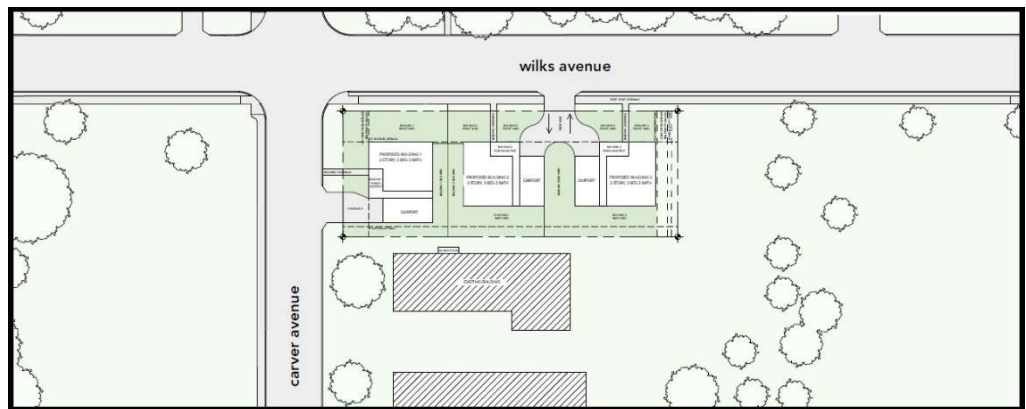


7217 CARVER AVE



August 4, 2023

Ownership Housing Development Assistance Application

Submitted by:




APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER : Austin Revitalization Authority	OWNER/BORROWER NAME : Austin Revitalization Authority
DEVELOPMENT NAME : 7217 Carver Ave	FUNDING CYCLE DEADLINE : August 4, 2023
FEDERAL TAX ID NO: 74-2781623	DUNS NO: N/A
PROJECT ADDRESS: 7217 Carver Ave, Austin, TX 78752	PROGRAM : RHDA / OHDA / BOTH
CONTACT NAME : Paul Mohr	AMOUNT REQUESTED: \$192,000
CONTACT ADDRESS AND PHONE : pmohr@austinrev.org; 512-469-1705 ext. 103	

APPLICATION TABS		INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL	
A 2	PROJECT SUMMARY FORM	
A 3	PROJECT TIMELINE	
A 4	DEVELOPMENT BUDGET	
A 5	OPERATING PRO FORMA	
A 6	SCORING SHEET	

ATTACHMENT TABS			INITIALS	
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	
		1.b.	Certificate of Status	
		1.c.	Statement of Confidence	
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	
		2.b.	Resumes of development team	
		2.c.	Resumes of property management team	
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	
		3.b.	Certified Financial Audit	
		3.c.	Board Resolution	
		3.d.	Financial Statements	
		3.e.	Funding commitment letters	
4	PROJECT INFORMATION	4.a.	Market Study	
		4.b.	Good Neighbor Policy	
		4.c.	SMART Housing Letter	
		4.d.	MOU with ECHO	
		4.e.	Resident Services	
5	PROPERTY INFORMATION	5.a.	Appraisal	
		5.b.	Property Maps	
		5.c.	Zoning Verification Letter	
		5.d.	Proof of Site control	
		5.e.	Phase I ESA	
		5.f.	SHPO	

The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct.
Unsigned/undated submissions will not be considered.

SIGNATURE OF APPLICANT

PRINTED NAME
 Gregory L Smith
TITLE OF APPLICANT
 President and CEO
DATE OF SUBMISSION
 4-Aug-23

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

7217 Carver Ave

OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE APPLICATION

The Austin Revitalization Authority is please to submit an application for Ownership Housing Development Assistance for the development project at 7217 Carver Ave. Using the entitlements of the Affordability Unlocked program, the development will consist of four owner-occupied units. Each unit will be 3-bedroom, and 1,239sf and will serve households making at or below 80% median family income. While these units are on one lot, they are each detached, will have off-street parking and their own private yard. These units will be incorporated into the Austin Revitalization Authority Community Land Trust, ensuring long-term affordability, providing the occupants with property tax relief, and will allow the owners to have a reliable resale value. These units will exceed SMART housing standards in safety, affordability, accessibility, reasonable-pricing, and proximity to transit.

The information presented in the original OHDA application remains true, and an award of \$560,000 was made in September 2022. The intent of this application is to request additional funds of \$192,000. The reason for this request is twofold. The team anticipated on receiving a reimbursement for the land acquisition from the Project Connect: Anti-Displacement Community Acquisition Program (ADCAP), but due to the strict enforcement of the geographic boundary, the property is ineligible. The second is the increase in construction costs over the last year. The loss of anticipated funds, coupled with the increased construction costs have created a larger gap in this project's finances. Austin Revitalization Authority will be collecting a smaller developer fee to assist in offsetting these costs as well.

The project costs are now estimated to be \$1,947,493, which includes the acquisition cost of \$232,153 paid by the organization. The project will be funded in part by the temporary construction financing from Broadway Bank, with which the organization already has a healthy banking relationship. The Austin Revitalization Authority requests \$192,000 from the Austin Housing Finance Housing Corporation to allow for the completion of these homes and for the organization to sell them to low-income community members at a deeply affordable price in a neighborhood in need of long-term affordable housing.

COMMUNITY ENGAGEMENT AND RIGHT TO REMAIN/RETURN

EXECUTIVE SUMMARY

The Austin Revitalization Authority has connected with the St. John's Neighborhood Association to receive feedback about the project early on. They were instrumental in determining that these units would be owner occupied. ARA will affirmatively market these units to households at or below 80% MFI and will prioritize households with generational ties to the neighborhood. Utilizing the expertise and relationships of the Neighborhood Association will be critical in ensuring these units are reaching the target population.

Project Summary Form

1) Project Name Carver Townhomes	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 7217 Carver Avenue, Austin, TX 78752		5) Mobility Bond Corridor
6) Census Tract 18.12	7) Council District District 4	8) Elementary School PICKLE 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				4		4
Up to 120% MFI						0
No Restrictions				0		0
Total Units	0	0	0	4	0	4

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	4	Continuum of Care Units	
Accessible Units for Sensory Impairments			

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

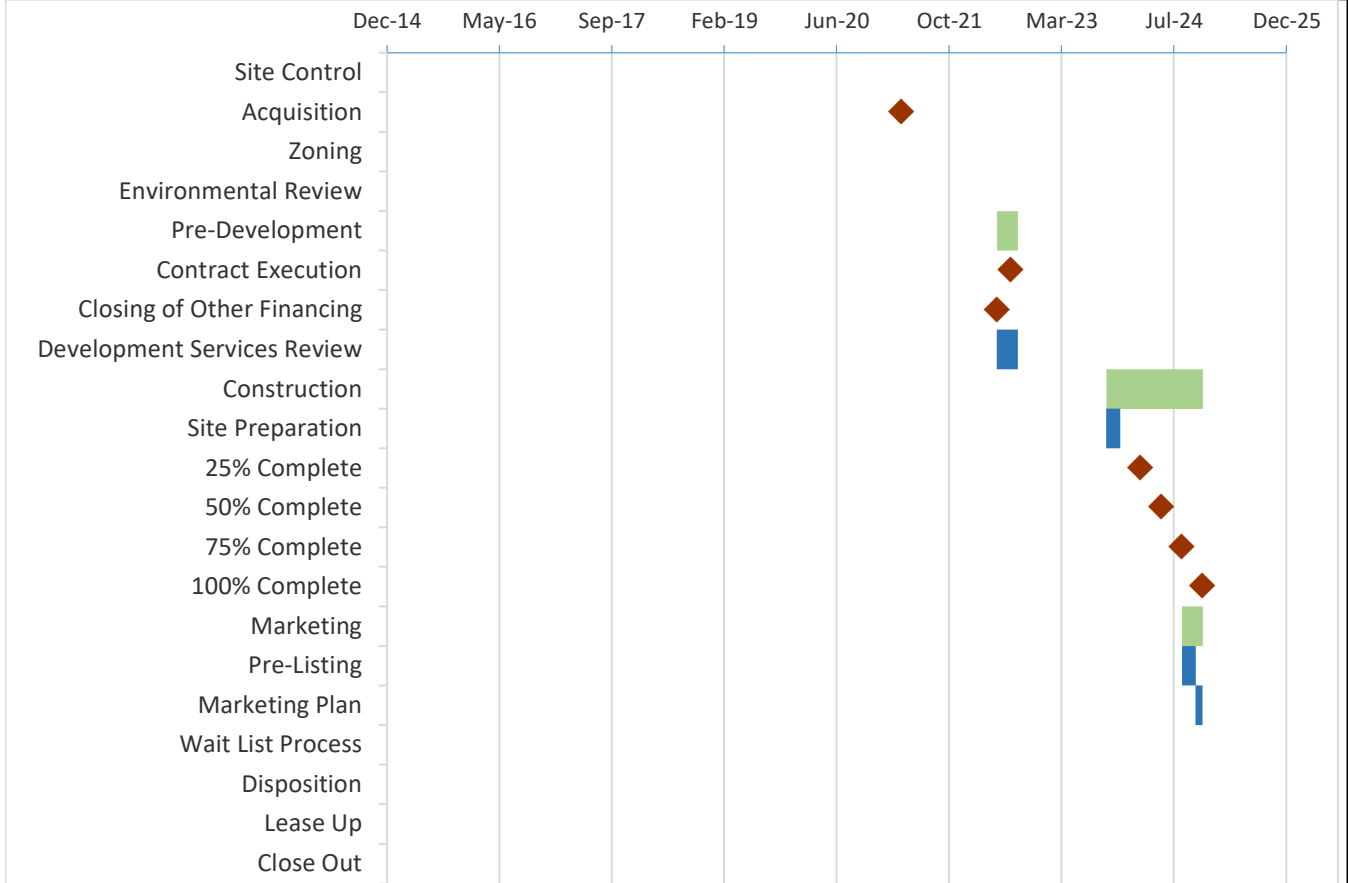
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? Yes

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	1,095,493	Acquisition	232,153
Equity	100,000	Off-Site	
Grant		Site Work	
Other		Sit Amenities	
Deferred Developer Fee		Building Costs	1,239,000
Previous AHFC Funding	560,000	Contractor Fees	
Current AHFC Request	192,000	Soft Costs	332,081
		Financing	
		Developer Fees	144,259
Total \$	1,947,493	Total \$	1,947,493

Development Schedule

	Start Date	End Date
Site Control	Apr-21	Jan-00
Acquisition	Apr-21	
Zoning	N/A	
Environmental Review	N/A	
Pre-Development	Jun-22	Sep-22
Contract Execution	Aug-22	
Closing of Other Financing	Jun-22	
Development Services Review	Jun-22	Sep-22
Construction	Oct-23	Dec-24
Site Preparation	Oct-23	Dec-23
25% Complete	Mar-24	
50% Complete	Jun-24	
75% Complete	Sep-24	
100% Complete	Dec-24	
Marketing	Sep-24	Dec-24
Pre-Listing	Sep-24	Nov-24
Marketing Plan	Nov-24	Dec-24
Wait List Process	N/A	N/A
Disposition	Jan-25	Jan-00
Lease Up	N/A	N/A
Close Out	Jan-25	N/A



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	0	0	
Environmental Review	0	0	
Engineering	5,900	0	
Survey	601	0	
Architectural	3,889	0	
Subtotal Pre-Development Cost	\$10,390	\$0	
Acquisition			
Site and/or Land	230,000	0	
Structures	0	0	
Closing Costs	2,153	0	
Subtotal Acquisition Cost	\$232,153	\$0	
Construction			
Infrastructure	57,851	10,000	
Site Work	57,946	20,000	
Demolition	0	0	
Concrete	69,348	10,000	
Masonry	48,139	5,000	
Rough Carpentry	142,414	20,000	
Finish Carpentry	42,627	2,000	
Waterproofing and Insulation	18,776	0	
Roofing and Sheet Metal	15,991	10,000	
Plumbing/Hot Water	128,396	10,000	
HVAC/Mechanical	63,436	10,000	
Electrical	58,477	10,000	
Doors/Windows/Glass	47,586	20,000	
Lath and Plaster/Drywall and Acoustical	61,747	10,000	
Tile Work	29,208	5,000	
Soft and Hard Floor	0	0	
Paint/Decorating/Blinds/Shades	28,146	0	
Specialties/Special Equipment	9,610	0	
Cabinetry/Appliances	9,100	6,000	
Carpet	0	0	
Landscaping/Irrigation	12,047	6,000	
Cleanup	11,147	0	
General Conditions	116,772	10,000	
Contractor's Fee	106,009	20,000	
Builders Insurance	10,073	8,000	
Construction Contingency	53,704	0	
Subtotal Construction Cost	\$1,198,547	\$192,000	
Soft & Carrying Costs			
Legal	10,000		
Audit/Accounting	0	0	
Title/Recordin	0	0	
Architectural and Subcontractors	160,729		
Civil Engineer	42,000		
Construction Interest	64,231		
Construction Period Insurance	16,044	0	
Construction Period Taxes	1,156	0	
Relocation	0	0	
Marketing	6,585		
Davis-Bacon Monitoring	0	0	

Project Name	Carver Townhomes	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	18.12	
Prior AHFC Funding	\$560,000	
Current AHFC Funding Request Amount	\$192,000	
Estimated Total Project Cost	\$1,947,493	
High Opportunity	No	
High Displacement Risk	YES	
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	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	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	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	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	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	0%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	4	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	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	0	Total Affordable 2 Bedroom units
3 Bedroom Units	4	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	4	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	20	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	46	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	39%	% 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)	\$188,000	Amount of assistance per unit
Subsidy per unit score	2	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$62,667	Amount of assistance per bedroom
Subsidy per Bedroom Score	17	(\$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	28	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	74	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

ENTITY INFORMATION

1.a. Detailed listing of developer's experience



Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

The Austin Revitalization Authority (ARA) is a 501(c)(3) nonprofit community development corporation that has been in existence for over twenty-five years. Its mission is to encourage commercial, residential, and cultural development that promotes community well-being while respecting the people, the institutions and the history of East Austin and other underserved communities. The organization has demonstrated a long history of ensuring the enduring legacy of East Austin through its real estate development, its financial and technical assistance support to minority-led nonprofits and businesses and by providing countless opportunities to celebrate and honor the creative contributions of the East Austin community’s residents.

Over the past twenty-five years, ARA has managed several impactful real estate development initiatives that include:

Date of Project	Size of Project	Type of Project	Location
2004	54,000sf of office and retail space	Developed, own and operate Urban Renewal Area Office and Retail Dev.	1000 & 1050 E 11 th St, Austin, TX 78702
2006	18 income-restricted affordable single-family homes	Restored ten historic homes and added eight new construction houses	Juniper-Olive Streets, Austin, TX 78702
2008	168 income-restricted rental units	General Partner in senior tax credit development	500 Grand Ave Pkwy, Pflugerville, TX 78660
2012	One single-family income-restricted affordable housing unit	Managed demolition, new construction, affirmative marketing and qualifying buyer	1113 Myrtle St, Austin, TX 78702
2015	1,284sf historic building with respectful 3,680sf addition	Restoration and renovation of historic Herman Schieffer House	1154 Lydia St, Austin, TX 78702
2017	16 Unit Mixed-Income Townhome Development with two income-restricted affordable units	Submitted unsolicited proposal in Urban Renewal Area, and co-developed townhome development	Juniper Heights Townhomes Juniper and Waller St, Austin, TX 78702

As demonstrated by the accomplishments noted above, the Austin Revitalization Authority has a strong track record of development activities. The organization is aware of the ongoing affordable housing crisis in the City of Austin and has in the past two years increased staff and organizational capacity to prepare for a further ramp up in affordable housing development initiatives. With a long history of development partnerships, the organization is well-positioned to identify an appropriate general contractor for the proposed development.

1.b. Certificate of Status



Franchise Tax Account Status

As of : 10/22/2021 16:06:08

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

AUSTIN REVITALIZATION AUTHORITY	
Texas Taxpayer Number	30118208872
Mailing Address	1104 NAVASOTA ST AUSTIN, TX 78702-1948
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	10/04/1995
Texas SOS File Number	0137257901
Registered Agent Name	WILLIS G HUNT
Registered Office Street Address	1154 LYDIA ST STE #200 AUSTIN, TX 78702

1.c. Statement of Confidence

No principals on the applicant team include development outside the territorial boundaries of the City of Austin.

PRINCIPLES INFORMATION

2.a. Resumes of principals

2.b. Resumes of development team

Mark Odom / CV

EDUCATION

New School of Architecture, San Diego, CA : 2003

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

Syracuse University : 2002

Study Abroad Program, Florence Italy

Texas A&M University : 1996

Bachelor of Environmental Design, Architecture

TEACHING

Texas A&M University

Assistant Professor of Practice : 2012-2013

Design Studios

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

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

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

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

2013 Spring, College Station : 3rd Year Design Studio

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

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

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

Visiting Professor : 2009-2011

Design Studios

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

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

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

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

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

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

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

Understanding space, form, and scale through model building.

