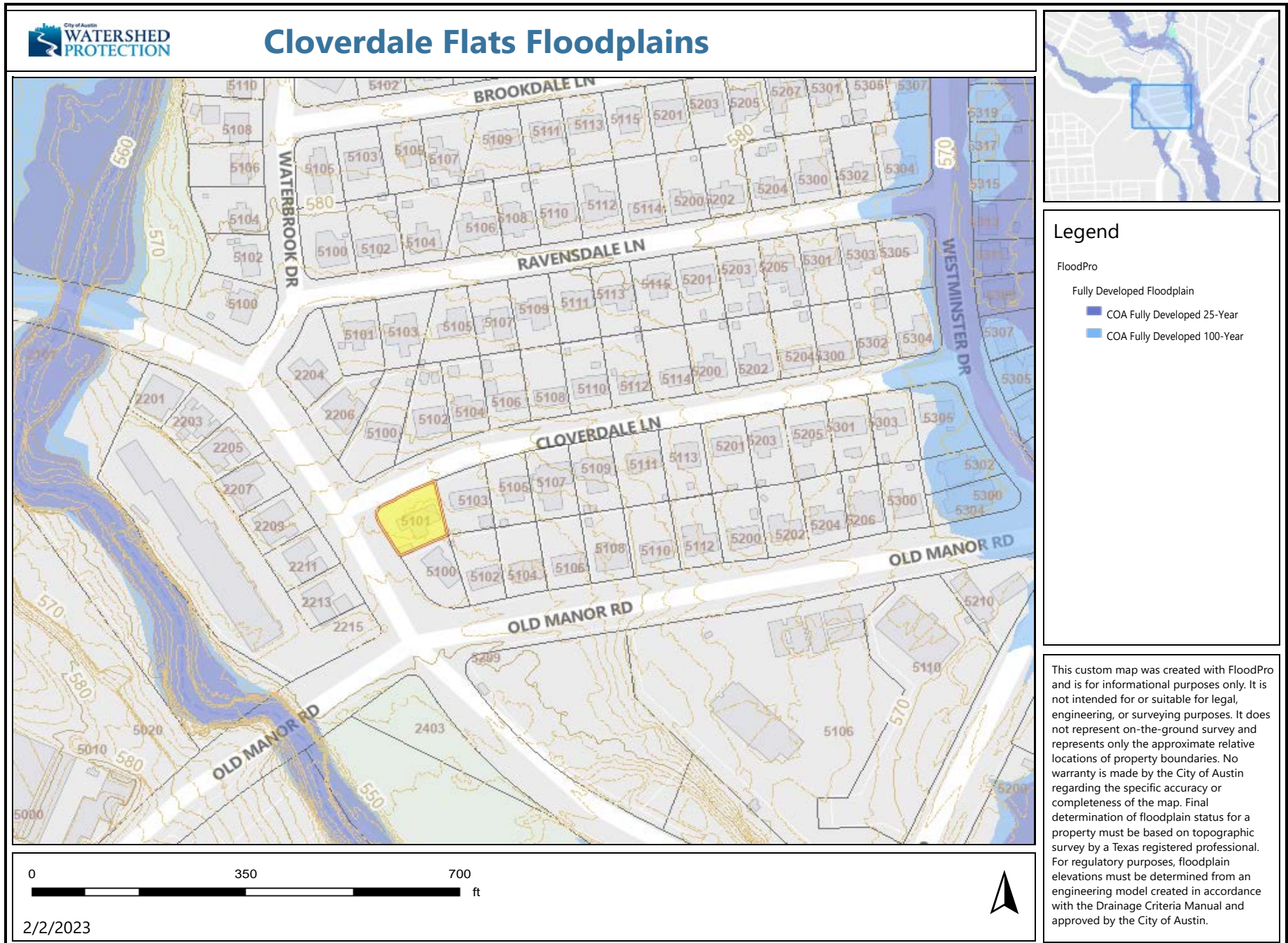


02 February 2023

Cloverdale Flats Elementary Schools



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5.C. Zoning Verification Letter

5101 Cloverdale is currently zoned as SF-3. Please see the attached City of Austin Property Profile Report. Capital A Housing has requested a zoning verification letter and will forward it upon receipt. A zoning change to SF-4A will be needed for the Cloverdale Flats project. We are confident that we can obtain this zoning because of our experience and track record in successful zoning changes, Cloverdale Flats' compatibility with the University Hills/Windsor Park Neighborhood Plan, and that the change from SF-3 to SF-4A zoning is a not a significant change.

Under the Affordability Unlocked ordinance, an unlimited number of residential units can be permitted at this site.

We are currently submitting the Affordability Unlocked application and will update the application when that certification letter is received. However, Capital A Housing and Civilitude have extensive experience with Affordability Unlocked, and because this project is completely affordable at 80% AMFI, we have no doubt it will meet the ordinance's requirements.

