

November 1, 2024
5107 & 5109 Lancaster Court, Austin TX 78722

OHDA FUNDING APPLICATION PACKET

 5107 &
5109
LANCASTER

30 UNITS FOR
OWNERSHIP


UNDER
80% MFI

SUBSIDY PER UNIT
\$192^K

5107 & 5109 Lancaster

OHDA Funding Application

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5107 & 5109 Lancaster
OHDA Funding
Application

APPLICATION CHECKLIST/ INFORMATION FORM +A1:E35				
DEVELOPER NAME: Capital A Housing		BORROWER ENTITY NAME : Capital A Housing		
DEVELOPMENT NAME : 5107 & 5109 Lancaster		FUNDING CYCLE DEADLINE : November 1, 2024 (Q2 FY24-25)		
FEDERAL TAX ID NO: 85-3453910		DUNS NO:		
PROJECT ADDRESS: 5107 & 5109 Lancaster Ct, Austin TX		PROGRAM : OHDA		
CONTACT NAME : Eyad Kasemi		AMOUNT REQUESTED: \$2,041,000		
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin TX 78723; 512-761-6161				
APPLICATION TABS				INITIALS
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		5.d.	Proof of Site control	FSK
		5.e.	Phase I ESA	FSK
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		
 PRINTED NAME Faye Kazi TITLE OF APPLICANT Principal DATE OF SUBMISSION 11/01/2024		<div style="border: 1px solid black; height: 100px; width: 100%;"></div>		
FOR AHFC USE ONLY				

5107 & 5109 Lancaster will be a fully new construction of 30 condominium units designed for ownership by individuals and families with an 80% Median Family Income (MFI). The project aims to provide high-quality housing, paired with deeply affordable homeownership values, in close proximity to the Mueller Re-development.

Due to rising construction costs and the substantial reduction of City of Austin regulated home sales prices in 2024 compared to 2023, the development is applying for \$2 million in additional gap financing through the City of Austin OHDA program, which is equivalent to \$68 thousand per unit in additional funds, for a total of \$192 thousand per unit at 80% AMI or below. Gap funds will primarily be used as a source for construction materials and construction related costs.

About the Community:

5107 & 5109 Lancaster will be a five-story, stick-frame, elevator-served building that will be designed with comfort and thoughtfully curated amenities. The building will feature charming balconies and terraces on levels 2 and above, providing a serene and inviting atmosphere. The selection of finishes and surfaces will be carefully considered, prioritizing both durability and long-term ownership. Design and construction will be mindful of striking a balance between beauty and cost to ensure affordability remains a key aspect of the project.

- 20 units comprised of 1-bedroom units
- 10 units comprised of 2-bedroom units
- Community spaces including an indoor resident lounge, laundry room

About the Residents:

5107 & 5109 Lancaster will focus on providing deeply affordable ownership housing for individuals and small families. This comes at a crucial time when the surge in homeownership prices and property values in Austin has disproportionately impacted local residents, leading to displacement and pushing them out of the housing market. By offering affordable homeownership options, the project aims to address the pressing need for stable and sustainable housing solutions for those facing financial challenges in the community.

About the Location:

The 5107 & 5109 Lancaster development offers a unique opportunity to establish affordable and supportive housing in an amenity-rich, transit-connected urban setting. Conveniently located just a crosswalk away from the Mueller Re-Development, residents will have easy access to an array of healthcare, employment, retail, and educational options. The project's strategic positioning ensures it is within a walkable radius from high-frequency transit, providing excellent connectivity, and fosters a healthy lifestyle by being in proximity to sources of fresh and nutritious food.

About the Development Team:

The 5107 & 5109 Lancaster Development comes from Capital A Housing, the experienced development team behind a range of successful affordable housing projects. Notably, their completed "A at Lamppost" exemplifies their commitment to innovation, being the first under Austin's Affordability Unlocked policy and securing significant development assistance funding. With a proven track record, Capital A Housing expertly navigates housing programs to create vibrant communities that cater to Austin's diverse needs.

Project Summary Form

1) Project Name 5107 & 5109 Lancaster	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 5107 & 5109 Lancaster Ct, Austin TX 78723		5) Mobility Bond Corridor Airport Blvd
6) Census Tract 21.05	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			0
Up to 40% MFI						0
Up to 50% MFI			0			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			0
Up to 80% MFI		20	10			30
Up to 120% MFI						0
No Restrictions						0
Total Units	0	20	10	0	0	30

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	4	Continuum of Care Units	0
Accessible Units for Sensory Impairments	2		

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

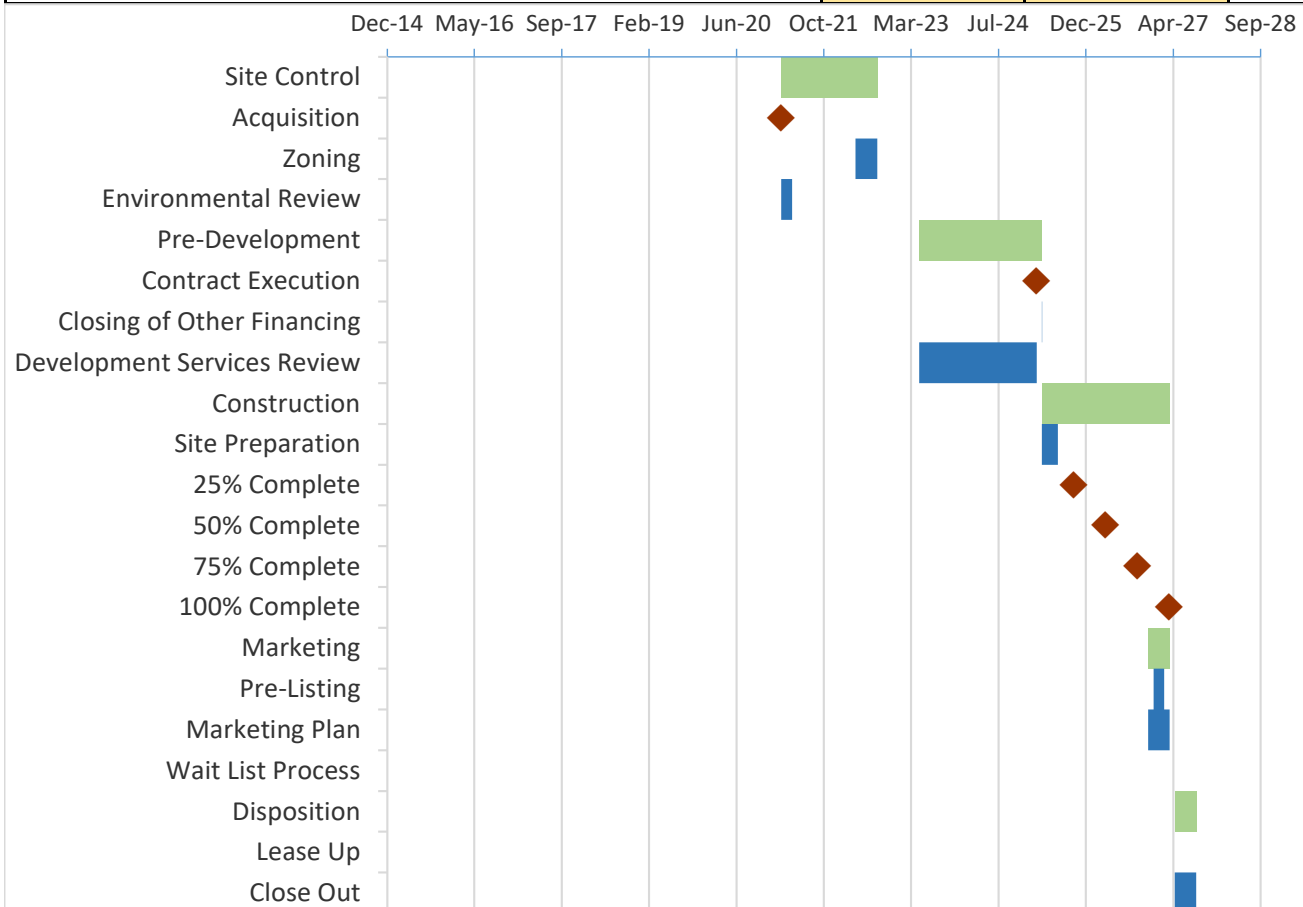
20) **Estimated Sources and Uses of funds**

Sources	
Debt	5,284,800
Equity	480,000
Grant	
Other	285,000
Deferred Developer Fee (not applicable for OHDA)	
Previous AHFC Funding	3,738,000
Current AHFC Request	2,041,000

Uses	
Acquisition	920,000
Off-Site	
Site Work	245,000
Sit Amenities	
Building Costs	7,356,800
Contractor Fees	1,215,000
Soft Costs	992,000
Financing	150,000

Development Schedule

	Start Date	End Date
Site Control	Mar-21	Sep-22
Acquisition	Mar-21	
Zoning	May-22	Sep-22
Environmental Review	Mar-21	May-21
Pre-Development	May-23	Apr-25
Contract Execution	Mar-25	
Closing of Other Financing	Apr-25	Apr-25
Development Services Review	May-23	Mar-25
Construction	Apr-25	Apr-27
Site Preparation	Apr-25	Jul-25
25% Complete	Oct-25	
50% Complete	Apr-26	
75% Complete	Oct-26	
100% Complete	Apr-27	
Marketing	Dec-26	Apr-27
Pre-Listing	Jan-27	Mar-27
Marketing Plan	Dec-26	Apr-27
Wait List Process	Apr-27	May-26
Disposition	May-27	Sep-27
Lease Up	n/a	n/a
Close Out	May-27	Sep-27



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	0		
Environmental Review	6,000		
Engineering	110,000		
Survey	4,500		
Architectural	316,500	125,000	
Subtotal Pre-Development Cost	\$437,000	\$125,000	
Acquisition			
Site and/or Land	920,000		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$920,000	\$0	
Construction			
Infrastructure	0		
Site Work	245,000		
Demolition	26,499		
Concrete	565,321		
Masonry	0		
Rough Carpentry	2,296,618		
Finish Carpentry	256,161		
Waterproofing and Insulation	203,162		
Roofing and Sheet Metal	94,956		
Plumbing/Hot Water	565,321		
HVAC/Mechanical	606,368		
Electrical	494,793		
Doors/Windows/Glass	432,824		
Lath and Plaster/Drywall and Acoustical	290,610		
Tiel Work	81,707		
Soft and Hard Floor	204,046		
Paint/Decorating/Blinds/Shades	318,099		
Specialties/Special Equipment	89,356		
Cabinetry/Appliances	348,145		
Carpet	0		
Other (specify)	1,215,000	1,796,000	
Construction Contingency	482,812		
Subtotal Construction Cost	\$8,816,800	\$1,796,000	
Soft & Carrying Costs			
Legal	125,000		
Audit/Accounting	30,000		
Title/Recordin	75,000		
Architectural (Inspections)			
Construction Interest	150,000		
Construction Period Insurance	120,000	120,000	
Construction Period Taxes	40,000		
Relocation	0		
Marketing	15,000		
Davis-Bacon Monitoring			
Developer Fee	950,000		
Other (specify)	150,000		Third party income verification fee
Subtotal Soft & Carrying Costs	\$1,655,000	\$120,000	
TOTAL PROJECT BUDGET	\$11,828,800	\$2,041,000	

Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	20	10	0	0	0	0	0
Number of Bedrooms	1	2	0	0	0	0	0
Square Footage	900	1100	0	0	0	0	0
Anticipated Sale Price	\$178,600	\$211,300	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$163,600	\$196,300	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	7.00%	7.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$134	\$161	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$931	\$1,143	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$273	\$307.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$200.00	\$200.00	Insurance+ HOA	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$1,538	\$1,811	\$0	\$0	\$0	\$0	\$0

Project Name	5107 & 5109 Lancaster	
Project Type	100% Affordable	
Council District	District 4	
Census Tract	21.05	
Prior AHFC Funding	\$3,738,000	
Current AHFC Funding Request Amount	\$2,041,000	
Estimated Total Project Cost	\$11,828,800	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	30	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	3	% of annual goal * units * 25%, max of 75
Unit Score	3	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	10	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	7	Multi-bedroom Unit/Total Units * 20
TEA Grade	82	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	4	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	14	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	49%	% of total project cost funded through AHFC request
Leverage Score	3	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$192,633	Amount of assistance per unit
Subsidy per unit score	1	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$144,475	Amount of assistance per bedroom
Subsidy per Bedroom Score	7	(\$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	11	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	27	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

5107 & 5109 Lancaster
OHDA Funding Application
Attachments

5107 & 5109 Lancaster
OHDA Funding Application
Attachments 1. Entity Information

Capital A Housing is laser-focused on serving our community by providing opportunities for families to achieve homeownership within city limits regardless of income. Our motto and mission is **Development For Good**: creating complete, well-designed communities that wouldn't be created otherwise by layering public and private funding, subsidies, tax abatements, and more while fighting for affordability at the policy level.

\$3.5+ Billion	In Combined Team Multifamily Experience
\$100+ Million	350+ Units Under Construction
\$270+ Million	900+ Unit Development Pipeline



Seabrook Square I

Seabrook Square is an affordable housing project in collaboration with Capital A Housing and The NHP Foundation, that will bring a total of 204 housing units in the J.J. Seabrook neighborhood of east Austin. Seabrook Square will provide maximum affordability for both residents and local businesses to foster an inclusive community and to support the health and well-being of the J.J. Seabrook community through green space, ecosystem services, active transportation linkages, and public art. Total development cost equals \$74,544,797.



Seabrook Square II

Part of Seabrook Square, Integral Care will operate 60 units of permanent supportive housing in the J.J. Seabrook Neighborhood of East Austin. They will provide long-term, permanent supportive housing for Austinites experiencing homelessness and suffering from mental illness or substance abuse disorder. Total development cost equals \$21,191,174.



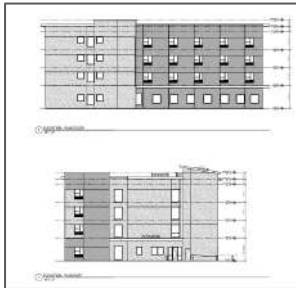
The Lancaster

New construction of 60 units of Supportive Housing that will provide high-quality housing paired with voluntary, wrap-around services for housing-fragile victims of violence and abuse. It will be built on the track record of The SAFE Alliance and its supporting organization – SAFE Alliance Affordable Housing Corporation – who together own and operate 127 shelter beds, 147 short-term housing assistance units, 71 units of transitional housing, 60 units of rapid re-housing, and an 184-unit Low Income Housing Tax Credit (LIHTC) property. Total development cost equals \$20,998,439.



The Works III

LifeWorks at Tillery will be a new-construction 120-unit building to be owned and operated by Lifeworks, an experienced non-profit organization focused on ending youth homelessness. They will provide high-quality housing paired with voluntary, wrap-around services for Austin youth and young adults with histories of homelessness, system involvement, early parenthood, and complex trauma. Total development cost equals \$31,365,969 with an anticipated completion in March 2026.



Real Gardens

Family Eldercare at Real Gardens will be a new-construction 60-unit building to be owned and operated by an experienced supportive housing-focused non-profit organization. Real Gardens will provide high-quality housing paired with voluntary, wrap-around services for older adults who have experienced long-term trauma, violence, and homelessness. Total development cost equals \$13,369,491 with an anticipated completion in December 2025.



Urban Empowerment Zone

A new-construction 80-unit building will be owned and operated by Austin Area Urban League, supported by the Supportive Housing Collaborative network, and on-site property management team. This project will provide long-term, permanent supportive housing for Austinites experiencing or at risk of homelessness. Total development cost equals \$18,718,035 with an anticipated completion in June 2026.



Fayeze Kazi

Founder and CEO

Fayeze Kazi is an activator of people and industry disruptors with expertise in engineering, development and entrepreneurship to nurture budding leaders through mentorship, investments and philanthropic efforts. As the founder and CEO of HEXAH, a collective of industry leaders and partners creating connected and complete communities, he employs over two decades of leadership, development and engineering experience to expand the Austin skyline and develop more opportunities for future leaders. After noticing gaps that needed filling in both the community through affordable housing solutions and in the development and construction industries, Fayeze founded Capital A Housing. Throughout his career, Kazi has been extensively involved in the Austin community through serving in leadership roles. From 2015 until 2020, he served as the chair and vice chair of the City of Austin Planning Commission, and vice chair of the City of Austin Zero Waste Commission.



Eyad Kasemi

Founder and Principal

Eyad Kasemi is an experienced real estate developer, general contractor and civil engineer. As a Syrian migrant, Kasemi understands the obstacles people face when finding a home in the United States. His personal experiences have motivated him to provide quality affordable housing for immigrants, minorities, and low-income persons so that everyone has the opportunity to have a home and community in a thriving city. With over 10 years of experience, he is well-versed in land acquisitions, real estate development, environmental sensitivities, grading, draining, and the permitting process, setting him apart as a company leader and valuable asset to clients.



Conor Kenny,

Founder and Principal

Conor Kenny is a public affairs professional, civic volunteer, and affordable housing expert currently serving as a principal at Capital A Housing. Before becoming a development consultant, Conor spent two decades working in politics and public policy in and around federal, state, and local government in Washington, DC and Austin. Conor has deep connections and experience in the Austin area on affordable housing issues. He chaired his neighborhood plan contact team, served on and then chaired the City of Austin Planning Commission, and currently serves on the executive board of the Austin Housing Coalition and on the Public-Private Partnerships (P3) Local Member Council for Austin chapter of the Urban Land Institute.

Completed Projects



The Jordan at Mueller

Owner: Foundation Communities

Completed and placed in service: 2019

Number of Units: 132

Developer Role: Predevelopment Feasibility, Entitlements, Construction Management and LEED



Cardinal Point Apartments

Borrower/Owner: Foundation Communities

Completed and placed in service: 2018

Number of Units: 120 Units

Developer Role: Predevelopment Feasibility, Entitlements, Construction Management and LEED



Lakeline Station

Borrower/Owner: Foundation Communities

Completed and placed in service: 2016

Number of Units: 128 Units

Developer Role: Predevelopment Feasibility, Entitlements, Construction Management and LEED

Completed Projects



A at St Johns

Owner: A at St Johns, LLC

Year in Service: 2024

Number of Units: 6 Ownership Units

Developer Role: Predevelopment Feasibility, Land Acquisition, Proforma and Capital Stack, Entitlements, GC procurement, Construction Management, Marketing, Sales



A at Lamppost

Owner: A at Lamppost, LLC

Year in Service: 2022

Number of Units: 17 Ownership Units

Developer Role: Predevelopment Feasibility, Land Acquisition, Proforma and Capital Stack, Entitlements, GC procurement, Construction Management, Marketing, Sales



1142 Gunter

Owner: Talia at Gunter

Year in Service: 2024

Number of Units: 16 Rental Units

Developer Role: Predevelopment Feasibility, Land Acquisition, Proforma and Capital Stack, Entitlements, GC procurement, Construction Management, Marketing, Leasing

1.B. – Certificate of Status

The owner is HEXAH and the Developer is Capital A Housing.

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

Corporations Section
P.O. Box 17697
Austin, Texas 78711-7697



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 801127906), 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 converted. The entity became inactive on December 07, 2021.