Study Abroad

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

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

Seminars

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

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

Mark Odom / CV

TEACHING CONTINUED

New School of Architecture, San Diego, CA

Visiting Professor : 2004

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

Graduate Teaching Assistant : 2002-2003

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

2003 Fall, 3rd Year Design Studio ; Teachers Assistant

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

INVITED CRITIC

Texas A&M University

The University of Texas at Austin

The University of Texas at San Antonio

University of Houston

LECTURES / PANELS

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

ArchiTalks Lecture Series : Missing Middle : Austin Texas, 2018

REMIX: KOOP 91.7 Radio, 2014

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

Umlauf Sculpture Museum, *Space*, 2008

PROFESSIONAL EXPERIENCE

Mark Odom Studio, *Owner*

Austin Texas : Architecture + Interiors

2004 – Present

Austin Veum Robbins Partners (*AVRP*)

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

2003-2004

Liberty House

Honolulu Hawaii : Project Architect - Retail

2000-2002

Edwards Design Group

Honolulu Hawaii : Project Designer - Residential

1998-2000

Robert Young Associates

Dallas Texas : Jr Designer / Intern– Retail

1995 - 1997

ORGANIZATIONS / AFFILIATIONS

AIA + AIA, Chair of Commercial Advocacy

NCARB

ULI

W. Owen Harrod, PhD, AIA, LEED AP BD+C Architecture Group Lead

Owen Harrod is a registered architect in the State of Texas and has been with MWM DesignGroup since 1991. His responsibilities have included architectural design, project management, master planning, site design, environmental design, cost estimating, project permitting, and related professional services.

He has served as project architect for numerous facility improvement projects and has a proven ability to serve clients as both a project manager and project architect, as demonstrated with the following public facility remodel/renovation projects. This listing has been compiled to demonstrate a diversity of experience in managing public sector renovation and finish-out projects.

RELEVANT PROJECT ARCHITECT EXPERIENCE

Development of New Facilities | Mr. Harrod has served as [project manager](#) for multiple new facilities designed for the City of Austin including the [Salamander Research Center](#) and [Substation Number 1 at the A.R. Davis Water Treatment Plant](#), as well as programming for the [African American Cultural and Heritage Center](#) and the [Public Safety Training Campus](#), and comparable projects for public sector clients including the Austin Independent School District, Travis County, the City of Cedar Park, the Lower Colorado River Authority, the Hill Country Transit District, and others. Projects managed and designed for the City of Austin included a full scope of professional services including oversight of the programming, schematic design, design development, and construction documentation phases, integration of CADD resources (including BIM), cost estimation, permitting, bid and award phase services, and construction administration and warranty phase services. All projects designed by MWM DesignGroup have included due consideration of the principals of sustainable and responsible design, in compliance with applicable ordinances.

Additions to Existing Buildings | Mr. Harrod has served as [project manager](#) for building addition projects designed and constructed or studied for the City of Austin, including the [Reicher Ranch Improvements](#) (constructed), [Phase V Women's Locker Room Improvements](#), [EMS Vehicle Bay Expansions](#), [SCC RP, SOC and NOC Office Improvements](#), [CTECC Breezeway Office Improvements](#) and [EOC Improvements](#) the [North Fleet Services Center](#) (planned), and the renovations of [Fire Stations 8 and 24](#) (planned). Comparable projects for other public sector clients have include the [Vehicle Maintenance Facility at the Giles Service Center](#) for the Austin Independent School District. The design and construction of building additions require many of the same considerations applicable to new facilities, as well as the need to assess, and often to update for life safety and accessibility, existing facilities impacted by the proposed construction as well as the need to coordinate construction documents with hazardous material reports.

Remodeling, Repair and Renovation of Existing Buildings/General Demolition

| Mr. Harrod has served as [project manager](#) for numerous building renovation projects designed and constructed or studied for the City of Austin, including the [Reicher Ranch Improvements](#) and the [One Texas Center Improvements](#), [Walnut Creek Library Improvements](#), [APD Headquarters Renovation](#), [North Fleet Services Center](#), the [Detrick-Hamilton House Preservation](#) (planned by MWM DesignGroup, subsequently executed under separate contract), and the renovation of the [Barton Springs Bathhouse](#). Similar projects actually constructed for other public sector clients have included the [Rosemary Denny Clubhouse Renovation](#) and [Brushy Creek Park Improvements](#) for the City of Cedar Park, the [Urban Operations Facility](#) for the Hill Country Transit District, and recent renovation projects at [Reagan High School](#), [Pearce Middle School](#), and [Govalle, Highland Park, Maplewood and Zavala Elementary Schools](#) for the Austin Independent School District.



MWM DesignGroup

EDUCATION

Bachelor of Science, Massachusetts Institute of Technology (1990)
University of Bath (1990)
Master of Architecture, University of Texas at Austin (1992)
Doctor of Philosophy, University of Texas at Austin (2001)

PROFESSIONAL

Registered Architect
State of Texas No. 16346
LEED AP BD+C (No. 10742098)

ASSOCIATION

American Institute of Architects (AIA)

FIRM AFFILIATION

Since 1991
Sr. Project Architect
Architecture Lead

OFFICE LOCATION

Austin, Texas

YEARS OF EXPERIENCE

30



Renovation projects invariably trigger code compliance improvements, specifically in the context of accessibility. All of the projects listed above including consideration of Texas Accessibility Standards.

Accurate cost projection is of paramount concern in many renovation projects, and essential to identifying the point at which removal and replacement of a system or component offers a less costly (and potentially higher performance) alternative to comprehensive rehabilitation. The inclusion of demolition work in City of Austin renovation projects has often entailed the coordination of the contract documents with abatement scopes prepared by other professionals, as was done for the [Reicher Ranch Improvements](#).

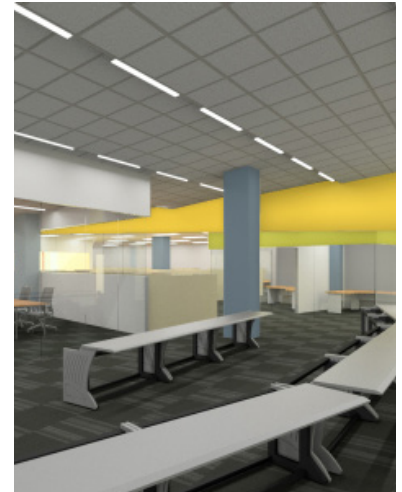
Space Planning for Modular Furniture | Mr. Harrod has [extensive experience in interior planning](#), including specifically planning for modular (systems) furniture and coordination of associated engineering (lighting, power, and data) design. Related projects constructed or planned for the City of Austin include the [SCC RP, SOC and NOC Office Improvements](#), [CTECC Breezeway Office Improvements](#) and [EOC Improvements](#), [Reicher Ranch Improvements](#) and the [APD Headquarters Renovation](#). Similar projects actually constructed for other public sector clients include the [New Office Building at the Giles Service Center](#) for the Austin Independent School District and the [Urban Operations Facility](#) for the Hill Country Transit District.

Site Improvements | Working with a multidisciplinary design firm, Mr. Harrod has emphasized in his completed projects the [close coordination of architectural, civil, and landscape design](#). This emphasis has been particularly evident in City of Austin projects such as the [Salamander Research Center](#) and [Butler Field Improvements](#) as well as similar projects for other public sector clients including the [Rosemary Denny Clubhouse Renovation](#) and the buildings at [Brushy Creek Sports Park](#) for the City of Cedar Park, the [Environmental Learning Center at Canyon of the Eagles](#) for LCRA, and the buildings at [Northeast Metropolitan Park](#) for Travis County.

Building Condition Evaluations and Reports/Feasibility Studies | Mr. Harrod has been the [author, and manager](#) of the responsible multidisciplinary project team, for multiple building condition evaluations prepared for the City of Austin, including those for the [Barton Springs Bathhouse Improvements](#), [Detrick-Hamilton House](#), [Dougherty Arts Center](#), and [Reicher Ranch Improvements](#), and for the architectural component of the evaluation for the [North Fleet Services Center](#). All of these evaluations also encompassed feasibility studies, as did the reports for the City of Austin [APD Headquarters Renovation](#), [Public Safety Training Campus](#), and [Block 17 Redevelopment](#), also authored by Dr. Harrod.

Historic Preservation | As both a [licensed architect and noted historian](#), Mr. Harrod has proved uniquely qualified to assist the City of Austin in documentation and preservation issues. Work performed for the City of Austin in this context has included reports for the [Barton Springs Bathhouse Improvements](#), [Dougherty Arts Center](#) and the [Detrick-Hamilton House](#), as well as subsequent QA/QC reviews of the construction documents for the [African American Cultural and Heritage Center](#). Similar work performed for other public sector clients includes the preparation of studies for the [Twin Creeks Historic Park](#) for the City of Cedar Park.

Design Criteria Manuals | Mr. Harrod is uniquely qualified in the preparation of design criteria manuals. Among such publications, he co-authored the [Design Standards for the Downtown Historic District](#) for the City of Killeen.



2.c. Resumes of property management team

Not applicable.

FINANCIAL INFORMATION

3.a. Federal IRS Certification

3.b. Certified Financial Audit

3.c. Board Resolution



AUSTIN REVITALIZATION AUTHORITY
RESOLUTION NO. 07-21-26-A

The Austin Revitalization Authority President & CEO submit the following proposed resolution for consideration by the ARA Board of Directors:

RESOLUTION TO APPROVE THE PROPOSED AFFORDABLE HOUSING DEVELOPMENT AT 7217 CARVER AND AUTHORIZE THE REQUEST FOR OWNERSHIP HOUSING DEVELOPMENT ASSISTANCE (OHDA) FUNDING FROM THE CITY OF AUSTIN

WHEREAS, it is the mission of the Austin Revitalization Authority to engage in commercial, residential and cultural development that promotes community well-being, while respecting the people, institutions and history of East Austin and other underserved communities; and,

WHEREAS, according to the City of Austin's Strategic Housing Blueprint there is a 130,000-housing unit deficit and specifically a 15,000-unit deficit for units that are affordable to those earning between 61-80% MFI; and,

WHEREAS, the cost of construction has increased by over 10% in the past year; now,

BE IT THEREFORE RESOLVED, the Austin Revitalization Authority Board of Directors took action authorizing the President and CEO to proceed with the proposed affordable housing development at 7217 Carver and to request Ownership Housing Development Assistance (OHDA) funding from the City of Austin.

Passed and adopted this 21st day of July, 2021.

By: 
Dr. Willis Hunt
Chair, ARA Board of Directors

or

By: _____
Wayne Knox
Secretary, ARA Board of Directors

3.d. Financial Statements

Not applicable.

3.e. Funding commitment letter



Mike Lancaster
Senior Vice President
Commercial Banking

710 Hester's Crossing Rd, Ste 210
Round Rock, TX 78681

Office (512) 465-6576
Mobile (512) 743-6920

mlancaster@broadway.bank
broadway.bank

August 2, 2023

Mr. Gregory L. Smith
President/CEO
Austin Revitalization Authority
1154 Lydia St., Ste 200
Austin, TX 78702

RE: Proposed development of 7217 Carver Ave, Austin, TX 78752

Dear Mr. Smith -

This letter is to confirm that I have reviewed the details provided on the proposed development and consolidated financial statements of ARA. We have had an initial credit discussion and are prepared to move to full underwriting on a construction loan up to the lesser of \$1,095,493 or 60% of the "as completed" appraised value.

The loan commitment will be subject to the following conditions:

- Review and approval of construction budget, plans, and builder due diligence.
- Satisfactory title policy, loan documentation, survey, and appraisal
- Final credit underwriting and approval from Loan Committee

Please, let me know if you have any questions or need any additional information.

Thank you,

Mike Lancaster

Mike Lancaster
Senior Vice President
Commercial Banking

PROJECT INFORMATION

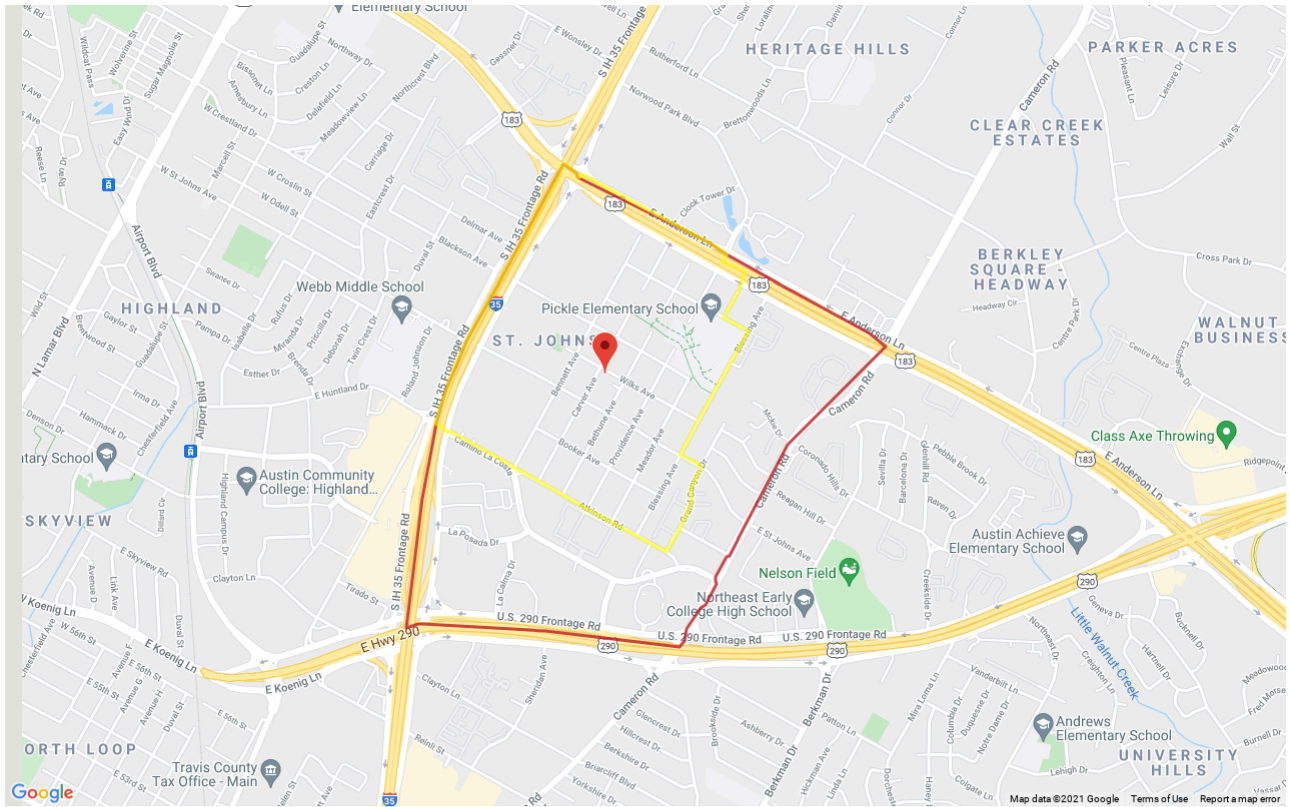
4.a. Market Study

Market Assessment

The attached market study provided by Neighborhood Scout evidences the dire need for more income-restricted homeownership opportunities in the St. Johns neighborhood. With the current demographics showing that the median income is \$36,528, the report indicates that a resident in this neighborhood would have to religiously save for half a decade in order to purchase a home at the neighborhood's current median home price. In the last two years alone, homes in this neighborhood have appreciated almost 19%, so this becomes a moving target for these residents.

Another item to note is that 88.3% of the residents in St. Johns are renters. When the organization conducted outreach to the St. Johns Neighborhood Association, the feedback echoed this imbalance which informed the project's move to develop homeownership units.

With a focus on addressing displacement of low-income residents from the St. Johns neighborhood, the organization will seek to identify buyers from the neighborhood's associated census tracts: 18.12, 18.04, 15.03 and 18.11. Based on the Neighborhood Scout report and Census data, there are just under 20,000 individuals residing in the neighborhood. Reiterating that the majority of these individuals are renters, this development has an opportunity to cater to these families who are renting and have not been offered homeownership opportunities in the neighborhood where they reside. Where there is an especially high demand in the city as a whole for family-friendly affordable housing units, there will undoubtedly be a higher demand than the multi-bedroom single family-detached unit project can support. The organization sees this project as the first of many to address this deficit.