5.D. Proof of Site Control

The site is owned by Lancaster Office Three LLC, of which Fayez Kazi, president and CEO of Capital A Housing, is a member. Lancaster Office Three LLC is an affiliated company of Capital A Housing.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

May 02, 2022 04:04 PM Fee: \$30.00

2022079786

Electronically Recorded

36-TFA1-103335A8

UNRECORDED

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

General Warranty Deed

Date: April 29, 2022

Grantor: Johnny N. Torres

Grantee: Lancaster Office Three, LLC, a Texas limited liability company

Grantee's Mailing Address: 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 14, MANOR HILLS, SECTION 8, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 7, Page 164, Plat Records of 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 2022, 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

**Recorded by
Texas National Title**

UNOFFICIAL DOCUMENT

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.

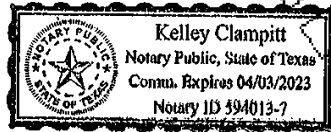
When the context requires, singular nouns and pronouns include the plural.

Johnny N. Torres
Johnny N. Torres

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 29, 2022, Johnny N. Torres.



Kelley Clampitt
Notary Public, State of TEXAS
My commission expires: 3/23

AFTER RECORDING RETURN TO:
Lancaster Office Three, LLC
5110 Lancaster Court
Austin, TX 78723

5.E. Phase I ESA

Capital A Housing has engaged Terracon on 2/3/2023 to conduct a Phase 1 ESA across the 5101 Cloverdale site. This Phase 1 ESA will be forwarded to AHFC upon receipt.

5.F. SHPO

5101 Cloverdale does contain a single family home structure constructed in 1958. As such, see the required SHPO documentation below.

TEXAS HISTORICAL COMMISSION

REQUEST FOR SHPO CONSULTATION:

Section 106 of the National Historic Preservation Act and/or the Antiquities Code of Texas

Please see instructions for completing this form and additional information on Section 106 and Antiquities Code consultation on the Texas Historical Commission website at <http://www.thc.state.tx.us/crm/crmsend.shtml>.

- This is a new submission.
- This is additional information relating to THC tracking number(s): _____

Project Information		
PROJECT NAME Cloverdale Flats		
PROJECT ADDRESS 5101 Cloverdale Ln	PROJECT CITY Austin	PROJECT ZIP CODE(S) 78723
PROJECT COUNTY OR COUNTIES Travis		
PROJECT TYPE (Check all that apply)		
<input type="checkbox"/> Road/Highway Construction or Improvement	<input type="checkbox"/> Repair, Rehabilitation, or Renovation of Structure(s)	
<input type="checkbox"/> Site Excavation	<input type="checkbox"/> Addition to Existing Structure(s)	
<input type="checkbox"/> Utilities and Infrastructure	<input type="checkbox"/> Demolition or Relocation of Existing Structure(s)	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> None of these	
BRIEF PROJECT DESCRIPTION: Please explain the project in one or two sentences. More details should be included as an attachment to this form. Cloverdale Flats is a 7-unit townhome development to replace an unoccupied single-family structure		

Project Contact Information			
PROJECT CONTACT NAME David Dinoff	TITLE Principal	ORGANIZATION Capital A Housing	
ADDRESS 5110 Lancaster ct	CITY Austin	STATE	ZIP CODE
PHONE 5127616161	EMAIL David@capitalAhousing.com		

Federal Involvement (Section 106 of the National Historic Preservation Act)	
Does this project involve approval, funding, permit, or license from a federal agency?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
FEDERAL AGENCY	FEDERAL PROGRAM, FUNDING, OR PERMIT TYPE
CONTACT PERSON	PHONE
ADDRESS	EMAIL

State Involvement (Antiquities Code of Texas)	
Does this project occur on land or property owned by the State of Texas or a political subdivision of the state?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
CURRENT OR FUTURE OWNER OF THE PUBLIC LAND	
CONTACT PERSON	PHONE
ADDRESS	EMAIL

REQUEST FOR SHPO CONSULTATION -- PROJECT NAME:

Identification of Historic Properties: Archeology
Does this project involve ground-disturbing activity? <input type="checkbox"/> Yes (Please complete this section) <input checked="" type="checkbox"/> No (Skip to next section)
Describe the nature of the ground-disturbing activity, including but not limited to depth, width, and length.
Describe the previous and current land use, conditions, and disturbances.