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 April 19, 2022.



John B. Scott
Secretary of State

Please visit us on the Internet at <http://www.sos.state.tx.us>

Phone: (512) 462-5555
TDD: (512) 462-5555

Fax: (512) 462-5709
TDD: (512) 462-5709

Dial: 7-1-1 for Relay Services
TDD: (512) 462-5709

8/3/23, 1:37 PM

Franchise Search Results

**Franchise Tax Account Status**

As of : 08/03/2023 13:37:02

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	0604347809
Registered Agent Name	WILLIAM MOYER
Registered Office Street Address	5110 LANCASTER COURT AUSTIN, TX 78723

8/23, 1:37 PM

Franchise Search Results

**Franchise Tax Account Status**

As of : 08/03/2023 13:37:43

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

HEXAH LLC	
Texas Taxpayer Number	32087012327
Mailing Address	5110 LANCASTER CT AUSTIN, TX 78723-3024
Ⓢ Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	11/02/2022
Texas SOS File Number	0604793144
Registered Agent Name	K921 MANAGEMENT LLC
Registered Office Street Address	5110 LANCASTER CT AUSTIN, TX 78723

1.C. – Statement of Confidence

All ownership and development entities have housing experience in the City of Austin.

5107 & 5109 Lancaster
OHDA Funding Application
Attachments 2. Principals Information

Tab 2 Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of 5107 & 5109 Lancaster:

Developer	Capital A Housing Eyad Kasemi (909) 806-9750 eyad@capitalahousing.com
Civil Engineer	Civiltitude Fayez Kazi (512) 761-6161 fayez@civiltitude.com
Architect	Hatch Ulland Owen Architects Jason Haskins (512) 293-2460 jasonhaskins@huparchitects.com
General Contractor	Constructinople Kenda Dawwami (909) 806-9748 kenda@constructinople.com
Property Management	Asset Living Hugh A. Cobb hugh.cobb@assetliving.com

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

Eyad Kasemi, EIT

President

CAPITAL A HOUSING



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 # 57951

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, Constructopole as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

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

Fayez Kazi, PE, LEED AP

Principal

CAPITAL A HOUSING



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
- UI Austin Projects for Underserved Communities, Service Learning Advisory Board
- Austinites for Action Advisory Board

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

Cardinal Points Apartments, Austin, TX

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

Guadalupe Saldana Apartments, Austin, TX

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

Sierra Vista Apartments, Austin, TX

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

Garden Plaza Apartments, Austin, TX

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

Conor Kenny

Principal and Director of Public Affairs

CAPITAL A HOUSING

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 limits for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$13 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, Grifflade as Civil Engineer, ConstructaGroup 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 Steensmyer 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 \$1487 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.

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 2011a. 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

\$9 Million

Reference

Melissa Oren, Executive Director of
Accessible Housing Austin, 1040A
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 Briardale. 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

11636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

Walter Moreau, 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 Lakeline TOD 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 Hartins
(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

Tammell Crow/Mark Fowler (Rep)

Completion Date

2018

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 Mueces 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. Mhat Ho, personally resolved major field issues and facilitated meeting with renewers and inspectors on site to ensure project continuation. Examples of field issues are hypoxic pumping for fix-in to a major 42" wastewater main, assessment of major box manholes, and curve wastewater line with fiber-glass manholes due to dry utility conflicts.



Fayez Kazi PE, LEED AP
CEO

CIVILITUDE
ENGINEERS & PLANNERS



Years of Experience:
24 years

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

Registration:
Licensed Professional Engineer Texas PE# 96480
LEED Accredited Professional

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

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

Relevant Project Experience

Trails of Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

Project Principal on three separate contracts beginning with a free & topographical survey of 9-acre tract with existing multi-family apartment units. The survey was used to provide a report with profiles of the accessible paths and sections at every 5' to help identify non-compliant slopes. Involvement led to preparation of well plugging plan and permitting through the Barton Springs Edwards Aquifer Conservation District for a 4' wide, 3' deep unrecorded well on the property. Currently developing construction plans for sidewalk & grading to provide ADA accessibility and improve drainage. Design includes 375 LF stormwater line & 4 or 6 inlets and site improvements for proposed Learning Center

Greenwater Redevelopment – Trammell Crow – Austin, Texas

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

Premium Riverside Apartments – Cadenus McShane – Austin, TX

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

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

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

Colony Park – City of Austin – Austin, Texas

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

Nhat M. Ho PE, LEED GA
President



Years of Experience:
10 years

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

Registration:
Licensed Professional
Engineer Texas PE#
19994
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
Council Team
Structural Engineering
Institute

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 RRSD & AISD, Mr. Ho has extensive knowledge with the inter local agreements and dedicated review teams that control school projects for the City of Austin.

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Soma Vista Apartments – Foundation Communities – Austin, Texas

Field Engineer responsible for quantifying soil volumes and dynamic cost estimate for contract work required to plug a 4' wide, 37' deep unrecorded well discovered on the property. 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 cover 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 infrastructure. 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 stormwater infrastructure design for 9 lot subdivision in Austin. Design included over 800 LF of 18" water and wastewater lines. The development will provide 18 duplex housing units in East Austin close to downtown.

Four Sparrow Subdivision – Vardant Frontiers – Cedar Park, TX

Project Manager for site/civil construction documents and permitting for public street, utility, and stormwater infrastructure design for 17 lot subdivision in Cedar Park. Design included over 1,710 LF of 18" water and wastewater lines.

Mike Reyes PE

Director of Civil Engineering



Years of Experience:

14 years

Education:

BS Architectural Engineering, The University of Texas at Austin

Registration:

Licensed Professional Engineer Texas PE #00014

Software Proficiency:

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

Current Workload

Availability:

100%

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

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

Bond Wide Technical Review & Permitting Support - AECOM & McKissackMcKissack - 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.

Fountain Plaza - Red Leaf 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 pre-Walker Creek tunnel completion conditions along Walker 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 Walker 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.

President, Constructingtopia Designers & Builders



Education: BS Civil Engineering, Al-Bustan University Hama, Syria

3466 Wilbern Dr. Unit A B.C.U. Austin, Texas 78704

3652W7h.mml D: \\hs2\ARGDEA\mml.Timothy 7870M

5110 Lancaster Ct. Buildings 1-2 Austin, Texas 78723

611 W. St. Elmo Rd. Unit 1 Austin, Texas 78745

11613 Tedford Dr. Austin, Texas 78753

5412 Uluval St. Austin, Texas 78751

5400 Finished, L.L. And in Texas 78744

1012 Arthur Stiles Rd. Austin, Texas 78721

3466 Willgreen Dr. Unit A B C D E Austin, Texas 78706

5110 Lancaster Ct. Buildings 1-2 Austin, Texas 78723

President, Constructors & Dealers & Builders, Austin, TX

April 2018 - Present

General Contracting & Property Management

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

Sole Proprietor, d/ba Constructinocle, Austin, TX

March 2016 - March 2018

General Contracting

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

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

February 2012 - December 2014

General Trading & Contracting

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

CONSTRUCTINOPLE LLC

Project Experience



Project Name

Cedar Alley Flat

Location

1608 Cedar Ave, Austin, TX 78702

Owner

David Gloskops**Trish Gloskops**

Construction Date

April 2019

Construction Cost

\$167,000**Cedar Alley Flat****Project Overview**

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



CONSTRUCTINOPLE LLC

Project Experience



Project Name

Willowrun Flats

Location

3444 Willowrun Dr. Austin, Texas 78704

Owner

Hechem Dadouch
emdadouch@gmail.com

Construction Date

October 2019

Construction Cost

\$270,000**Willowrun Flats****Project Overview**

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



CONSTRUCTINOPLE LLC**Project Experience**

Project Name

Lancaster Unit B

Location

3110 Lancaster St. Austin, Texas 78723

Owner

Feyez Kazi

Construction Date

March 2018

Construction Cost

\$148,000**Lancaster Unit B****Project Overview**

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



CONSTRUTINOPLE LLC

Project Experience

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

- 5413 Duval St., Austin, Tx 78751
- 5400 Friedrich Ln., Austin, Tx 78744
- 1012 Arthur Stiles Rd., Austin, Tx 78721
- 500 Oakridge Dr., Round Rock, Tx 78681 3
- 700 Convict Hill Rd., Austin, Tx 78749
- 8503 Sweeny Cir., Austin, Tx 78723
- 10701 S. 1st Austin, Tx 78748
- 4103 W Slaughter Ln, Austin, Tx 78749
- 1601 Haskell St., Austin, Tx 78702
- 4801 Monterey Oaks Blvd., Austin, TX 78749
- 8603 Moss Dr., Austin, Tx 78759
- 1201 Payton Gin Rd., Austin, Tx 78758
- 1519 Coronado Hills Dr., Austin, Tx 78752
- 5110 Lancaster Ct. Units A, B, Austin, Tx 78723
- 1902 E. 22nd St., Austin, Tx 78722
- 1417 Kramer Ln., Austin, Tx 78758
- 1200 Estancia Pkwy, Austin, Tx 78748
- 1608 Cedar Ave., Austin, Tx 78702
- 3466 Willowrun Unit E, F, Austin, Tx 78704
- 11601 Teakford Dr., Austin, Tx 78753
- 4020 Lost Oasis Hollow, Austin, Tx 78739
- 5106 Village Square, Austin, Tx 78744
- 2610 W 10th St, Austin, Tx 78703
- 1211 E Ottorf St. Austin, TX 78704
- 1910 Salina St., Unit B, Austin, Tx 78722
- 2203 Salina St., Austin, Tx 78722

In Development and Construction

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

EYAD KASEMI, EIT

Principal, Constructinople Designers & Builders



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

Education BS Civil Engineering, Al Bustan University, Hama, Syria
Registrations Texas EIT #61961

Affiliations

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

Land Acquisition & Development**Harroshoe Townhomes**

Land Hunt Manager and Pro Forma creator for 4.7 acre property zoned for single family use located at 610 Harroshoe Drive in Lander, Texas. Existing zoning would only allow 16 units on the property. The future land use map called for more variety in housing opportunities. Mr. Kasemi managed the consultants through the rezoning and marketed the property to responsible developers.

Horizon Park Homes

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

Engineering & Planning**The Jordan at Miller**

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

Cardinal Point Apartments

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

Lakeview Station Apartments

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

Waterloo Terrace

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

FAYEZ KAZI, PE, LEED AP

Partner, Constructinople Designers & Builders



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

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

Registrations: Licensed Professional Engineer Texas PLS# 96487 and LEED Accredited Professional

ABJardens

Former Chair, Planning Commission | Associate Professor, Department of Civil, Architectural & Environmental Engineering at UT Austin

Former Vice Chair, Zero Waste Advisory Commission | Real Estate Council of Austin Board | Austin Asian Chamber Board

Former Chair, South Congress Combined Neighborhood | Asian American Resource Center, Design Advisory Panel

UT Austin Projects for Underserved Communities, Service Learning Advisory Board | Austinites for Action Advisory Board

Land Acquisition & Development**Horseeshoe Townhouses**

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

Horizon Park Homes

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

Engineering & Planning**The Jordan at Mueller**

Project Principal for 132-unit affordable housing apartment complex that leveraged both City 60 housing bonds and State tax credit programs. Fayez provided high level design and permitting strategy for the grading, drainage and utilities. He advocated for a dead-end utility main that Austin Water Utility was requiring to be looped by modeling an acceptable alternative.

Waterloo Terrace

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

Laith Mahmoud

Project Engineer, Constructinople Designers & Builders



Mr. Mahmoud has over 5 yrs of civil design experience in public, private and international projects. He possesses excellent interpersonal, communication and negotiation skills (Arabic & English) and the ability to develop and maintain mutually beneficial internal and external relationships. Enjoys being part of, as well as managing, a successful and productive team, and thrives in highly pressurized and challenging working environments.

Education Bachelor of Science, Civil Engineering, Hashemite University - Zarqa, Jordan

Industry Experience

Project Engineer, Constructinople Designers & Builders, Austin, TX

August 2022 - Present

- Coordinate project management activities, resources, equipment and information
- Break projects into doable actions and set timeframes
- Liaise with clients to identify and define requirements, scope and objectives
- Assign tasks to internal teams and assist with schedule management
- Make sure that clients' needs are met as projects evolve
- Help prepare budgets
- Analyse risks and opportunities
- Oversee project procurement management
- Monitor project progress and handle any issues that arise
- Act as the point of contact and communicate project status to all participants
- Work with the Project Manager to eliminate blockers
- Use tools to monitor working hours, plans and expenditures
- Issue all appropriate legal paperwork (e.g. contracts and terms of agreement)
- Create and maintain comprehensive project documentation, plans and reports
- Ensure standards and requirements are met through conducting quality assurance tests

Asparmia Engineering, Austin, TX

October 2021 - September 2022

- Data collection and site visits
- Site surveys using GPS device (Trimble)
- As-Built plans reading and reflecting to the proposed plans
- Authorities follow up
- Fiber infrastructure design using Civil 3D (AT&T Projects)
- Plans and profiles preparation
- Convert GIS data to CAD drawings

Moutarhal Engineering & Environmental Consultants, Amm, Jordan

August 2020 - October 2021

- Site visits and data collection
- Authorities follow up - Water demand calculations and catchment areas
- Water network design & Hydraulic model preparing using WaterBEAMS software
- Quantities and cost estimation for water & sewer systems
- Plans & profiles drafting and preparing using AutoCAD & Civil 3D software integrated with Google maps.
- Dealing with GIS data and convert it to CAD drawings

Al-Lamar Consultancy Engineering, Amm, Jordan

July 2017 - November 2019

- Site visits & Data Collection
- Drainage Design and Calculations
- Assess water situation of the water supply system and its components.
- Conduct cost analysis for the planned water system in the host communities based on a draft design and hydraulic analysis



Firm Profile

COMMITMENT TO OUR COMMUNITY

Going back to the inception of the firm in 1978, we have been committed to community-based design, as evidenced by the following:

- People Places** — No matter what the project (whether park projects, public institutions, affordable housing or retail establishments), we believe that one of architecture's greatest contributions is to create places where people feel comfortable both alone and together, and where people can be enriched by interaction with each other. To that end, a common thread running through all of our work is the creation of "people places" that nurture the human spirit and respect the environment.
- Civic Involvement** — Members of our firm currently serve or have in the past served on numerous boards and commissions, including the City of Austin Building and Standards Commission, Downtown Austin Alliance, Austin Energy Green Building Program, House the Homeless Task Force, Meals on Wheels, Texas Low Income Housing Information Service, Housing Texas, Housing Works, Sharir Dance Company, and Austin Woman's Club Advisory.
- Crossing Social and Economic Boundaries** — We believe that architecture and sound planning should be available to all people, so we have intentionally reached across social, cultural, and economic boundaries to seek out opportunities where our talents may be of use to all parts of our community. As part of that effort, as we have noted, we have completed numerous successful affordable housing projects in Austin and beyond, most notably M Station, one the few LEED Platinum certified affordable housing developments in the country, as well as many civic projects including libraries, schools, and parks.

Our ongoing and past projects with the City of Austin substantiate our commitment to civic responsibility. Further, we received a perfect score on the Consultant Performance Evaluation Form for a number of our recently completed projects.



Firm Profile



SUSTAINABLE DESIGN AND CONSTRUCTION

h+u architects has long engaged in sustainable building, even before that practice became mainstream. It has always been part of the firm's philosophy that the act of building should be undertaken responsibly. We bring to every project our commitment and expertise in sustainable design. We were the architects for Austin's first large scale, commercial "green" building (Whole Foods Market's previous store and headquarters at 6th and Lamar) and we have subsequently designed 64 other Whole Foods Markets and numerous other commercial green projects:



- *Foundation Communities' Michael and Susan Dell Foundation Learning Center at Lakeline Station* — was designed to meet the stringent criteria of The Living Building Challenge pilot certification. The Learning Center is the first non-industrial "net zero" commercial building in Austin and was the Austin Green Awards Project of the Year (2017).
- *Foundation Communities' M Station* — an affordable housing community and learning center in East Austin achieved the highest scoring LEED Platinum rating in the country which was the first such accreditation for multifamily housing in the U.S. at that time. It also achieved Austin Energy 5 Star Certification, won the 2012 Austin Business Journal Social Impact Award, and won the 2012 Envision Central Texas Community Stewardship Award for New Development.
- *Franklin Gardens* — a Chestnut Neighborhood Revitalization Corporation, affordable housing development for seniors received the ECT Community Stewardship Award for New Development, an Austin Energy Green Building, 4-Star Rating and the Livable Vision Award.
- *The Crossings* — now Miraval, a holistic learning and conference center, including a conference building, dining hall, spa, and multiple lodges.
- *LCRA's McKinney Roughs Environmental Learning Center* — including an administrative building, a classroom building, a dining hall, and three dormitories.





Our Team

h+uo architects has been a key player in many successful projects that require both thoughtful master planning, feasibility, programming and timely and professional architectural services. Our design approach examines the environmental and legal barriers without losing touch of the Client's vision. The relevant projects cited in this Statement of Qualifications speak to our experience regionally appropriate and sustainable architectural design.



We have a staff of 13, which includes 6 Registered Architects, 6 Architectural Designers, and 1 Business Manager. The key team members will include Erik Ulland (Partner-in-Charge) and Jason Paul Haskins (Project Manager). Samantha Hurst, Adam Levat, and Paul Rodriguez may also be contributing team members. In addition, our studio operates in an agile manner to adjust staffing on the fly as needed and to take advantage of the specific expertise of our colleagues. Both Partners are also involved in every project.

h+uo architects has a passion for projects of this type that celebrate affordable housing and mix-income mixed-use projects that promote diverse, resilient communities. We recently completed multiple communities for Foundation Communities, with two more in progress, and two affordable housing developments in Charleston, South Carolina (330-units & 336-units), as well as another 128-unit complex in Austin. The homes that we relocated from Rainey Street to Father Joe Zonata and renovated are part of Guadalupe Neighborhood Development Corporation's affordable housing program and are stunning. The Chicon has brought true mixed-use to the East 12th Street corridor in a way that promotes retention of long-time local residents and lower-income families.

The following resumes represent a sample team structure and introduce a few of our team members.



Erik Ulland AIA, LEED AP, NCARB

Partner

PROJECT ROLE: Partner-in-Charge

As a licensed architect since 1994, Erik has a comprehensive background in commercial architecture and design which includes multi-million dollar office complexes, schools and libraries, and mixed use multi-family developments. Additionally, his extensive experience varies from carefully crafted custom homes to large scale multi-discipline project management, civic and design-build projects. Collaborative teamwork is the foundation of Erik's project management skills. He listens to the client and works within the budget as well as inherent environmental and governmental constraints. He believes the best results are realized when the owner and the architect work in tandem to develop a project that truly integrates the owner's desires, innovative design and environmental responsibility. Erik and his family are heavily involved in multiple children charities that help, guide and protect children of all ages, from the unborn to young adulthood.