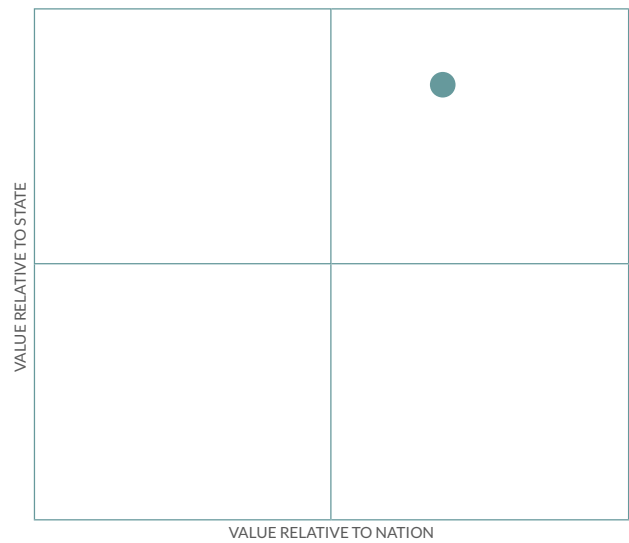
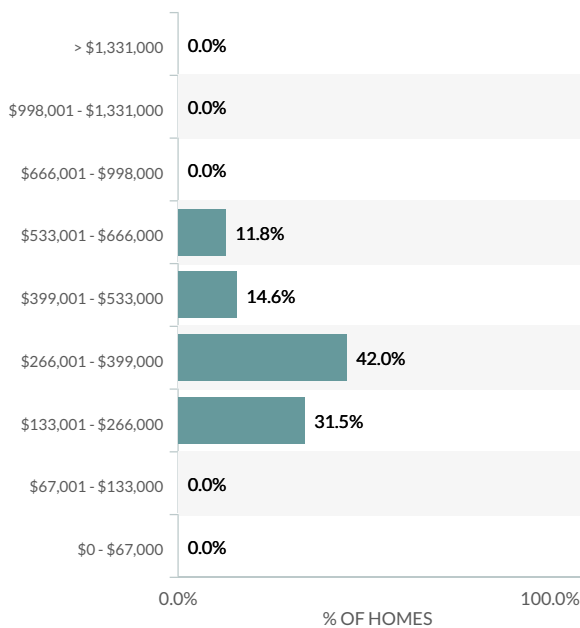
— Neighborhood Boundary — Micro-Neighborhood Boundary

THE 7217 CARVER AVE NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES



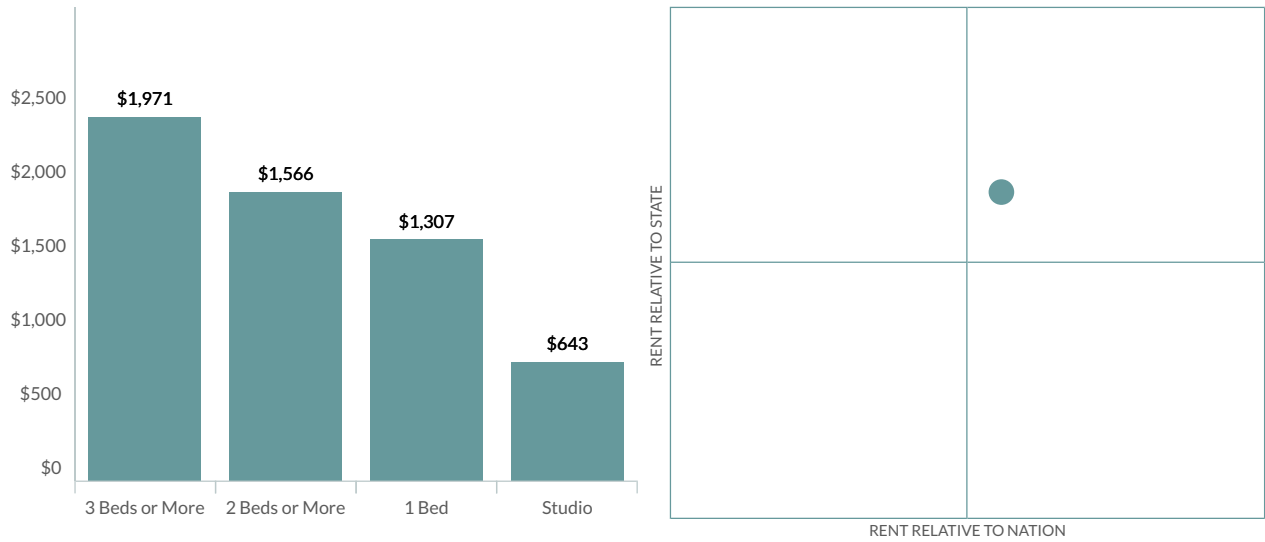
NEIGHBORHOOD HOME PRICES



AVERAGE MARKET RENT



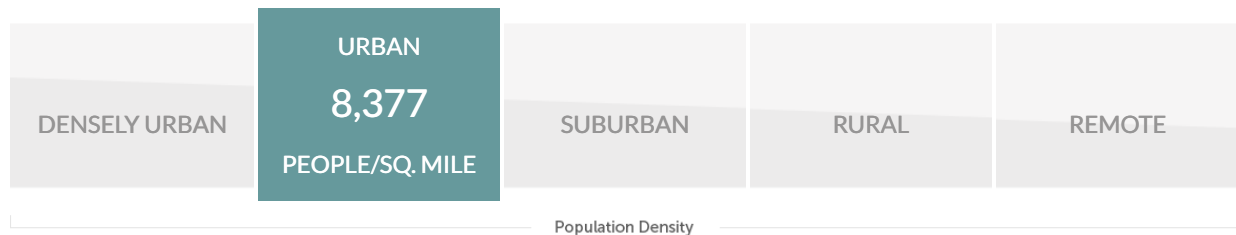
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

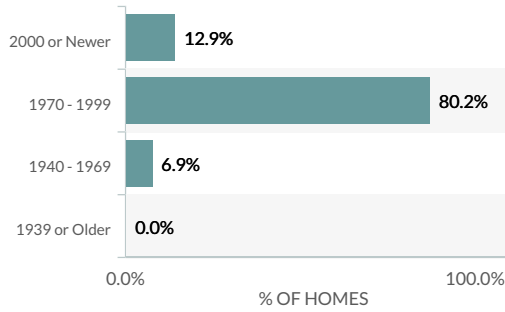
COASTAL
 LAKEFRONT
 FARMS

NEIGHBORHOOD LOOK AND FEEL

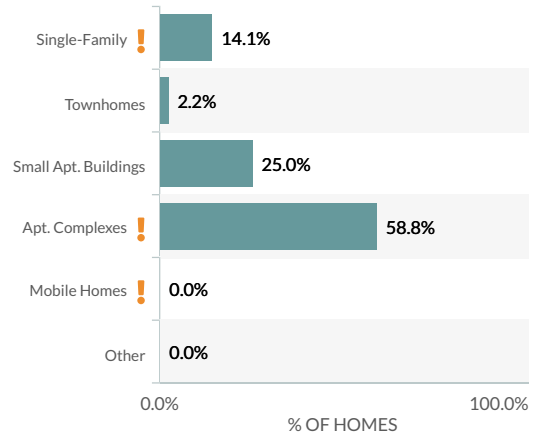


HOUSING MARKET DETAILS

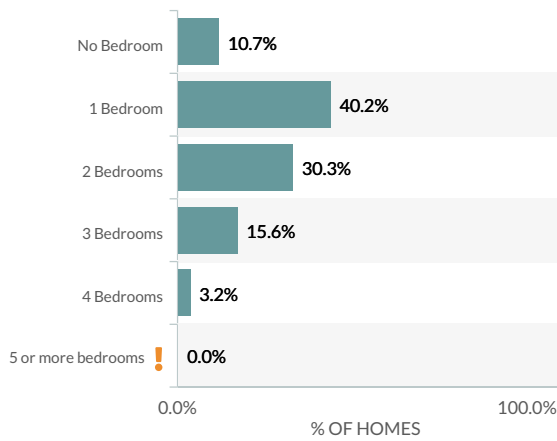
AGE OF HOMES



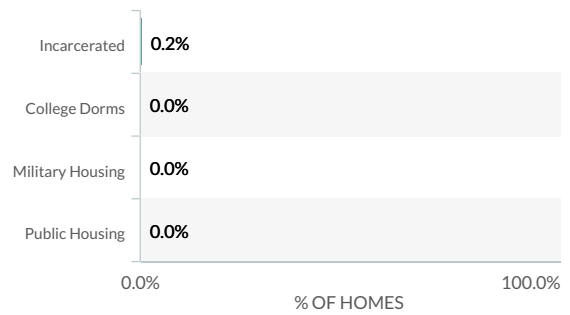
TYPES OF HOMES ⚠️



HOME SIZE ⚠️

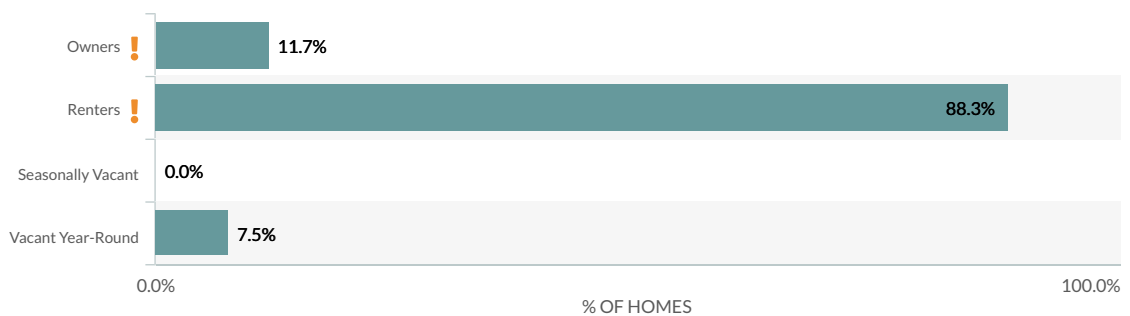


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE ⚠️










THE 7217 CARVER AVE NEIGHBORHOOD DEMOGRAPHICS






136 Vital Statistics found.

0 Condition Alerts found. 

LIFESTYLE

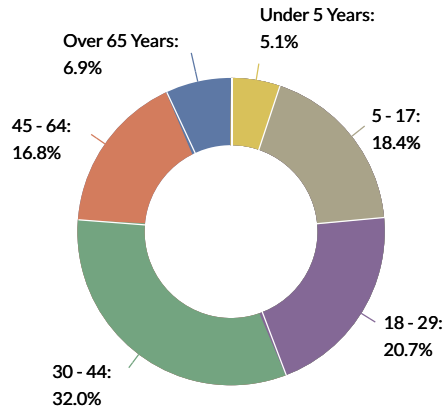
	Young Single Professionals	80.6%	Very Good
	Luxury Communities	26.9%	Poor
	College Student Friendly	22.9%	Poor
	Family Friendly	7.0%	Poor
	Retirement Dream Areas	2.2%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

SPECIAL CHARACTER

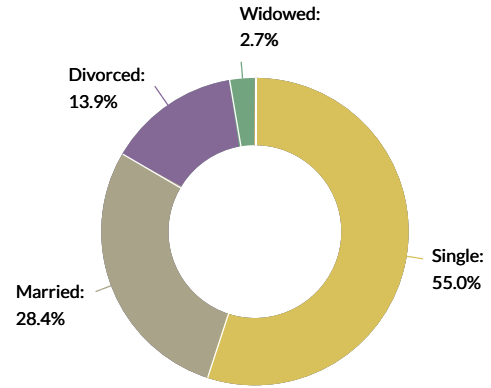
	Hip Trendy	84.1%	Very Good
	Walkable	65.5%	Fair
	Urban Sophisticates	14.3%	Poor
	Quiet	9.9%	Poor
	Nautical	0.0%	Poor