Identification of Historic Properties: Structures
Does the project area or area of potential effects include buildings, structures, or designed landscape features (such as parks or cemeteries) that are 45 years of age or older? <input checked="" type="checkbox"/> Yes (Please complete this section) <input type="checkbox"/> No (Skip to next section)
Is the project area or area of potential effects within or adjacent to a property or district that is listed in or eligible for listing in the National Register of Historic Places? <input type="checkbox"/> Yes, name of property or district: _____ <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
In the space below or as an attachment, describe each building, structure, or landscape feature within the project area or area of potential effect that is 45 years of age or older.
ADDRESS DATE OF CONSTRUCTION SOURCE FOR CONSTRUCTION DATE 5101 Cloverdale 1958 Travis Co Appraisal District
ADDRESS DATE OF CONSTRUCTION SOURCE FOR CONSTRUCTION DATE
ADDRESS DATE OF CONSTRUCTION SOURCE FOR CONSTRUCTION DATE

Attachments

[Please see detailed instructions regarding attachments.](#)

Include the following with each submission:

- Project Work Description
- Maps
- Identification of Historic Properties
- Photographs

For Section 106 reviews only, also include:

- Consulting Parties/Public Notification
- Area of Potential Effects
- Determination of Eligibility
- Determination of Effect

Submit completed form and attachments to the address below. Faxes and email are not acceptable.

Mark Wolfe
 State Historic Preservation Officer
 Texas Historical Commission
 P.O. Box 12276, Austin, TX 78711-2276 (mail service)
 108 W. 16th Street, Austin, TX 78701 (courier service)

For SHPO Use Only

PID 213581 | 5101 CLOVERDALE LN

Property Summary Report | 2022
 Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO

ACCOUNT

Property ID: 213581
 Geographic ID: 0218190102
 Type: R
 Zoning: SF3
 Agent:
 Legal Description: LOT 14 MANOR HILLS SEC 8

OWNER

Name: LANCASTER OFFICE THREE LLC
 Secondary Name:
 Mailing Address: 5110 LANCASTER CT AUSTIN TX 78723-3024
 Owner ID: 1760254
 % Ownership: 100.00
 Exemptions: DP - Disability,HS - Homestead

Property Use:

LOCATION

Address: 5101 CLOVERDALE LN AUSTIN TX 78723
 Market Area:
 Market Area CD: D7000
 Map ID: 021811

PROTEST

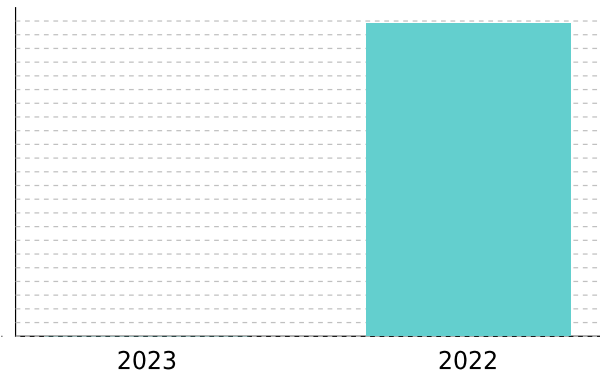
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$350,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$350,000
 Improvement Homesite: \$220,722
 Improvement Non-Homesite: \$0
 Total Improvement: \$220,722
 Market: \$570,722
 Special Use Exclusion (-): \$0
 Appraised: \$570,722
 Value Limitation Adjustment (-): \$177,920
 Net Appraised: \$392,802

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$350,000	\$220,722	\$0	\$570,722	\$177,920	\$392,802

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.996600	\$392,802	\$327,802
02	CITY OF AUSTIN	0.462700	\$392,802	\$201,242
03	TRAVIS COUNTY	0.318239	\$392,802	\$204,242
0A	TRAVIS CENTRAL APP DIST	0.000000	\$392,802	\$392,802
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.098684	\$392,802	\$204,242
68	AUSTIN COMM COLL DIST	0.098700	\$392,802	\$312,802

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **1 FAM DWELLING** Improvement Value: **\$220,722** Main Area: **1,662**
 State Code: **A1** Gross Building Area: **1,783.7**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R5		0	1958	1958	1,662
011	PORCH OPEN 1ST F	R5		0	1958	1958	80
581	STORAGE ATT	R5		0	1958	1958	40
251	BATHROOM	R5		0	1958	1958	1.7