EDUCATION

Bachelor of Architecture
University of Texas at Austin, 1992

REGISTRATION & CREDENTIALS

TX #14805, S.C. #9053,
GA #R4014487, CO #ARC.00305795
NCARB Cert. # 47778

EXPERIENCE

hatch + ulland owan architects
(Formerly Hatch Partnership)
Austin, Texas (2003 – Present)

L.M. Holder, III, F.A.I.A.
Austin, Texas (2002 – 2003)

Alexander + Associates
Austin, Texas (2001 – 2002)

Michael Fuller Architects
Telluride, Colorado (2000-2001)

Daryers & Ulland, Architects L.L.C.
Telluride, Colorado (1999-2000)

R. Gill and Associates
Round Rock, Texas (1993-1999)

REPRESENTATIVE PROJECTS

Waters of Willow Run • Austin, Texas

A 242-unit affordable housing for working families in North Austin.

Twin Oaks Branch Library • Austin, Texas

A new eclectic and colorful 10,000 sq. ft. neighborhood branch library in South Austin employing a variety of sustainable design strategies.





REPRESENTATIVE PROJECTS (cont)

Monie Williams Pro Shop • Austin, Texas

10,000 square foot 2-story golf course clubhouse, pro shop and cart barn replacing existing clubhouse

State Hwy. 130 Administration & Maintenance Buildings • Mustang Ridge, Texas

11,600 square foot Administration Building and 13,500 square foot Maintenance Building for segments 5 and 6 of the tollway

M Station • Austin, Texas

A 150-unit green-built model of eco-friendly, transit-oriented development and affordable housing for working families in east Austin that includes a childcare center, a community learning center with after-school programs and a computer lab open to the neighborhood

Glen Oaks Corner • Austin, Texas

A family focused supportive housing project that serves over 20 formerly homeless disabled adults and children annually. Glen Oaks Corner received a five-star green rating for its energy efficiency and green building practices

Acton School of Business • Austin, Texas

A nationally recognized MBA Program utilizing state-of-the-art IT and interactive videography. The design for the new facility in East Austin on Lady Bird Lake was influenced by Harvard's MBA facilities

La Vista de Guadalupe • Austin, Texas

A 22-unit, six-story low income multi-family project overlooking downtown

Threadgill's North Remodel • Austin, TX

A sensitive dining and restroom addition to an Austin icon that still maintains its strong roots in the Texas roadhouse tradition

Wyoming Springs Office Park • Round Rock, Texas

Three 6000 square foot medical center buildings near the Round Rock Hospital. Constructed of stone and cementitious siding with metal roofs, the 3 similar buildings fit into the neighborhood with their modern hill country look.

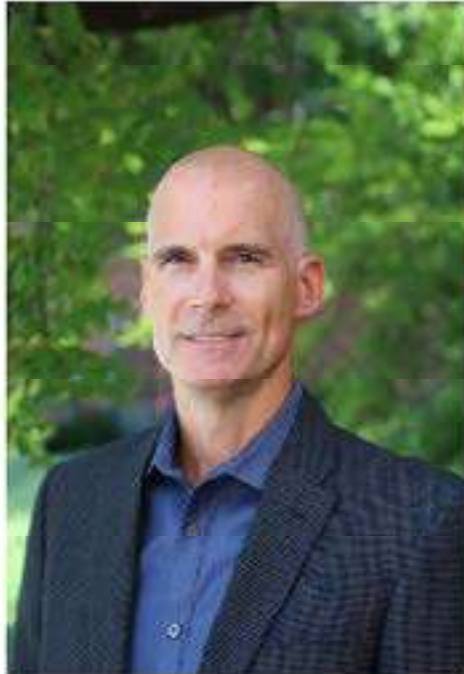
Family Crisis Center Thrift Store • Bushrop, Texas

A new 10,000 square foot thrift store alongside Hwy 71 that benefits the Bushrop Family Crisis Center. By moving from a leased space to the new building the profit margin increased by approximately 300%.

My Thosai Market • Austin, Texas

55,000 square feet of authentic Chinese, Indonesian, Japanese, Korean, Filipino, and Vietnamese products in the new Chinatown shopping center. MT Supermarket is the largest Asian grocery store in central Texas





Randall Owen AIA, LEED AP

Partner



PROJECT ROLE: Firm Management + Peer Review

Randall began his career in architecture in 1993. He specializes in commercial design and development including retail shopping centers and tenant improvements; restaurants; bars; flex-office space; and warehouse buildings. He prides himself on being able to take "off-the-shelf" and readily available products and use them in innovative ways. Randall has a passion for design. As an architect and an artist, he strives to create something unique for each client and each project. Randall works closely with contractors and welcomes the challenge of problem solving in the field. In this way, he can help to maintain the integrity of the design and the quality of the project.

EDUCATION

Bachelor of Architecture
Louisiana State University, 1993

REGISTRATION & CREDENTIALS

TX # 17363, NM #
NCARB Cert. # 53303

EXPERIENCE

Hatch + Randall Owen Architects
(Formerly Hatch Partnership)
Austin, Texas (April 2006 - Present)

Randall Owen | Architecture
Austin, Texas (September 2003 - March 2006)

Hatch Partnership, LLP
Austin, Texas (September 2000 - August 2003)

Dewar Architects
Ellen Mills, Pennsylvania
(June 1993 - June 1999)

REPRESENTATIVE PROJECTS

Goodnight Ranch Townhomes for AVI Home

The project includes 2-bedroom/2.5-bathroom and 3-bedroom/2.5-bathroom townhome units in multiple 4-plex and 5-plex buildings for a total of 85 residences. Modern forms and clean lines are highlighted with bold colors creating a vibrant community in South East Austin.





REPRESENTATIVE PROJECTS (cont)

The Chicon • Austin, Texas

The Chicon is a mixed-use condominium development, aimed to preserve and support the history, legacy, and culture of the Chestnut Neighborhood, once a flourishing artistic, cultural, and commercial hub on Austin's east side. Developed by the Chestnut Neighborhood Revitalization Corporation (CNRC), The Chicon is comprised of two three-story buildings along Chicon Street between 12th and 14th Streets. The development offers a total of 28 residential units and 8,500 SF ground level retail, restaurant, & office spaces. The Chicon contributes to the economic stability of east Austin by offering a mixture of affordable and market-rate spaces for purchase by individuals wishing to invest in their futures and put down roots in the Chestnut neighborhood.



Concord Apartments and Amenity Center • Austin, Texas

The Concord is a modern garden-style 346 unit apartment complex in south Austin. Amenities include a community center, lap pool, dog park, community garden, pavilions, garages, and a fitness center. The central courtyard acts like a spine weaving it's way through the site. Parking was placed on the perimeter of the property so the focus of residents is inward, toward the courtyard spaces. You would never know that this property sits along the I-35 feeder road.



Oak Point Park Nature and Interpretive Center • Plano, Texas

20,000 square foot building that includes an interpretive exhibit hall, meeting rooms, offices, vending for park visitors and restrooms. The distinct 45 foot stone tower illuminates at night acting as a beacon drawing guests to functions and reflects light onto the black and wooden ceiling. The entrance is a row of tapered stone columns supporting the butterfly roof of the interpretive exhibit hall.





Jason John Paul Haskins AIA, LEED AP BD+C, NCARB

Director of Architecture

PROJECT ROLE: Project Architect • Project Manager

Jason's professional practice focuses on enacting and embodying solidarity, subsidiarity, and human dignity in the built environment particularly as it applies to building solutions for equitable access to sustainable housing. He brings a wide range of experience in socially and technically complex projects to his work. Participatory design, multi-disciplinary planning, emerging technologies, and data-driven design play a significant role in his process. Jason's diverse experience includes a stint as a development analyst & project manager for mixed-use, family friendly, and deeply affordable housing. His knowledge of all aspects of the development and construction process brings opportunities for creative solutions to persistent problems. He has also been a digital asset librarian, computer programmer, and noise-musician.

EDUCATION

Master of Architecture
University of Texas at Austin, 2010
B.S. in Architectural Studies
University of Texas at Austin, 2004

REGISTRATION & CREDENTIALS

TX #26615, NCARB Cert. #124535
LEED AP BD+C, GBCI #0010774136

EXPERIENCE

hatch + ulland owan architects
Austin, Texas (2018-present)

beny chen studio / Cambrian Development
Austin, Texas (2016-2018)

NBBJ
Seattle, Washington (2004-2006)

ORGANIZATIONAL AFFILIATIONS

American Institute of Architects, Member
Mid-Texas Chapter of the International Brotherhood of Architects
AIA Interfaith Design, Leadership Group
Texas Association of Affordable Housing Providers



REPRESENTATIVE PROJECTS

Roosevelt Gardens • Austin, Texas

New affordable supportive housing of 40 units for Project Transition, a local non-profit who provides housing and comprehensive support services to people with HIV and AIDS. 550 of more units are supplemented by generous community and support spaces in a compact building tucked into its neighborhood. Roosevelt Gardens was the first contracted Affordability Unlocked project.





REPRESENTATIVE PROJECTS (cont)

St John Revitalization Proposal • Austin, Texas

A proposal for the redevelopment of a city-owned 19-acre site in Austin. The concept proposed 2.50 acres of programmable and publicly accessible open space; an additional 3.43 acres of additional green space; 506 rental units with 75% of the units set aside as affordable for families earning below 60% MFI; 34 for-sale townhouses all set aside for families earning below 80% MFI; and 94,000 square feet of social-impact oriented commercial space. Though not selected, this proposal was the top-scoring proposal in the categories of Project Concept and Strategy, Affordable Housing & Community Benefits, Experience and Project Management Plan, and Presentation.

East Village Micro-Units • Austin, Texas

An urban-style micro-unit building expands the diversity of housing options in the 400-acre East Village development to ensure a diverse and integrated district.

East Village Town Center • Austin, Texas

The central core of a 400-acre development, the East Village Town Center comprises two mixed-use podium buildings and a walkable commercial district. H+UO architect's contribution includes 412 residential units and 120,000 square feet of commercial space designed as a holistic district.

Cambridge East Riverside • Austin, Texas

(With Bercy Chen Studio and Cambridge Development)

A 64-unit, family-oriented LIHTC development in the rapidly gentrifying Montopoli neighborhood contributes to fighting displacement and offers some of the only 4-bedroom units in Austin at 30% MFI. Jason served as project manager for the integrated design-development team and helped secure the 9% LIHTC award.

Gavalla Biotech Office • Austin, Texas

(With Bercy Chen Studio)

An innovative infill office project on a tiny East Austin lot subject to compatibility. A suspended steel structure accommodates tuck-under parking and maximizes flexible office space with a mezzanine and precisely engineered building systems.





Laura Bathke LEED Green Associate

Designer

PROJECT ROLE: Lead Designer

Growing up in a number of places around both the continental and non-continental United States, Laura developed a strong interest in the architecture that defines places. She brought this interest into her studies through an exploration of critical regionalism that became the focus of both undergraduate and graduate theses. Undergraduate work was done at Auburn University, with time spent at the Rural Studio design-build program in rural west Alabama. Master's work was done at the University of Texas at Austin, examining how architects can create contextual work outside of their own familiar contexts. A driving passion to move toward sustainable practices in our built environment guides this interest in creating architecture that is adapted to both the climate and the culture of an area. Work experience includes time in both Austin, Texas and Seattle, Washington, exploring how the similarities and differences in those locations creates their own unique architectures.

EDUCATION

Post-professional Master of Architecture
University of Texas at Austin (2017)

Bachelor of Architecture,
Bachelor of Interior Architecture,
Magna Cum Laude
Auburn University (2015)

EXPERIENCE

hatch + ulland owen architects
Austin, Texas (May 2021 - Present)

Dick Clark + Associates
Austin, Texas (January 2020 - April 2021)

Barcy Chen Studio
Austin, Texas (January 2018 - December 2019;
May 2015 - December 2016)

stefanijones
Seattle, Washington (June - December 2017)

REPRESENTATIVE PROJECTS

Cambrion East Riverside - Austin, Texas
(With Barcy Chen Studio)

Tax-credit funded affordable housing development in south-central Austin. Priorities for Cambrion East Riverside included creating an overall scheme that allowed for units with plentiful access to daylighting and passive ventilation, while accommodating a wide variety of tenants, individuals, small families, and larger multi-generational families as well.





REPRESENTATIVE PROJECTS (cont)

2906 East 2nd Street • Austin, Texas

(With Bercy Chen Studio)

An office development on a tight, urban infill site. The project is designed to maximize square footage on the site by housing parking at grade under the building, and lofting a steel structure above that. A mezzanine adds space to the interior, while working within the constraints of the local zoning. East-facing windows provide dappled light and views into the neighborhood.

2903 East 2nd Street • Austin, Texas

(With Dick Clark + Associates)

Neighboring the project above, this design is intended to create as much open green space as possible between itself and the building at 2905 East 2nd, while maximizing development potential for both. This building is two-phased, meaning that it can be built under the zoning code that was in place during its initial design and construction, and can then be easily expanded to accommodate zoning improvements. The project is designed to utilize a combination structural system of heavy timber and steel.

4630 Westgate Offices • Austin, Texas

(With Dick Clark + Associates)

An existing daycare center, the design challenge of this project was to upgrade the existing building to accommodate high-end medical offices on a tight budget. The building was completely refinished on both exterior and interior, a glazed elevator lobby and new entrance were added onto the building, and other areas of glazing were strategically added.

Columbia City Modular Housing • Seattle, Washington

(With atelierjones)

Columbia city is a rapidly gentrifying area of south Seattle. The design goal of this modular housing was to create low cost, high quality workforce housing. The architecture office teamed up with a fabrication group out of China to create modular housing that could be wholly created in factory, easily shipped to the west coast, and then readily stacked and finished on site.

Bold Euler House • Austin, Texas

(With Bercy Chen Studio)

This house is designed to mimic a natural rock formation and to capture hillside views out over the Texas Hill country. The home is designed around five parti walls each constructed of stacked 2-ton limestone blocks quarried within 60 miles of the site. The blocks were craned into place with all openings pre-cut, and then the wood framing was assembled to fit. Doors and windows peering through the limestone emphasize the mass of the stones.





Adam Level Assoc AIA

Designer + Project Manager

PROJECT ROLE: Designer + Construction Specialist

Originally from New Orleans, Adam received both a Bachelor of Architecture as well as a Bachelor of Interior Architecture from Auburn University while pursuing his thesis at Auburn's renowned Rural Studio. At Rural Studio, Adam worked on a team designing and building an 8,000 sf fabrication pavilion with SIP roof and Alabama White Oak ceiling held up by site-built columns and trusses made from local pine. After two years in rural Alabama, Adam moved to Austin to further his craft and pursue licensure in this dynamic and diverse city. While in Austin Adam has worked on a number of projects ranging from multi million dollar homes and townhomes to mixed-use developments to small-scale commercial and residential renovations. Adam enjoys woodworking and furniture making and takes lessons learned about detailing and the human touch into his design process and architecture.

EDUCATION

Architecture Thesis Project
Auburn University Rural Studio (2016)

Bachelor of Architecture
Bachelor of Interior Architecture
Auburn University (2015)

EXPERIENCE

hatch + ullendorn architects
Austin, Texas (February 2018 - Present)

Webber + Studio
Austin, Texas (February 2017 - February 2018)

Birchfield, Paruel & Associates
Birmingham, Alabama (2013)

REPRESENTATIVE PROJECTS

Laurel Creek • Austin, Texas

Located in North Austin near Lamar and Braker, Laurel Creek will be home to 188 low-income families, including many who are exiting homelessness. The community will include a Learning Center providing our successful after school and summer academic programs, along with an Open Doors Preschool. Our sustainable design will meet or exceed LEED and Austin Energy Green Building standards, keeping utility costs low.





REPRESENTATIVE PROJECTS (cont)

The Loretta • Austin, Texas

A 137 unit, affordable, multi-family project for Foundation Communities in Northwest Austin schedule to be completed in 2022. Includes site amenities for residents including a dog park, playgrounds, and on-site supportive services for residents. This is the second phase of Foundation Communities' affordable housing projects located next to the Lohline Station of Capital Metro's Red Line light rail.

The Jordan at Mueller • Austin, Texas

Bringing deeply-affordable housing to the 711-acre master-planned redevelopment of Austin's Mueller Airport, The Jordan is Foundation Communities' newest family-oriented community. Families in the 132 dwelling units can take advantage of the many local amenities in the incredibly walkable neighborhood. Sustainable building features earned the project LEED Gold and AEGIS 5-star ratings.

PCPartPicker • Round Rock, Texas

For PCPartPicker, we renovated a building in historic downtown Round Rock that used to hold industrial machines and paper-printing to house large-scale computer benchmarking, a workshop, and a video-production studio space along with interior design and quality of life improvements.

Mt Zion Baptist Church • Austin, Texas

A multi-phase renovation and expansion project for a longtime client in East Austin.

Goddard School Avery Ranch • Austin, Texas

The Goddard School is a charter school for children that emphasizes the importance of incorporating playtime into the classroom. At their location in Avery Ranch, we incorporated 'Hill Country Modern' architecture with children's playfulness and energy through the use of colors, light-filled spaces, and thoughtful design.

Golfinety Indoor Golf Training Facility • Austin, Texas

Golfinety is a two-story 19,800 square foot indoor, social golf experience where one can discover and develop their golf game. The structure features 22 indoor simulations and a full commercial kitchen. Golfinety's purpose-built, technology-driven performance and development centers create a one-of-a-kind experience that is changing the way the game is learned, practiced and played. Through world-class instruction and skill development experience (SDE), golfers of all ages embark on a journey to uncover their passion for the game.

HACA Rosewood, Lakeside, and Santa Rita • Austin, Texas

A series of renovations and interventions at multiple Housing Authority of the City of Austin communities, including Rosewood, Lakeside, and Santa Rita, to remedy individual units, enhance the community rooms, and improve the site features.





Raul Rodriguez

Designer

PROJECT ROLE: Designer + Documenter

Born and raised in San Antonio, Texas, Raul is no stranger to the construction field. He was raised in the family business, where his father exposed him to the process and labor required to make all the parts of a building come together and become a reality, which steered him toward looking for community outreach in design and construction. While in service at the United Saints Recovery Project, Raul was able to help remodel residences of Hurricane Katrina victims in the New Orleans area. The people and their stories has had a lasting impact on Raul and now focuses his interest in architecture to gear toward meaningful design and it's over-arching reach toward the community. He believes that design should not only be beautiful but also create impact in the welfare of the people who surround it.

EDUCATION

Bachelor of Architecture
University of Texas (2018)

EXPERIENCE

hatch + ulland owan architects
Austin, Texas (June 2019 - Present)

United Saints Recovery Project
New Orleans, Louisiana (2017, 2018)

Rodriguez Construction
San Antonio, TX (2014, 2017)

REPRESENTATIVE PROJECTS

East Village Town Center - Austin, Texas

The central core of a 400-acre development, the East Village Town Center comprises two mixed-use podium buildings and a walkable commercial district. h+uo architect's contribution includes 412 residential units and 120,000 square feet of commercial space designed as a holistic district.

East Village Micro Units - Austin, Texas

An urban-style micro-unit building expands the diversity of housing options in the 400-acre East Village development to ensure a diverse and integrated district.





REPRESENTATIVE PROJECTS (cont)

Laurel Creek • Austin, Texas

Located in North Austin near Lamar and Braker, Laurel Creek will be home to 88 low-income families, including many who are exiting homelessness. The community will include a Learning Center providing our successful after-school and summer academic programs, along with an Open Doors Preschool. Our sustainable design will meet or exceed LEED and Austin Energy Green Building standards, keeping utility costs low.

The Loretta • Austin, Texas

A 137 unit, affordable, multi-family project for Foundation Communities in Northwest Austin schedule to be completed in 2022. Includes site amenities for residents including a dog park, playgrounds, and on-site supportive services for residents. This is the second phase of Foundation Communities' affordable housing projects located next to the Lakeline Station of CapitalMetrol's Red Line light rail.

Roosevelt Gardens • Austin, Texas

New affordable supportive housing of 40 units for Project Transitions, a local non-profit who provides housing and comprehensive support services to people with HIV and AIDS. 550 of micro units are supplemented by generous community and support spaces in a compact building tucked into its neighborhood. Roosevelt Gardens was the first contracted Affordability Unlocked project.





THE JORDAN AT MUELLER

Austin, Texas

CLIENT

Foundation Communities

FIRM ROLE

Architecture/Engineering Services,
Green Building

PROJECT TEAM

Civiltude, Studio Balcones,
APTUS Engineering, DCI Engineers,
Bailey-Elliott Construction

PROGRAMS & RATINGS

AESB 5-star, LEED Gold, 9% LIHTC,
SMART Housing

YEAR COMPLETED

2020

CONSTRUCTION COST

\$ 21,000,000

PROJECT SIZE

132 units; 186,000 SF

Keeping Affordability Central So Mueller's Urban Village Benefits All

It took perseverance through multiple attempts to bring first-class deeply-affordable multifamily housing to Austin's Mueller. The 711-acre master-planned redevelopment of the former Robert Mueller Airport is unfolding as an energetic new hub for central Austin. Supplementing other workforce and age-restricted affordable rental options and affordable ownership options, The Jordan brings family-focused and service-supported affordability as low as 30% MFI through 9% Low Income Housing Tax Credits.

Walter Moreau, Executive Director of Foundation Communities, calls this project a "miracle" due to its proximity to downtown and nearby amenities in the Mueller neighborhood. The apartments sit directly across from Jessie Andrews Park and are a 5-minute walk to a full-service grocery store.

The interiors are generously sized and graciously appointed with enviable downtown views from fourth-floor units with 12-foot ceilings. Ground floor units with their own front porches tie the building into the neighborhood and activate the streets. The Jordan gives a prime example of h+uo architect's philosophy of making affordable units



THE JORDAN AT MUELLER



indistinguishable from nearby market-rate apartments. In fact, the sustainability strategies, universal design features, and durable materials incorporated into our designs exceed the quality of life of most market-rate apartments.

A delicate balance between efficient massing and generous outdoor common spaces enables the development to maximize the units on the site and give a unique character to each part of the building. Each corner view presents a different view from each corner and as it engages with the diversity of housing types that are its neighbors.





ROOSEVELT GARDENS

Austin, Texas

CLIENT

Project Transitions

FIRM ROLE

Architecture/Engineering Services,
Permitting Assistance, Green Building

PROJECT TEAM

Civiltada, GreenEarth Engineering, Blu
Fish Collaborative, APTUS Engineering,
Braun & Butler Construction

PROGRAMS & RATINGS

Affordability Unlocked, TDHCA Direct
Loan, City of Austin RDHA, AEOB Five-
star (projected)

YEAR COMPLETED

Under Construction in 2021

CONSTRUCTION COST

\$ 7,500,000

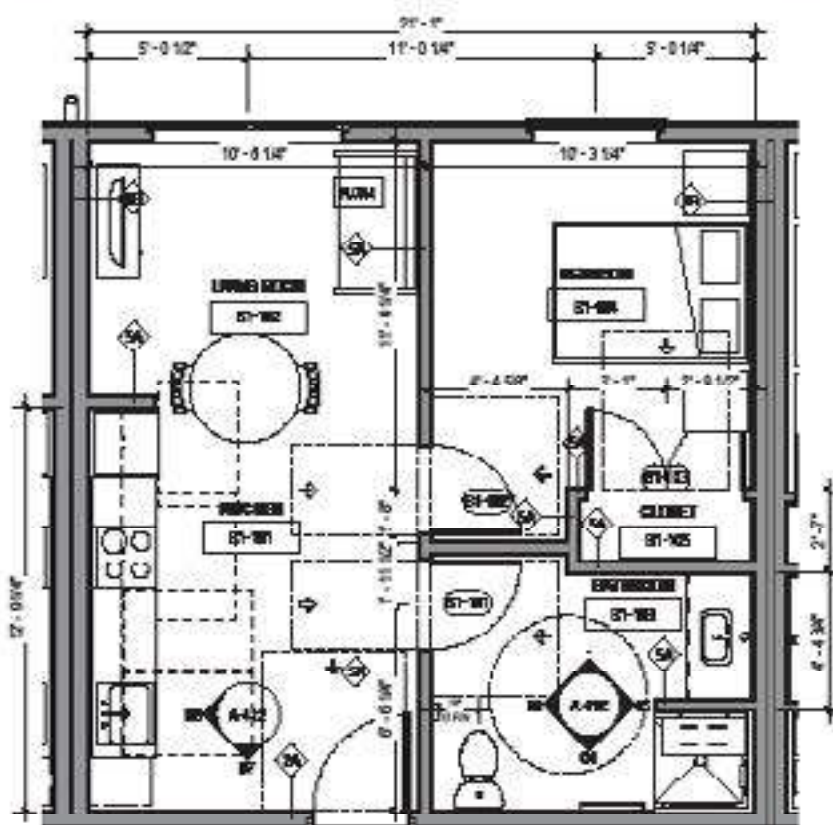
PROJECT SIZE

40 units, 37,000 SF

Housing is Healthcare and Hope for our Neighbors with HIV

For Project Transitions, housing is healthcare. Formed in response to the height of the AIDS epidemic in 1988, the Brentwood neighborhood-based non-profit grew from providing hospice care to supportive, transitional, and independent living for individuals and families living with AIDS.

Roosevelt Gardens was PT's first supportive housing facility: an existing apartment building in their home neighborhood of Brentwood. As the first contracted Affordability Unlocked project in Austin, the new program enabled us to find a solution that would double the number of residents served and more than quadruple the supportive service space. Even while doubling the housing density, we reduced the impervious cover, improved stormwater management, restored a brownfield site, updated the energy efficiency and overall performance, and provided a more friendly street frontage for the neighborhood. In addition, the micro-unit dwellings were right-sized and programmed for the specific needs of the current residents, the organization's services, and their close knit community.





LAKELINE STATION

Austin, Texas

CLIENT

Foundation Communities

FIRM ROLE

Architecture/Engineering Services,
Green Building

PROJECT TEAM

Civiltude, Studio Balcones, APTUS
Engineering, Integrity Structural,
Bailey-Elliott Construction

PROGRAMS & RATINGS

Living Building Challenge Zero Energy,
LEED Platinum, AEBB 5-star, 9% LHTC

YEAR COMPLETED

2017

CONSTRUCTION COST

\$ 20,000,000

PROJECT SIZE

Apartments: 128 units, 122,800 SF
Learning Center: 6,900 SF

RECOGNITION

AEBB Project of the Year, 2017

Cutting-edge Sustainability Brings Wellness and Dignity

Lakeline Station Apartments celebrated its Grand Opening on April 19th, 2017. This 128-unit affordable housing development prioritized sustainable green building practices, particularly in the on-site Michael & Susan Dell Foundation Learning Center. The Learning Center is the first inhabited "net zero" commercial building in Austin, ultimately producing more energy than it consumes. Additionally, metal cisterns store rainwater harvested from the roof and a landscape with includes edible plants such as a loquat grove, sunflowers, and vegetables planted in raised garden beds for the children.

To meet these lofty goals, UH+O architects co-lead a highly collaborative process that included deep dives into biophilic design principles and integrated modeling. Our excellent relationships with local partners and a strong mission-focused team helped make that possible.

In keeping with our client's inspired mission, the Learning Center hosts after-school and summer learning programs for children and "English as a second language" classes. For adults, the space provides financial coaching, exercise and nutrition classes, and help with health insurance enrollment and tax filing. Foundation



THE CHICON

Austin, Texas

CLIENT

Chestnut Neighborhood

FIRM ROLE

Architecture/Engineering Services,
Permitting Assistance, Green Building

PROJECT TEAM

Big Red Dog (WRG), AYS Engineering,
Integrity Structural, Bartlett Cooke

PROGRAMS & RATINGS

AESB 1-Star, SMART Housing

YEAR COMPLETED

2018

CONSTRUCTION COST

\$8,000,000

PROJECT SIZE

SE Building: 14,500 SF

SW Building: 16,300 SF

RECOGNITION

Chairman's Award, Jack Kemp
Excellence in Affordable and Workforce
Housing (Urban Land Institute)

Hyper-local Solutions for Neighborhood Revitalization and Affordable Ownership

The Chicon is a mixed-use condominium development aimed to preserve and support the history, legacy, and culture of the Chestnut Neighborhood. Once a flourishing artistic, cultural, and commercial hub on Austin's east side, Chestnut Neighborhood is now vulnerable to displacement and gentrification. The Chicon brings new high-density opportunities for affordable homeownership.

Developed by the Chestnut Neighborhood Revitalization Corporation (CNRC), The Chicon comprises two three-story buildings along Chicon Street between 12th and 14th Streets. The development offers 28 residential units and 8,500 SF ground-level retail, restaurant, & office space. The Chicon contributes to the economic stability of east Austin by providing a mixture of affordable and market-rate spaces for purchase by individuals wishing to remain in the neighborhood, return to their community, or invest in their futures and put down roots in the Chestnut neighborhood.

It+uo architects worked closely with our clients over several years to design, permit, and oversee the construction of these two urban-scale buildings. The compact urban infill sites and mixed-use



THE CHICON



condominium program led to many opportunities for creative problem-solving. H+UO and the project team were up to the task, because the current market-driven development options will not be enough to solve the problems of our urban future.

A concrete podium deck supports two stories of residential units above, with parking and retail spaces below. The finished product is two handsome buildings of brick, stucco, metal, and wood which embody the neighborhood's aspirations for a revitalized Chicon corridor.





LA VISTA DE GUADALUPE

Austin, Texas

CLIENT

Guadalupe Neighborhood Development Corporation (GNDC)

FIRM ROLE

Architecture/Engineering Services

PROJECT TEAM

Raymond Chan & Associates, TBS Partners, Viridian Engineering, Jaso Guerra, INC., Sandero Construction Services, Diana McIver and Associates

PROGRAMS & RATINGS

9% LIHTC, SMART Housing, AEBB

YEAR COMPLETED

2018

CONSTRUCTION COST

\$ 4,500,000

PROJECT SIZE

22 units, 40,000 SF

Community-led Development as a Bulwark Against Displacement

Guadalupe Neighborhood Development Corporation has been honored by the City of Austin as the most successful community development corporation in our inner city. Our firm's long term relationship with GNDC has generated many successful new and remodeled homes for low-income residents. These homes have helped dampen gentrification in what has become one of the most sought after areas in Austin, being so near downtown.

One of our more recent projects with GNDC, La Vista de Guadalupe, is a 22-unit, six-story project overlooking downtown. La Vista provides housing for families whose incomes are at or below 30% or 50% MFI. At the time of construction, this was the only new 100% affordable multi-family housing project in downtown Austin.

GNDC resisted offers for land swaps that would relocate lower-income residents further from downtown. In keeping with their mission to work for the improvement, revitalization, and preservation of the Guadalupe downtown residential neighborhood downtown, In-House architects designed La Vista to mediate between the need for density to promote affordability and keeping with the character of the neighborhood at its interface with downtown.



LA VISTA DE GUADALUPE





M STATION

Austin, Texas

CLIENT

Foundation Communities

FIRM ROLE

Architecture/Engineering Services,
Permitting Assistance, Green Building

PROJECT TEAM

Axiom Engineers, Winterrowd Associates,
AYG Engineering, LLC, Integrity
Structural, Bailey-Elliott Construction

PROGRAMS & RATINGS

LEED Platinum, AEGE,
9% LIHTC, SMART Housing

YEAR COMPLETED

2011

CONSTRUCTION COST

\$ 17,000,000

PROJECT SIZE

150 units; 193,000 SF

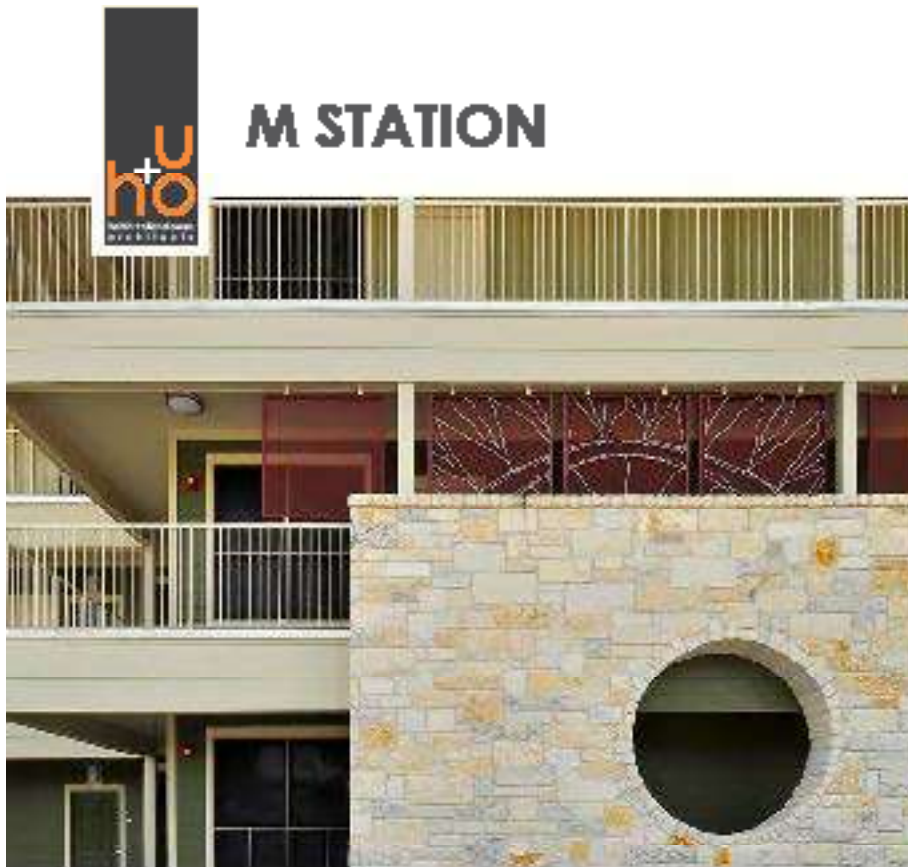
RECOGNITION

Austin Commercial Real Estate Society
(ACRE) Social Impact Award 2012

Critical Firsts for Austin's Transportation, Affordability, and Sustainability Goals

Foundation Communities' M Station represents a watershed moment in affordable housing in Austin, Texas: it was the first affordable housing development in an Austin Transit-Oriented Development, the first LEED for Homes community in the city, and the first LEED for Homes Platinum community in Texas. Its ever-increasingly desirable location in East Austin, just steps from the MLK Red Line station, puts working families first in a rapidly-changing neighborhood.

The 150-unit affordable development includes a childcare center, a Community Learning center with after-school programs, and a computer lab open to the neighborhood. Residents also benefit from easy access to the new MetroRail transit station, a great neighborhood school just a few blocks away, and the Sustainable Food Center Kitchen and Gardens across the street.





ROBERT SHAW ECHO VILLAGE



Despite its small size, the "Tiniest PUD in Texas" was an innovative mix of atypical strategies in an unusual combination. Volunteer-driven development and construction offset new development's tendency to exacerbate gentrification by providing 6 units on a one lot with the a total squarefootage comparable to a single new McMansion. The approach was forward-thinking in terms of compact living, multi-unit communal living on standard city lots, and energy efficiency. In addition to the passive strategies, BCDC installed solar panels in 1992 as one of the first instances of renewable energy for affordable housing in Austin.

HO's ongoing partnership with BCDC's small infill development and restoration efforts helped preserve housing affordability and accessibility, and more importantly,





ST JOHN REVITALIZATION PROPOSAL

Austin, Texas

CLIENT

McGinnis Brown Stokes

FIRM ROLE

Architecture and Planning Concepts

PROJECT TEAM

Aashura Robinson, DAVCAR Engineering

YEAR COMPLETED

2021

PROJECT SIZE

540 units; 532,250 SF

94,000 SF Retail and Community Space

PROJECT BUDGET

\$111.000.000 Estimated

Designing Inclusivity and Diversity for a More Connected and Equitable Austin

The 19-acre property in the heart of the historic St. John Neighborhood presented an incredible opportunity for redevelopment to provide substantive community benefits and to serve as a model for inclusive, mixed income, medium density development integrated into its neighborhood. For all of its history, the area has been something of an island, isolated from the rest of the city: first as an independent settlement and later cut off from services, infrastructure, and connectivity by the physical barriers of the highways and the institutional barriers of racially-motivated neglect.

Our proposal for a new district within St. John strove to create a holistic environment for living, working, playing, and thriving. Our goal was to supplement, not replace, the existing neighborhood. Conscious of the growing pressures for redevelopment, we want to ensure that this project provides new possibilities for those at risk of displacement, those already driven away, and those who have grown up in the neighborhood to return to or remain in St. John.



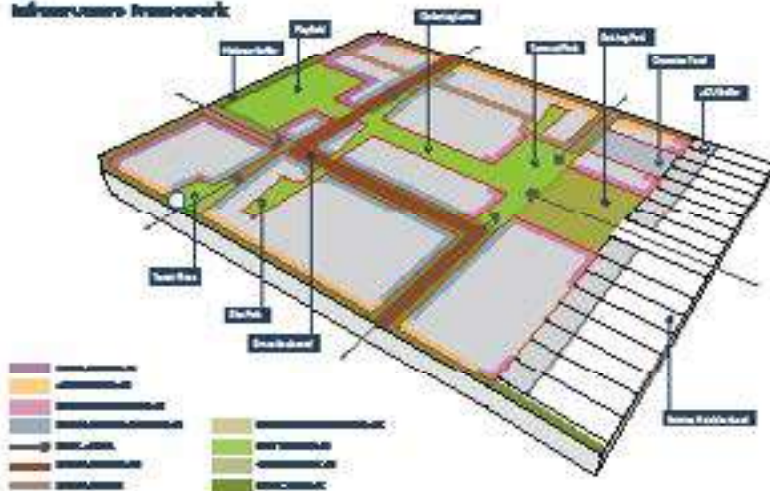
ST JOHN REVITALIZATION PROPOSAL



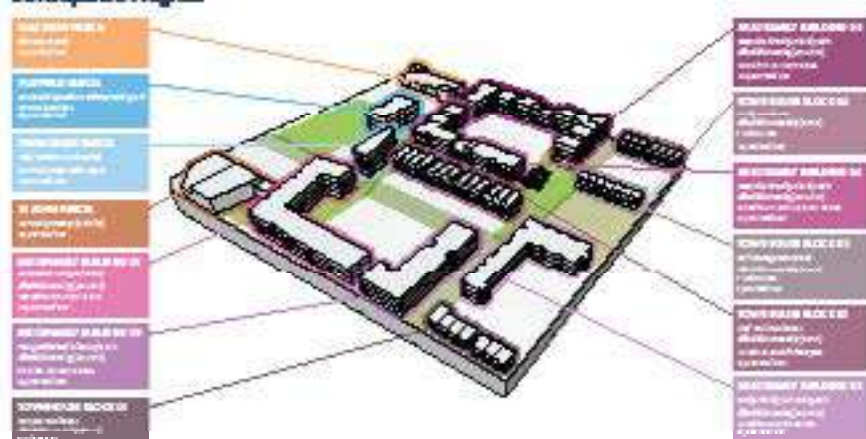
Inspired by stories of the early history of the area as the site of summer church encampments for the St. John Regular Missionary Baptist Association and the continuation of that spirit to this day—as evident in the recent work to reclaim the St. John Neighborhood Park—our proposal put community gathering spaces front and center.

We envisioned a neighborhood block-scaled district thoroughly connected through landscaped open space that originates from the existing neighborhood park to unite the redevelopment to the rest of the neighborhood. These green thoroughfares provided welcoming access to the community services, retail, and transportation at the western portion of the site. We know a single project cannot reverse years of injustice and neglect; yet by redeveloping with a focus on hyper-local benefits and putting affordable housing at the forefront, it could participate in building a more connected and equitable Austin.

Infrastructure Framework



Development Program



The concept proposed 2.90 acres of programmable and publicly accessible open space; an additional 3.43 acres of sidewalks, yards, and other green space; 506 rental units with 75% of the units set aside as affordable for families earning below 60% MFI; 34 for-sale townhouses all set aside for families earning below 80% MFI; and 94,000 square feet of social-impact oriented commercial space for a local grocery and

ST JOHN REVITALIZATION PROPOSAL



pharmacy, office space for non-profit service providers, workforce education, and other uses providing direct community benefits.

The majority of the developed area is devoted to providing a range of housing options. Rather than build in the pattern of typical large apartment complexes, with their monolithic isolation, we propose to populate the site with a variety of housing typologies arranged in neighborhood-scaled blocks interlarded with programmed open space and walkable streets. An essential component of equitable, livable neighborhoods is planning for diversity. In addition to creating a mixed-income community, creating rental and ownership options, and affirmative marketing to current and past St John families, the building typologies themselves are diverse and targeted to serve different populations: seniors, multi-generational families, young professional frontline workers, public servants, and artists and entrepreneurs. Each type responds to these groups' needs but integrates into the larger community through shared amenities and strategic adjacencies.

This proposal was the top-scoring proposal in the categories of Project Concept and Strategy, Affordable Housing & Community Benefits, Experience and Project Management Plan, and Presentation.



TYPE 01: LOW RISE FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 02: URBAN INFILL/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 03: FORM & FLAT/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 04: LOW RISE/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 05: URBAN INFILL/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 06: FORM & FLAT/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 07: FORM & FLAT/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 08: URBAN INFILL/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.



TYPE 09: FORM & FLAT/FORM & FLAT

Lower density and character building housing seniors, seniors, seniors, and seniors. Integrate amenities such as community center, senior center, and senior center.







Welcome to Asset Living

“Asset Living was founded in 1986 in Houston, Texas, by my father and his partner. Their purpose was to turnaround troubled assets coming out of the S&L crisis. They prided themselves on doing so in a way that would have a positive impact on the families and the communities they loved.

Right from those very first days, the company was driven by an entrepreneurial spirit, intensive attention to detail, robust financial controls, a bedrock commitment to family, and a willingness to work hard.

Today, the Asset Living family is 6,600 people strong, and every one of us is driven by those same traits.

As we look forward, we are guided by the belief that **everyone deserves a place to call home.**

On behalf of all of us at Asset Living, welcome, and we look forward to getting to know you.”

Ryan McGrath
CEO + President



Asset Living

We are a true third-party residential property management firm with decades of experience delivering exceptional value to partners across the nation. No matter the project, we are here to help you make the most of your investment.

35

Number of years we have been in the residential property business.

#1

Our ranking among independent Student Housing managers.

#5

Our ranking among NMIIO's 50 Largest Apartment managers nationwide.

13

Consecutive years we have been an Accredited Management Organization® of IREM®.

#13

Our ranking among Affordable Housing managers nationwide.

20+ Billion

Value of rental properties that we manage nationwide.

5000

Number of Build to Rent units our team has managed.

0

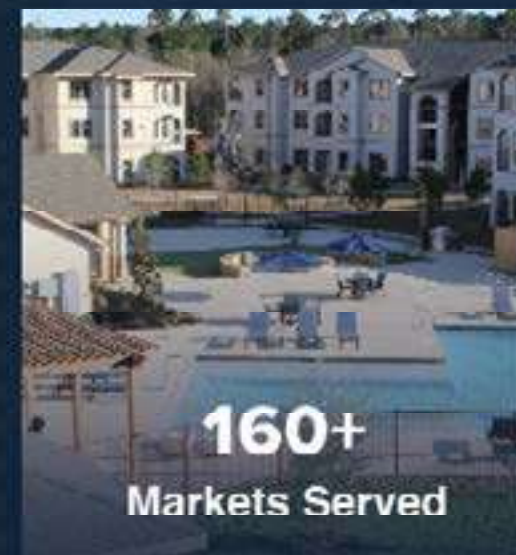
Properties we own, which means we are exclusively aligned behind our clients' best interests.

8700

Number of Senior housing units we manage.



Through our unwavering commitment to quality, we've grown organically from a small property management firm to one of the most trusted allies in real estate.



4 • Asset Living



We bring **decades of multi-family experience** to local markets nationwide, delivering full-spectrum management for every class of property.

Class A, B, C. Affordable. Senior. Build-to-Rent. We have been managing multi-family properties of all shapes and sizes for 35 years.

Our clients range from large institutions to smaller private entities, but they all have one thing in common: They count on us to ensure their properties thrive.

We do not own any properties. As a leading independent property manager, our clients know we are 100% aligned behind their interests. Rather than competing with you, we are focused on how we can help you succeed.

Our Differentiators

From personalized service to extensive resources, we support your investments with proven capabilities that improve your bottom line.

Dedicated Teams & Departments

- 1:1 dedicated supervisor to property ratio
- 1:8 dedicated marketing personnel to property ratio
- Pricer, our in-house marketing/digital agency
- Multi-family-dedicated leasing team focused on advancing curriculum and delivery technology

Proven Approaches

With 25 years experience, we have extensive proprietary libraries of data and of what works.

- Codified opening procedures
- Extensive training
- Resident experience
- Staff recruiting

Data-Driven Decisions

Our research is your advantage. Gain insight from ongoing property reports, tailored for you.

- Historical line-item costs across markets
- Vendors across categories and markets
- Confident financial forecasts for each property

Our Multi-Family Track Record

- 150,000+ Multi-family units managed
- Processes that are 100% codified, for seamless property onboarding
- #5 ranking in NMHC's 2021 Top 50 Managers list
- 65% average resident retention means less turnover and direct cost savings



2019
Best Places to
Work Multi-Family



2020
National Apartment Association
Awards Recipient



2021
#5 on NMHC's
Top Manager List



12
Consecutive
Years

Why Our Clients Trust Us

"Asset has proven themselves to be the full package of strong and seasoned leadership, a high performing and responsive administrative team behind the scenes, a culture with a commitment to giving back, and an expert in aggressively pre-leasing and operating new development projects."



Joe D.
EVP & General Manager
Opus Development Group

"We could not be more pleased with Asset's performance and professionalism. They have seamlessly re-staffed our assets, implemented institutional-level management processes, and substantially increased occupancy and collections. We are grateful for their partnership and look forward to expanding it."



James F.
Acquisitions
GVF Capital

Our capabilities continuously evolve to ensure we can partner with our clients to make the most of real estate's unlimited potential



Due Diligence

Invest confidently with a thorough property evaluation, operational analysis, and more



Underwriting

Utilize exclusive data insights and budget recommendations to take the guesswork out of your investment thesis



Market Research

Leverage historical and trending data to give your property a competitive edge



Capital Improvements

Seamlessly direct your value-add from start to finish with expert oversight



Development Consulting

Transform civil designs into schematic designs while avoiding project pitfalls



Talent & Compliance

Attract top talent and align teams around high expectations and industry regulations



Marketing

Strengthen property's reputation and performance using advanced digital advertising and technology



Training

Training for on-site teams in leasing, marketing and systems to ensure property runs seamlessly



Operations

Best practices, procedures, and policies to ensure efficiency and excellence in employee and property oversight, facility management and procurement

We draw upon these services to meet the specific needs of a wide range of clients, from sophisticated Institutions to smaller local-market investors.

Case Study: Multi-Family Arterra KC

Kansas City, MO

Property Problems

- New property struggling to perform
Several management changes in short span
- Only 8.9% occupied and 12.7% preleased
five months after open
- Outstanding warranty issues and
unfinished amenities
- Tarnished value perception and reputation

Our Solutions

- Analyzed market to understand pricing & property perception issues
- Set pricing strategy to attract prospects and meet owners' goals
- Completed unfinished amenities and outstanding warranty issues
- Trained staff to create a positive resident experience
- Created an online review program
- Raised brand awareness & perception via digital and social marketing campaigns

Our Results

After 120 days under Asset's management, Arterra
was 48.4% occupied and 54.8% preleased.

Elite top 1% for J Turner's 2010 OFA Score – Online
Reputation

#2 ranking in Kansas City metro area for online presence

Over 50 online reviews, averaging a 4.9 Google
rating just two years after opening



10 • Multi-Family

Case Study: Multi-Family Parc at South Green

Houston, TX

Property Problems

- Inadequate upkeep, lack of curb appeal, unresolved plumbing issues and outdated interiors
- Ineffective office protocols and processes
- Takeover occurred just days before Hurricane
- Harvey further challenged residents' trust
- Limited market historical data

Our Solutions

- Coordinated and strategically led the property's modernization internally and externally based on ROI criteria
- Utilized our extensive talent pool to recruit an experienced and energetic team to re-set market's perception of the property
- Identified property management inefficiencies and installed programs to conquer them

Our Results

- Property was transformed from a Class C to a Class B property
- Completed extensive interior and exterior renovations
- NOI growth revenue increased by 13%
- Average price/square foot increased from \$1.14 to \$1.38
- Refreshed brand, including everything from marketing materials to on-site staff



Case Study: Multi-Family REVERB

Kansas City, MO

Property Problems

- Disconnect between property's lack of amenities and above average price point
- Need to stabilize occupancy within 12 months of delivery with rents averaging \$2.20/Sq. Ft.
- Maintaining marketing momentum through COVID-19 disruption

Our Solutions

- Created innovative marketing plan that positioned REVERB as an experience, not just a place to live
- Created the "REVERB experience"—an exclusive high-quality resident experience that extended into neighboring businesses
- Built new brand identity with custom website
- Employed COVID-friendly virtual and social marketing outreach

Our Results

- 9.8% preleased with zero concessions being offered prior to delivery
- Increased positive resident and community feedback, including 14 5-star Google reviews within 90 days of delivery
- A custom website with improved leasing functionality
- A successful reputation built around quality of life: The REVERB experience

REVERB



14 • Multi-Family

We are at the forefront of the dynamic Build-to-Rent segment.

We have partnered with the top developers in Build-to-Rent, those who are leading the way in building out this exciting market segment, so we know firsthand what matters:

- Offer prospective residents the powerful combination of the space and privacy of a single-family home, with the ease and financial flexibility of a rental property.
- Provide these renters-by-choice with a compelling property, featuring high-quality amenities and attractive new construction homes.
- Develop and manage communities that can capture a market segment where rent increases have consistently outpaced those in conventional apartments.
- Profitably blend the two disciplines of single-family building and multifamily investment and management.

Today, Asset Living has 11 B2R properties under management, totaling close to 2,000 units.

Our participation in Build-to-Rent is a natural fit.

- We have **decades** of property management **experience** in more than **200 markets** across the nation.
- We understand how to bring **quality lifestyle amenities** to a wide range of residential property types.
- We are proven at running **renter-centric leasing and maintenance** programs.
- We understand how to **maximize the lease-up period** using **property specific marketing** strategies.
- Delighting the resident with **superior customer service** is critical, and we know how to **recruit top talent** and support them with ongoing **training** and access to **specialized skills**.
- We have an **excellent track record** for predictably and cost-effectively maintaining properties to our clients' satisfaction.

Case Study: Build-to-Rent Hampton East

Mesa, AZ

Property Problems

- This was client's first B2R property
- Introduce B2R product type to market
- Achieve highest rent/sq.ft. price in market
- Launch Phase 1 with 143 units with future phases planned

Our Solutions

- Started lease up roughly 90-120 days prior to first CoFO
- Added premiums in each phase, increasing rates 4% over 6 months
- Higher end finishes to compete with newer apartment product
- Full marketing program: branding, website, and marketing collateral
- In-depth walk-throughs ensured perfect product delivered to resident

Our Results

- Lease up completed 4 months quicker than anticipated
- Property hit 97% occupancy after 8-month lease-up, exceeding goal of 95%
- Success of Phase 1 lease up ensured client continued building phases 2 and 3, growing overall unit count to 350
- Year 1 retention of 72%, and hit a staggering 75% for 2020, versus industry average of 45%
- Able to command premium pricing with rent increases averaging over 15% year over year
- Property operating at/below .5% delinquency during and post COVID

HAMPTON EAST



18 • Build-to-Rent

We have the expertise needed to manage successful, compliant Affordable Housing

This includes LIHTC, RTC/AHDP, Tax Exempt Bond, HOME, Section 8, Housing Trust Fund (HTF), ICP, Section 202 Elderly, Military Rent-Restricted, Public Housing, and more.

With more than 20 years of experience, the Asset Living Compliance Teams effectively monitors client assets in line with governmental reporting requirements. Asset Living is currently ranked by NAHMA as the nation's 5th largest affordable housing tax credit management company.

- State of the art technology
- Well-honed processes
- Proven procedures
- File reviews
- On-site pre-audit preparation
- Lease renewals
- Quick turnarounds

Through our longstanding relationships with the local, state and federal agencies involved in Affordable housing, we help facilitate the social services programs required as part of the financing. We assist our clients pre-acquisition and pre-development in site assessment, unit mix strategy, planned amenities, and unit design. Our clients know we are committed to them for the long-term. We help them maximize the value of their asset, keep the property in compliance, and create a satisfying home for the residents.

Our Track Record

24,000

Number of Affordable units we manage.

8

Our ranking among Housing Credit (LIHTC) Property Management Companies.

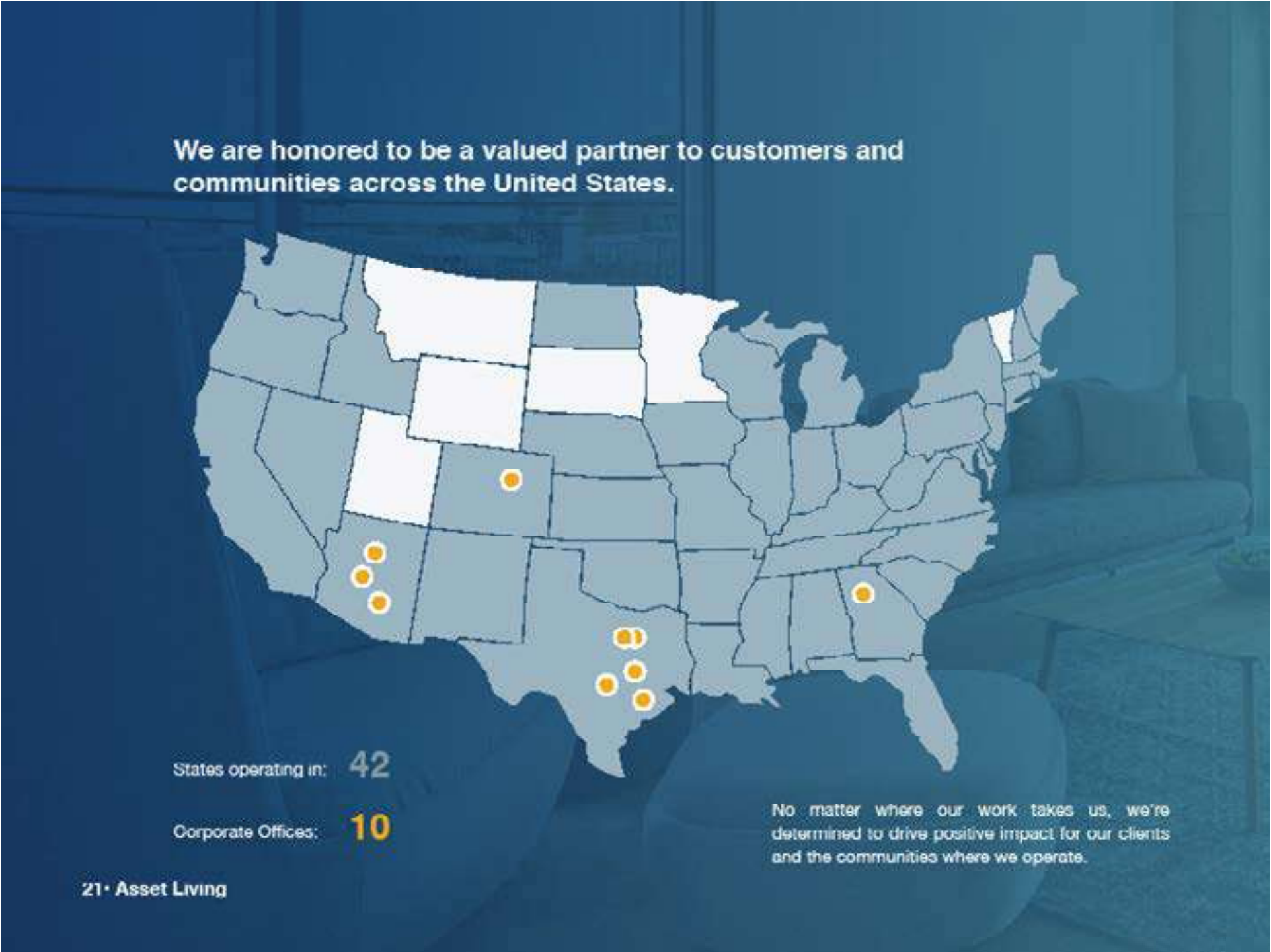
13

Our ranking among managers of Affordable housing across the US.

“We’ve relied, and continue to rely, on their services to improve performance for stabilized assets, distressed and out of compliance affordable assets, and conversion to market rate of past compliance affordable assets.”

Joe D.
EVP & General Manager,
Opus Development Group

20 • Affordable



We work in all segments of the market:

- Conventional
- Campus
- Turnaround
- Build-to-Rent
- Affordable
- New Construction
- Senior
- Luxury



22• Asset Living

Asset Living succeeds because of our people

- We are a team of diverse backgrounds, unique ideas, and distinct personalities. Together, there are no limits to what we can accomplish.
- Our people are passionate, committed and serious about bringing their A game every day.
- We invest in our people to help them fulfill their dreams. With a commitment to promoting from within, where a person starts with Asset Living is only the beginning.
- We recognize and celebrate successes small and large, so our people seek every day to achieve more than they did yesterday.
- Despite our size, we still are a family-run business. Our leaders are visible, accessible and connected.

Our Multi-Family leaders are part of the team ensuring our clients' success.



Ryan McGrath CEO + President

- Oversees all operations and leads the executive team to deliver the highest value to clients.
- As 2nd generation leader of the company, has grown Asset Living into the 5th largest multi-family property management provider in the country.
- Recognized expert in real estate property management strategic planning systems and hands-on leadership.
- Experience includes M&A and financing in investment banking at Goldman Sachs
- Vice Chairman of the Young Presidents' Organization's Houston Chapter; Lifetime Ambassador for Texas Children's Hospital.



Thomas Shelton CAPS, CPM Principal

- Oversees operations, performance, and new business efforts for our multi-family division.
- Held executive positions with leading multi-family owners and operators.
- Industry roles: Past Chairman of the Board of the Arizona Multihousing Association and the National Apartment Association; board member of the California Apartment Association; active member of the National Multifamily Housing Council and the Institute of Real Estate Management



Hugh Cobb CPM Principal

- Oversees operations, performance, and new business efforts for our affordable division and assists our multi-family division.
- Experience spans management, brokerage, lending, and investment.
- Industry roles: Congressional Liaison for The White House under Reagan; past President of the Apartment Association of Greater Dallas; serves on Executive Committee of Texas Apartment Association; lobbies on issues important to real estate investment, development, and housing affordability; serves several nonprofit organizations in board and advisory capacities.



Jason Fort Executive Vice President

- Leads our business development organization.
- Experience includes supervising multiple portfolios of student housing and multi-family properties and overseeing our new development lease-up team and our training department.



Stephen Mitchell MBA Executive Vice President

- Oversees our business development and client portfolio services groups.
- Experience includes multi-family and student housing property management, asset management, and acquisitions in both domestic and international markets.
- Works with institutional investors, private equity groups, family offices, and high net worth individuals.



JC Reeves Vice President

- Partners with our clients to enhance their property's operational performance and portfolio growth.
- Ensign officer and licensed real estate agent, and is pursuing his CCIM certification.



Sean Hall Vice President

- Responsible for the strategic expansion of our multi-family division and assists clients with the expansion of their portfolio.
- Developed construction experience and expertise on consulting teams helping to manage major client developments.



Corporate Offices

Atlanta

5605 Glenridge Dr, Suite 1010,
Atlanta, Georgia 30342

Austin

4005 Barister Lane, Suite 230C
Austin, Texas 78704

College Station

2800 South Texas Avenue, Suite 350
Bryan, Texas 77802

Dallas

2800 South Texas Avenue, Suite 350
Bryan, Texas 77802

Dallas West

8111 Lyndon B Johnson Fwy, Suite
1550, Dallas, Texas 75251

Denver

7800 E Orchard Rd #200n
Greenwood Village, Colorado 80111

Flagstaff

1800 West University Avenue, Suite 218
Flagstaff, Arizona 86001

Phoenix

2850 East Camelback Road, Suite 300
Phoenix, Arizona 85016

San Antonio

7660 IH 10 W, Suite 750
San Antonio, Texas 78226

Tucson

6161 East Broadway Blvd, Suite 1800
Tucson, Arizona 85711

Headquarters

Houston

950 Corbindale Road, Suite 300
Houston, Texas 77024
713-782-5800



Property	City	State	Zip	Units	Region	Description	APPROXIMATE UNITS	SENIOR UNITS	LEISURE UNITS	ADDP	AGE UNITS	CELEBRATION UNITS	RECREATION UNITS	HOPE VI UNITS	HAP UNITS	GRAND FLOOR	Section 504	Section 504
Allure Point	Austin	TX	78728	184	Central Texas	Family	Yes	0	100	0	34	0	0	0	0	0	0	Y
Forest Park Apartments	Austin	TX	78753	228	Central Texas	Family	Yes	0	228	0	34	0	0	0	0	0	0	Y
Heritage Estates at Orena Tech	Austin	TX	78728	174	Central Texas	Senior	Yes	174	174	0	34	0	0	0	0	0	0	Y
Lynx Gardens	Austin	TX	78702	54	Central Texas	Senior	No	54	0	0	34	0	0	0	0	0	0	N
Shoreline at Springdale	Austin	TX	78728	280	Central Texas	Family	Yes	0	280	0	34	0	0	0	0	0	0	Y
Silver Springs Apartments	Austin	TX	78753	360	Central Texas	Family	Yes	0	360	0	34	0	0	0	0	0	0	Y
St. George's Court	Austin	TX	78752	60	Central Texas	Senior	No	60	0	0	34	0	0	0	0	0	0	N
Shore Oaks	Austin	TX	78728	364	Central Texas	Family	Yes	0	364	0	34	0	0	0	0	0	0	Y
Shore Oaks	Austin	TX	78728	36	Central Texas	Family	No	0	0	0	34	0	0	0	0	0	0	Y
Val Dore II	Austin	TX	78752	178	Central Texas	Family	No	0	0	0	34	0	0	0	0	0	0	Y
Marble at Pleasant Valley H. Tr	Austin	TX	78728	28	Central Texas	Family	Yes	0	28	0	34	0	0	0	0	0	0	Y
Worles at Pleasant Valley, The	Austin	TX	78702	45	Central Texas	Family	Yes	0	45	0	34	0	0	0	0	0	0	Y
RED Program/Planning																		
Site Construction/Lease Up																		
Other Data																		



Connie Quillen is Vice President in Austin, Texas. Connie oversees the operations and activities of six regional supervisors and managers, a total of 6,000 apartment units. The portfolio contains affordable housing, conventional and senior housing assets. As Vice President, Ms. Quillen is responsible for the operational, contractual and regulatory performance of the assets. In her role as investment manager, she maintains regular and informative contact with asset investors and clients.

Ms. Quillen holds a degree in Business Administration from Central Texas College. Connie began her career in property management in 1991 as a property manager. She worked for the Travis County Housing Authority with responsibility for Public Housing and then as its Director of Assisted Housing. Connie joined Asset Living in 2001 and was promoted to Regional Supervisor in 2003. After rising to the role of Senior Regional Supervisor, Connie was promoted to Vice President in December 2018. Connie's experience with Public Housing and Section 8 makes her invaluable to clients with difficult to manage properties with high levels of rental assistance. She has been responsible for the operations of literally dozens of Low-Income Housing Tax Credit (LIHTC) and Project Based Section 8 properties across Texas over the past 15 years.

Ms. Quillen is a licensed Texas real estate broker. She is a Housing Credit Certified Professional (HCCP), a Certified Apartment Portfolio Supervisor (CAPS), a Public Housing Manager (PHM) and a Section 8 Housing Manager (SHM).



Karen Actonka serves as a Regional Supervisor for Asset Living. In her role, she manages, directs and implements strategies to ensure the successful achievement of operational efficiencies and profitability for clients and their assets. Karen offers her clients expertise in a diverse collection of management activities including resident relations, vendor management, lease compliance, and contract negotiation. She directly supervises the activities of all property managers and regional office staff for a portfolio of properties targeting positive financial results. Ms. Actonka supervises 10 assets, totaling almost 1,000 units comprised of Low-Income Housing Tax (LIHTC) housing, Senior and conventional properties.

Karen began her property management experience in 1998 on the facilities maintenance staff where she was promoted to leasing agent and then manager of a Tax Credit rehab property with site-based housing all within 1 year. Karen was later recruited by a Syndicator as an asset manager with a multi-state portfolio of 13 properties working closely with the underwriters and the state financing agency to ensure the success of all the developments. She oversaw the management of 5 LIHTC, HOME and BOND Communities with over 700 combined units until joining Asset Living as a property manager in 2007. After assisting with several initial lease ups of (LIHTC) projects, she became an executive Assistant and was promoted to Regional Supervisor in 2018.

Karen is a Certified Credit Compliance Professional (CCCP), a Certified Occupancy Specialist (COS) and a Housing Credit Certified Professional (HCCP).

KEY STAFF



Trista is Controller at Asset Living. As a Corporate Department Head, Trista provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Trista manages corporate accounting for all Asset Living offices, including internal employee reimbursements and cost allocations where appropriate. Ms. Browning maximizes technology to accomplish and meet deadlines in a timely and accurate manner.

Ms. Browning received her Associates degree and attended both the University of North Texas and the University of Texas at Dallas, studying business and accounting. After several year managing commercial and medical offices, Trista joined Asset Living in 1997. Initially responsible for the property accounting for all assets, she also managed software migrations and new property integrations. As the client services division grew, in 2009 Ms. Browning focused her efforts in the role of Controller. She continues to inform and provide support to company auditors, ensuring accuracy and timeliness of corporate reporting and works collaboratively with client accounting services.

Trista is an active member of the Institute of Finance and Management.



Terri Turner is Director of Accounts Payable. As a Corporate Department Head, Terri provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Terri ensures property and regional payables and receivables are posted accurately and timely. Terri directs a team of four accounts payable specialists who each support a portfolio of properties based on client needs. Her team is trained to interact positively with supplier partners, residents and clients regarding payables at their assets.

Terri studied at Southern Arkansas University Tech. The first five years of Terri's work history were in bookkeeping and office administration in a retail business. Her real estate management career started in 1993 in the role as Manager at both conventional and tax credit properties. Her experience in the property offices taught her the value of the payable's relationship with the owner. She joined Asset Living in 1999 as an Assistant Manager and was responsible for receivables and payables processing on site. Upon her arrival, she instituted system checks and balances and portfolio assignments to heighten efficiencies.

In 2007, the Terri was promoted to the corporate office in the Accounts Payable Department. She quickly assumed a leadership role and now serves as the Director of Accounts Payable.

KEY STAFF



Lori Erbst is Director of Compliance. As a Corporate Department Head, Lori provides critical support to the daily site and regional property operation. At Asset Living, our clients meet their financial goals when we support the needs of our customers at the point of service. Administrative productivity and efficiency are essential. Lori specifically directs the administration of the Asset Living compliance department, overseeing 18 specialists who ensure the regulatory and contractual obligations are met at all levels with local and state housing and support agencies. Ongoing training and support of site personnel is a key performance indicator. First year files, tenant income certifications and renewals and audit preparation and findings corrections are managed by Ms. Erbst.

Lori attended Dallas County Community College and began her career in property management in Dallas in 1996 with an owner/developer of Low-Income Housing Tax Credit (LIHTC) properties. In 2001, she joined Asset Living as a compliance specialist and was promoted to Director of Compliance in 2007. Over time, the department grew to a manager and six specialists. Lori's extensive knowledge and experience with Housing Tax Credit, HOME, BOND, Housing Trust Fund and the Affordable Housing Disposition program make her invaluable to our clients and staff members. Additionally, through strong business relationships, Lori is able to work closely with all state agencies and maintain a respected partnership.

Lori participates regularly in training offered by the Texas Department of Housing and Community Affairs. Ms. Erbst is a Certified Credit Compliance Professional (C3P), a Housing Credit Certified Professional (HCCP) and a National Compliance Professional (NCP).



Rebecca Rodriguez Alonzo is the Director of Business Development for Asset Living. In this role, Ms. Alonzo is responsible for the strategic support of Asset Living clients and investors, offering extensive asset analysis and reporting, strategic recommendations for value growth and new and additional business model development. She serves as an essential liaison between clients, supplier and the Asset Living' Executive, Business Development and Accounting teams. The firm continues to grow both its statistical footprint and status as a leading operator of affordable housing and a proven asset value-enhancer.

Ms. Alonzo holds a Bachelor of Arts degree in Sociology from The University of Texas, Arlington. She began her career in property management in 1998. Her Property Management involvement includes on-site operations, project management, business development, and multi-family housing marketplace. With a specialty in contract administration, Rebecca is able to oversee the smooth transition of property acquisitions, due diligences and take over management, including working closely with HUD, TDHCA, and the local Housing Authorities. Ms. Alonzo joined Asset Living in mid-2017 and has intentionally grown her knowledge and experience with HUD and Low-Income Housing Tax Credit (LIHTC) requirements, making her invaluable to clients and staff members.

Ms. Alonzo is a Certified Apartment Portfolio Supervisor (CAPS) and a Housing Credit Certified Professional (HCCP).

KEY STAFF

5107 & 5109 Lancaster
OHDA Funding Application
Attachments 3. Financial Information

TAB 3.a. Federal IRS Certification

This exhibit is not applicable.

TAB 3.b. Certified Financial Audit

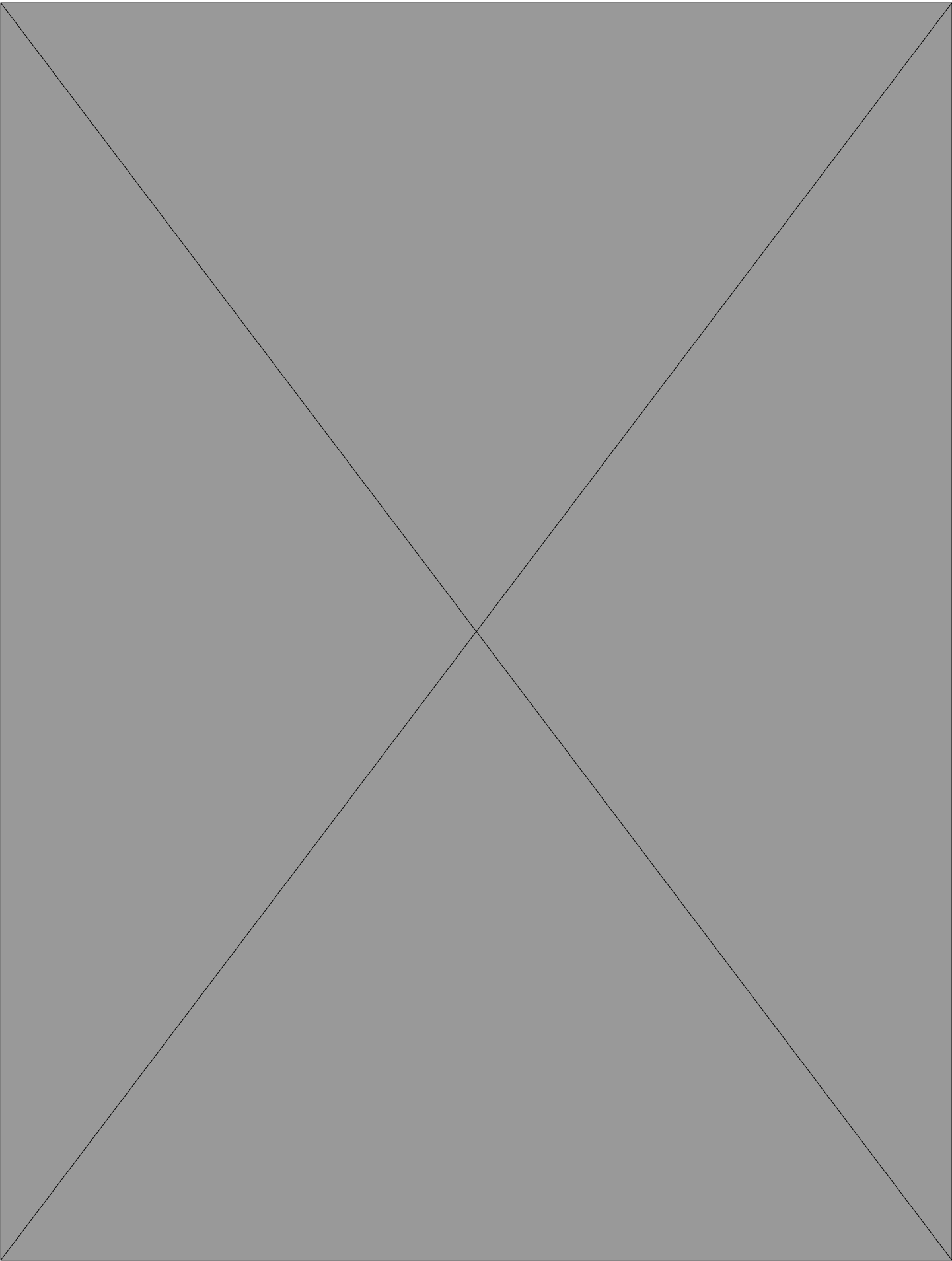
This exhibit is not applicable.

TAB 3.c. Board Resolution

This exhibit is not applicable.

TAB 3.d. Financial Statements

Financial Statements will be provided under a separate cover.



5107 & 5109 Lancaster
OHDA Funding Application
Attachments 4. Project Information

TAB 4.a. Market Study

Submitted under a separate cover in order to meet the publishing size limit.

TAB 4.c. SMART Housing Letter

The SMART Housing letter for 5107 & 5109 Lancaster is currently undergoing updates. The planned revisions will ensure that 20 units in these buildings are designed as 1-bedroom units, and 10 units as 2-bedroom units, meeting the 80% Median Family Income (MFI) criteria. Once the modifications are finalized, the updated letter will be shared, providing detailed information about the changes.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing

Housing Department

S.M.A.R.T. Housing Program

3/20/2024 (revision to letters dated 2/10/2022, 9/8/2022 and 11/15/2022)

S.M.A.R.T. Housing Certification
Lancaster Ct. Housing Partnership, LP
5107-5115 Lancaster Ct. Austin, TX 78723 (ID 850)

TO WHOM IT MAY CONCERN:

Owner Lancaster Ct. Housing Partnership, LP (development contact Eyad Kasemi; ph: 512.761.6161; email: eyad@capitalahousing.com) is planning to develop The Lancaster, a 90-unit mixed-use development at 5107, 5109, 5111, 5113, and 5115 Lancaster Ct. Austin, TX 78723.

The purpose of this revision is to update the total unit count, affordable unit count, and tenure for residential units. The tables below break down the affordability requirements between the ownership and rental components of the development.

S.M.A.R.T. Housing – Ownership – 5107-5109 Lancaster Ct.	
Total units: 30 units	
<u>Minimum Required:</u> 40% (12 units) at or below 80% MFI Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 100% (30 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 1 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 30/30 units eligible	

S.M.A.R.T. Housing – Rental – 5111-5115 Lancaster Ct.	
Total units: 60 units	
<u>Minimum Required:</u> 40% (24 units) at or below 80% MFI Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 50% (30 units) at or below 30% MFI 50% (30 units) at or below 40% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 60/60 units eligible	

Note: This certification letter only reflects the minimum requirements for the relevant program (S.M.A.R.T. Housing). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a 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 Capital Recovery Fees (see below). The

fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

Based on the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing, only a certain number of units may be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The table above list the number of units which are eligible to receive CRF fee waivers.

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. 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 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

TAB 4.d. MOU with ECHO

Capital A Housing does not plan on reserving any COC units at 5107 & 5109 Lancaster for ECHO at this time.

TAB 4.e. Resident Services

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

5107 & 5109 Lancaster
OHDA Funding Application
Attachments 5. Property Information

Tab 5.a. Appraisal

The OHDA funds requested will not be allocated for land acquisition. We have included a screenshot of the TCAD property value for reference. It is important to note that the project budget accurately reflects the actual purchase price, which exceeds the TCAD appraisal value.

PID 218537 | 5107 LANCASTER CT

Property Summary Report | 2023
Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO**ACCOUNT**

Property ID: 218537
 Geographic ID: 0221130303
 Type: RL
 Zoning: SF-3
 Agent:
 Legal Description: LOT 4 BLK 2 RIDGETOP GARDENS
 RESUB OF LOTS 6,7 & W1/2 OF 8

Property Use:

OWNER

Name: PLANCASTER LLC
 Secondary Name:
 Mailing Address: 6110 LANCASTER CT AUSTIN TX USA
 78723 3024
 Owner ID: 1848100
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 5107 LANCASTER CT, TX 78723

Market Area:

Market Area CD: 07000

Map ID: 021811

PROTEST

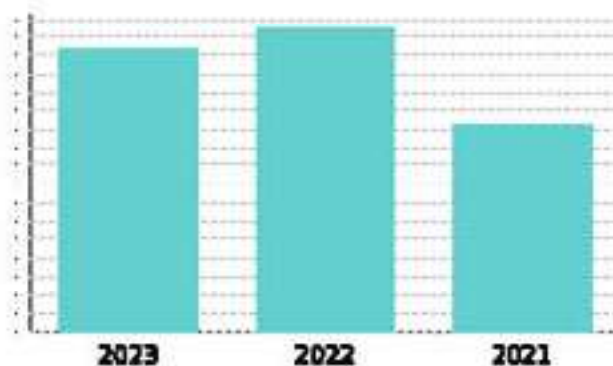
Protest Status:

Informal Date:

Formal Date:

VALUES**CURRENT VALUES**

Land Homestead:	\$0
Land Non-Homestead:	\$350,000
Special Use Land Market:	\$0
Total Land:	\$350,000
Improvement Homestead:	\$0
Improvement Non-Homestead:	\$38,178
Total Improvement:	\$38,178
Market:	\$388,178
Special Use Exclusion (-):	\$0
Appraised:	\$388,178
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$388,178

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	\$350,000	\$38,178	\$0	\$388,178	\$0	\$388,178
2022	\$350,000	\$80,065	\$0	\$410,065	\$0	\$410,065
2021	\$200,000	\$80,047	\$0	\$280,047	\$0	\$280,047

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.006000	\$386,178	\$386,178
02	CITY OF AUSTIN	0.462700	\$386,178	\$386,178
03	TRAVIS COUNTY	0.318238	\$386,178	\$386,178
0A	TRAVIS CENTRAL APP DIST	0.000000	\$386,178	\$386,178
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.000004	\$386,178	\$386,178
68	AUSTIN COMM COLL DIST	0.008700	\$386,178	\$386,178

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**
State Code: **A1**

Improvement Value: **\$38,178**

Main Area: **880**
Gross Building Area: **1,000**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	RB		0	1948	1948	880
031	GARAGE DET 1ST F	RB		0	1948	1948	324
011	PORCH OPEN 1ST F	RB		0	1948	1948	24
251	BATHROOM	RB		0	1948	1948	1

Improvement Features

1ST Floor Factor: 1ST, Foundation: PIER AND BEAM, Grade Factor: F, Roof Covering: COMPOSITION SHINGLE, Roof Style: GABLE, Shape Factor: L

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.1581	6,887.11	\$50.82	\$350,000	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
9/30/20	WD	WARRANTY DEED	KNIPPA GARY A	PLANCASTER LLC				2020214174
8/30/20	WD	WARRANTY DEED	KNIPPA GARY A	PLANCASTER LLC				20201183143
12/28/07	WD	WARRANTY DEED	BIGLEY RICHARD & GLADYS	KNIPPA GARY A				2007232870 TR
1/26/03	WD	WARRANTY DEED	HOMESLEY CLARA BELLE	BIGLEY RICHARD & GLADYS		11870	01277	
3/12/01	MS	MISCELLANEOUS	HOMESLEY FRED ETAL	HOMESLEY CLARA BELLE		11801	00818	
12/21/91	MS	MISCELLANEOUS		HOMESLEY FRED ETAL		00000	00000	

PID 218538 | 5109 LANCASTER CT

Property Summary Report | 2023

Online Services | TRAVIS COUNTY APPRAISAL DISTRICT

GENERAL INFO**ACCOUNT**

Property ID: 218538
 Geographic ID: 0221130304
 Type: R
 Zoning: SF-3
 Agent:
 Legal Description: LOT 5 BLK 2 RIDGETOP GARDENS
 RESUB OF LOTS 6,7 & W1/2 OF 8

OWNER

Name: SEMI21 LLC
 Secondary Name:
 Mailing Address: 5110 LANCASTER CT AUSTIN TX USA
 78723-3024
 Owner ID: 1888035
 % Ownership: 100.00
 Exemptions:

Property Use:

LOCATION

Address: 5109 LANCASTER CT, TX 78723

Market Area:

Market Area CD: D7000

Map ID: 021811

PROTEST

Protest Status:

Informal Date:

Formal Date:

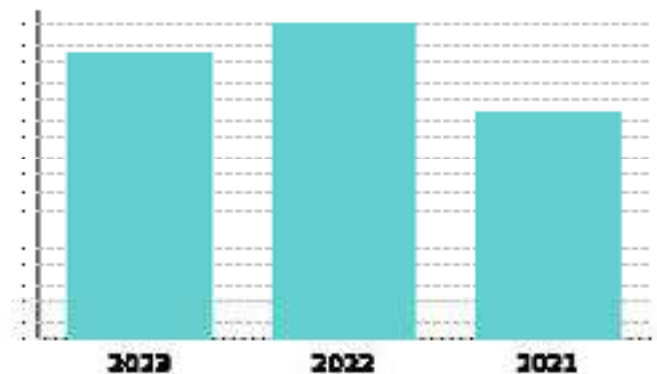
VALUES**CURRENT VALUES**

Land Homesite: \$350,000
 Land Non-Homesite: \$0
 Special Use Land Market: \$0
 Total Land: \$350,000

 Improvement Homesite: \$38,483
 Improvement Non-Homesite: \$0
 Total Improvement: \$38,483

 Market: \$388,483
 Special Use Exclusion (-): \$0
 Appraised: \$388,483
 Value Limitation Adjustment (-): \$0

 Net Appraised: \$388,483

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	\$350,000	\$38,483	\$0	\$388,483	\$0	\$388,483
2022	\$350,000	\$75,422	\$0	\$425,422	\$0	\$425,422
2021	\$200,000	\$108,000	\$0	\$308,000	\$0	\$308,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	0.006800	\$388,403	\$388,403
02	CITY OF AUSTIN	0.462700	\$388,403	\$388,403
03	TRAVIS COUNTY	0.318230	\$388,403	\$388,403
0A	TRAVIS CENTRAL APP DIST	0.000000	\$388,403	\$388,403
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.008094	\$388,403	\$388,403
68	AUSTIN COMM COLL DIST	0.008700	\$388,403	\$388,403

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
State Code: A1

Improvement Value: N/A

Main Area: 912
Gross Building Area: 2,405

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	R0		0	1948	1948	912
001	GARAGE DET 1ST F	R0		0	1948	1948	298
011	PORCH OPEN 1ST F	R0		0	1948	1948	192
571	STORAGE DET	R0		0	1948	1948	100
085	HVAC RESIDENTIAL	R0		0	1948	1948	912
251	BATHROOM	R0		0	1948	1948	1

Improvement Features

1ST Floor Factor: 1ST. Foundation: PIER AND BEAM. Grade Factor: F. Roof Covering: COMPOSITION SHINGLE. Roof Style: GABLE, Shape Factor: 1

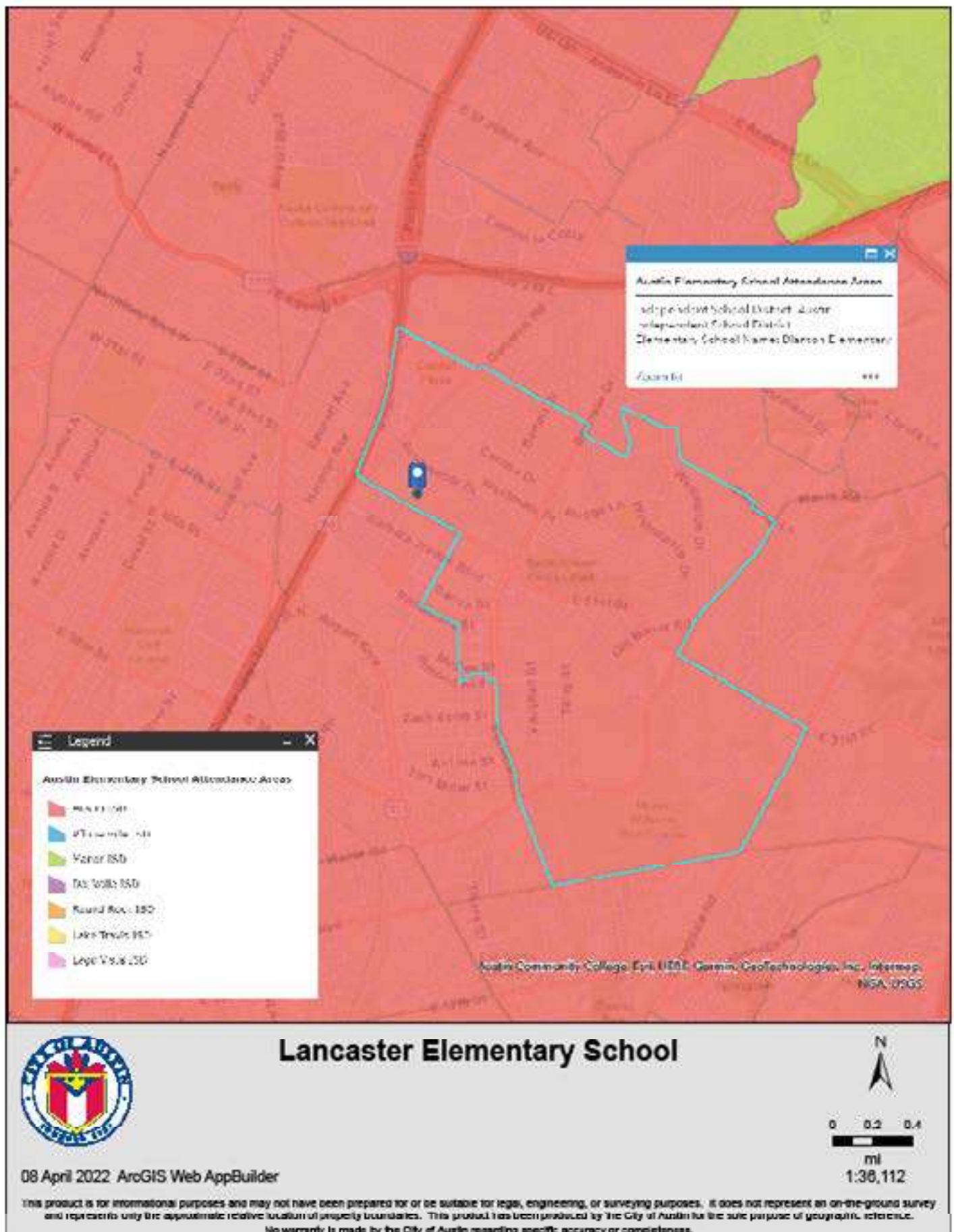
LAND

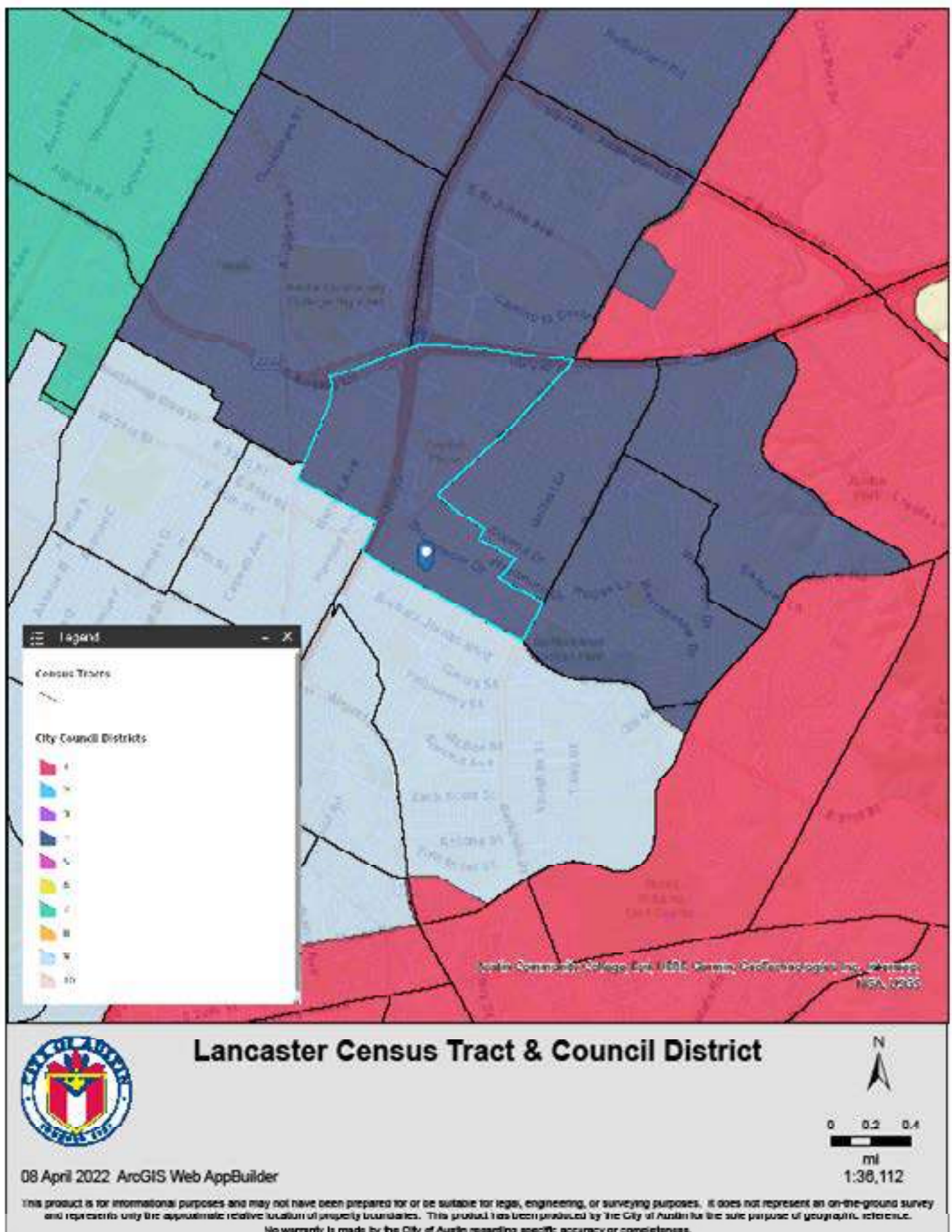
Land	Description	Acres	SQF-I	Cost per SQF-I	Market Value	Special Use Value
LAND	Land	0.1575	6,060.45	\$51.02	N/A	N/A

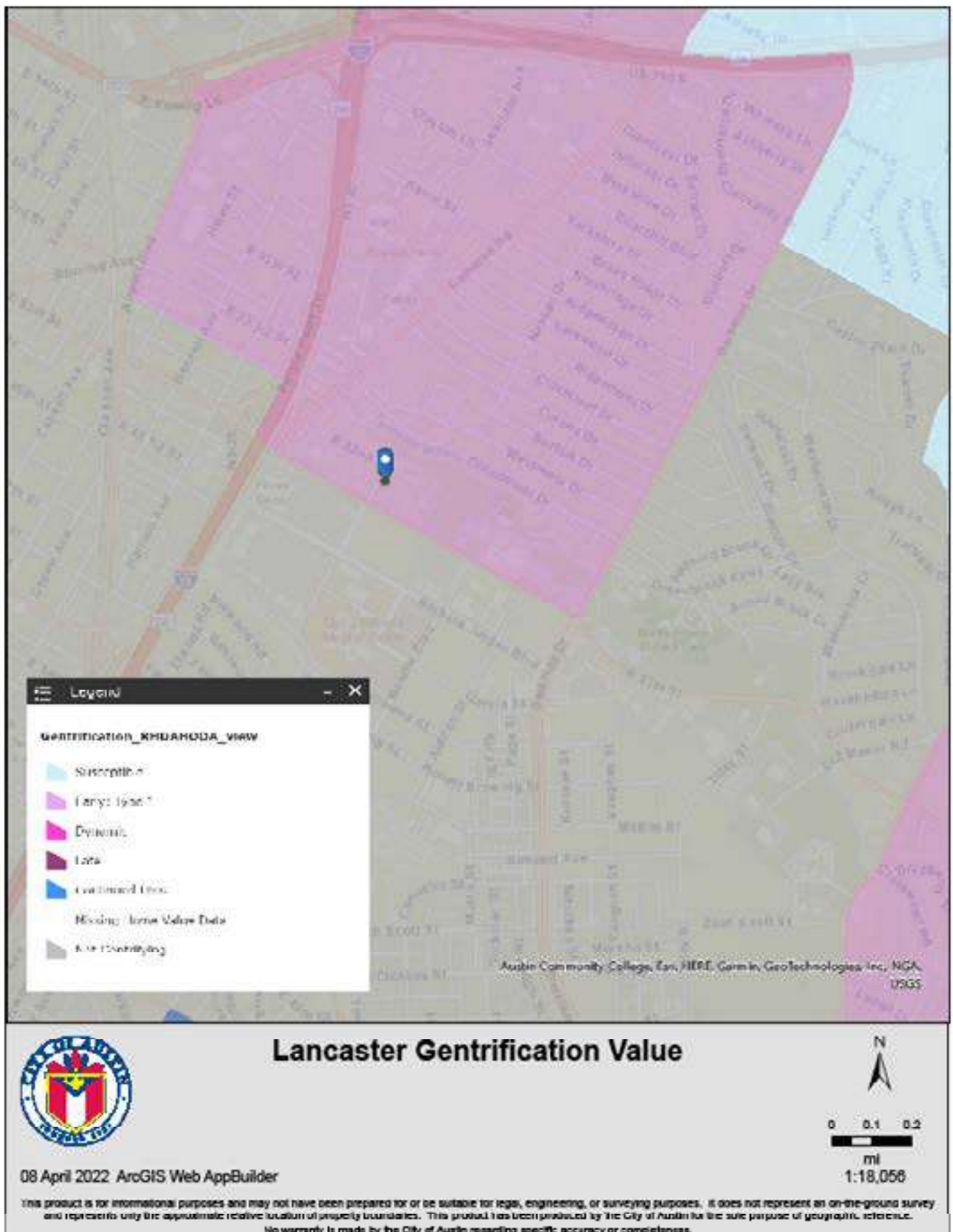
DEED HISTORY

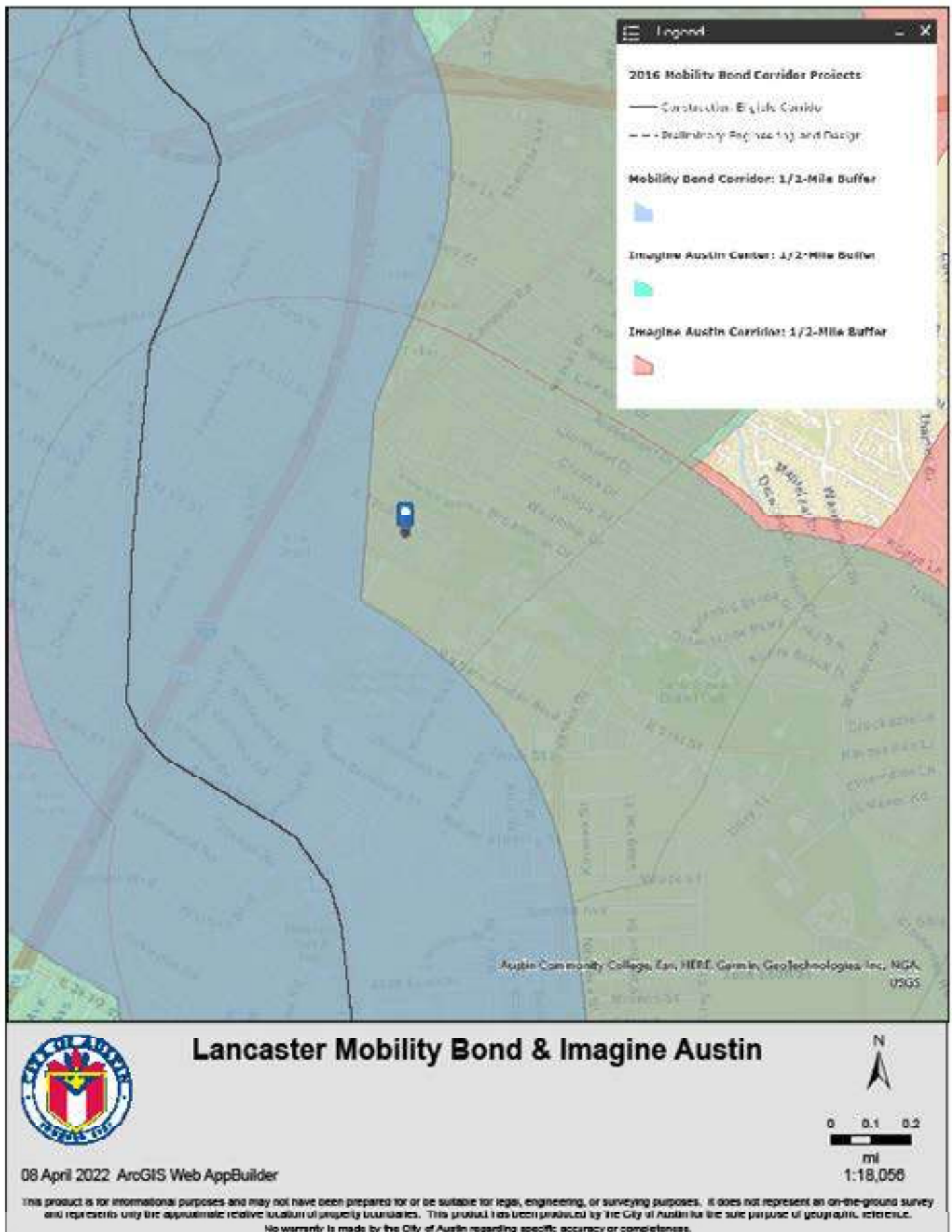
Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/31/21	WD	WARRANTY DEED	EDSON RICK D JR	SEMIZI LLC				2021074548
11/7/06	WD	WARRANTY DEED	5109 LANCASTER COURT LAND	EDSON RICK D JR				2006217881 TR
7/12/06	WD	WARRANTY DEED	VAN DALEY INVESTMENTS L L	5109 LANCASTER COURT LAND				2006134867 TR
2/30/05	WD	WARRANTY DEED	BEEVERS LILLIAN L	VAN DALEY INVESTMENTS L L				2005188904 TR
8/18/71	QD	QUIT CLAIM DEED		BEEVERS LILLIAN L		04218	00717	



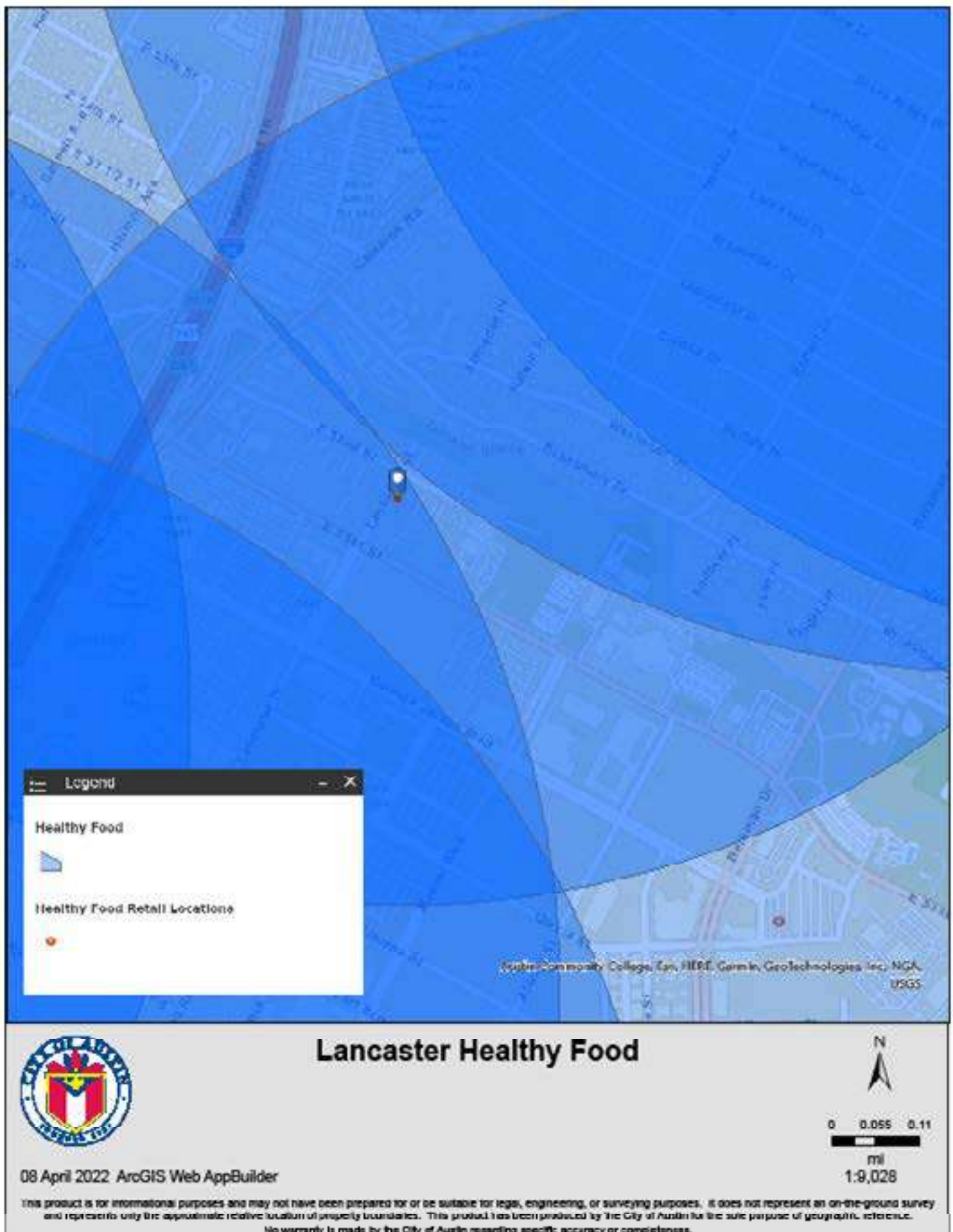














City of Austin Regulatory Floodplains

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

0 200 400 Feet

Prepared: 4/8/2022



ADDRESS

CONTOUR

— INDEX

— Intermediate

PERIOD

Fully Developed Floodplains

■ CDA Fully Developed 25-Year

■ CDA Fully Developed 100-Year

■ FEMA Master Plan 25-Year

■ CDA Master Plan 100-Year

■ 100-Year (Detailed-FAT)

■ 100-Year (Shallow-AD, AH)

Tab 5.c. Zoning Verification Letter

This project was successfully rezoned from NO-MU-NP to GR-MU-V-CO-NP. Please see the attached zoning ordinance.

The AU letter for 5107 & 5109 Lancaster is currently undergoing updates. The planned revisions will ensure that all 30 units in these buildings are designed as 1-bedroom, 1-bathroom units, meeting the 80% Median Family Income (MFI) criteria. Once the modifications are finalized, the updated letter will be shared, providing detailed information about the changes.

ORDINANCE NO. 20221013-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5107, 5109, 5111, 5113, AND 5115 LANCASTER COURT, IN THE UNIVERSITY HILLS/WINDSOR PARK COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD OFFICE-MIXED USE-NEIGHBORHOOD PLAN (NO-MU-NP) COMBINING DISTRICT AND MULTIFAMILY RESIDENCE MEDIUM DENSITY-NEIGHBORHOOD PLAN (MF-3-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-V-CO-NP) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office-mixed use-neighborhood plan (NO MU NP) combining district and multifamily residence medium density-neighborhood plan (MF-3-NP) combining district to community commercial-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (GR MU V CO NP) combining district on the property described in Zoning Case No. C14-2022-0018.SH, on file at the Housing and Planning Department, as follows:

LOTS 4, 5, and 6, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6, 7, & WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58, of the Plat Records of Travis County, Texas; and

LOT 7, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6 AND 7 AND WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58 of the Plat Records of Travis County, Texas, save and except the West 5 feet thereof conveyed to the City of Austin by Street Deed, recorded in Volume 3653, Page 2372 of the Deed Records of Travis County, Texas; and

LOT 8, BLOCK 2, RIDGETOP GARDENS, A RESUBDIVISION OF LOTS 6 AND 7 AND WEST ½ OF LOT 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 4, Page 58 of the Plat Records of Travis County, Texas, save and except the North and West 5 feet thereof conveyed to the City of Austin by Street Deed, recorded in Volume 3653, Page 2372 of the Deed Records of Travis County, Texas

(collectively, the "Property")

locally known as 5107, 5109, 5111, 5113, and 5115 Lancaster Court, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) A minimum 10-foot rear yard setback shall be established and maintained

(B) The following uses are prohibited uses of the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Business or trade school	Business support services
Commercial off-street parking	Communications services
Consumer convenience services	Consumer repair services
Custom manufacturing	Dropoff recycling collection facility
Exterminating services	Financial services
Food preparation	Food sales
Funeral services	General retail sales (convenience)
General retail sales (general)	Guidance services
Hospital services (general)	Hospital services (limited)
Indoor entertainment	Indoor sports and recreation
Medical offices (not exceeding 5,000 square feet)	Medical offices (exceeding 5,000 square feet)
Off-site accessory parking	Outdoor entertainment
Outdoor sports and recreation	Pawn shop services
Pedicab storage and dispatch	Personal improvement services
Personal services	Pet services
Plant nursery	Printing and publishing
Research services	Restaurant (general)
Restaurant (limited)	Sales (convenience)
Service station	Theater

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, mixed use (MU) combining district, and other applicable requirements of the City Code.


PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20070809-57 that established zoning for the Windsor Park Neighborhood Plan

PART 5. This ordinance takes effect on October 24, 2022.

PASSED AND APPROVED

October 13, 2022

§
§
§

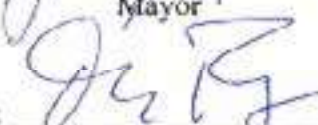

Steve Adler
Mayor

APPROVED:

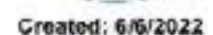


Anne L. Morgan
City Attorney

ATTEST:



Myma Rios
City Clerk





City of Austin

P.O. Box 1088, Austin, TX 78767

<https://www.austintexas.gov/department/housing-planning>

Housing Department

April 8, 2024

**Affordability Unlocked Development Bonus Certification
Lancaster Ct. Housing Partnership, LP
5107-5115 Lancaster Ct. Austin, TX 78723 (ID 850)**

To Whom It May Concern:

Owner Lancaster Ct. Housing Partnership, LP (development contact Eyad Kasemi; ph: 512.761.6161; email: eyad@capitalhousing.com) is planning to develop The Lancaster, a 90-unit mixed-use development at 5107, 5109, 5111, 5113, and 5115 Lancaster Ct. Austin, TX 78723. The development includes both a 30-unit multifamily ownership component and a 60-unit multifamily permanent supportive housing rental component, which comprise a single qualifying development but are described separately in tables below due to the different affordability requirements for ownership and rental.

The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20190509-027.

Affordability Unlocked – Type 2 – Ownership – 5107-5109 Lancaster Ct. (ID 850-6066)

Total units: 30 units

Minimum Required:

50% (15 units) available to households averaging 80% MFI

25% of affordable units 2+ bedrooms

Proposed unit mix:

100% (30 units) at or below 80% MFI
Includes 9 2-bedroom units

Affordability Period (AU units): 99 Years

Street Impact Fee Waiver: 30/30 units

Affordability Unlocked – Type 2 – Rental – 5111-5115 Lancaster Ct. (ID 850-5939)

Total units: 60 units

Minimum Required:

50% (30 units) available to households averaging 60% MFI

20% (12 units) at or below 50% MFI

25% of affordable units PSH

Proposed unit mix:

50% (30 units) at or below 30% MFI

50% (30 units) at or below 40% MFI

Includes 60 PSH units

Affordability Period (AU units): 40 Years

Street Impact Fee Waiver: 60/60 units

Note: This certification letter only reflects the minimum requirements for the relevant program (AU). Should the owner choose to participate in other affordability programs, the development may be subject to additional affordability restrictions and/or a longer affordability period.

The Housing Department certifies that the project, at the site plan submittal stage, meets the affordability requirements to qualify as a Type 2 development and is eligible to receive waivers and modifications of development regulations as described in Ordinance No. 20199509-027.

The affordability commitments outlined in this letter qualify the development for a 100% reduction of the street impact fee only for the number of units listed in the table above.

If changes are made through the review process, the applicant must notify the Housing Department and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, 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 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

Please contact me by phone at 512.978.1504 or by email at Breandan.kennedy@zastintexas.gov if you need additional information.

Sincerely,



Breandan Kennedy, Project Coordinator
Housing Department

Tab 5.d. Proof of Site Control

The warranty deed is attached. Plancaster LLC & Semizi LLC are real estate holding entities for Hexah LLC.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Mar 01, 2020 04:35 PM Fee: \$34.00

2020214174

Electronically Recorded

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.

WARRANTY DEED WITH VENDOR'S LIEN

DATE: September 01, 2020

GRANTOR (whether one or more): GARY A. KNTPA, a married man owning, occupying and claiming title property as homestead.

GRANTOR'S MAILING ADDRESS:

GRANTEE (whether one or more): PLACASTER LLC, a Texas limited liability company.

GRANTEE'S MAILING ADDRESS:

5110 Lancaster Court
Austin, Texas 78723

CONSIDERATION:

TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of THREE HUNDRED FOUR THOUSAND AND NO/10 DOLLARS (\$304,000.00), and is executed by Grantee, payable to the order of PROSPERITY BANK, a Texas banking association. The note is secured by a vendor's lien retained in this deed in favor of PROSPERITY BANK, a Texas banking association, and by a deed of trust of even date from Grantee to DAVID ZALMAN, Trustee.

PROPERTY (including any improvements):

Lot 4, Block 2, RIDGELTOP GARDENS, RESUBDIVISION, a subdivision in Travis County, Texas according to the map or plat recorded in Volume 4, Page 58, of the Plat Records of Travis County, Texas.

2020214174 Page 2 of 3

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY.

Easements and rights-of-way of record; ad valorem taxes for 2020; all presently recorded restrictions, reservations, covenants, conditions and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

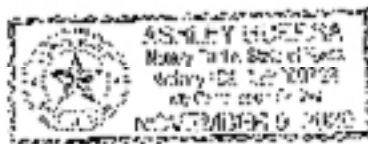
PROSPERITY BANK, a Texas banking association, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the first lien note. The vendor's lien and superior title retained in this deed secure payment of the note, and they are transferred to PROSPERITY BANK, a Texas banking association, without recourse on Grantor.



GARY A. KINTPPA

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 20 day of September, 2020, by GARY A. KINTPPA.




Notary Public, State of Texas

2020214174 Page 3 of 3

02 MAY 2001 895-AZ
AFTER RECORDING, RETURN TO:
BLANCASTER LLC
5107 Lancaster Court
Austin, Texas 78723

Official Document

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Apr 06, 2021 11:09 AM Fee: \$34.00

2021074648

"Electronically Recorded"

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.

WARRANTY DEED WITH VENDOR'S LIAISON

88-TFA7-1724650

DATE: March 31, 2021

GRANTOR (whether one or more):

RICK D. EUSON, JR. and spouse, SUZANE G. EUSON

GRANTOR'S MAILING ADDRESS:

GRANTEE (whether one or more):

SEMIZULC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS:

5110 Lancaster Court
Austin, Texas 78723

CONSIDERATION:

TEN DOLLARS (\$10.00) and a note of even date that is in the principal amount of ~~THIRTE~~ HUNDRED EIGHTY THOUSAND AND NO HUNDRED DOLLARS (\$380,000.00), and is executed by Grantee, payable to the order of PROSPERITY BANK, a Texas banking association. The note is secured by a vendor's lien assumed in this deed in favor of PROSPERITY BANK, a Texas banking association, and by a deed of trust of even date from Grantee to DAVID ZALMAN, Trustee.

PROPERTY (including any improvements):

Lot 5, Block 2, of FRUIT OF GARDENS, A RESUBDIVISION OF A LOT OR LOTS SIX (6) AND SEVEN (7) AND THE WEST ONE-HALF (1/2) OF LOT 8, as subdivided in Travis County, Texas, according to the map or plat of record in Volume 4, Page 58, of the

Recorded by
Texas National Title

2021074548 Page 2 of 3

Plat Records of Travis County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

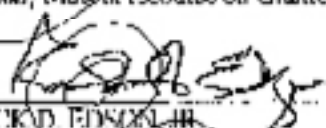
Payments and rights-of-way of record; ad valorem taxes for 2021; all presently recorded restrictions, reservations, covenants, conditions, and mineral severances, that affect the property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to **WARRANT AND FOREVER DEFEND** all and singular the property to Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.


The vendor's lien and/or any superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

PROSPERITY BANK, a Texas banking association, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note. The vendor's lien and superior title retained in this deed secure payment of the note, and they are transferred to PROSPERITY BANK, a Texas banking association, without recourse on Grantor.



 RICK D. EDSON, JR.

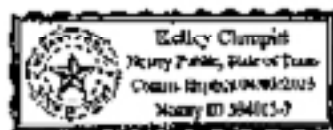


 SUZANE G. EDSON

STATE OF TEXAS)

COUNTY OF TRAVIS)

This instrument was acknowledged before me on this 31 day of March, 2021, by RICK D. EDSON, JR. and SUZANE G. EDSON.




 Notary Public, State of Texas

2021074548 Page 3 of 3

AFTER RECORDING RETURN TO:
SUMZ LLC
5110 Lancaster Court
Austin, Texas 78723

Unofficial Document

Tab 5.e. Phase I ESA

Submitted under a separate cover in order to meet the publishing size limit.

Tab 5.f. SHPO

There are two single family residences that will be demolished to clear site for new construction of The Lancaster. The structures located at 5107 & 5109 Lancaster Ct. were built in 1946.