AGE / MARITAL STATUS

AGE



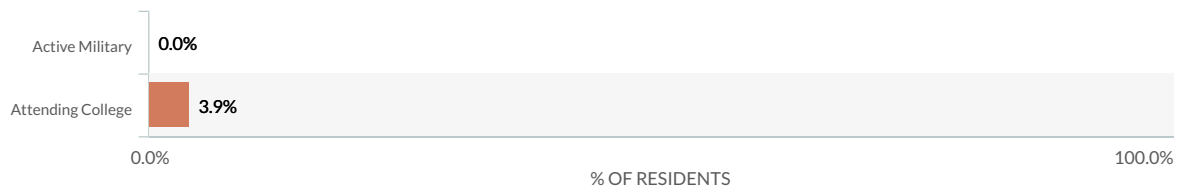
MARITAL STATUS



GENDER RATIO

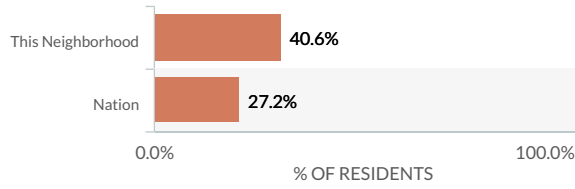


MILITARY & COLLEGE STATUS

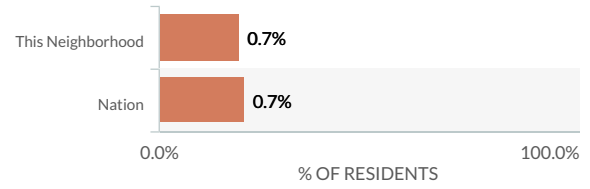


HOUSEHOLD TYPES

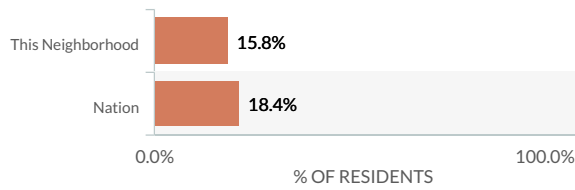
ONE PERSON HOUSEHOLDS



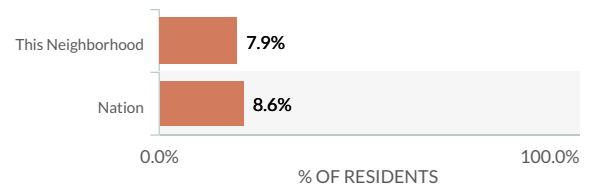
SAME SEX PARTNERS



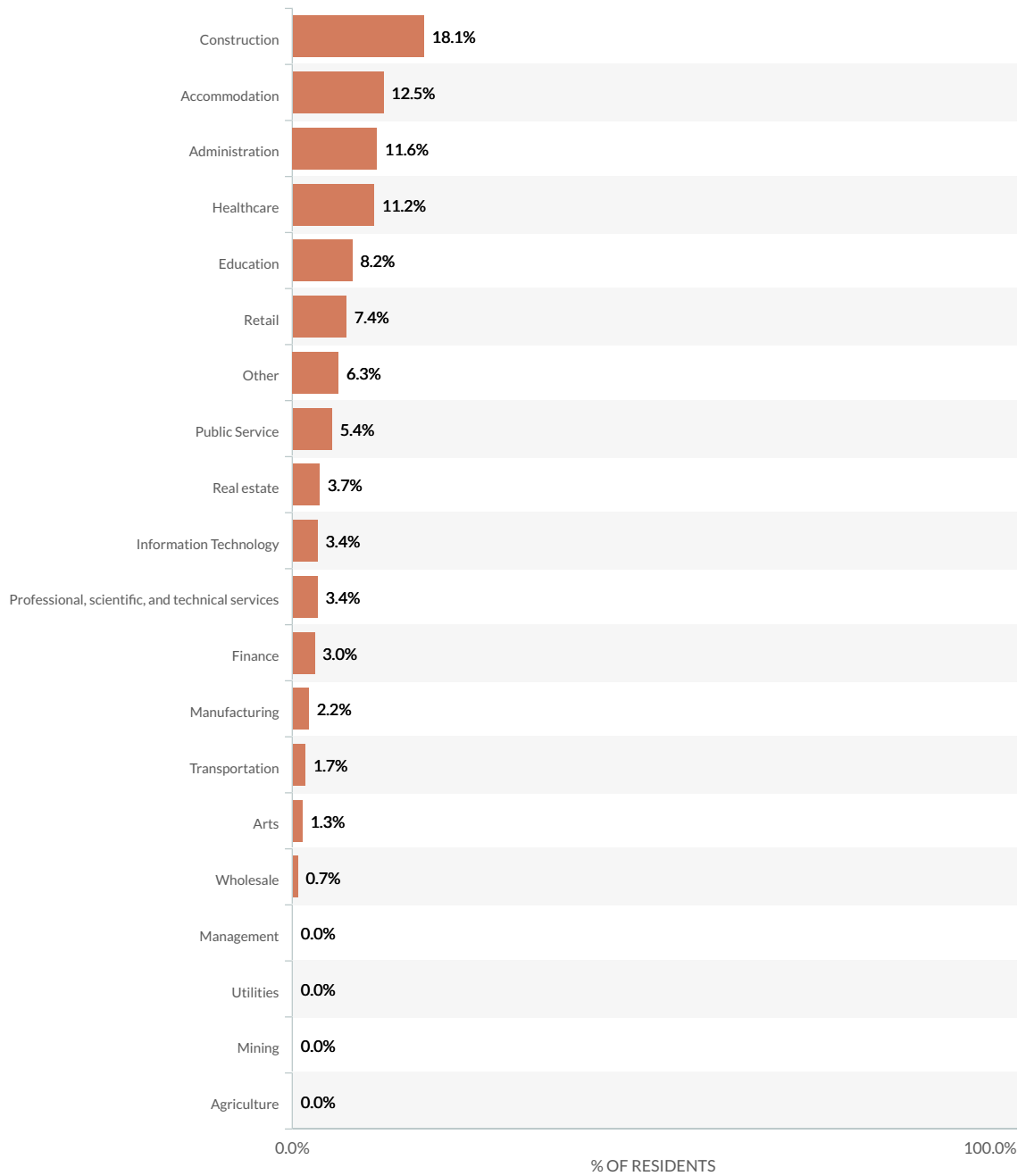
MARRIED COUPLE WITH CHILD



SINGLE PARENT WITH CHILD

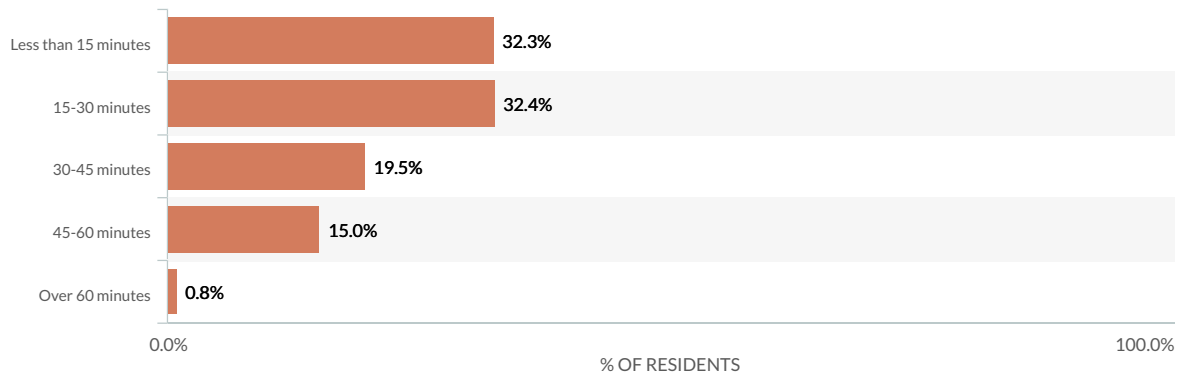


EMPLOYMENT INDUSTRIES

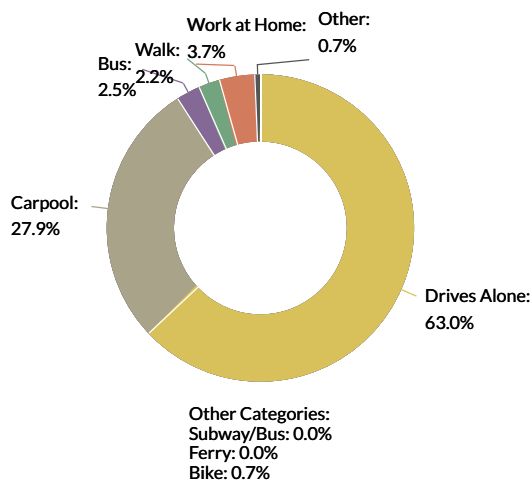


COMMUTE TO WORK

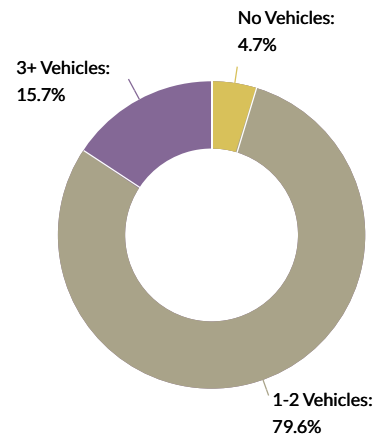
AVERAGE ONE-WAY COMMUTE TIME



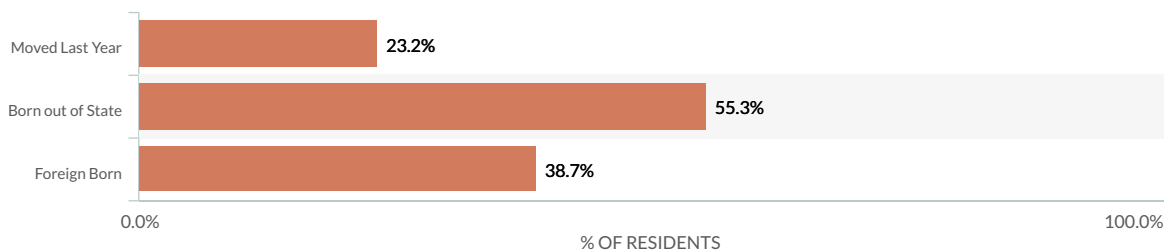
MEANS OF TRANSPORT



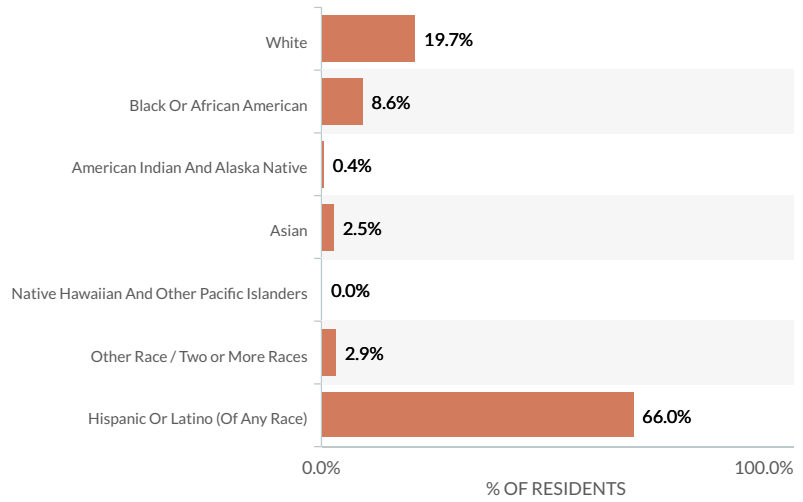
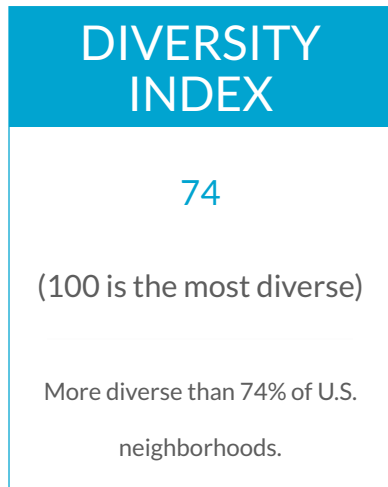
VEHICLES PER HOUSEHOLD



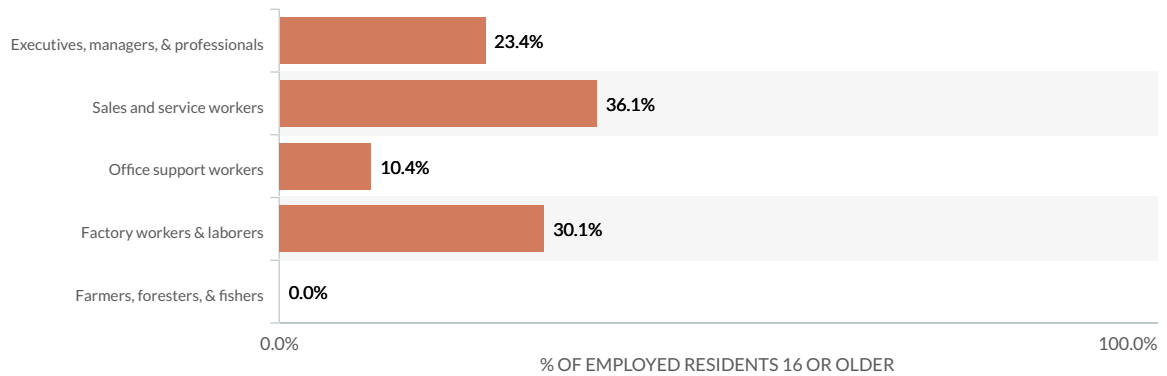
MIGRATION & MOBILITY



RACE & ETHNIC DIVERSITY

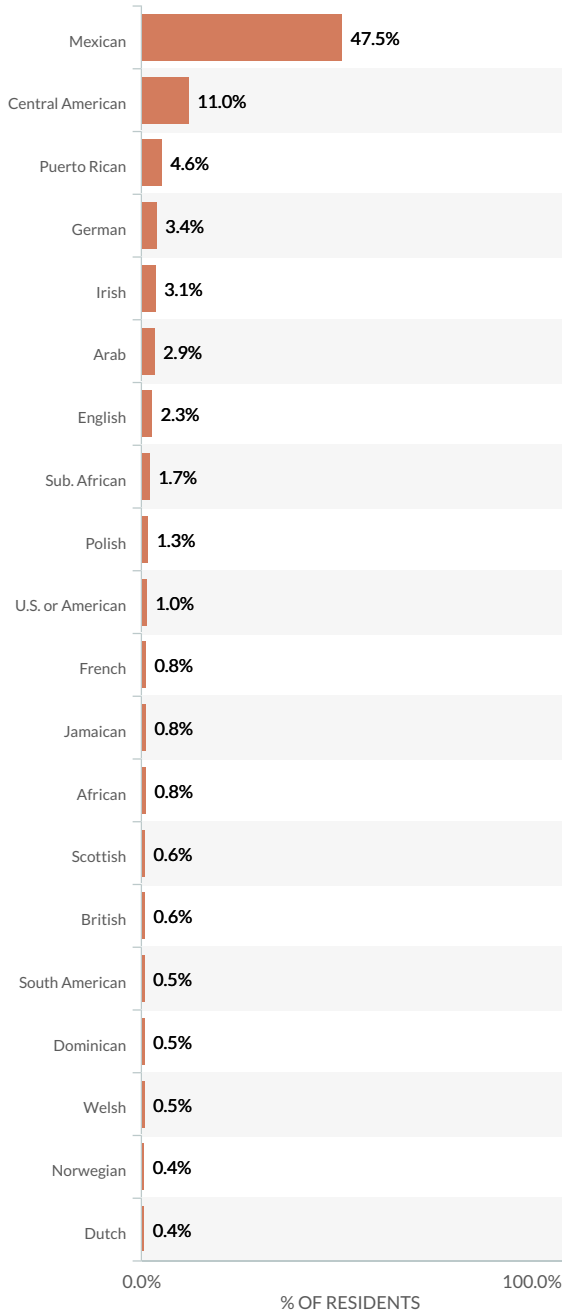


OCCUPATIONS

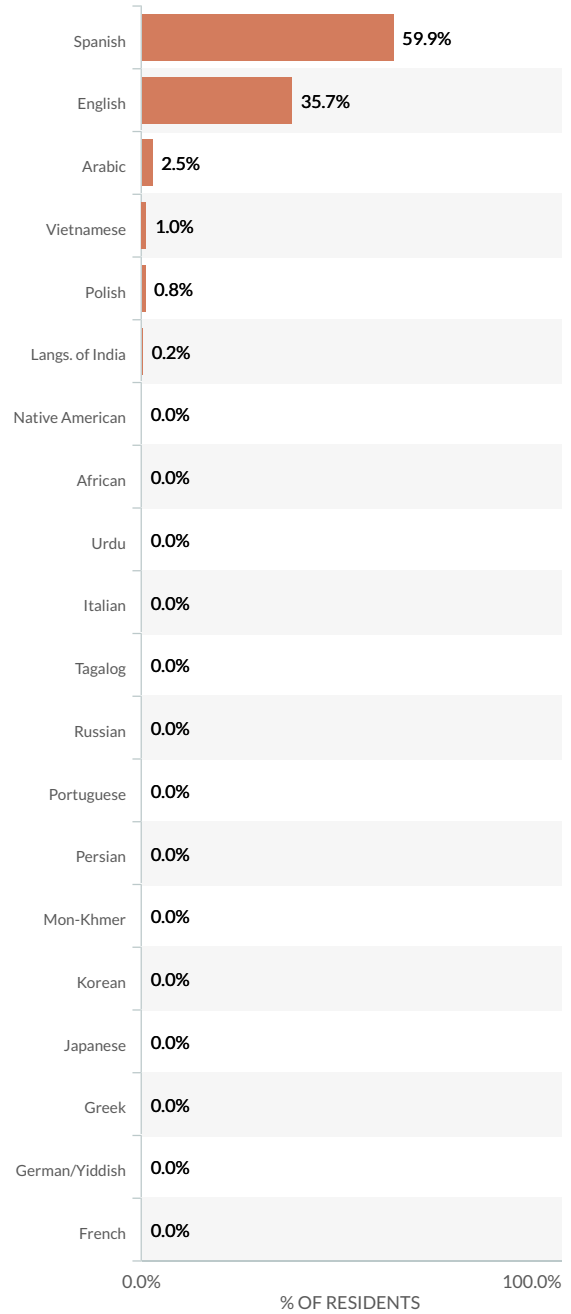


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)

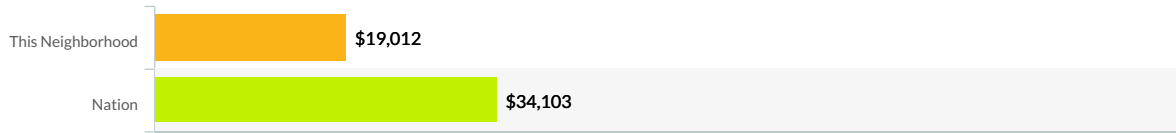


UNEMPLOYMENT RATE

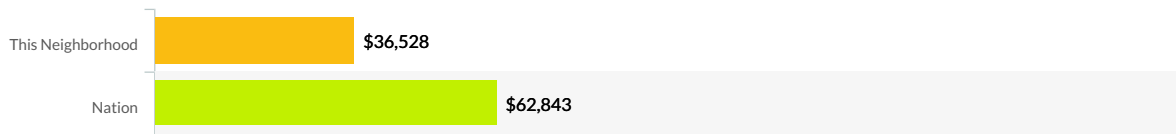


AVERAGE INCOME

PER CAPITA INCOME

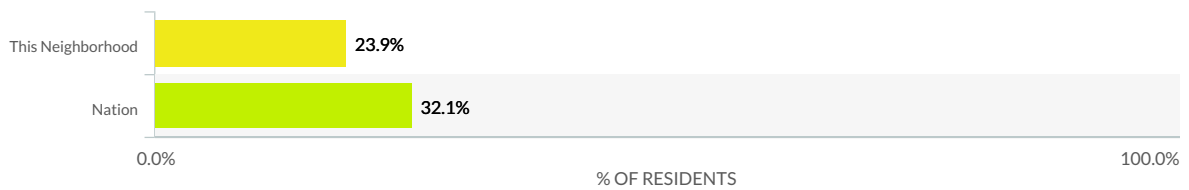


MEDIAN HOUSEHOLD INCOME



EDUCATION

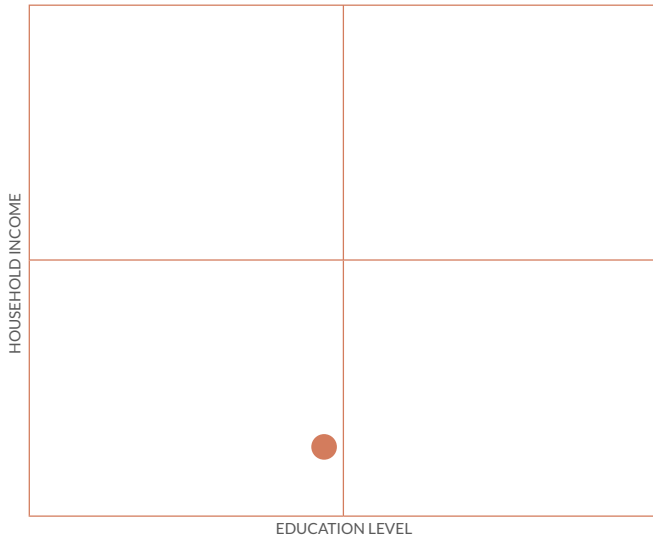
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCED DEGREE



INCOME AND EDUCATION



THE 7217 CARVER AVE NEIGHBORHOOD CRIME

67 Vital Statistics found.

5 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

3

(100 is safest)

Safer than 3% of U.S. neighborhoods.

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

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

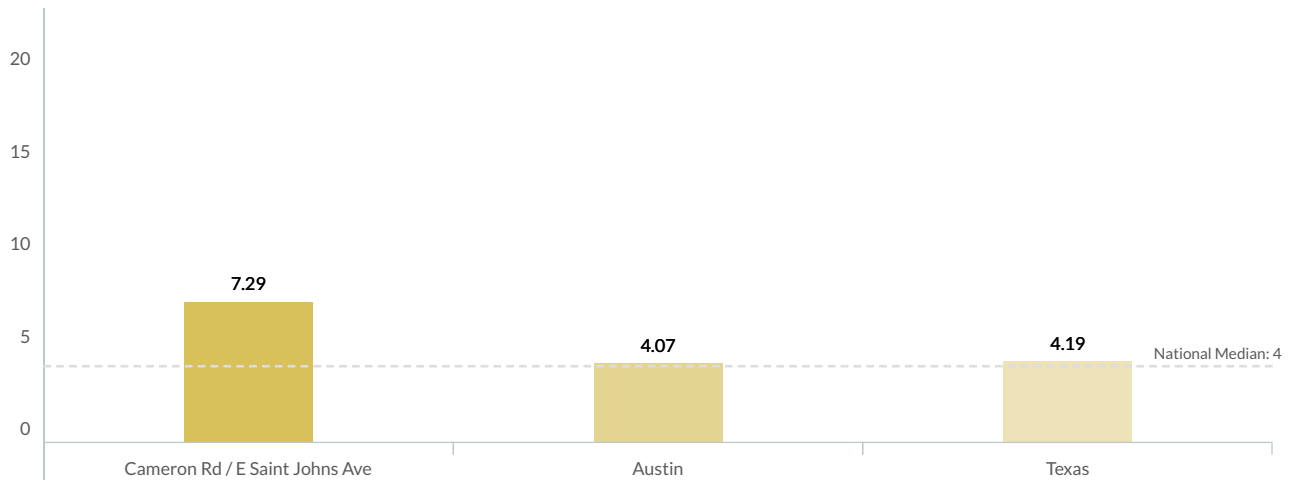
18

(100 is safest)

Safer than 18% of U.S. neighborhoods.

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

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 137
in this Neighborhood

1 IN 245
in Austin

1 IN 239
in Texas

AUSTIN VIOLENT CRIMES

POPULATION: **978,908**

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

UNITED STATES VIOLENT CRIMES

POPULATION: **328,239,523**

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

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

2

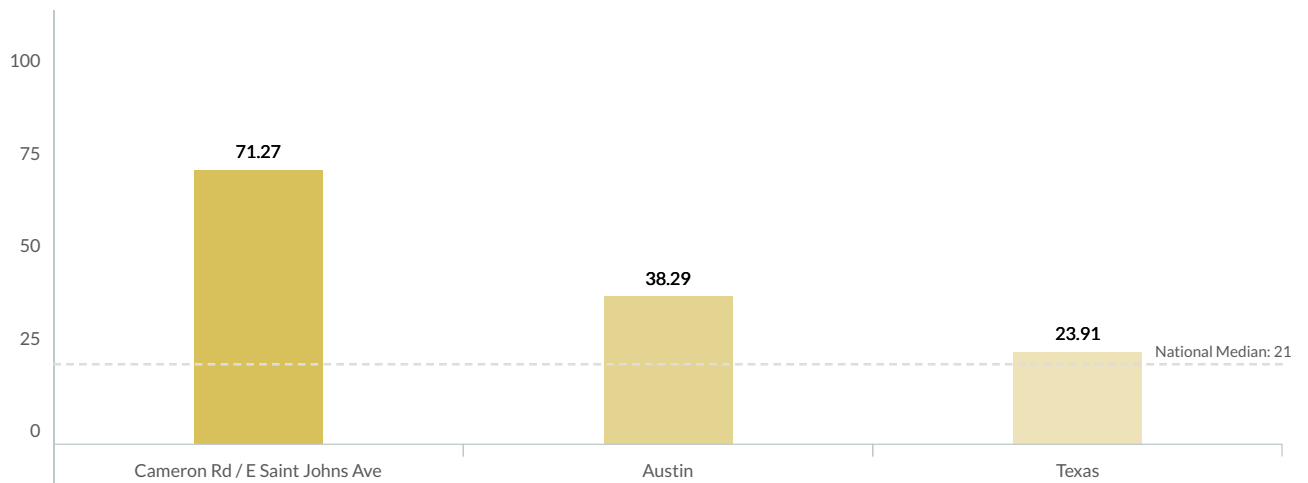
(100 is safest)

⚠️

Safer than 2% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
9	2	31
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: 1.5em; color: #0099cc;">1 IN 14 ⚠️</p> <p>in this Neighborhood</p>	<p style="font-size: 1.5em; color: #0099cc;">1 IN 26</p> <p>in Austin</p>	<p style="font-size: 1.5em; color: #0099cc;">1 IN 42</p> <p>in Texas</p>

AUSTIN PROPERTY CRIMES

POPULATION: **978,908**

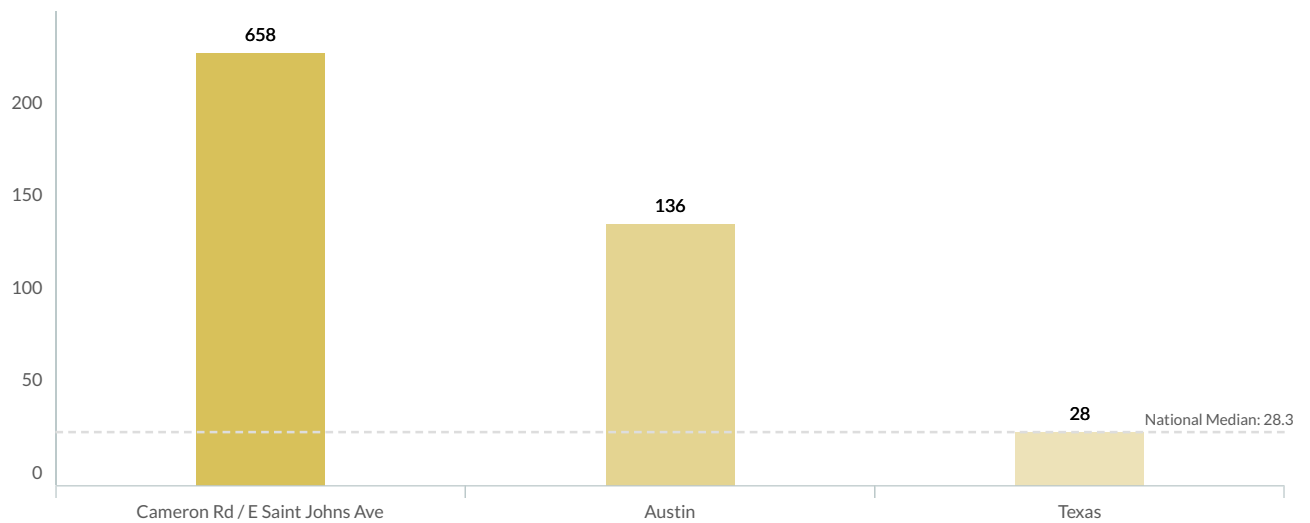
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

UNITED STATES PROPERTY CRIMES

POPULATION: **328,239,523**

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

CRIME PER SQUARE MILE



THE 7217 CARVER AVE NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p style="font-size: 24px; color: #0099cc;">25</p> <p>(100 is best)</p> <hr style="width: 20%; margin: 10px auto;"/> <p>Better than 25% 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*
Northeast Early College H.S. School 7104 Berkman Dr Austin, TX 78752	09-12	6	5
Pickle Elementary School 1101 Wheatley Austin, TX 78752	PK-05	3	3
Webb M.S. School 601 E St Johns Ave Austin, TX 78752	06-08	1	1

* 10 is highest

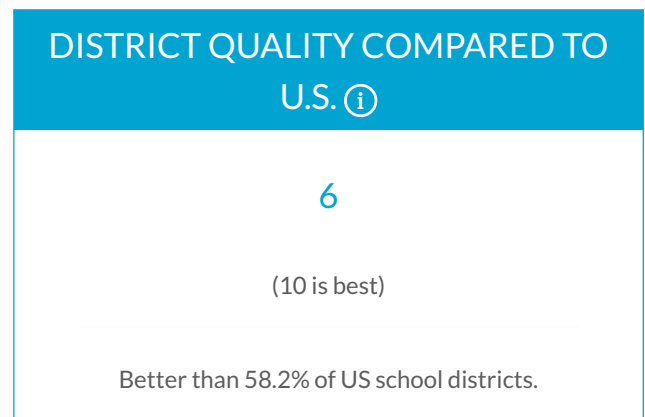
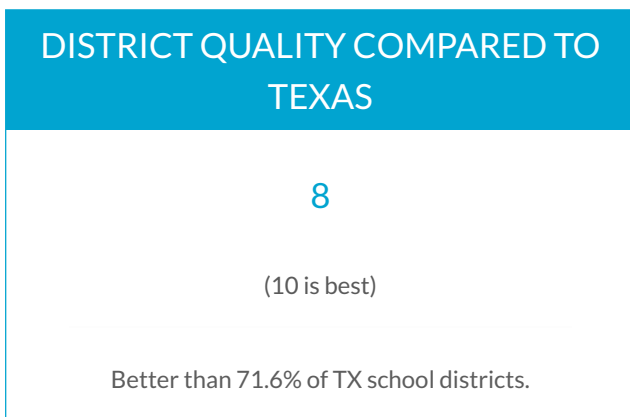
NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	23.9%
Children In The Neighborhood Living In Poverty ⓘ	47.0%

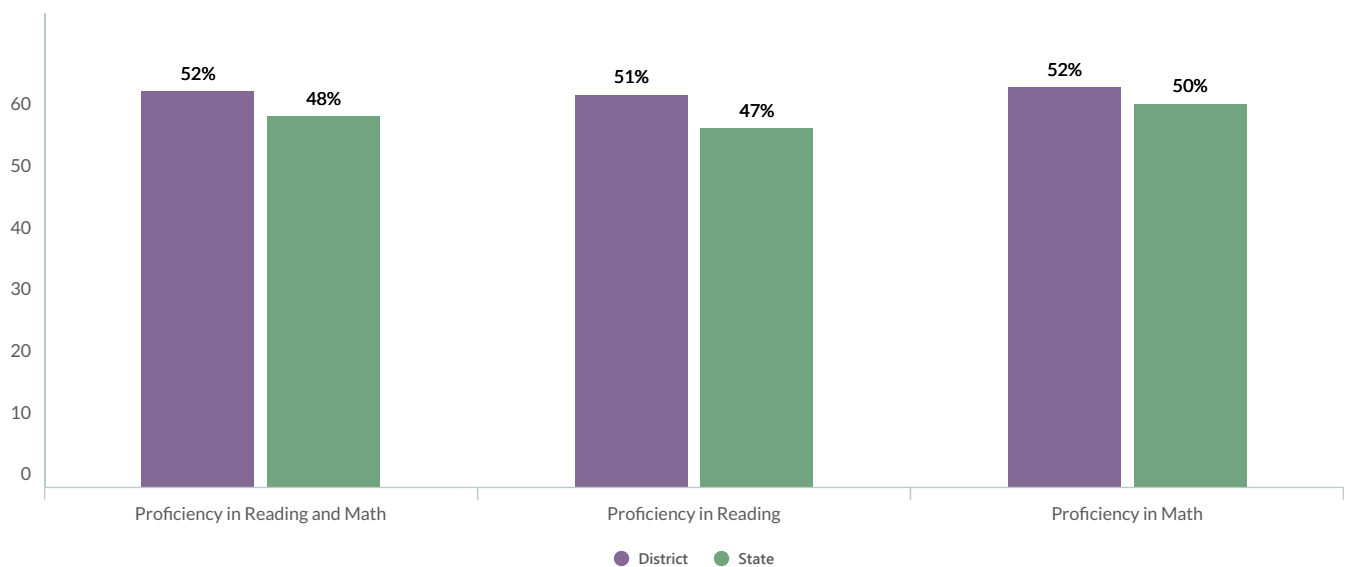
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

<p>80,911</p> <p>Students Enrolled in This District</p>	<p>128</p> <p>Schools in District</p>	<p>15</p> <p>Students Per Classroom</p>
--	--	--



Public School Test Scores (No Child Left Behind)



School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	30.9%	27.9%
Black	7.2%	13.0%
Hispanic	57.2%	53.8%
Asian Or Pacific Islander	4.5%	4.7%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	52.9%	60.2%
FREE LUNCH ELIGIBLE	50.4%	55.6%
REDUCED LUNCH ELIGIBLE	2.5%	4.6%

Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,792	\$472,938,000	29.8%
Support Expenditures			
Student	\$559	\$45,629,000	2.9%
Staff	\$637	\$51,979,000	3.3%
General Administration	\$116	\$9,443,000	0.6%
School Administration	\$669	\$54,647,000	3.4%
Operation	\$1,139	\$93,025,000	5.9%
Transportation	\$412	\$33,644,000	2.1%
Other	\$536	\$43,800,000	2.8%
Total Support	\$4,068	\$332,167,000	20.9%
Non-instructional Expenditures	\$9,608	\$784,524,000	49.4%
Total Expenditures	\$19,469	\$1,589,629,000	100.0%

THE 7217 CARVER AVE TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

5=Rising Star

BLUE CHIP INDEX ⓘ

Blue Chip

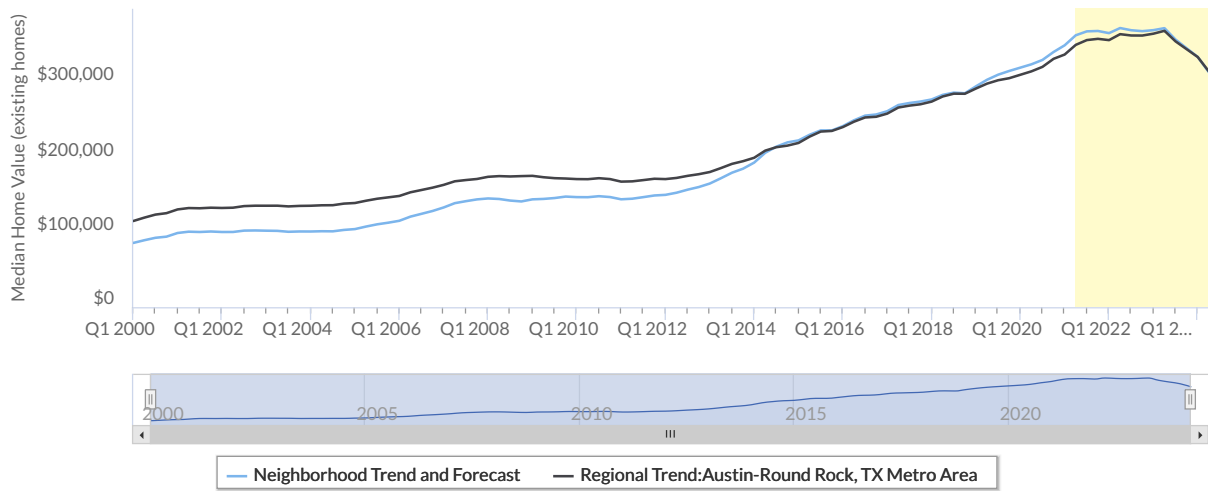


Past Appreciation and existing fundamentals

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

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION[®] HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2021 Q2 - 2024 Q2		-10.26% ↓	-3.54% ↓	3	1
Latest Quarter: 2020 Q4 - 2021 Q1		2.62% ↑	10.89% ↑	6	9
Last 12 Months: 2020 Q1 - 2021 Q1		9.33% ↑	9.33% ↑	6	9
Last 2 Years: 2019 Q1 - 2021 Q1		18.58% ↑	8.89% ↑	10	10
Last 5 Years: 2016 Q1 - 2021 Q1		44.64% ↑	7.66% ↑	8	9
Last 10 Years: 2011 Q1 - 2021 Q1		142.76% ↑	9.27% ↑	10	10
Since 2000: 2000 Q1 - 2021 Q1		271.39% ↑	6.61% ↑	10	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

+ Access to High Paying Jobs

+ Income Trend

Cons

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

- Real Estate Values Nearby

- Regional Housing Market Outlook

- Crime

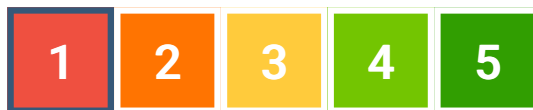
- Vacancies

- School Performance

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Strong Disadvantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

\$201

Neighborhood price per sqft

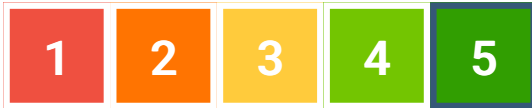
\$150

Average Nearby Home Price per sqft

JOBS WITHIN AN HOUR

ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

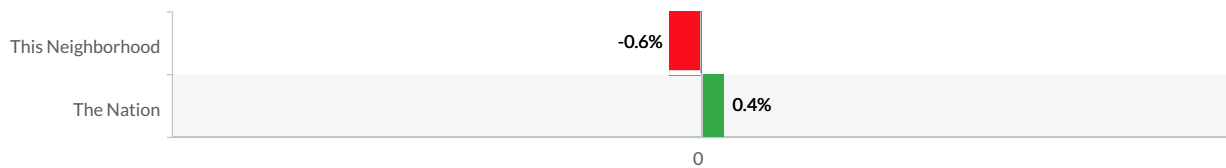
Good 5=Excellent

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

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

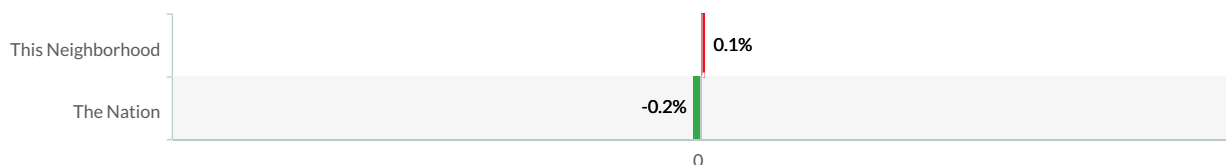
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



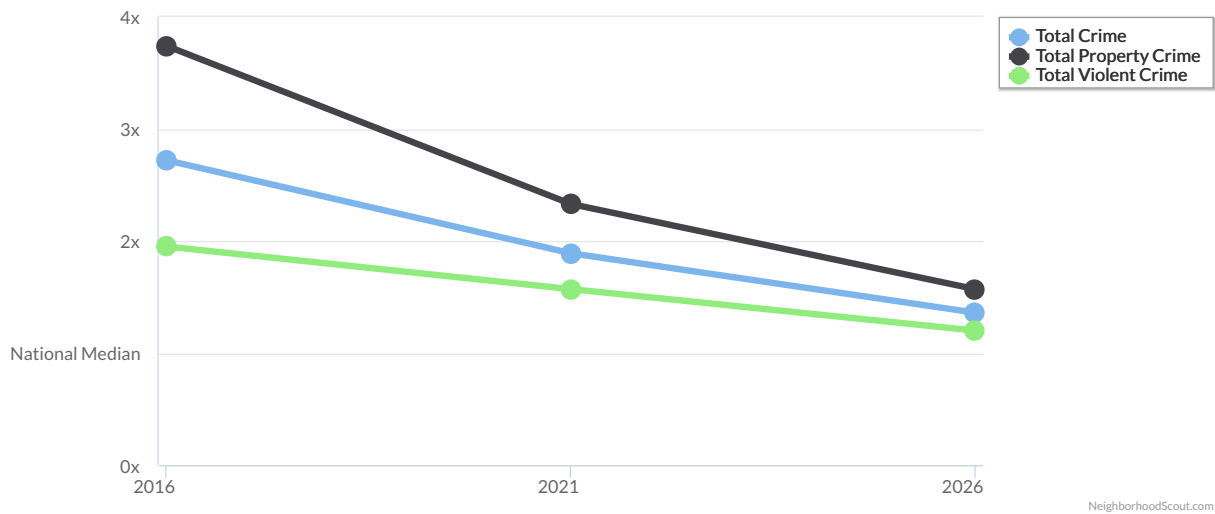
AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️



AVG. ANNUAL VACANCY TRENDS Over last 5 years

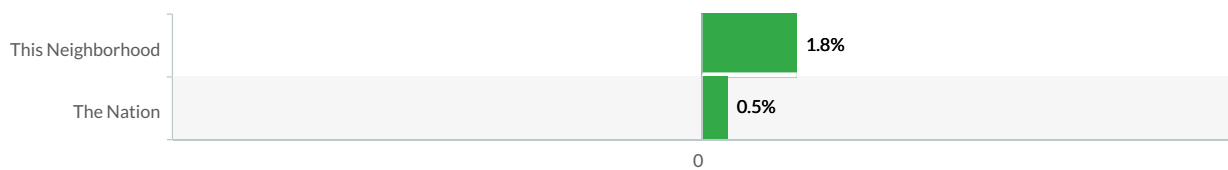


SCOUT VISION® CRIME TRENDS AND FORECAST

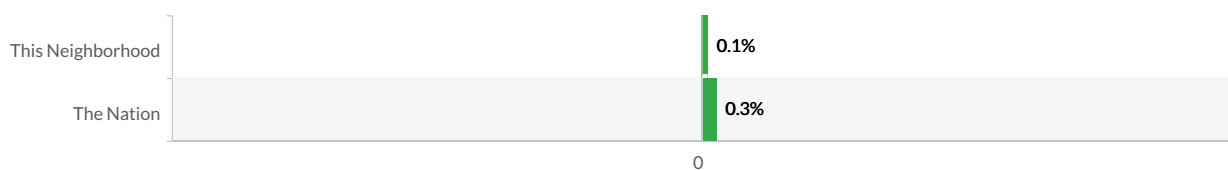


SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

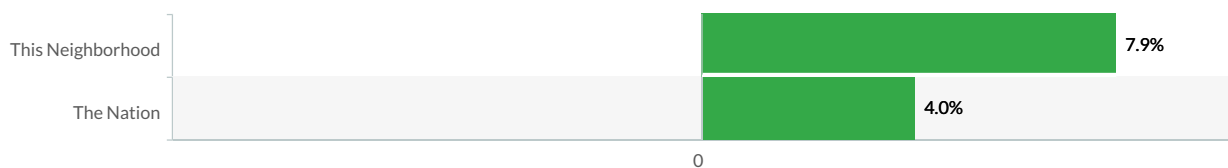


AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

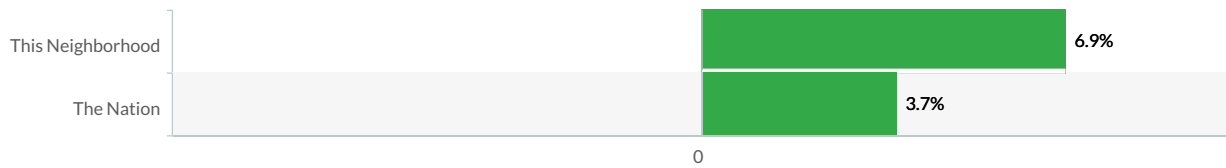


SCOUT VISION® ECONOMIC TRENDS AND FORECAST

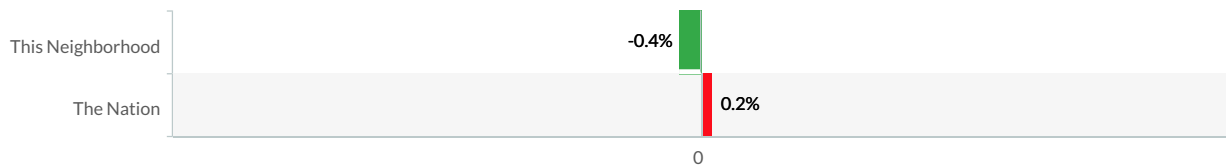
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years ⚠️















AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



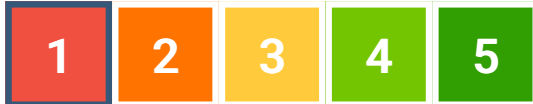
SCOUT VISION® DEMOGRAPHIC TRENDS

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

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



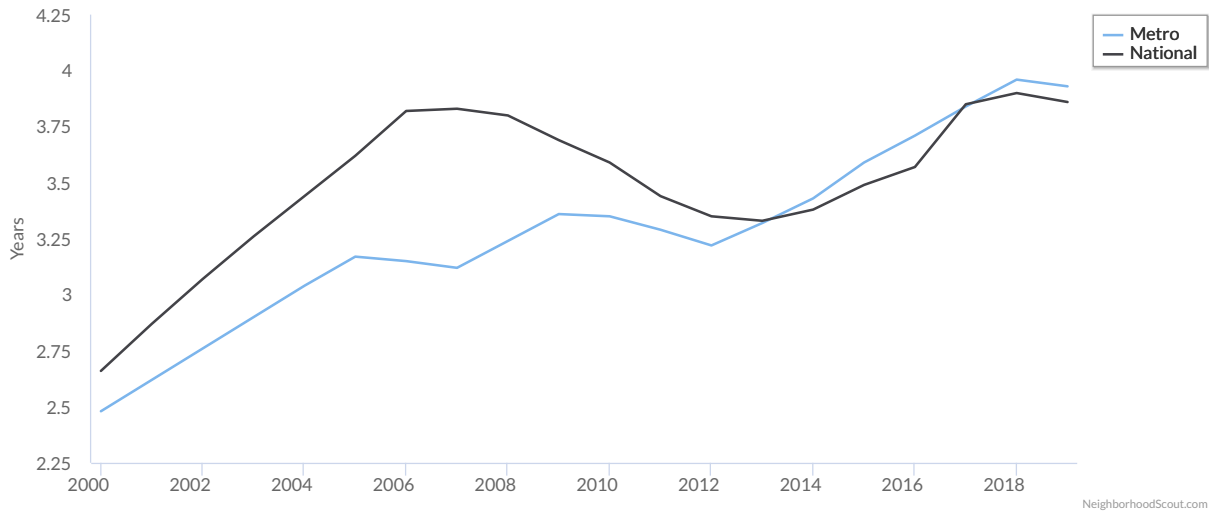
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



<p>2.48</p> <p>Region's Historical Low</p>	<p>3.96</p> <p>Region's Historical High</p>	<p>3.93</p> <p>Current ⚠️</p>
---	--	--------------------------------------

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.91%	10	3.01%	10
Job Growth	19.23%	8	17.03%	8
Income Trend (Wages)	16.45%	10	6.57%	10
Unemployment Trend	2.11%	5	-7.67%	5
Stock Performance of Region's Industries	37.15%	10	31.10%	10
Housing Added	7.12%	10	3.52%	10
Vacancy Trend	-1.12%	9	-0.48%	8

* 10 is highest

Disclaimer

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

ABOUT THE 7217 CARVER AVE NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$351,060, which is more expensive than 85.1% of the neighborhoods in Texas and 68.7% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,433, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 63.8% 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 small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 7.5% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 57.4% 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 Cameron Rd / E Saint Johns Ave neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: Modes of Transportation

In the Cameron Rd / E Saint Johns Ave neighborhood, carpooling is still a popular way to get to and from work. NeighborhoodScout's analysis reveals that 28.9% of commuters carpool here, which is more than in 99.5% of all U.S. neighborhoods.

Notable & Unique: Real Estate

88.3% of the real estate in the Cameron Rd / E Saint Johns Ave neighborhood is occupied by renters, which is nearly the highest rate of renter occupancy of any neighborhood in America.

In addition, the Cameron Rd / E Saint Johns Ave neighborhood is very unique in that it has one of the highest proportions of one, two, or no bedroom real estate of any neighborhood in America. Most neighborhoods have a mixture of home or apartment sizes from small to large, but here the concentration of studios and other small living spaces is at near-record heights. With 81.2% of the real estate here of this small size, this most assuredly is a notable

feature that makes this neighborhood unique, along with just a handful of other neighborhoods in the U.S. that share this characteristic.

Furthermore, most neighborhoods are composed of a mixture of ages of homes, but the Cameron Rd / E Saint Johns Ave stands out as rather unique in having nearly all of its residential real estate built in one time period, namely between 1970 and 1999, generally considered to be established, but not old housing. What you'll sense when you look around or drive the streets of this neighborhood is that many of the residences look the same because of this similarity of age. In fact, 80.2% of the residential real estate here was built in this one time period.

Notable & Unique: Diversity

Did you know that the Cameron Rd / E Saint Johns Ave neighborhood has more Arab ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.9% of this neighborhood's residents have Arab ancestry.

Cameron Rd / E Saint Johns Ave is also pretty special linguistically. Significantly, 2.5% of its residents five years old and above primarily speak Arabic at home. While this may seem like a small percentage, it is higher than 96.3% 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 Cameron Rd / E Saint Johns Ave neighborhood in Austin are low income, making it among the lowest income neighborhoods in America. NeighborhoodScout's research shows that this neighborhood has an income lower than 86.4% of U.S. neighborhoods. With 47.0% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 91.8% of U.S. neighborhoods.

The Neighbors: Occupations

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

In the Cameron Rd / E Saint Johns Ave neighborhood, 36.1% of the working population is employed in sales and service jobs, from major sales accounts, to working in fast food restaurants. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 30.1% of the residents employed. Other residents here are employed in executive, management, and professional occupations (23.4%), and 10.4% in clerical, assistant, and tech support occupations.

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 Cameron Rd / E Saint Johns Ave neighborhood is Spanish, spoken by 59.9% of households. Other important languages spoken here include English and Arabic.

The Neighbors: Ethnicity / Ancestry

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

In the Cameron Rd / E Saint Johns Ave neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (47.5%). There are also a number of people of Puerto Rican ancestry (4.6%), and residents who report German roots (3.4%), and some of the residents are also of Irish ancestry (3.1%), along with some Arab ancestry residents (2.9%), among others. In addition, 38.7% of the residents of this neighborhood were born in another country.

Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Cameron Rd / E Saint Johns Ave neighborhood spend between 15 and 30 minutes commuting one-way to work (32.4% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (65.4%) 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 (28.9%) . 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. **See attached.*

(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 **See attached.*
- Provide signed copy of this checklist.

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


Signed

Gregory L. Smith
printed name

11-4-21
date



Willis Hunt – ARA Board Chair | Gregory L. Smith – President & CEO

City of Austin Good Neighbor Checklist

- (1) **Preliminary Research**-The Austin Revitalization Authority (ARA) has reviewed the St. Johns Neighborhood plan and the proposed development is aligned with the vision and goals outlined in the plan.
- (2) **Neighborhood Notification**-ARA is in the process of compiling a list of all property owners within 500 feet of the site and registered neighborhood organizations to be notified and engaged in the development and sale of the proposed units.
- (3) **Pre-Application Engagement**-When ARA was under contract for the purchase of the property, Staff met with the St. Johns Neighborhood Association to discuss the site and to inquire about the Association member's preferences with regards to affordable housing in their neighborhood. The Neighborhood Association demonstrated a clear preference for homeownership units over rentals and for family-friendly units over studios. ARA has incorporated this feedback into the design, proposing three multi-bedroom homeownership units, and will return to the Neighborhood Association for further feedback.

The site is adjacent to the St. Johns College Heights Baptist Church. ARA Staff has also reached out to Pastor Harvey to ensure that the church was in support of the proposed use for the site. The Pastor was supportive of this use for the site, and the architect has, in the design, allowed for visibility and openness for the parishioners and visibility of the steeple for the neighbors on Wilks.

- (4) **Communications Plan**: In addition to the meeting and outreach in the Spring with the St. Johns Neighborhood Association and Pastor Harvey, the organization is complying with the required neighborhood notification process both to incorporate feedback into the project design and to ensure that as many neighbors as possible are aware of the upcoming homeownership opportunity. As the project progresses, ARA will seek feedback and involvement from these and other community stakeholders.

Lastly, as an eligible Community Housing Development Organization, the organization also has a process in its bylaws to collect feedback annually from stakeholders in the neighborhoods in which we work.

4.c. SMART Housing Letter



City of Austin

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

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

4/29/2022

S.M.A.R.T. Housing Certification
Austin Revitalization Authority
7217 Carver Ave (ID 812)

TO WHOM IT MAY CONCERN:

Austin Revitalization Authority (development contact Abigail Tatkow; ph: 512-469-1706 ext 103; email atatkow@austinrev.org) is planning to develop 7217 Carver Ave, a 4-unit ownership development at 7217 Carver Avenue Austin, Texas 78752.

All four (4) of the units will be sold to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 1-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% (4) of the units will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. The expected fee waivers include, but are not limited to, the following fees:

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

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

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

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Jones', with a stylized flourish at the end.

Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4.d. MOU with ECHO

Not applicable.

4.e. Resident Services

Not applicable.

PROPERTY INFORMATION

5.a. Appraisal


2022 NOTICE OF APPRAISED VALUE

This is NOT a Tax Statement. Do Not Pay From This Notice

TRAVIS CENTRAL APPRAISAL DISTRICT
850 E ANDERSON LANE
P.O. Box 149012
Austin, Texas 78714-9012
 Phone: (512) 834-9138

Property ID: 230281
Ownership %: 100.00
Ref ID2: 02291503180000
Legal: LOT 9 BLK 11 ST JOHNS COLLEGE ADDN
Legal Acres: 0.2247
Situs: 7217 CARVER AVE 78752
Owner ID: 1911288

Date of Notice: April 18, 2022

#BWNRFRT
 #N30000019112882302819#
 18314 1 AV 0.426*****AUTO**5-DIGIT 78719 5DGS 2 FT 116

 ARA CARVER
 1154 LYDIA ST STE
 AUSTIN TX 78702-2619



E-File PIN: 6939
 To File a Protest on this Property go to
<https://www.traviscad.org/protests>

Dear Property Owner:
 We have appraised the property listed above for the tax year 2022. As of January 1, our appraisal is outlined below.

Market Value	Assessed Value (Includes Homestead Limitation if Applicable)
288,750	288,750

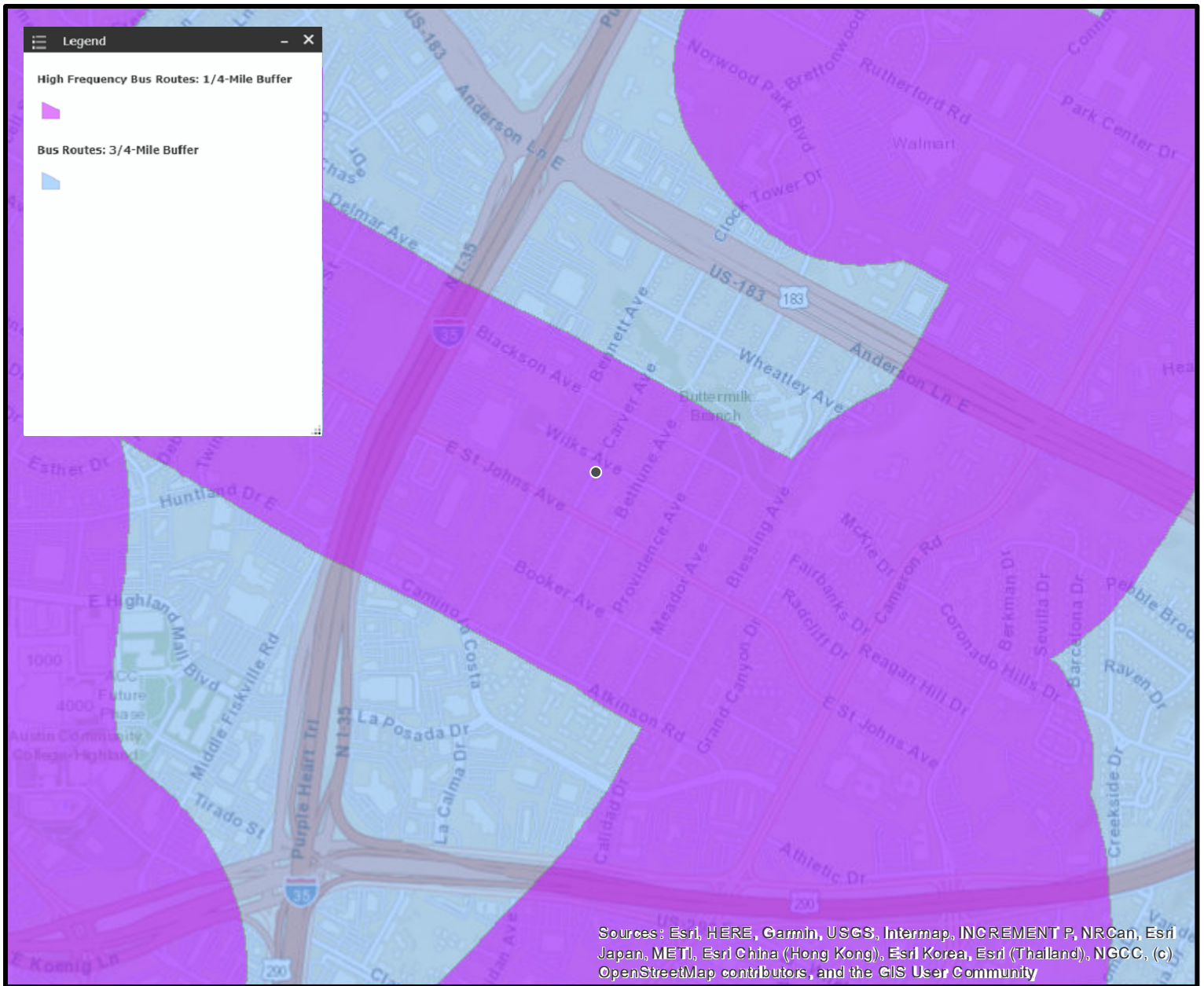
Taxing Unit	2021 Exemption	2021 Exemption Amount	2022 Exemption	2022 Exemption Amount	Exemption Amount Change	2021 Taxable	2022 Taxable	Freeze Year and Ceiling
AUSTIN COMM COLL DIST		0		0	0	105,000	288,750	
AUSTIN ISD		0		0	0	105,000	288,750	
CITY OF AUSTIN		0		0	0	105,000	288,750	
TRAVIS COUNTY		0		0	0	105,000	288,750	
TRAVIS COUNTY HEALTHCARE DISTRICT		0		0	0	105,000	288,750	

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase and school districts will compute your taxes using the greater exemption amount. **On May 7, 2022, Texas voters will weigh in on whether to increase school district exemptions from \$25,000 to \$40,000 and adjust tax ceilings for property owners who have an over 65 or disabled person exemption.** School district taxes are the largest contributor to a property owner's property tax bill. Travis County residents can verify their voter registration, find polling locations, and register to vote by visiting votetravis.com.

If you qualified your home for a 65 and older or disabled person exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance). If you improved your property (by adding rooms or buildings) or you are transferring a freeze percentage, your school, county, city, or junior college ceiling may increase from prior years.

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Property Tax Remedies; and (2) notice of protest.

5.b. Property Maps



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Property Label

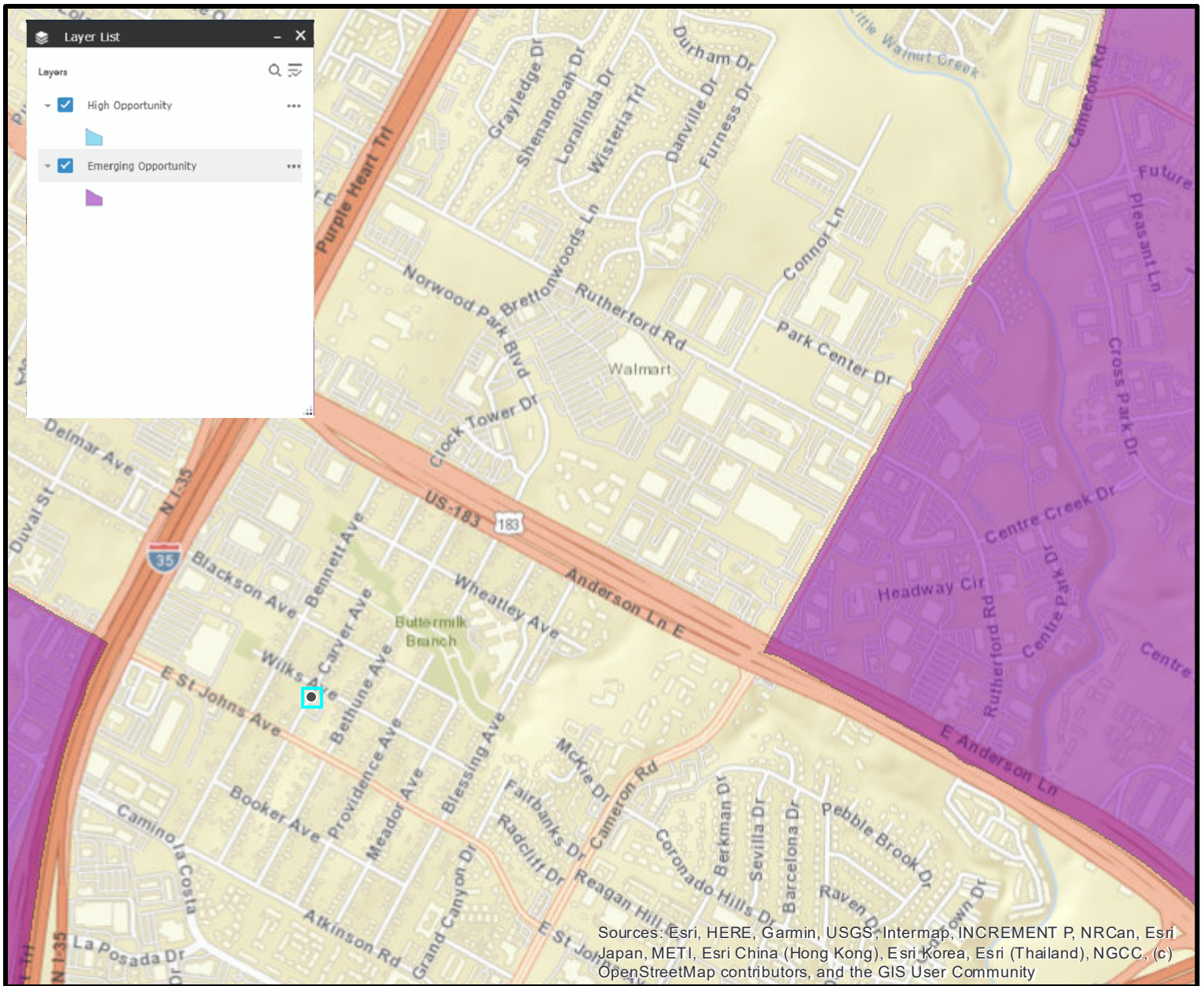
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- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



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





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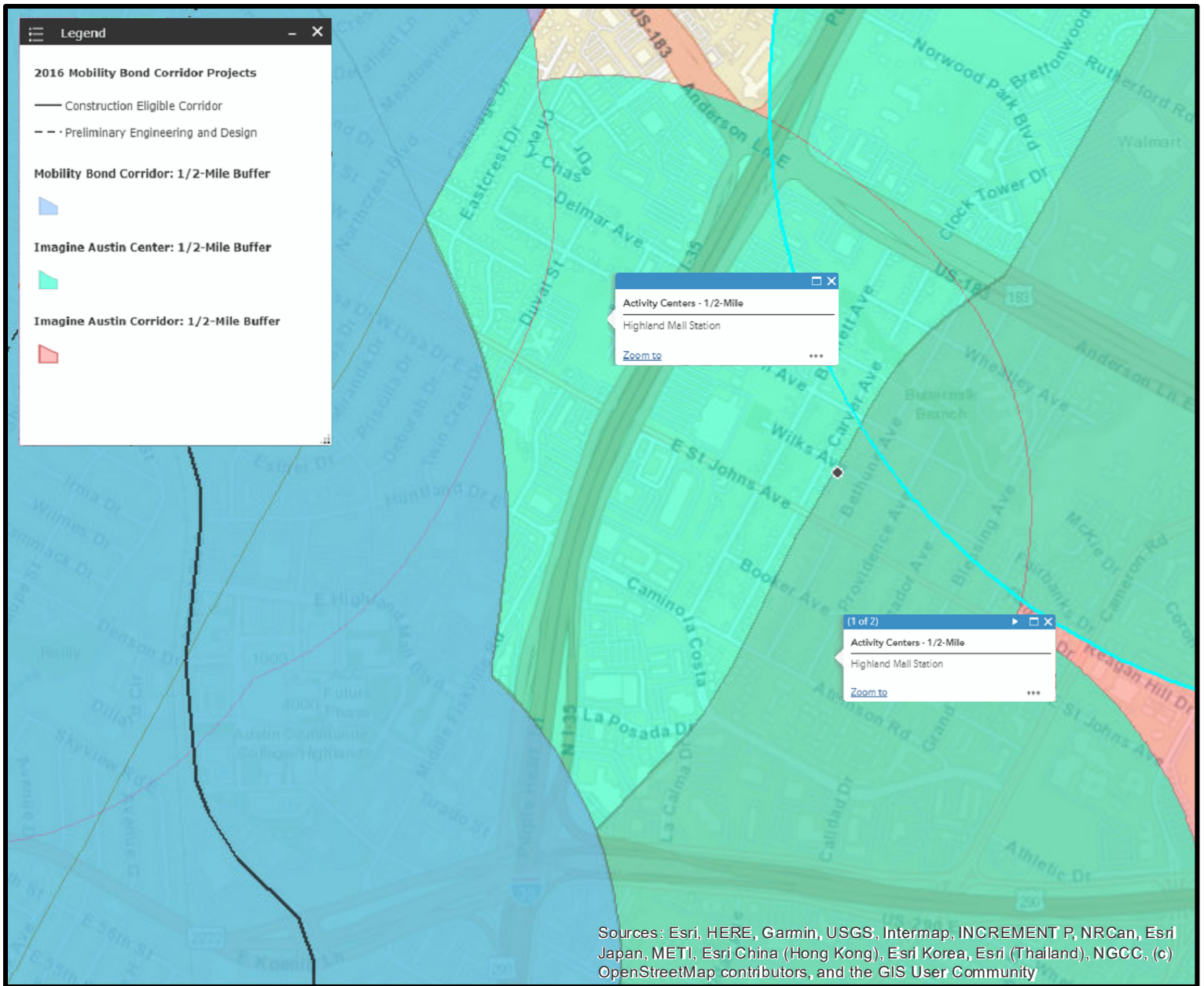
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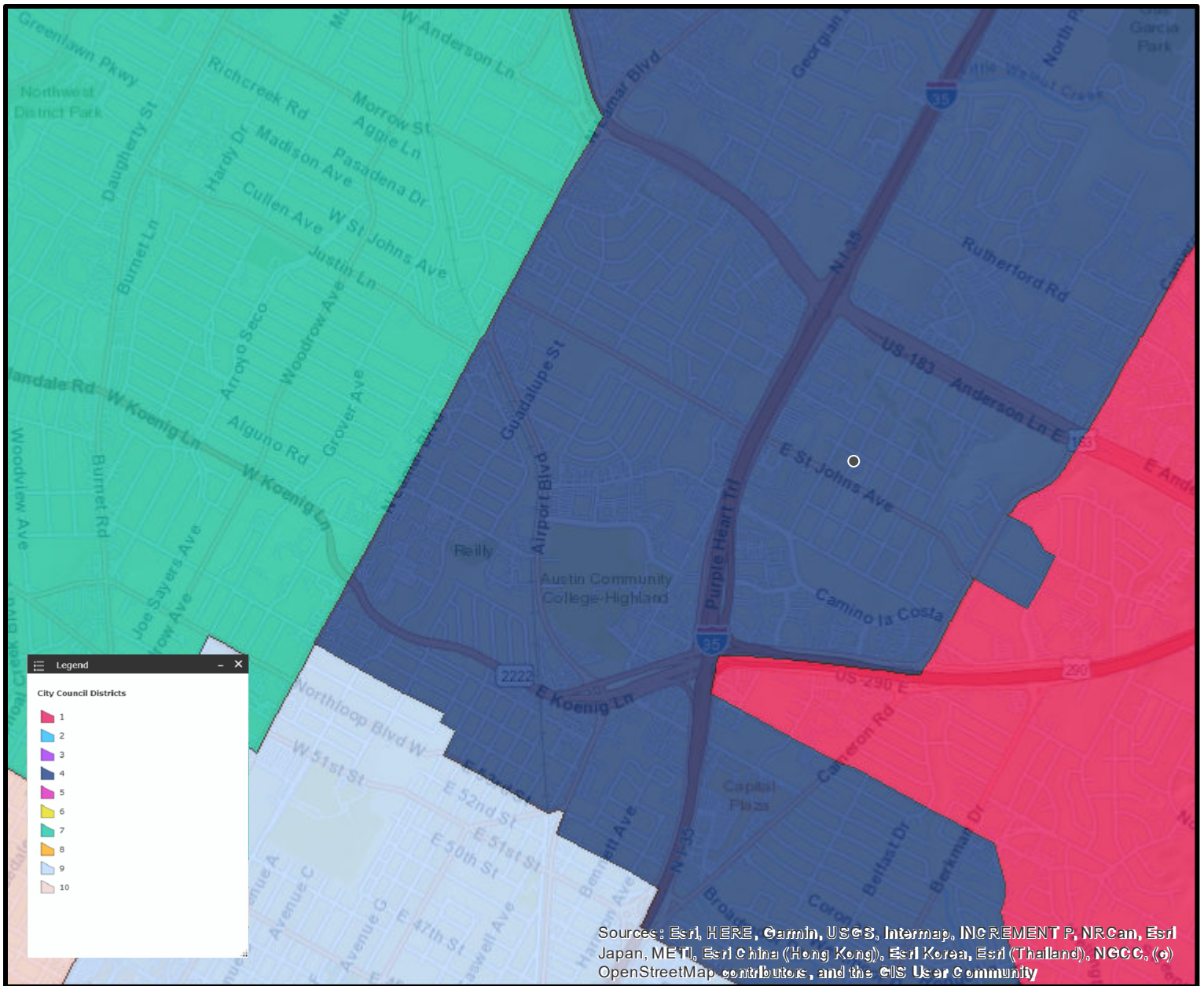
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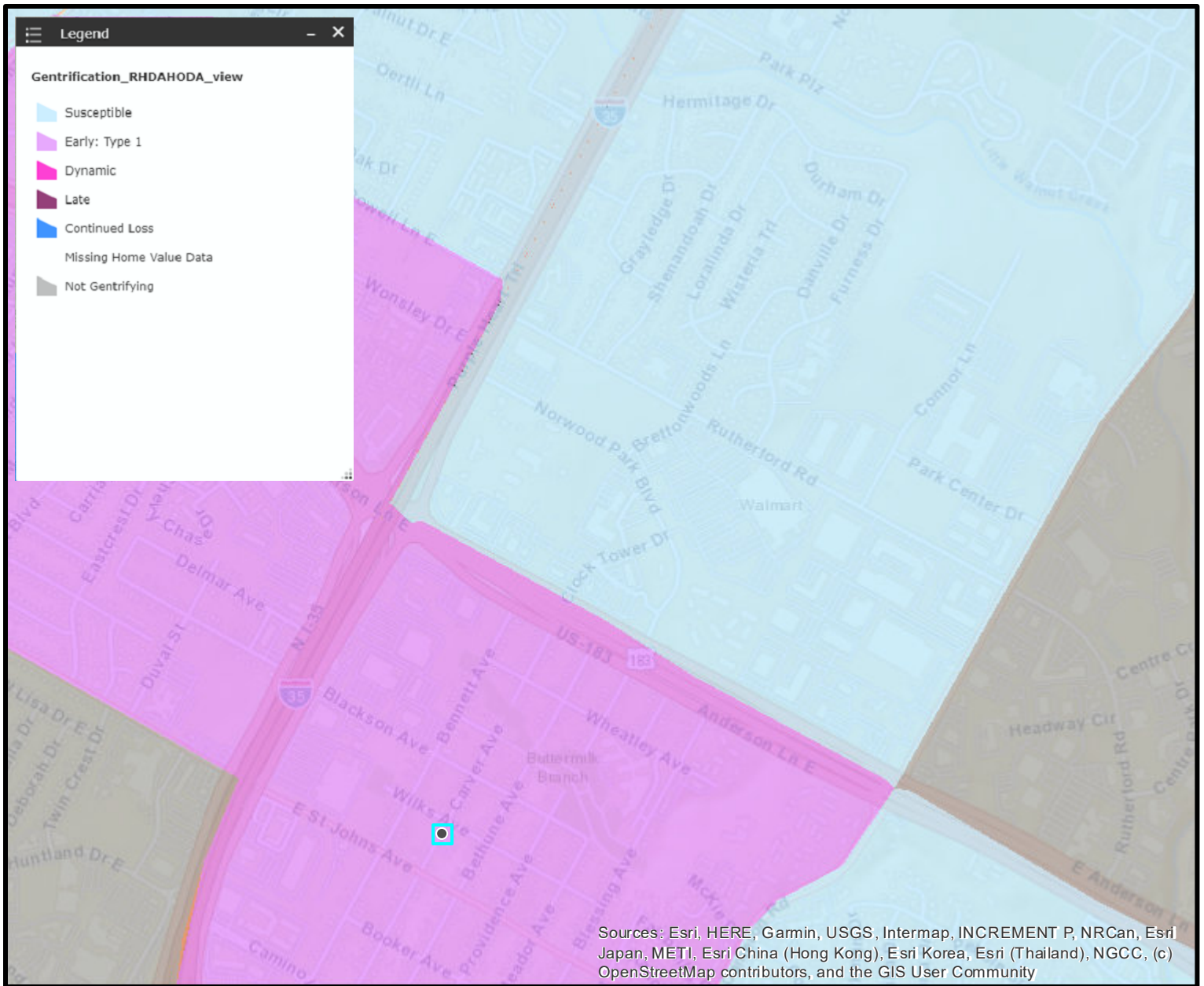
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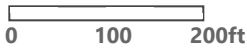
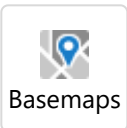
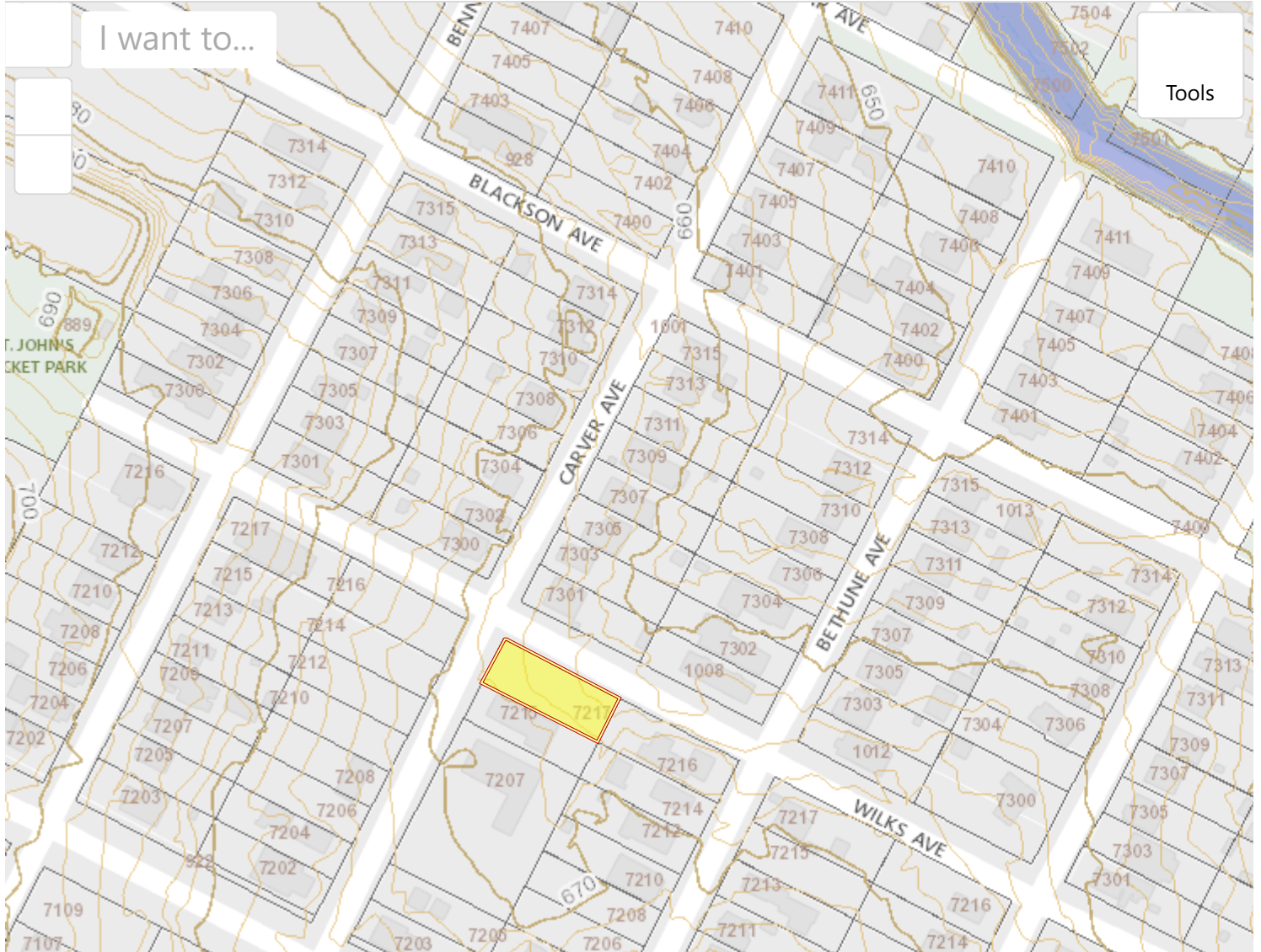


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FloodPro





FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0229150318		Date Processed: 07/21/2021	
Property Address: 7217 CARVER AVE			
FEMA Flood Insurance Information:		City of Austin Regulatory Information:	
Flood Zone*: X		25-Year Flood Elevation**: N/A	
Community Number: 480624		100-Year Flood Elevation**: N/A	
Panel Number: 48453C0455J		All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.	
Effective Date: 01/06/2016			
FEMA 100-Year Elevation*: N/A			
FEMA 500-Year Elevation*: N/A			

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

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

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

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

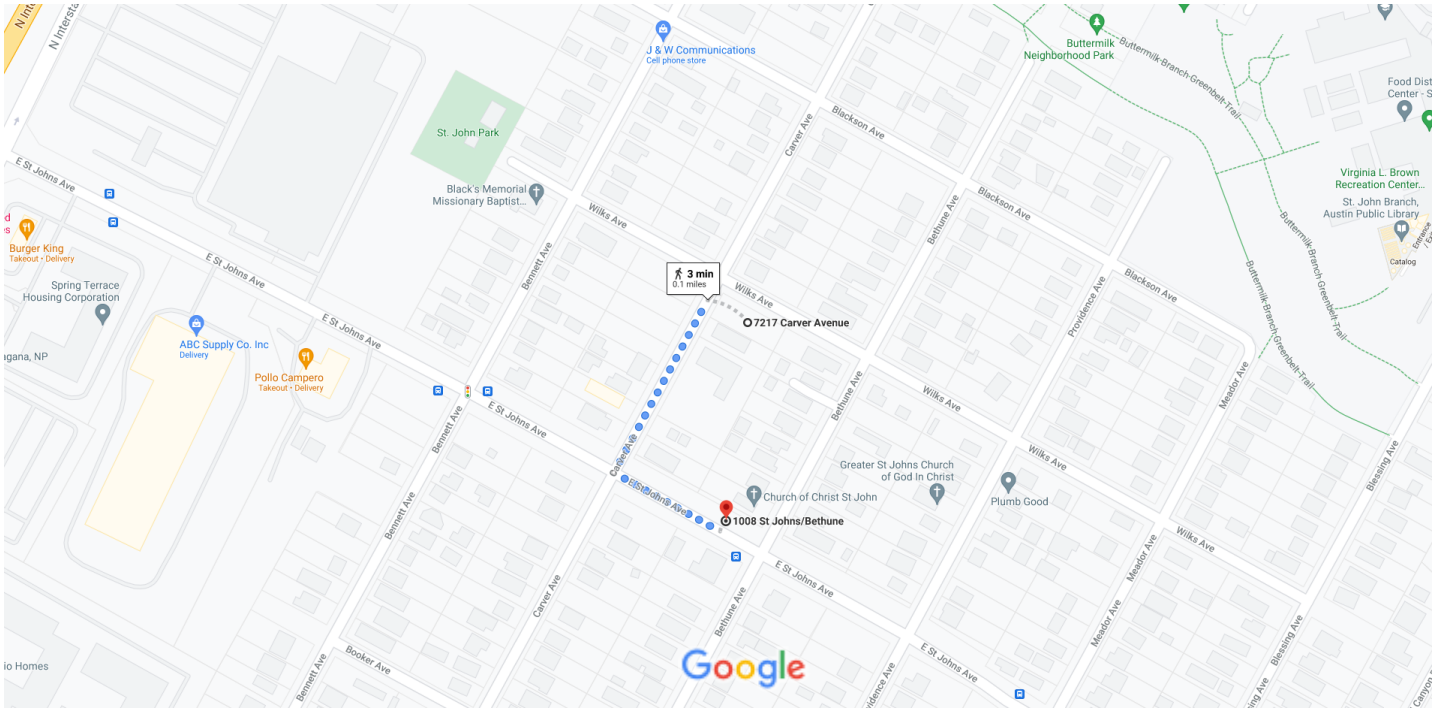
DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided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

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



7217 Carver Avenue, Austin, TX to 1008 St Johns/Bethune, Austin, TX 78752

Walk 0.1 mile, 3 min



Map data ©2021 Google 100 ft



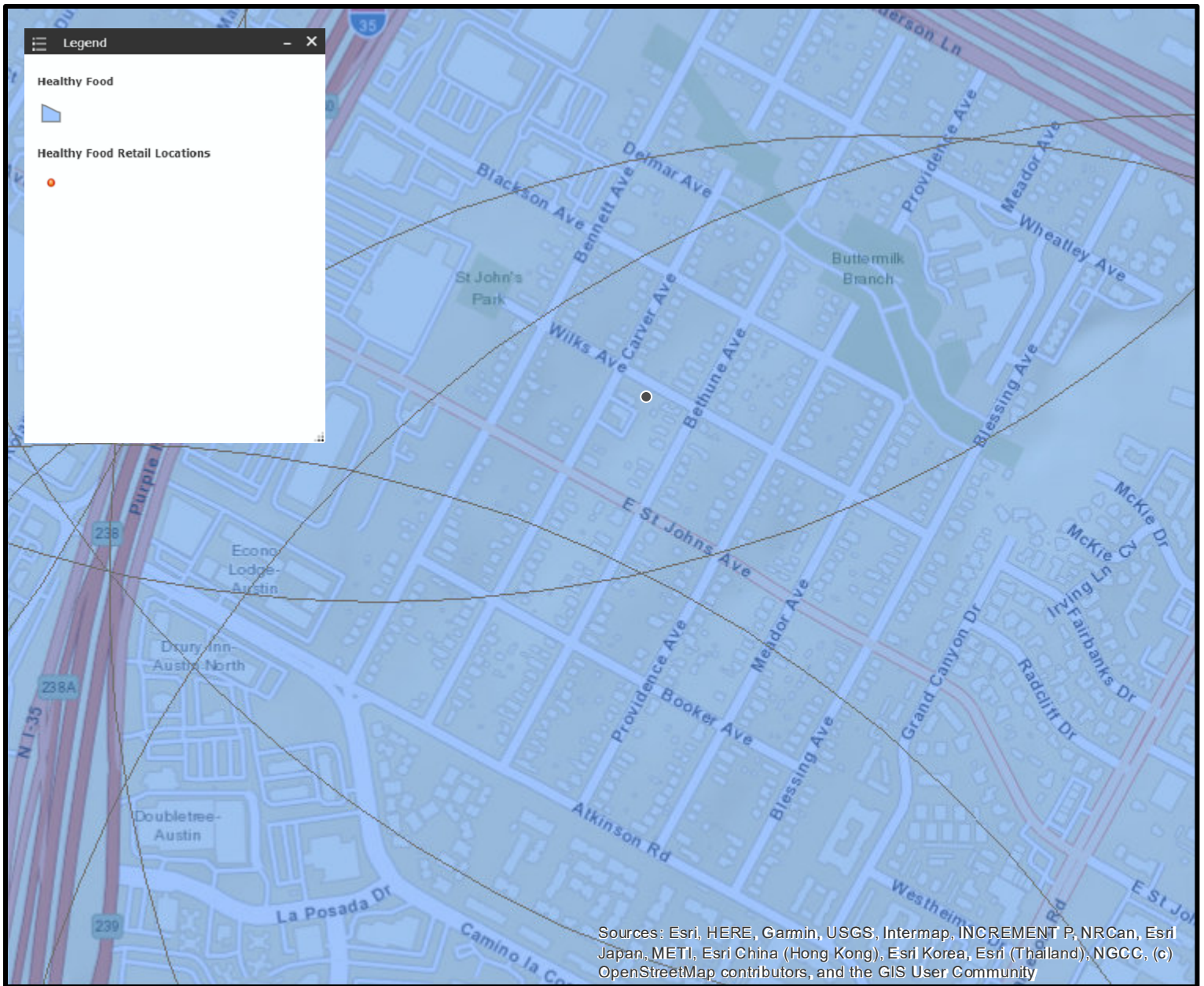
via Carver Ave and E St Johns Ave

3 min

0.1 mile

Mostly flat





Property Label

- Steward Agency: Steward Label
- Managing Agency: Managing Label
- Address: Address Label
- Land Attributes: Land Label
- ORES Management ID: ORES ID Label
- ORES File Number: ORES File Label
- Restrictions: Restrictions Label
- Restrictions & Protection Comments: Comments Label

- Land Classification: Classification Label
- Land Category: Land Category Label
- Approximate Acreage: Acreage Label
- Appraisal District: Appraisal Label
- Appraisal District Property ID: Property ID Label
- Maximo Asset Tracking Number: Maximo Label



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5.c. Zoning Verification Letter



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Abigail Tatkow
Mailing Address:
1154 Lydia St Ste#200
Austin, TX 78702

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 230281

Zoning Classification(s)

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

SF-3-NP

Zoning Case Number(s)

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

C14-2011-0115

Zoning Ordinance Number(s)

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

20120426-101

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:

<http://austintexas.gov/department/austin-city-code-land-development-code>

<http://austintexas.gov/department/zoning>

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

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

7/19/2021

230281

5.d, Proof of Site control



Chicago Title of Texas, LLC

1335 E. Whitestone Blvd., Suite Z-100

Cedar Park, TX 78613

Regarding your recent property purchase, enclosed for your records is the original recorded Warranty Deed. It has been recorded with the County Clerk and requires no action from you.

If I can be of any assistance in the future please do not hesitate to contact me.

Sincerely,

Diane Franks-Myers

AVP / Escrow Officer

1335 E. Whitestone Blvd. Ste. Z100

Cedar Park, Texas 78613

512-225-4911 (call or text)

diane.franks@ctt.com



CHICAGO TITLE
AUSTIN



Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

May 04, 2021 02:57 PM Fee: \$34.00

2021099806

Electronically Recorded

CTA2101741-DF

GENERAL WARRANTY DEED

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

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

DATE: April 26, 2021

GRANTOR: Narvie Madison Smith as the Trustee of The Madison Revocable Family Trust

GRANTEE: Austin Revitalization Authority

GRANTEE'S ADDRESS: 1154 Lydia St. Suite 200, Austin, TX 78702

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Lot 9, Block 11, ST. JOHN'S COLLEGE ADDITION, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4, Page 71, of the Plat Records of Travis County, Texas.

OTA2101741-DF

GENERAL WARRANTY DEED

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

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

DATE: April 26, 2021

GRANTOR: Narvie Madison Smith as the Trustee of The Madison Revocable Family Trust

GRANTEE: Austin Revitalization Authority

GRANTEE'S ADDRESS: 1154 Lydia St. Suite 200, Austin, TX 78702

CONSIDERATION: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor.

REAL PROPERTY
(INCLUDING ANY IMPROVEMENTS)
[THE "PROPERTY" HEREIN]:

Lot 9, Block 11, ST. JOHN'S COLLEGE ADDITION, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4, Page 71, of the Plat Records of Travis County, Texas.

RESERVATIONS FROM CONVEYANCE & WARRANTY:

Grantor reserves all of the Mineral Estate owned by Grantor. "Mineral Estate" means all oil, gas, and other minerals in and under and that may be produced from the Property, any royalty under any existing or future mineral lease covering any part of the Property, executive rights (including the right to sign a mineral lease covering any part of the Property), implied rights of ingress and egress, exploration and development rights, production and drilling rights, mineral lease payments, and all related rights and benefits. The Mineral Estate does NOT include water, sand, gravel, limestone, building stone, caliche, surface shale, near-surface lignite, and iron, but DOES include the reasonable use of these surface materials for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals from the Property. Grantor does reserve and retain implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

EXCEPTIONS TO CONVEYANCE & WARRANTY:

Those matters permitted by the purchase and sale agreement between Grantor (as seller) and Grantee (as buyer) regarding the Property, but only to the extent those matters are applicable to the Property.

AD VALOREM TAXES:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof is assumed by Grantee.


CONVEYANCE:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

TERMS:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:


Narvie Madison Smith as the Trustee of
The Madison Revocable Family Trust

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

§

COUNTY OF TRAVIS

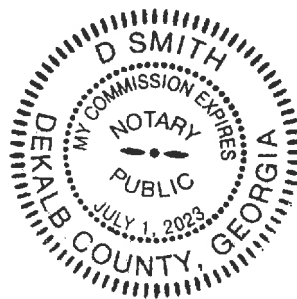
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This instrument was acknowledged before me on April 26, 2021, by Narvie Madison Smith as the Trustee of The Madison Revocable Family Trust.



Notary Public in and for the State of Texas



NOTARY ACKNOWLEDGMENT

STATE OF TEXAS

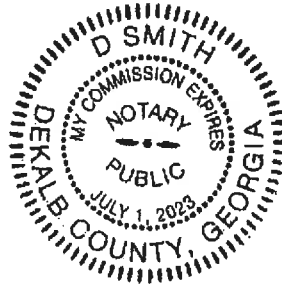
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COUNTY OF TRAVIS

This instrument was acknowledged before me on April 26, 2021, by Narvie Madison Smith as the Trustee of The Madison Revocable Family Trust.



Notary Public in and for the State of Texas



5.e. Phase I ESA

See attached.

5.f. State Historical Preservation Officer Consultation

Not applicable.