Improvement Features

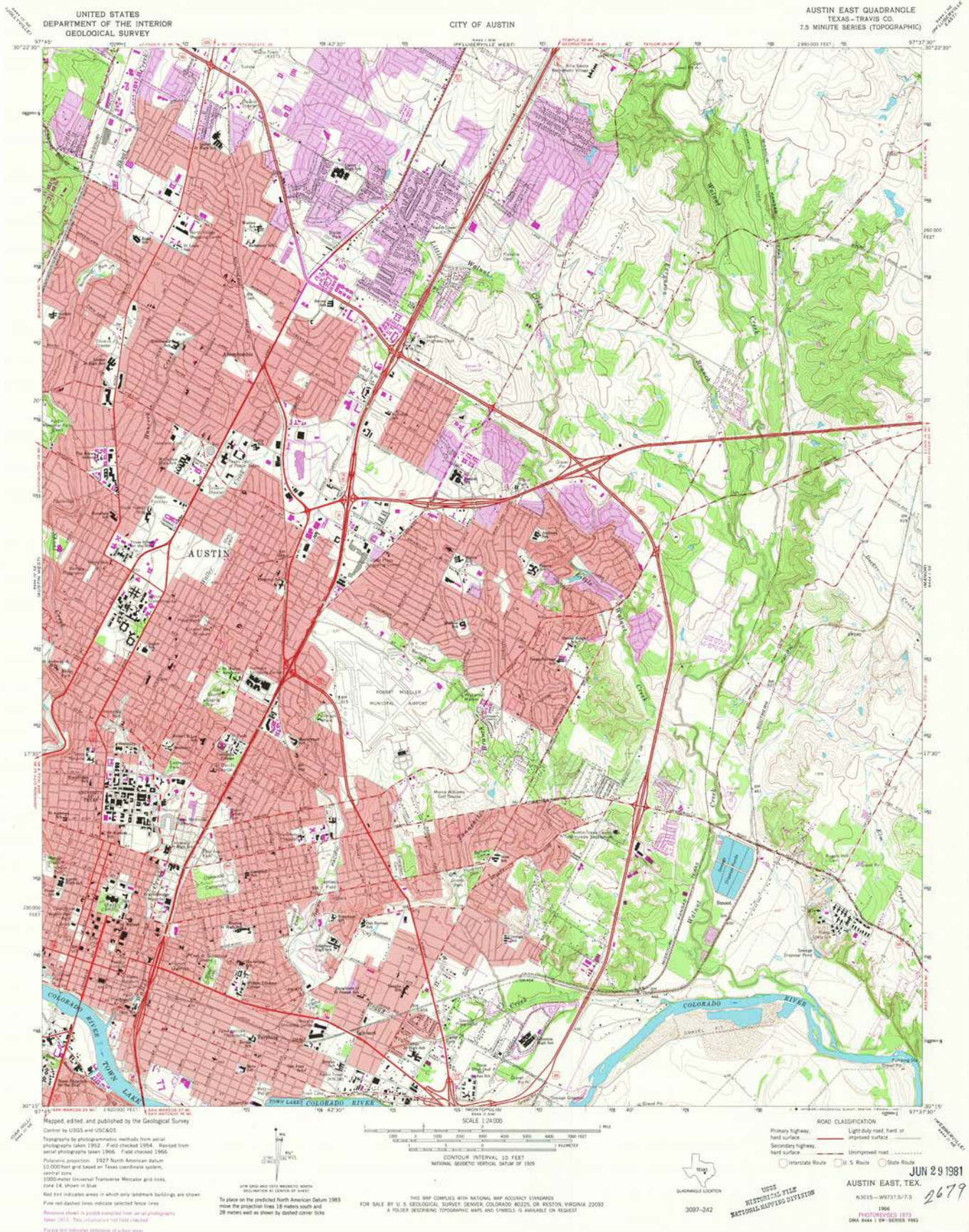
1ST Foundation: SLAB, Roof Style: GABLE, Roof Covering: COMPOSITION SHINGLE, Shape Factor: U, Floor Factor: 1ST, Grade Factor: F

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.2102	9,154.16	\$38.23	\$350,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
4/29/22	WD	WARRANTY DEED	TORRES JOHNNY N	LANCASTER OFFICE THREE LLC				2022079786
1/9/04	SW	SPECIAL WARRANTY	TORRES LINDA S R	TORRES JOHNNY N		00000	00000	2004006074 TR
12/20/99	WD	WARRANTY DEED	TORRES JOHNNY N & LINDA SUE	TORRES LINDA S R		00000	00000	2000001704 TR
5/31/96	WD	WARRANTY DEED	PAYNE THOMAS A & PATRICIA REYE	TORRES JOHNNY N & LINDA SUE		12699	00294	
3/14/86	WD	WARRANTY DEED	MCALISTER JOE B & DARRELL	PAYNE THOMAS A & PATRICIA REYE		09613	00111	
9/17/85	WD	WARRANTY DEED	NEWMAN JAMES W JR &	MCALISTER JOE B & DARRELL		09371	00318	
8/17/81	WD	WARRANTY DEED	SHARIF PATRICIA	NEWMAN JAMES W JR &		07552	00459	
8/17/81	GF	GIFT DEED	HENRY ERNEST ANDREW	SHARIF PATRICIA		07554	00034	
3/16/59	WD	WARRANTY DEED		HENRY ERNEST ANDREW		02019	00136	



Aerial Overhead View:



Street View:

