

August 2nd, 2024  
7331 Menchaca Rd, Austin TX 78745

# OHDA FUNDING APPLICATION PACKET

 **7331**  
**MENCHACA**

**10** OWNERSHIP  
UNITS  


UNDER  
**80** **%MFI**

SUBSIDY PER UNIT  
**\$190K**

**\$86K**  
SUBSIDY  
PER BEDROOM

**3** UP TO  
BEDROOM  
UNITS

# 7331 Menchaca Townhomes

## RHDA Funding Application

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# 7331 Menchaca Townhomes OHDA Funding Application Application

APPLICATION CHECKLIST/ INFORMATION FORM				
DEVELOPER NAME: Capital A Housing		BORROWER ENTITY NAME : Capital A Housing		
DEVELOPMENT NAME : 7331 Menchaca Townhomes		FUNDING CYCLE DEADLINE : August 2, 2024 (Q1 24-25)		
FEDERAL TAX ID NO: 85-3453910		DUNS NO: Will apply if needed		
PROJECT ADDRESS: 7331 Menchaca Rd, Austin TX 78745		PROGRAM : OHDA		
CONTACT NAME : Eyad Kasemi		AMOUNT REQUESTED: \$525,000		
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin TX 78723; (512) 761-6161				
APPLICATION TABS			INITIALS	
A 1	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>		EAK	
A 2	PROJECT SUMMARY FORM		EAK	
A 3	PROJECT TIMELINE		EAK	
A 4	DEVELOPMENT BUDGET		EAK	
A 5	OPERATING PRO FORMA		EAK	
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ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	<a href="#">Detailed listing of developer's experience</a>	EAK
		1.b.	Certificate of Status	EAK
		1.c.	<a href="#">Statement of Confidence</a>	EAK
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	EAK
		2.b.	Resumes of development team	EAK
		2.c.	Resumes of property management team	EAK
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	EAK
		3.b.	<a href="#">Certified Financial Audit</a>	EAK
		3.c.	Board Resolution	EAK
		3.d.	<a href="#">Financial Statements</a>	EAK
		3.e.	<a href="#">Funding commitment letters .</a>	EAK
4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	EAK
		4.b.	<a href="#">Good Neighbor Policy</a>	EAK
		4.c.	<a href="#">SMART Housing Letter</a>	EAK
		4.d.	<a href="#">MOU with ECHO</a>	EAK
		4.e.	<a href="#">Resident Services</a>	EAK
5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	EAK
		5.b.	<a href="#">Property Maps</a>	EAK
		5.c.	Zoning Verification Letter	EAK
		5.d.	Proof of Site control	EAK
		5.e.	<a href="#">Phase I ESA</a>	EAK
The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct <i>Unsigned/undated submissions will not be considered.</i>				
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT		
<div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Eyad Kasemi</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">PRINTED NAME</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Eyad Kasemi</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">TITLE OF APPLICANT</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">Managing Member</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 2px;">DATE OF SUBMISSION</div> <div style="border: 1px solid black; padding: 2px;">8/27/2024</div>		FOR AHFC USE ONLY		





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Phone 512.761.6161 | Fax 512.761.6167  
www.CapitalAHousing.com | Eyad@CapitalAHousing.com

August 2, 2024

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

Dear James:

Capital A Housing is pleased to submit this application for OHDA funding for the development of 7331 Menchaca Townhomes – ten units of high-quality, affordable homeownership housing for families in a high opportunity area of South Austin. Eight of the units will be two-bedroom homeownership units at 80% MFI and below and an additional two units will be three-bedroom units at 80% MFI.

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

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

- 1) The team members behind Capital A Housing have experience collaborating with the HPD for Austin's Affordability Unlocked program's first project- A at Lamppost.
- 2) The property is already acquired. The project is ready to proceed and will rapidly deliver units showing the City an immediate return on investment.
- 3) The City's funding will be leveraged with owner equity and debt financing. No funds are being requested for predevelopment.

Best,

Eyad Kasemi  
Principal  
Capital A Housing

EXECUTIVE SUMMARY/PROJECT PROPOSAL

7331 Menchaca Townhomes is a 10-unit missing-middle development that will be located on approximately .446 acres on Menchaca Rd, in City Council District 5. The project is proposed to be 100% affordable and is located immediately on a high-frequency bus route. The location of the project provides an opportunity to provide affordable ownership units in a high-opportunity census tract in South Austin. Capital A Housing is committed to fully leveraging city funds and preserving the affordability commitments on the funded units long term. To that end, we will engage an experienced consultant to perform affordability compliance, buyer income verification and have the first right of refusal to purchase at the time of resale.

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 \$525,000 in additional gap financing through the City of Austin OHDA program, which is equivalent to \$52,500 per unit in additional funds, for a total of \$190,848 per unit at 80% AMI or below. Gap funds will primarily be used as a source for construction materials, construction related costs, and to cover developer fee, which has been reduced by over half of what is allowable under the OHDA program (15% of eligible costs) in order to limit our OHDA request.

The community will feature a missing middle rowhouse product type, with the land being developed with a unified site plan. This structure will allow the community to be holistically planned and reviewed, and will promote a harmonious environment for its residents.

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

The community will feature 100% affordable homes, all at 80% of the Area Median Family Income (AMFI). Eight units will have 2 bedrooms, 1.5 baths, and approximately 1030 (net usable) square feet while two units will have 3 bedrooms, 2 baths, and approximately 1680 (net usable) square feet. The average price points for this floorplan will be \$216,600 for the 80% two-bedroom homes and \$248,800 for the 80% three-bedroom homes, to be further refined at the time of sale using 35% of monthly household income or updated guidance released by the City of Austin for affordable ownership units with homebuyer education at the time of sale\*.

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

	Unit Model 1 (80% MFI)	Unit Model 2 (80% MFI)
Number of Units	8	2
Number of Bedrooms/Bathrooms	2 bd/1.5 ba	3 bd/2 ba

Square Footage	1030	1680
Anticipated Sale Price	\$216,600	\$248,800

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

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

Because the 7331 Menchaca Townhomes development is entirely ownership units, no units can be reserved for Housing Choice Voucher holders (Section 8).

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

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

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

7331 Menchaca Rd is not located within a city of Austin Neighborhood Planning area. However, the site is zoned "LO" which will require an affordability unlocked certification to construct residential units on the site.

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

The total cost for 7331 Menchaca Townhomes is \$4,019,058. The applicant is requesting an additional \$525,000 in addition to the previously awarded \$1,383,480 in Ownership Housing Development Assistance (OHDA) funds through the Housing and Planning Department to finance the affordable homes as noted above. An additional \$1,900,000 loan has been preapproved from Prosperity Bank. The remaining of the funds will be provided by the developer.

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

Not applicable - the current site does not contain an occupied structure.

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

Not applicable – 7331 Menchaca rd is not located in a VMU, PUD, or TOD.

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

Due to the sites base "LO" zoning, an affordability unlocked certification will be needed prior to resubmitting a SMART Housing Certification to reflect the change in development plans to now include ten 100% affordable ownership units. Please note that applications for SMART and AU have been previously submitted for this site, but reflect outdated plans for a 45-unit affordable multi-family rental development.

**Safe** – 7331 Menchaca Townhomes is located in south Austin. The new construction of the property will eliminate any potential safety concerns arising out of a vacant lot and will offer efficient, high-performing and healthy homes to better serve low-income Austinites.

**Mixed Income** – 7331 Menchaca Townhomes will provide 100% affordable for-sale options for an area that is currently lacking affordable homeownership opportunities for Austinites.

**Accessible** – 7331 Menchaca Townhomes will be designed and constructed to meet and/or exceed the City's minimum accessibility requirements.

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

**Transit-Oriented** – 7331 Menchaca Townhomes is located on the Capital Metro 3 (Burnet/Menchaca) bus route, in addition to being within ¾ mile to multiple other bus stops. The development site also falls within a 5-minute walkshed of a Project Connect MetroRapid Future expansion line although the site currently falls less than 900 feet outside of a quarter-mile high frequency transit route buffer.

### Project Summary Form

<b>1) Project Name</b> 7331 Menchaca Townhomes	<b>2) Project Type</b> 100% Affordable	<b>3) New Construction or Rehabilitation</b> New Construction
<b>4) Address(s) or Location Description</b> _____		<b>5) Mobility Bond Corridor</b> Manchaca Rd
<b>6) Census Tract</b> 17.28	<b>7) Council District</b> District 5	<b>8) Elementary School</b> CUNNINGHAM EL
<b>9) Affordability Period</b> 99 Years		
<b>10) Type of Structure</b> Multi-family	<b>11) Occupied?</b> No	<b>12) How will funds be used?</b> 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
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### 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			8	2		10
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>2</b>	<b>0</b>	<b>10</b>

#### 15) Initiatives and Priorities (of the Affordable Units)

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

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

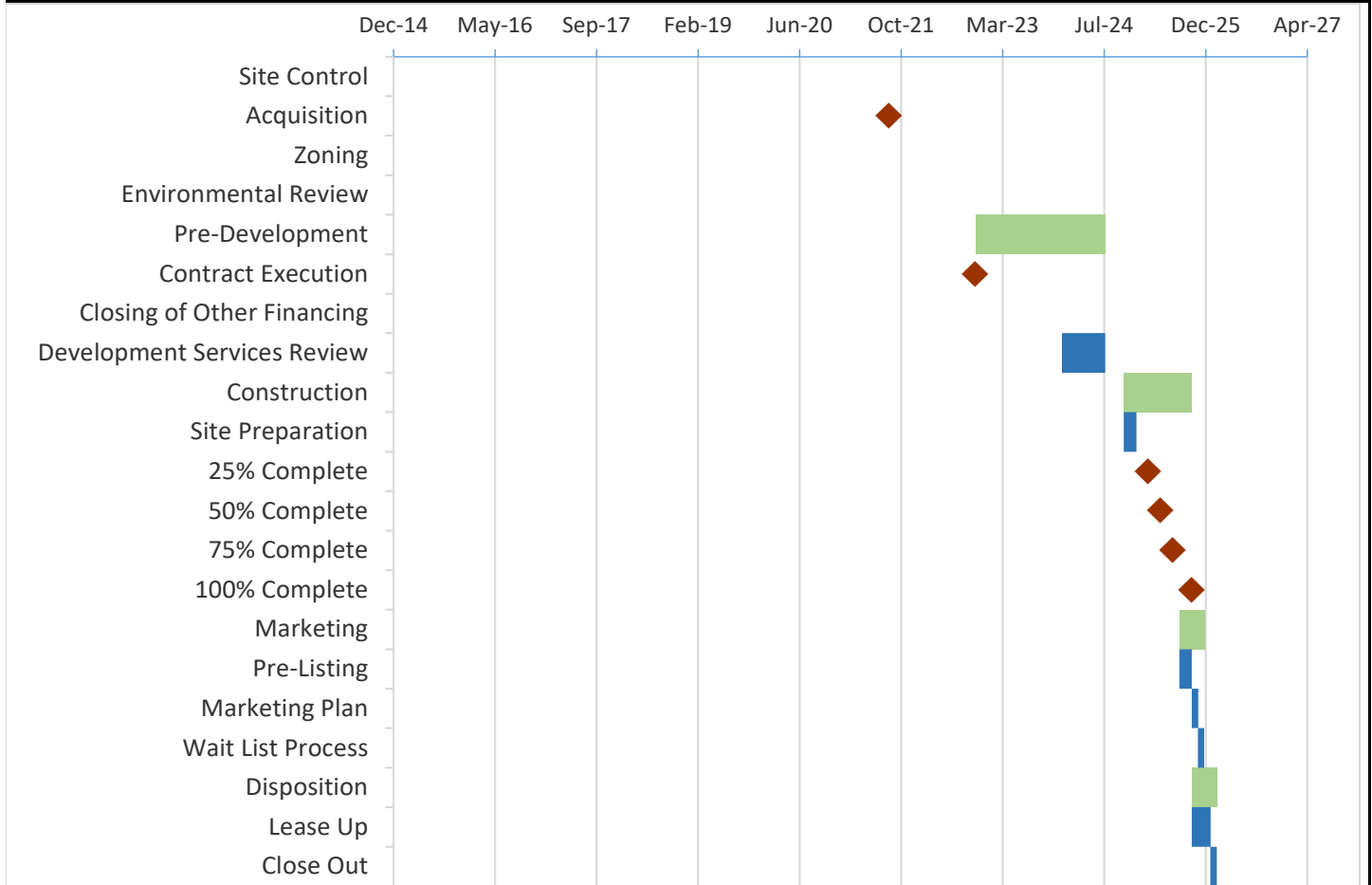
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? No
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? Yes

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

Sources		Uses	
Debt	1,900,000	Acquisition	500,000
Equity	210,578	Off-Site	95,000
Grant		Site Work	236,450
Other		Sit Amenities	
Deferred Developer Fee (not applicable for OHDA)		Building Costs	1,963,273
<b>Previous AHFC Funding</b>	<b>1,383,480</b>	Contractor Fees	340,430
<b>Current AHFC Request</b>	<b>525,000</b>	Soft Costs	434,205
		Financing	249,700
		Developer Fees	200,000
<b>Total \$</b>	<b>4,019,058</b>	<b>Total \$</b>	<b>4,019,058</b>

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Sep-21	Jan-21
Acquisition	Sep-21	
Zoning		
Environmental Review	Dec-21	Jan-21
<b>Pre-Development</b>	Nov-22	Aug-24
Contract Execution	Nov-22	
Closing of Other Financing		
Development Services Review	Jan-24	Aug-24
<b>Construction</b>	Nov-24	Oct-25
Site Preparation	Nov-24	Jan-25
25% Complete	Mar-25	
50% Complete	May-25	
75% Complete	Jul-25	
100% Complete	Oct-25	
<b>Marketing</b>	Aug-25	Dec-25
Pre-Listing	Aug-25	Oct-25
Marketing Plan	Oct-25	Nov-25
Wait List Process	Nov-25	Dec-25
<b>Disposition</b>	Oct-25	Feb-26
Lease Up	Oct-25	Jan-26
Close Out	Jan-26	Feb-26



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	3,500		
Environmental Review	2,500		
Engineering	136,000		
Survey	5,600		
Architectural	155,900		
<b>Subtotal Pre-Development Cost</b>	\$303,500	\$0	
<b>Acquisition</b>			
Site and/or Land	500,000	0	
Structures			
Other (specify)			
<b>Subtotal Acquisition Cost</b>	\$500,000	\$0	
<b>Construction</b>			
Infrastructure	95,000		
Site Work	236,450		
Demolition			
Concrete			
Masonry			
Rough Carpentry	508,000	225,000	
Finish Carpentry			
Waterproofing and Insulation	44,000		
Roofing and Sheet Metal	53,000		
Plumbing/Hot Water	205,500		
HVAC/Mechanical	180,000		
Electrical	178,200		
Doors/Windows/Glass	129,200		
Lath and Plaster/Drywall and Acoustical	124,000		
Tiel Work			
Soft and Hard Floor	71,000		
Paint/Decorating/Blinds/Shades	80,000		
Specialties/Special Equipment	54,000		
Cabinetry/Appliances	200,800	100,000	
Carpet			
Other (specify)	366,730		General Contract Fee/Profit, Overhead, General Conditions/R
Construction Contingency	109,273		
<b>Subtotal Construction Cost</b>	\$2,635,153	\$325,000	
<b>Soft &amp; Carrying Costs</b>			
Legal	58,000		
Audit/Accounting	24,705		
Title/Recordin	34,000		
Architectural (Inspections)			
Construction Interest	215,700		
Construction Period Insurance			
Construction Period Taxes	13,500		
Relocation			
Marketing	12,000		Marketing + Sales Agent Fee
Davis-Bacon Monitoring			
Developer Fee	200,000	200,000	
Other (specify)	22,500		Home Buyer Verification
<b>Subtotal Soft &amp; Carrying Costs</b>	\$580,405	\$200,000	
<b>TOTAL PROJECT BUDGET</b>	\$4,019,058	\$525,000	

### 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	2	5	3	0	0	0	0
Number of Bedrooms	3	2	2	0	0	0	0
Square Footage	1680	1040	1030	0	0	0	0
Anticipated Sale Price	\$248,800	\$216,600	\$216,600	\$0	\$0	\$0	\$0
Borrower Contribution	\$18,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$240,092	\$209,019	\$209,019	\$0	\$0	\$0	\$0
Anticipated Interest Rate	6.75%	6.75%	6.75%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$207	\$180	\$180	\$0	\$0	\$0	\$0
Monthly Interest	\$1,351	\$1,176	\$1,176	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$408	\$355.59	\$355.59	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$108.33	\$104.17	\$104.17	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Estimated PITI</b>	<b>\$2,074</b>	<b>\$1,815</b>	<b>\$1,815</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



<b>Project Name</b>	1 Menchaca Townhomes	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 5	
<b>Census Tract</b>	17.28	
<b>Prior AHFC Funding</b>	\$1,383,480	
<b>Current AHFC Funding Request Amount</b>	\$525,000	
<b>Estimated Total Project Cost</b>	\$4,019,058	
<b>High Opportunity</b>	Yes	
<b>High Displacement Risk</b>	NO	
<b>High Frequency Transit</b>	No	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	Manchaca Rd	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
<b>&lt; 20% MFI</b>	0	# of rental units at < 20% MFI
<b>&lt; 30% MFI</b>	0	# of rental units at < 30% MFI
<i>District Goal</i>	7%	% of City's affordable housing goal
<i>High Opportunity</i>	6%	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	0%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	9%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	10%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
<b>&lt; 40% MFI</b>	0	# of rental units at < 40% MFI
<b>&lt; 50% MFI</b>	0	# of rental units at < 50% MFI
<i>District Goal</i>	7%	% of City's affordable housing goal
<i>High Opportunity</i>	6%	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
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<i>Imagine Austin</i>	9%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	10%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>&lt; 60% MFI</b>	0	# of units for purchase at < 60% MFI
<i>District Goal</i>	7%	% of City's affordable housing goal
<i>High Opportunity</i>	6%	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	0%	% of City's affordable housing goal near high frequency transit
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<i>Geographic Dispersion</i>	10%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
<b>&lt; 80% MFI</b>	10	# of units for purchase at < 80% MFI
<i>District Goal</i>	7%	% of City's affordable housing goal
<i>High Opportunity</i>	6%	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	0%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	0%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	9%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	10%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>1</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>1</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
<i>Continuum of Care</i>	0	Total # of units provided up to 100 per year
<b>Continuum of Care Score</b>	0	(total CoC Units/100 + HF Units/50)*20
<b>Access to Healthy Food</b>	Yes	Within 1 Mile of Healthy Food (City GIS)
<b>Continuum of Care Weighted Score</b>	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion

2 Bedroom Units	8	Total Affordable 2 Bedroom units
3 Bedroom Units	2	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
<b>Multi-Generational Housing Score</b>	<b>20</b>	<b>Multi-bedroom Unit/Total Units * 20</b>
<b>TEA Grade</b>	<b>85</b>	<b>Elementary School Rating from TEA</b>
<b>Multi-Generational Housing Weighted Score</b>	<b>12</b>	<b>Educational Attainment, Environment, Community Institutions, Social Cohesion, E</b>
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
<b>Accessibility Score</b>	<b>0</b>	<b>Accessible Unit/Total Units * 20</b>
<b>Metro Access Service</b>	<b>Yes</b>	<b>Within 3/4 mile of fixed route transit</b>
<b>Accessibility Weighted Score</b>	<b>0</b>	<b>Housing Stability, Health, Mobility, Community Institutions</b>
<b>Initiatives and Priorities Score</b>	<b>32</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	47%	% of total project cost funded through AHFC request
<b>Leverage Score</b>	<b>3</b>	<b>3 points per 5% reduction in leverage below 50% (max 30)</b>
AHFC Per Unit Subsidy (including prior amounts)	\$190,848	Amount of assistance per unit
<b>Subsidy per unit score</b>	<b>1</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
AHFC Per Bedroom Subsidy	\$86,749	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	<b>14</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
<b>Debt Coverage Ratio Score</b>	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
<b>Underwriting Score</b>	<b>18</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>51</b>	<b>THRESHOLD SCORE = 50</b>
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

# 7331 Menchaca Townhomes

## OHDA Funding Application

### Attachments

7331 Menchaca Townhomes  
OHDA Funding Application  
Attachments 1. Entity Information

## CAPITAL A HOUSING

### Firm Bio



#### Firm Name

Capital A Housing

#### President

Eyad Kasemi

#### Address

5110, Lancaster Ct, Austin, TX 78723

#### Point of Contact

Conor Kenny, Principal

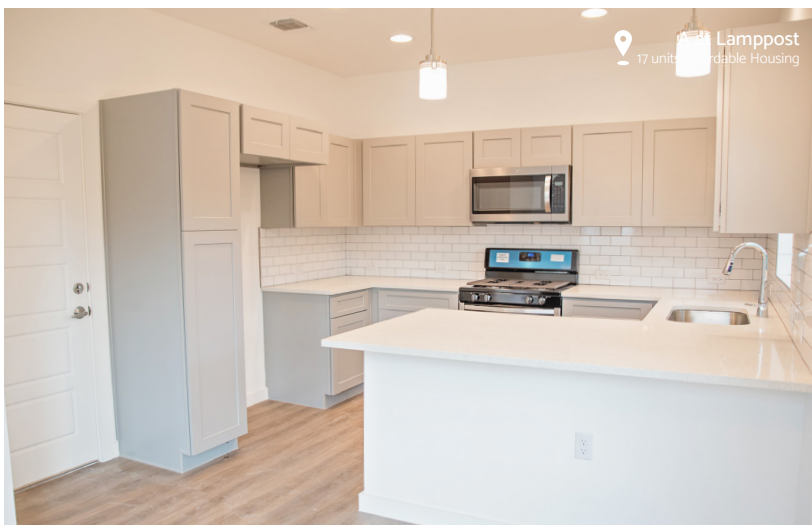
512.968.3050

conor@civiltudegroup.com

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

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

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



## CAPITAL A HOUSING

### Project Experience



#### Project Name

A at Lamppost

#### Total Construction Cost

\$4,700,000

#### Unit Count or Sq ft.

17 multi-bedroom units

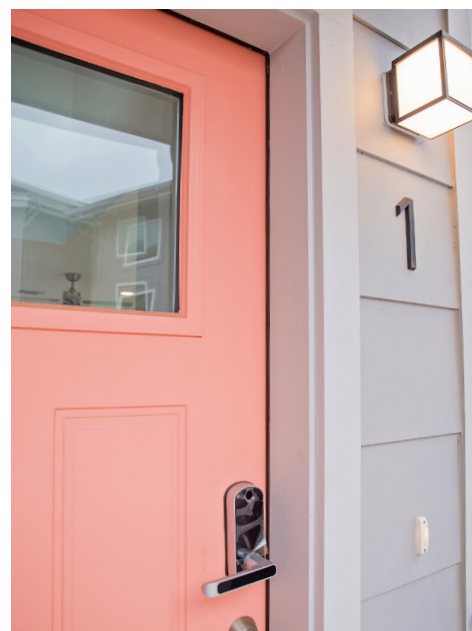
#### Location

12500 Lamppost Lane, Austin, TX 78727

#### Completion Date

2022

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





## CAPITAL A HOUSING

### Project Experience



#### Project Name

Blackland CDC Alley Flats

#### Total Construction Cost

\$454,686

#### Unit Count or Sq ft.

3 units

#### Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

#### Completion Date

October 2020

#### Owner

Blackland CDC

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



## CAPITAL A HOUSING

Project Experience



**Project Name**

Jordan at Mueller

**Total Construction Cost**

\$26,700,000

**Unit Count or Sq ft.**

132 units

**Location**

2724 Philomena St, Austin, TX 78723

**Completion Date**

December 2019

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





## CAPITAL A HOUSING

Project Experience



### Project Name

La Vista de Lopez

### Total Construction Cost

\$5,800,000

### Unit Count or Sq ft.

27 units

### Location

809 E. 9th St, Austin, TX 78702

### Completion Date

Est December 2022

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



## CAPITAL A HOUSING

### Project Experience



**Project Name**

Cedar Alley Flat

**Total Construction Cost**

\$167,000

**Unit Count or Sq ft.**

1 units

**Location**

1608 Cedar Avenue, Austin, TX 78702

**Completion Date**

December 2019

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



## 1.B. Certificate of Status

The developer of record is Capital A Housing LLC. Attached are the Certificates of Standing from the Secretary of State for Capital A Housing.



## Franchise Tax Account Status

As of : 08/04/2022 11:12:49

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

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

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



John B. Scott  
Secretary of State

## Office of the Secretary of State

### Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Capital A Housing, LLC (file number 804127906), a Domestic Limited Liability Company (LLC), was filed in this office on June 28, 2021.

It is further certified that the entity status in Texas is in existence.

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



A handwritten signature of John B. Scott in black ink.

John B. Scott  
Secretary of State

## 1.C. Statement of Confidence

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



7331 Menchaca Townhomes  
OHDA Funding Application  
Attachments 2. Principals Information

## 2. Principals Information

The development team engaged to oversee the development of 7331 Menchaca Townhomes includes:

**Lead Developer**

Capital A Housing

**Civil Engineer**

Civilitude

**Architect**

Travis Young - Studio Momentum

**General Contractor**

Constructinople

**Property Management**

Goodwin Company

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.



**Conor Kenny**  
Principal and Director of Public Affairs



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

**Years in the Industry**

· 18 years

**Years in the Firm**

· 1 years

**Education:**

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

**Community Engager Experience**

**A at Lamppost, Austin, TX**

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

**2011 Franklin Ave, Austin, TX**

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

**ST Georges Green, Austin, TX**

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

**A at E St Johns Ave, Austin, TX**

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

**Eyad Kasemi, EIT**  
President



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

**Relevant Project Experience**

**Years of Experience**

7 years

**Years in the Firm**

3 years

**Education:**

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

**Registration:**

TX EIT # 51951

**A at Lamppost, Austin, TX**

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

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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



**Years of Experience**  
24 years

**Education:**

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

**Registration:**

- Texas PE# 96489,
- LEED Accredited Professional

**Community Leadership:**

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

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

**Cardinal Points Apartments, Austin, TX**

120-unit SMART Housing multi-family development at the southwest corner of Four Points Dr and River Place Blvd. The project site has several critical environmental issues such as caves, underground voids, golden cheeked warblers endangered species, and densed inventory of trees. In addition to developing the site, Civilitude 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**

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

**Gaston Place Apartments, Austin, TX**

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

## Civiltude Engineers & Planners

### Firm Bio



#### Firm Address

5110 Lancaster Ct, Austin, TX 78723

#### Telephone Number

+1 512 761 6161

#### Contact Person

Nhato Ho, PE, LEED GA

nhato@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.

Founded by Faye Kazi, PE, Civiltude's core principle is to deliver effective design solutions and experienced project management competitive to large companies while providing personal, flexible and timely communication that only a small, nimble firm can provide. Nhato Ho, PE, has been with Civiltude since its inception, starting as an engineer prior to joining the management team in 2014 and more recently becoming named President of Civiltude in 2021.

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 brings 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. In 2012, Civiltude was selected to provide water, sanitary, and reclaimed small diameter pipeline design and permitting for the Greenwater Downtown Redevelopment project, a public private partnership between Trammel Crow and the City of Austin. In 2013, we performed chilled water large diameter pipeline design for Austin Energy as part of Nueces and West 2nd Street extension to Shoal Creek Bridge. In 2014, as part of the winning masterplan team for Colony Park Sustainable Community, Civiltude began providing utility layout, capacity analysis, and pipeline design and permitting, both small and large diameter, for 208-ac planned community with over 12 miles of public roadways. By 2015, with the two principals serving as the lead engineers for an energetic team of nine, Civiltude had laid the foundation for structured and sustainable growth not only in project volume but also complexity, diversity and scale.

Civiltude has experience as both a sub-consultant and a prime for public sectors projects, collaborating with several reputable firms working in the public works sector such as RPS Espey, Alan Plummer, Lockwood, Andrews & Newnam, we take pride in our direct contracts with clients, especially public entities. Specifically, Civiltude was recently awarded a \$1M prime contract by the City of Austin to provide field engineering for sidewalk and urban trail improvements. Civiltude currently serves as the design engineer for over five major public school projects over \$200M in combined construction cost as well as a trusted advisor to Austin ISD, Round Rock ISD and San Marcos CISD.

Today, with our team size of 31 employees, Civiltude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructures 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 public entities, neighborhood associations, housing authorities, non-profit affordable housing providers, transportation authorities, and private developers.

Civiltude Engineers & Planners  
Revelant Experiences



Project Name
Gaston Place Apartments
Location
1920 Gaston Place, Austin, TX
Owner
Accessible Housing Austin!
Completion Date
Summer 2020
Construction Cost
\$3 Million
Reference
Melissa Orren, Executive Director of Accessible Housing Austin!, 1640A East 2nd St, Austin, TX, 78702

Gaston Place Apartments

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



Project Name

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

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

Lakeline Station Apartments

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

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



## Civiltude Engineers & Planners

Revelant Experiences



### Project Name

Colony Park

### Location

7400 Loyola Ln, Austin, TX 78724

### Client

City of Austin

### Completion Date

TBD

### Construction Cost

TBD

### Reference

City of Austin / Sandra Harkins  
 (Neighborhood Housing & Communi-  
 ty 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  
Revelant Experiences



Project Name

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

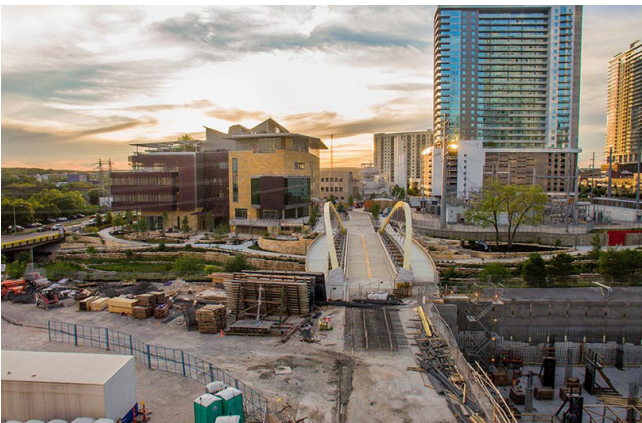
Construction Cost

\$5.1 Million

Greenwater Redevelopment

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

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



**Years of Experience:**  
24 years

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

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

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

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

### Relevant Project Experience

#### Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

#### Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

#### Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

#### Presidium Riverside Apartments – Cadence McShane – Austin, TX

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

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

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

#### Colony Park – City of Austin – Austin, Texas

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



**Nhat M. Ho** PE, LEED GA  
President



**Years of Experience:**  
10 years

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

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

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

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

#### **Relevant Project Experience**

##### **Trails at Vintage Creek – Foundation Communities – Austin, Texas**

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

##### **Sierra Vista Apartments – Foundation Communities – Austin, Texas**

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

##### **Greenwater Redevelopment – Trammel Crow – Austin, Texas**

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

##### **Edison Riverside Apartments - Presidium - Austin, Texas**

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

##### **The Yard Redevelopment – The Yard LLC – Austin, Texas**

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

##### **Colony Park Masterplan – Urban Design Group – Austin, Texas**

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

##### **Woodbridge Subdivision – Polis Properties - Austin, Texas**

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

##### **Fox Sparrow Subdivision - Verdant Frontiers - Cedar Park, TX**

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

**Mike Reyes** <sup>PE</sup>  
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 #111664

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

**Current Workload**  
**Availability:**  
70%

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

**Relevant Project Experience**

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

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

**Austin Water Utility Smart Meter Installation** - ACLARA - Austin, Texas

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

**BondWide Technical Review & Permitting Support** - AECOM & McKissack&McKissack - Austin, Texas

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

**Highland & Brownie Park** - City of Austin - Austin, Texas

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

**Fontain Plaza** - RedLeaf Properties & Austin Community College-Highland - Austin, Texas

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

**Waterloo Greenway - Corridor Framework Plan** - City of Austin - Austin, Texas

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

**Canopy Walk at the Fairmont Hotel** - Manchester Financial Group - Austin, Texas

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

## CONSTRUTINOPLE LLC

Firm Bio



### Firm Address

**5110 Lancaster Ct, Austin, TX 78723**

### President

**Kenda Dawwami**

### Partner

**Fayez Kazi, PE, LEED AP**

**TX PE License No. 96489**

### Date of Organization

**March 2018**

### Type of Organization

**Limited Liability Company**

### Office Telephone

**+1 512 761 6161**

### Email

**connect@constructinople**

### NAICS Codes

**541330, 561730, 236115, 236116**

### Certification

**HUB, WBE**

### Employee

**6**

### Firm Overview & History

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

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

### Experience

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



## CONSTRUCTINOPLE LLC

Project Experience



Project Name

**Cedar Alley Flat**

Location

**1608 Cedar Ave, Austin, TX 78702**

Owner

**David Cicocciopo**

**Trish Cicocciopo**

Construction Date

**April 2019**

Construction Cost

**\$167,000**

### Cedar Alley Flat

#### Project Overview

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





## CONSTRUCTINOPLE LLC

Project Experience



Project Name

**Willowrun Flats**

Location

**3644 Willowrun Dr. Austin, Texas 78704**

Owner

**Hachem Dadouch**

**emdocinc@gmail.com**

Construction Date

**October 2019**

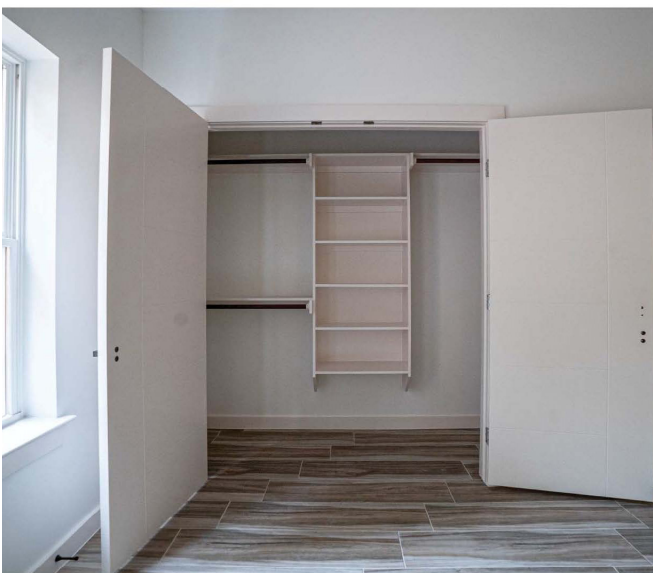
Construction Cost

**\$290,000**

## Willowrun Flats

### Project Overview

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





CONSTRUTINOPLE LLC

Project Experience



Project Name

Lancaster Unit B

Location

5110 Lancaster Ct. Austin, Texas 78723

Owner

Fayez Kazi

Construction Date

March 2018

Construction Cost

\$148,000

Lancaster Unit B

Project Overview

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



## CONSTRUTINOPLE LLC

Project Experience



### Relevant List of Projects

#### Completed Project

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

#### In Development and Constuction

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



## KENDA DAWWAMI

President, Constructinople Designers & Builders



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

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

### Lease & Peoperty Management

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

### Construction

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

### Industry Experience

**President, Constructinople Designers & Builders, Austin, TX**

**April 2018 - Present**

#### General Contracting & Property Management

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

**Sole Proprietor, dba Constructinople, Austin, TX**

**March 2016 - March 2018**

#### General Contracting

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

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

**February 2012 - December 2014**

#### General Trading & Contacting

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

## EYAD KASEMI, EIT

Principal, Constructinople Designers & Builders



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

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

**Registrations** Texas EIT #51951

### **Affiliations**

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

### **Land Acquisition & Development**

#### **Horseshoe Townhomes**

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

#### **Horizon Park Homes**

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

### **Engineering & Planning**

#### **The Jordan at Miller**

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

#### **Cardinal Point Apartments**

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

#### **Lakeline Station Apartments**

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

#### **Waterloo Terrace**

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

**FAYEZ KAZI, PE, LEED AP**  
CEO, Civilitude LLC



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

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

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

**Affiliations**

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

**Land Acquisition & Development**

**Horseshoe Townhouses**

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

**Horizon Park Homes**

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

**Engineering & Planning**

**The Jordan at Mueller**

Project Principal for 132-unit affordable housing apartment complex that leveraged both City GO housing bonds and State tax credit programs. 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 Parmer 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.

## **Travis Gaylord Young, AIA**

### ***Work Experience***

#### **Studio Momentum Architects, PC & Studio Momentum Design Build, Inc.**

Austin, Texas 78757

1999 to Present

Architect of Record

General Contractor, Residential Construction

#### **Vision Design Group**

Austin, Texas

1992-1999

Residential and Commercial Site and Building Design

Feasibility Studies, Construction Administration

### ***Education***

#### **Master of Architecture Degree**

University of Texas at Austin, 1994,

#1 Ranked Graduate Student

Design and Design Theory

Residential, Theatre and Lighting Design

#### **B.S. in Design, Architecture Emphasis**

Arizona State University, Tempe, AZ 1990, Cum Laude

Building Design and Construction Systems

Social/Cultural Design Determinants

Anthropology Minor

### ***Licenses, Honors, Activities***

Registered Architect, State of Texas, Lic. #15393

Registered Architect, State of Arizona, Lic. #74372

AIA Austin Residential Advocacy Chair 2019

AIA Austin Homes Tour, 2003, 2005

Austin Energy Cool House Tour, 2008, 2012, 2020

Modern Homes Tour Austin, 2018, 2022

Texas Excellence in Teaching Award, TA for Building Structures

Faculty Letter of Commendation from ASU

## Firm Overview



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

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

**Telephone:** 512-554-7989

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

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

7331 Menchaca Townhomes  
OHDA Funding Application  
Attachments 3. Financial Information



## 3.A. Federal IRS Certification

This exhibit is not applicable to the application.

## 3.B. Certified Financial Audit

This exhibit is not applicable to the application.

## 3.C. Board Resolution

This exhibit is not applicable to the application.

## 3.D. Financial Statements

Financial Statements were provided as a part of the previously awarded application for 7331 Menchaca Townhomes and will be submitted under a seperate cover.

## 3.E. Funding Commitment Letters

Please see the following documentation regarding construction loan for 7331 Menchaca Townhomes.





August 5, 2022

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

Re: Proposed development at 7331 Menchaca Rd, Austin, TX 78745

Dear Mr. May:

This letter is to inform you that I will examine the project financials for the above-mentioned development, and work with the borrowers to prepare a construction loan proposal to finance the project.

Construction financing to build a 10 townhomes, will be subject to the following conditions:

- Estimated loan amount of \$1,600,000 and estimated interest rate of 6.00% variable at WSJP + 0.50%, floor of 4.99%, based on preliminary discussions;
- Bank review and approval of borrower and guarantors' financials, construction budget, plans, and builder, including information necessary for underwriting;
- Satisfactory title policy, loan documentation, survey and appraisal;
- Final satisfactory credit underwriting;
- Final approval from Loan Committee;

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

Sincerely,

A handwritten signature in black ink that reads "Sam Kent". The signature is fluid and cursive, with the first name "Sam" and last name "Kent" clearly distinguishable.

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



7331 Menchaca Townhomes  
OHDA Funding Application  
Attachments 4. Project Information

## 4.A. Market Study

### MARKET ANALYSIS

7331 Menchaca Townhomes is responding to an enormous and growing demand for affordable housing in Austin by providing ten 100% affordable ownership units within South Austin. Designed as two- and three- bedroom townhomes, these homes are intended to provide affordable ownership opportunities for young adults and families in Austin.

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

##### 1) Target Populations and Area Demographic Makeup:

The target population of 7331 Menchaca Townhomes are low-income families in need of housing in South Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- **Race and Ethnicity:** 59.5% White, 4.1% Black or African American, 2.8% Asian, 67.5% Hispanic or Latino of any race. [More diverse than 78% of US Neighborhoods.]
- **Median Household Income:** \$82,459 [\$62,843 for the nation.]
- **Homeownership Rate:** 69.2% owners
- **Average Market Rent:** \$2,643 per month
- **Average Home Value:** \$407,249
- **Age:** 8.6% are under 5 years, 8.1% are 5 to 17, 12.9% are 18-29, 32.5% are 30-44, 26.1% are 45-64, 11.8% are 65 years and over.
- **Household Type:** 29.4% are 1-person household, 21.7% are married couple with child, and 2.4% are single parent with child.
- **Gender:** 46.0% are male and 54.0% are female.

##### 2) Overall Economic Conditions and Trends:

The neighborhood surrounding 7331 Menchaca Townhomes has a median real estate price of \$407,249, which is more expensive than 88.3% of the neighborhoods in Texas and 73.0% of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$2,643 which is higher than 96.0% of the neighborhoods in Texas.

Despite the home prices, NeighborhoodScout categorizes the neighborhood as upper-middle income, with no children living below the poverty line.

The average annual change in per capita income over the last 5 years is 5.7% compared to 4.0% for the nation. The average annual change in household income over the last 5 years is 4.1% compared to 3.7% for the nation. The average change in unemployment rate over the last 5 years is -0.4% for the neighborhood compared to 0.1% nationally.

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

##### 3) General Housing Conditions and Trends in the Community:

According to NeighborhoodScout, the site is located in the “Menchaca Rd/Davis Ln” neighborhood submarket. This is classified as an urban neighborhood based on population density.

This neighborhood's real estate is primarily made up of single-family homes with three to four bedrooms. Most of the residential real estate is owner-occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences (27.3%) have been built since 2000.

Home and apartment vacancy rates are 7.4% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than

*In the last 5 years, the average annual appreciation for homes has been 8.21%, with current prices per square foot at \$200. Rents have increased 6.2% over the last 5 years.*

**ii. Identify the Geographic Area**

*7331 Menchaca Townhomes is located in South Austin in census tract 17.28. The area is identified as “Southwest Oaks” within the City’s Gentrification and Displacement study; the area is not currently subject to a neighborhood plan. Please see page one of the Neighborhood Scout attachment for a map of the area.*

**iii. Quantify the Pool of Eligible Tenants**

*Eligible households from the surrounding neighborhood will be prioritized in the sales of the affordable units at the 7331 Menchaca Townhomes.*

*The Austin Strategic Housing Plan, drafted in 2016, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2025, Austin will need an additional 60,000 units of housing that are affordable to people earning 80% of the Median Family Income (MFI) or less — 22,417 of which are needed for people earning 30% MFI or below.*

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

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

**iv. Analyze the Competition**

*Homes at 7331 Menchaca Townhomes will provide much-needed affordable homeownership opportunities in the area. Additionally, the development team has executed numerous in-fill rental and homeownership projects that have provided valuable experience in delivering affordable units. Small-scale in-fill in high-opportunity neighborhoods are replicable and scalable. There are currently very few competitions delivering affordable in-fill units in an efficient and timely manner.*

**v. Assess the Market Demand**

*As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 20,000 are earmarked for families earning less than 30% of MFI, and another 25,000 are needed for households earning between 31-60% MFI. **City Council District 5 has a goal of creating 4,473 affordable units by 2027, but has only delivered 588 to date.** This gap marks a dire need for additional deeply-affordable housing in the area.*

**vi. Evaluate the Effective Demand and the Capture Rate**

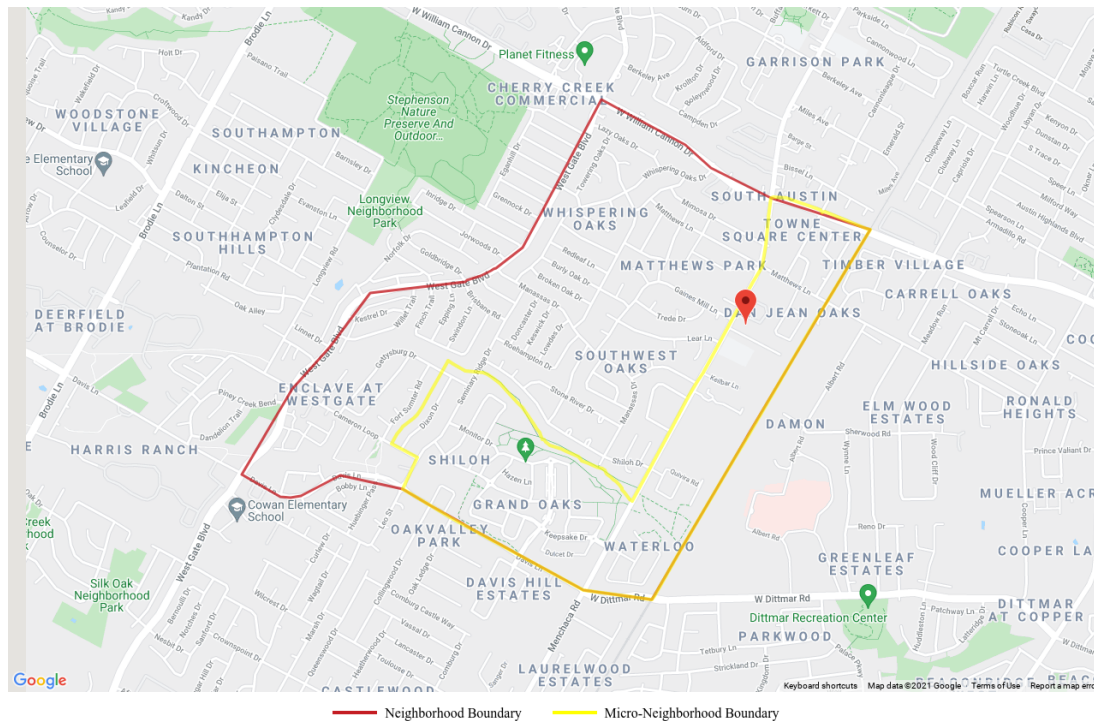
*10 units / 45,000 housing units needed at 60% MFI or below = **0.02% capture rate.***

**vii. Absorption Rate**

*Once construction of 7331 Menchaca Townhomes is completed, the project will be filled systematically with residents of the surrounding neighborhoods and through the networking of the development team, prioritizing residents in the surrounding area that are at risk of displacement.. It is expected that the property will be 100% occupied in 3-4 months with an estimated absorption rate of 3 units per month.*



Report date: Thursday, October 28, 2021





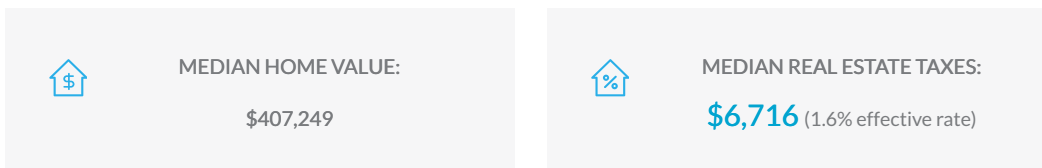


Supportive Housing – IC

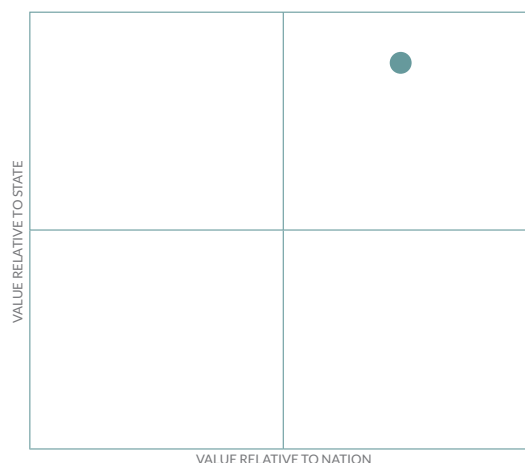
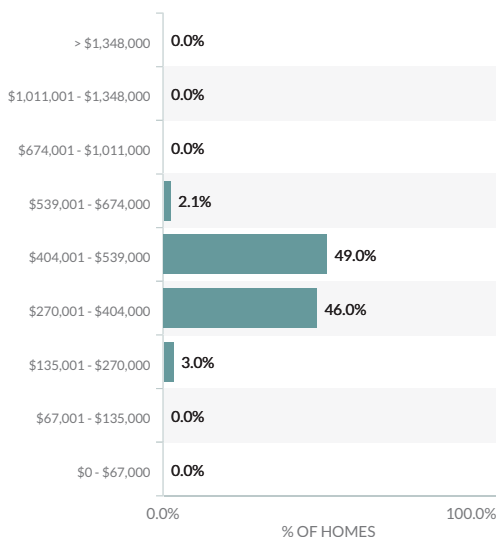
Report date: Thursday, October 28, 2021

## THE 7331 MENCHACA RD NEIGHBORHOOD REAL ESTATE

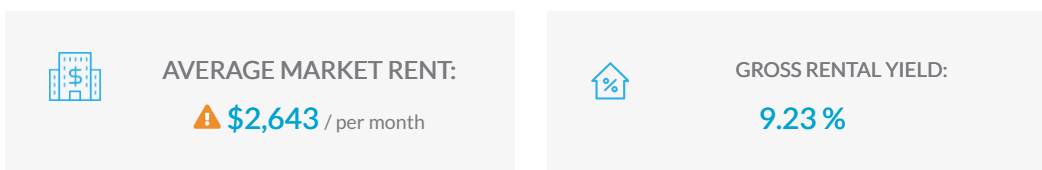
### AVERAGE HOME VALUES



### NEIGHBORHOOD HOME PRICES



### AVERAGE MARKET RENT

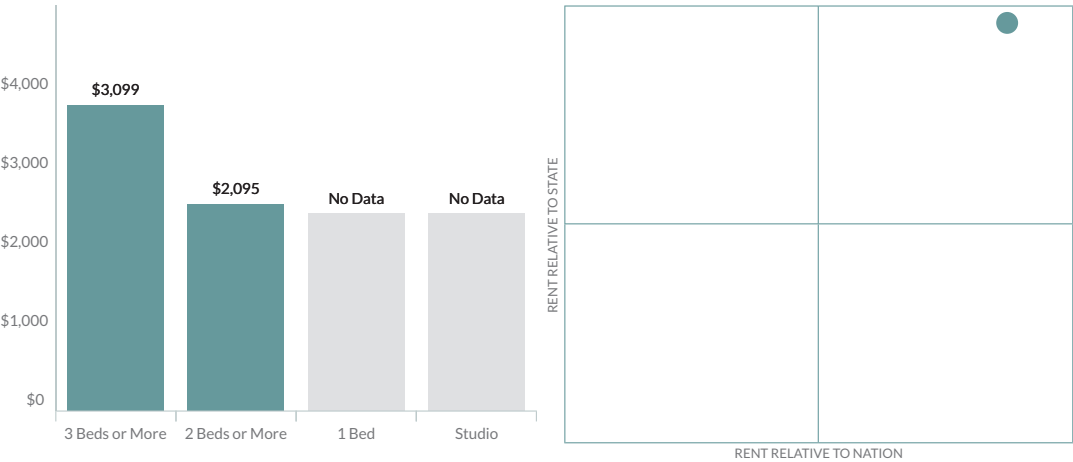




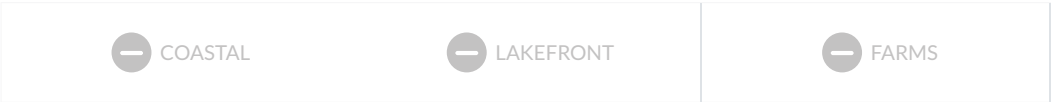
Supportive Housing – IC

Report date: Thursday, October 28, 2021

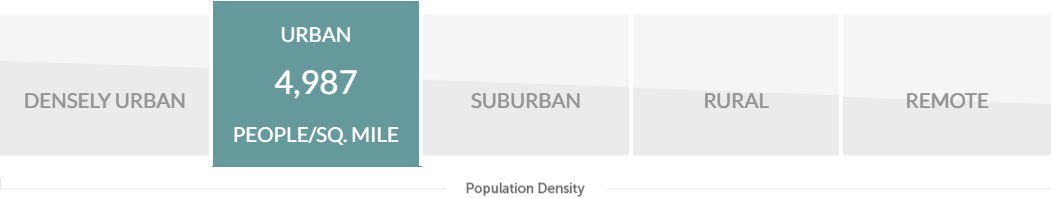
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING



NEIGHBORHOOD LOOK AND FEEL



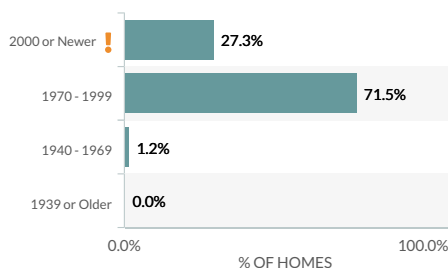


Supportive Housing – IC

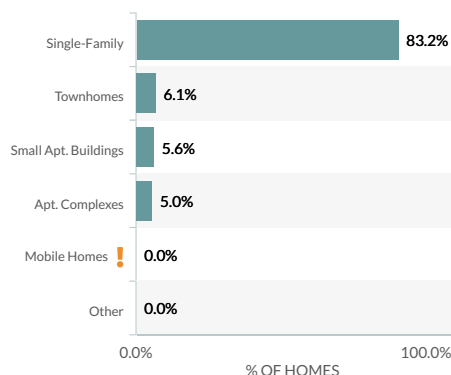
Report date: Thursday, October 28, 2021

## HOUSING MARKET DETAILS

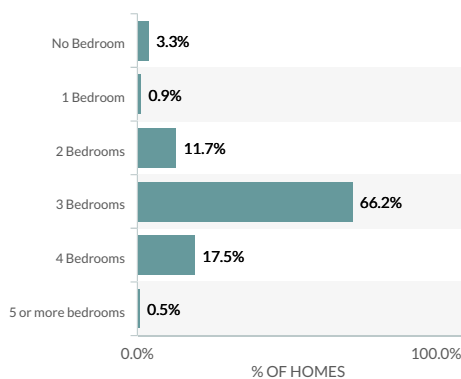
### AGE OF HOMES ⚠️



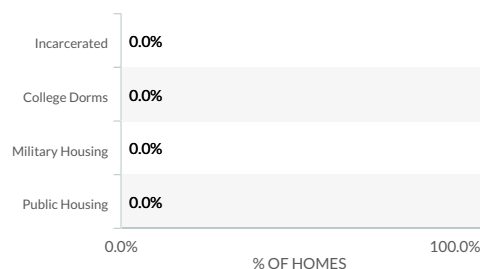
### TYPES OF HOMES ⚠️



### HOME SIZE

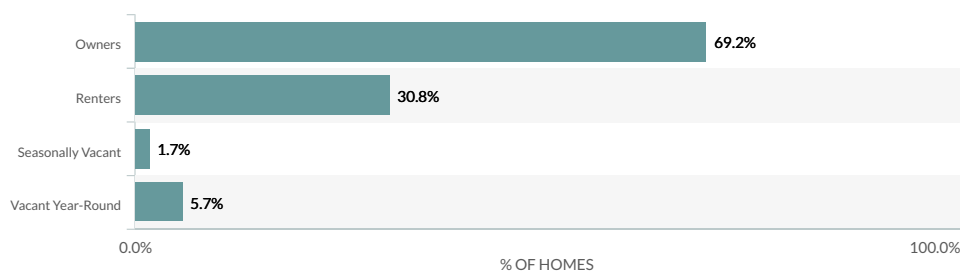


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP

### HOMEOWNERSHIP RATE





Supportive Housing – IC

Report date: Thursday, October 28, 2021

## THE 7331 MENCHACA RD NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

### LIFESTYLE

	Young Single Professionals	82.3%	Very Good
	Luxury Communities	80.0%	Good
	Family Friendly	51.4%	Poor
	Retirement Dream Areas	43.8%	Poor
	College Student Friendly	10.7%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

### SPECIAL CHARACTER

	Urban Sophisticates	78.4%	Good
	Hip Trendy	74.9%	Good
	Quiet	56.9%	Poor
	Walkable	52.4%	Poor
	Nautical	0.0%	Poor

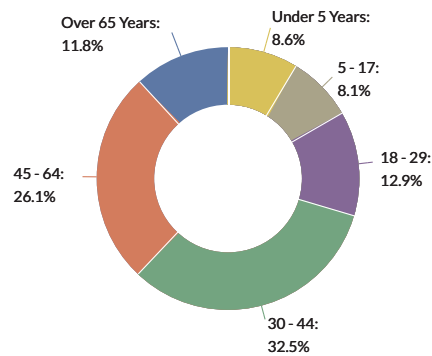


Supportive Housing – IC

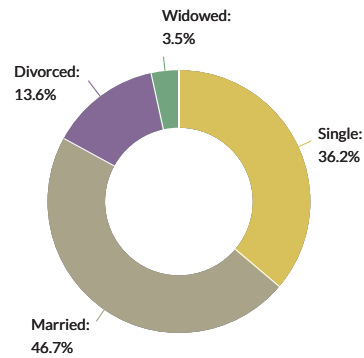
Report date: Thursday, October 28, 2021

## AGE / MARITAL STATUS

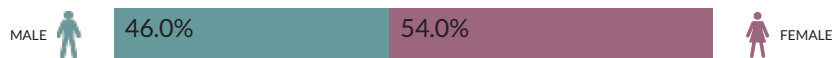
### AGE



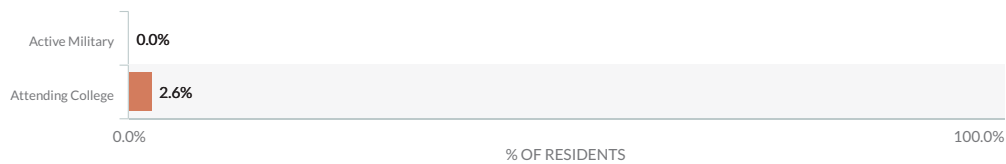
### MARITAL STATUS



## GENDER RATIO



## MILITARY & COLLEGE STATUS



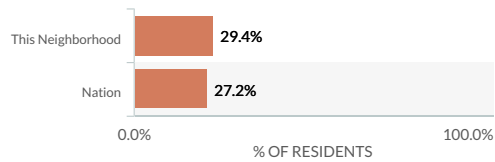


Supportive Housing – IC

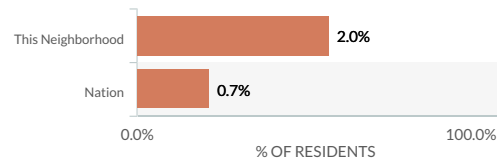
Report date: Thursday, October 28, 2021

## HOUSEHOLD TYPES

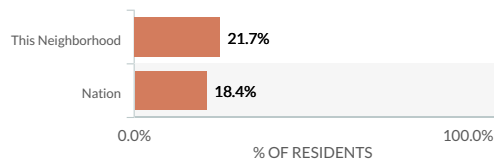
### ONE PERSON HOUSEHOLDS



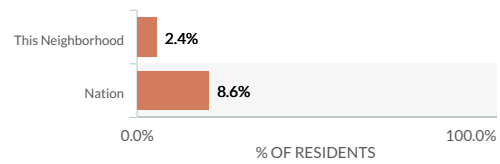
### SAME SEX PARTNERS



### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD



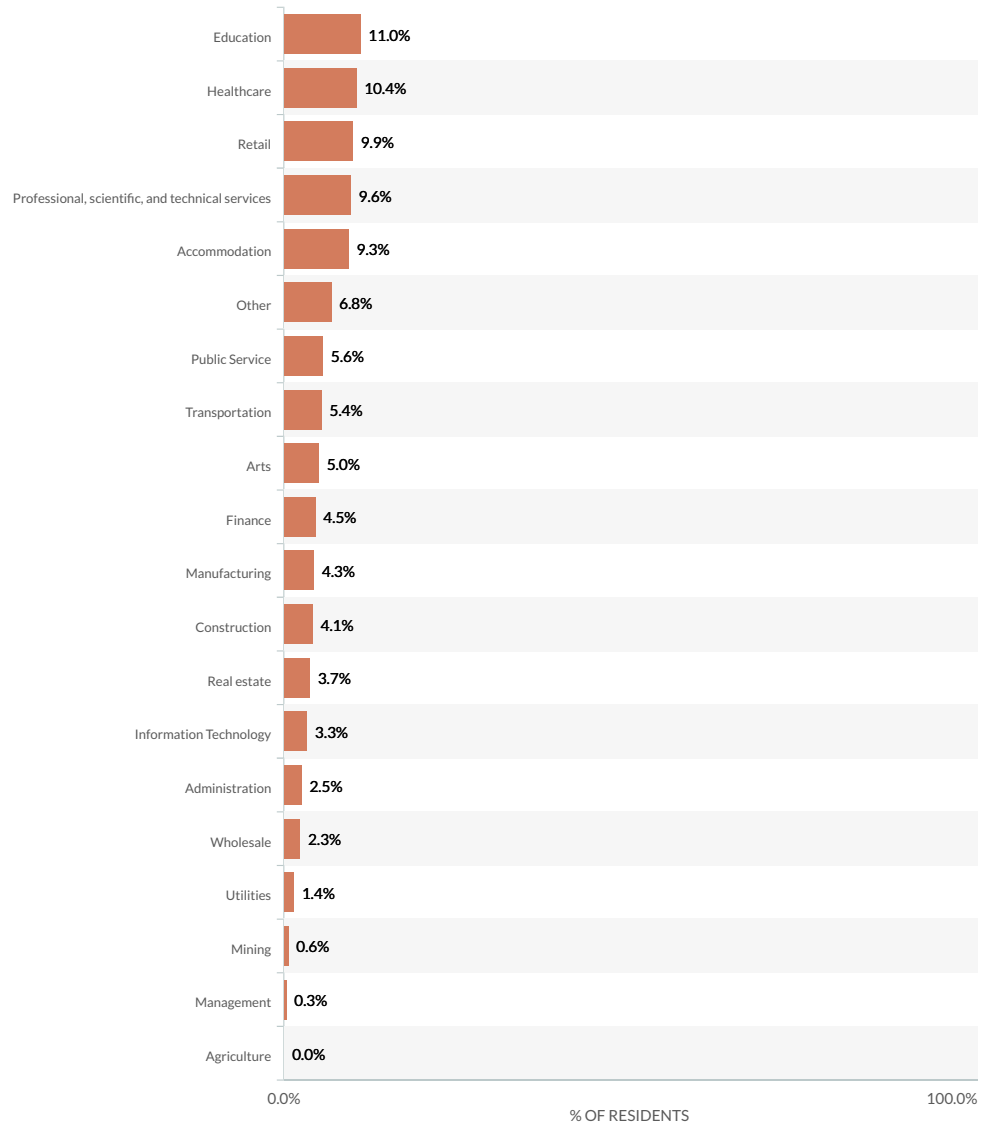




Supportive Housing – IC

Report date: Thursday, October 28, 2021

## EMPLOYMENT INDUSTRIES



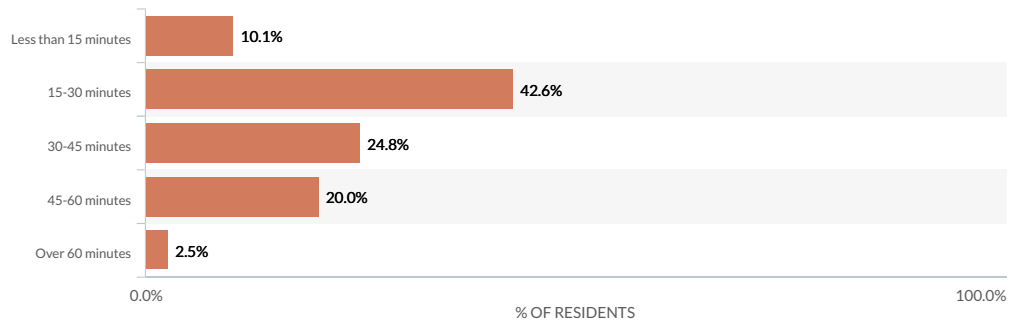


Supportive Housing – IC

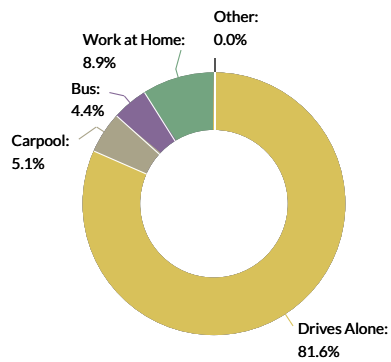
Report date: Thursday, October 28, 2021

## COMMUTE TO WORK

### AVERAGE ONE-WAY COMMUTE TIME



### MEANS OF TRANSPORT



#### Other Categories:

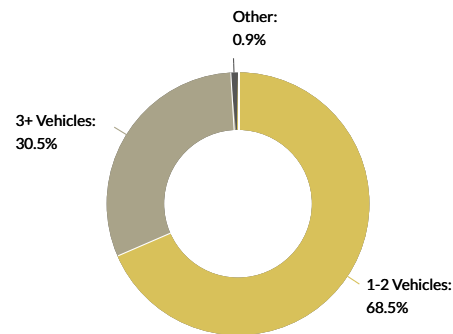
Subway/Bus: 0.0%

Ferry: 0.0%

Bike: 0.0%

Walk: 0.0%

### VEHICLES PER HOUSEHOLD



#### Other Categories:

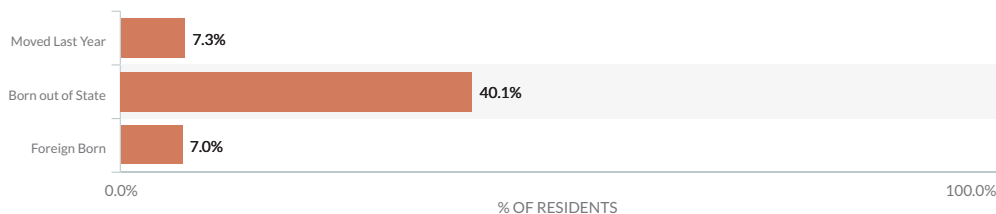
No Vehicles: 0.9%



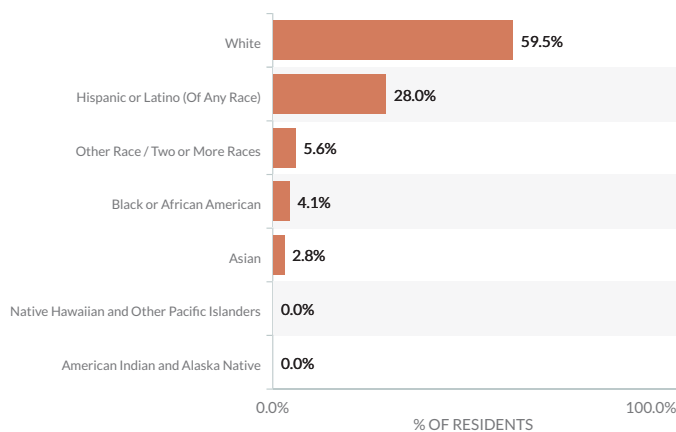
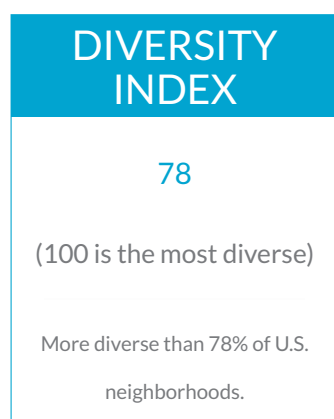
Supportive Housing – IC

Report date: Thursday, October 28, 2021

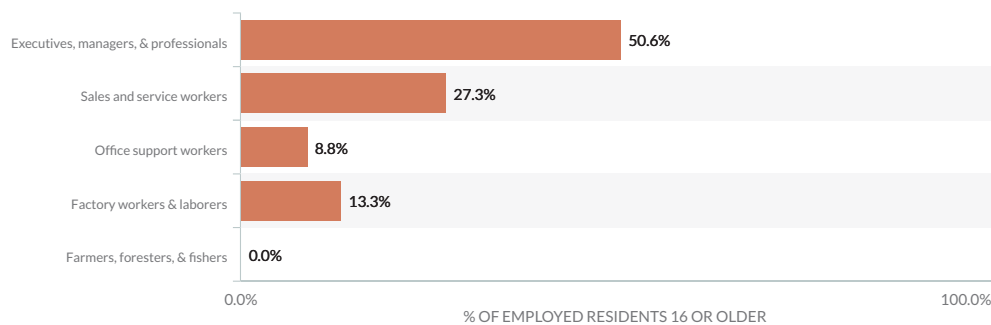
## MIGRATION & MOBILITY



## RACE & ETHNIC DIVERSITY



## OCCUPATIONS



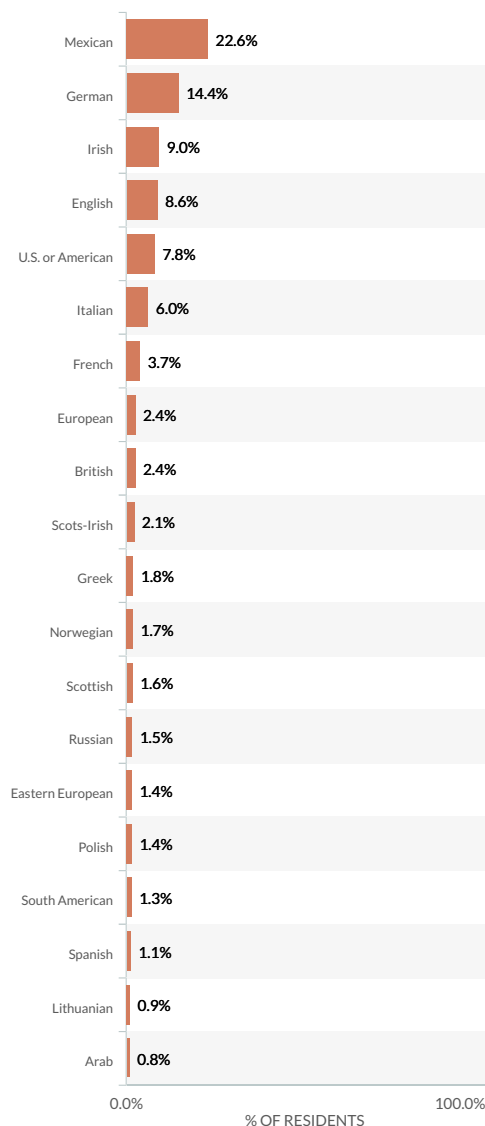


Supportive Housing - IC

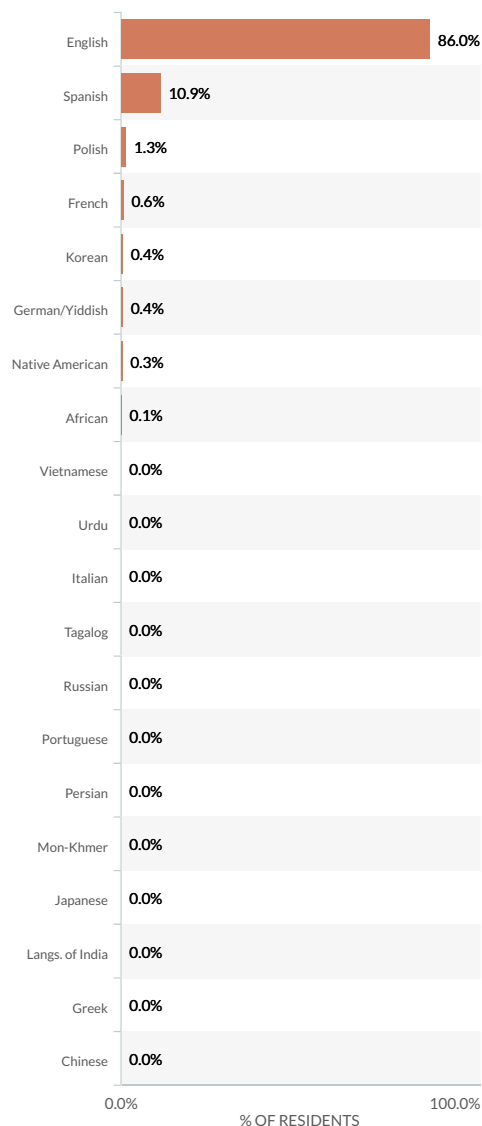
Report date: Thursday, October 28, 2021

## ANCESTRIES & LANGUAGES SPOKEN

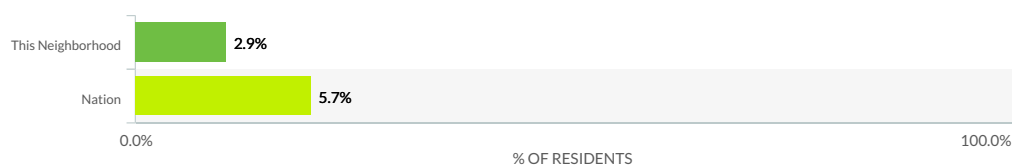
### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)



### UNEMPLOYMENT RATE



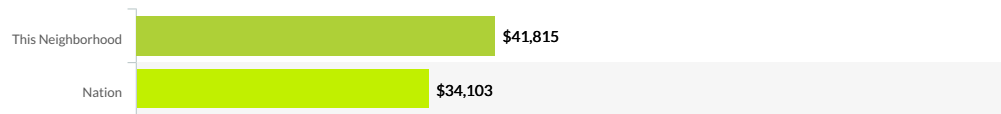


Supportive Housing – IC

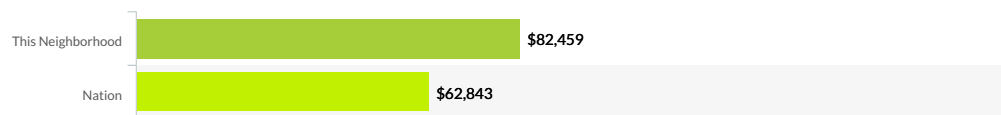
Report date: Thursday, October 28, 2021

## AVERAGE INCOME

### PER CAPITA INCOME

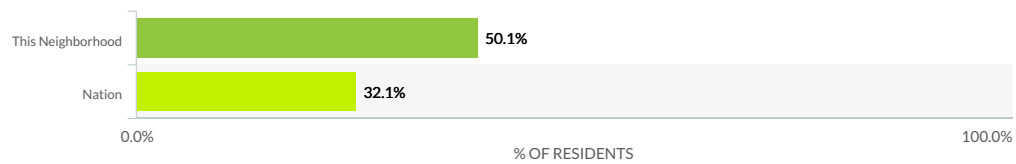


### MEDIAN HOUSEHOLD INCOME

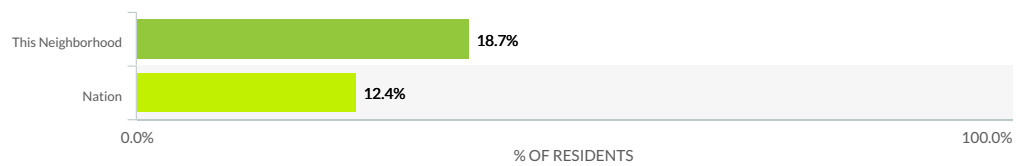


## EDUCATION

### PERCENT WITH COLLEGE DEGREE



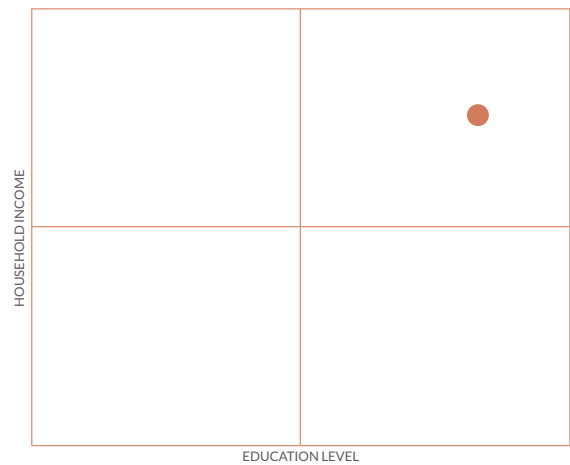
### PERCENT WITH ADVANCED DEGREE





Supportive Housing – IC  
Report date: Thursday, October 28, 2021

INCOME AND EDUCATION







Supportive Housing – IC

Report date: Thursday, October 28, 2021

## THE 7331 MENCHACA RD NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found.

### NEIGHBORHOOD CRIME DATA

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

### NEIGHBORHOOD VIOLENT CRIME

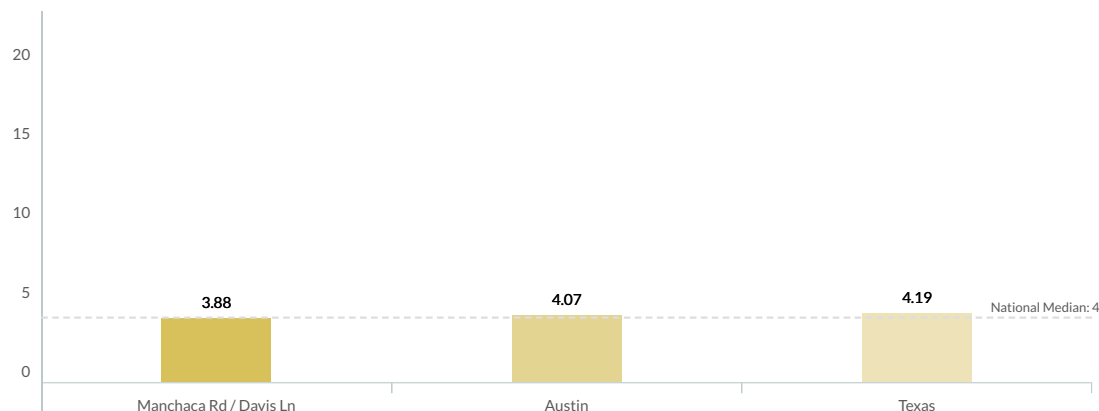
VIOLENT CRIME INDEX	VIOLENT CRIME INDEX BY TYPE			
<p>38</p> <p>(100 is safest)</p> <p>Safer than 38% of U.S. neighborhoods.</p>	MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
	56	30	46	35
	100 is safest	100 is safest	100 is safest	100 is safest



Supportive Housing – IC

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## VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



### MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

**1 IN 257**  
in this Neighborhood

**1 IN 245**  
in Austin

**1 IN 239**  
in Texas

## AUSTIN VIOLENT CRIMES

POPULATION: 978,908

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

## UNITED STATES VIOLENT CRIMES

POPULATION: 328,239,523

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



Supportive Housing – IC

Report date: Thursday, October 28, 2021

## NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

16

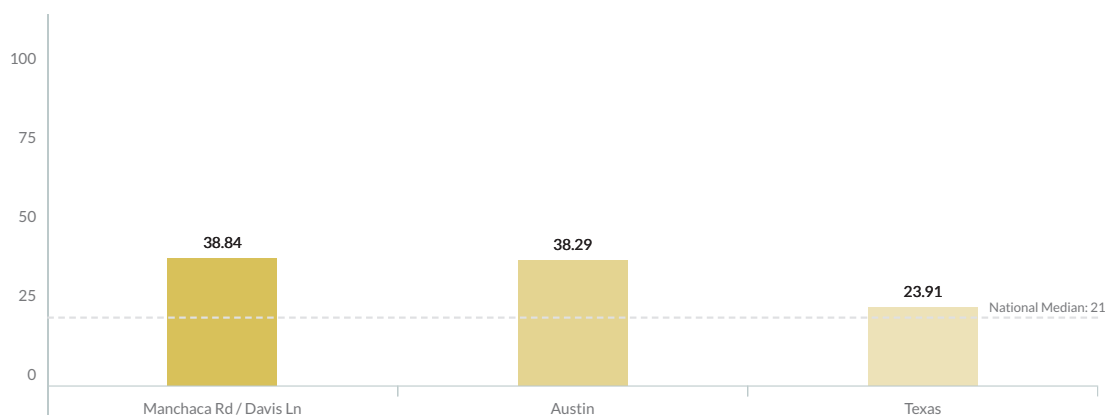
(100 is safest)

⚠️

Safer than 16% of U.S. neighborhoods.

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

## PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



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



Supportive Housing – IC

Report date: Thursday, October 28, 2021

## AUSTIN PROPERTY CRIMES

POPULATION: 978,908

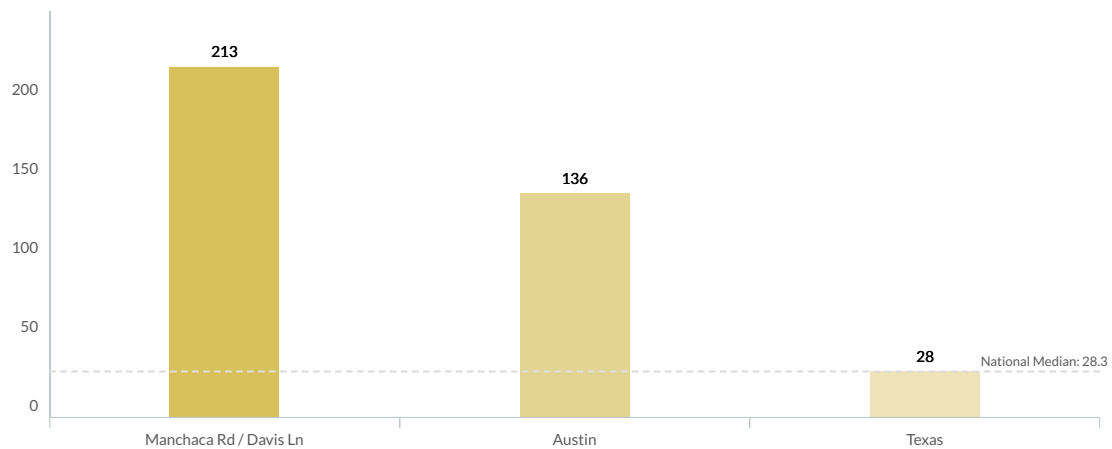
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

## UNITED STATES PROPERTY CRIMES

POPULATION: 328,239,523

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

## CRIME PER SQUARE MILE





Supportive Housing – IC

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THE 7331 MENCHACA RD NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

37

(100 is best)

Better than 37% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<a href="#">Covington Middle School</a> 3700 Convict Hill Rd Austin, TX 78749	06-08	4	3
<a href="#">Crockett Echs School</a> 5601 Manchaca Rd Austin, TX 78745	09-12	7	6
<a href="#">Cunningham Elementary School</a> 2200 Berkeley Ave Austin, TX 78745	PK-05	3	3

\* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	50.1%
Children In The Neighborhood Living In Poverty ⓘ	0.0%



Supportive Housing – IC

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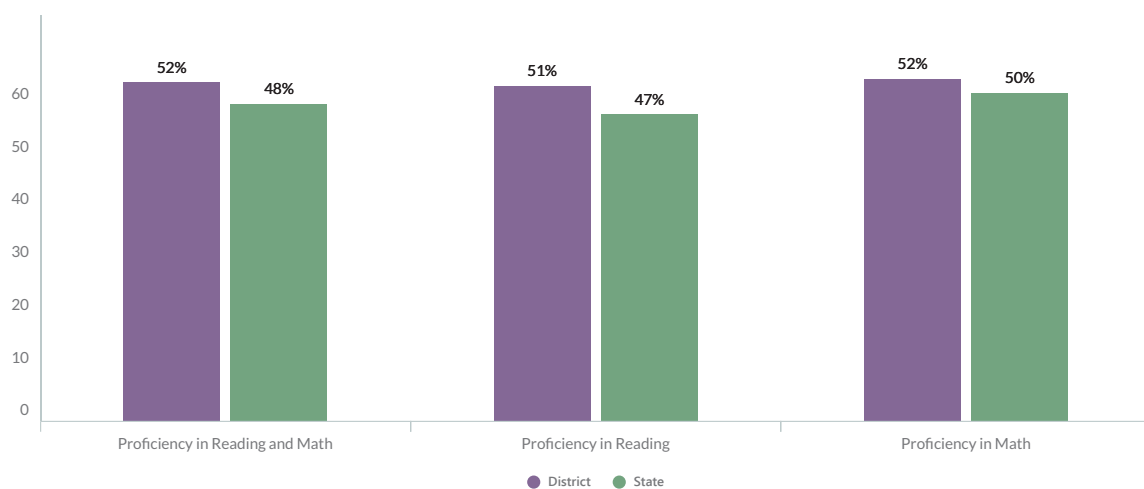
## THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

### AUSTIN ISD

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

DISTRICT QUALITY COMPARED TO TEXAS	DISTRICT QUALITY COMPARED TO U.S. ⓘ
<b>8</b>	<b>6</b>
(10 is best)	(10 is best)
Better than 71.6% of TX school districts.	Better than 58.2% of US school districts.

### Public School Test Scores (No Child Left Behind)







Supportive Housing – IC





Report date: Thursday, October 28, 2021

## School District Enrollment By Group

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

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

## Educational Expenditures

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



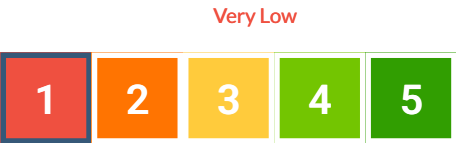
Supportive Housing – IC

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THE 7331 MENCHACA RD TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ



Appreciation Potential (3 years)

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

5=Rising Star

BLUE CHIP INDEX ⓘ

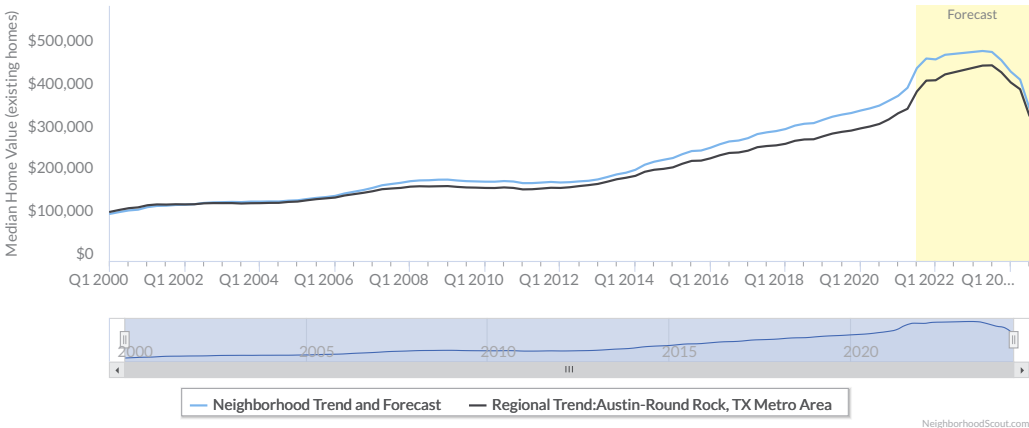


Past Appreciation and existing fundamentals

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

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ





Supportive Housing – IC

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## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2021 Q3 - 2024 Q3		-11.92% ↓	-4.14% ↓	2	1
Latest Quarter: 2021 Q1 - 2021 Q2	⚠	4.86% ↑	20.91% ↑	7	10
Last 12 Months: 2020 Q2 - 2021 Q2	⚠	13.48% ↑	13.48% ↑	6	10
Last 2 Years: 2019 Q2 - 2021 Q2	⚠	20.03% ↑	9.56% ↑	8	10
Last 5 Years: 2016 Q2 - 2021 Q2	⚠	48.37% ↑	8.21% ↑	8	9
Last 10 Years: 2011 Q2 - 2021 Q2	⚠	122.48% ↑	8.33% ↑	8	10
Since 2000: 2000 Q1 - 2021 Q2	⚠	237.76% ↑	6.04% ↑	9	10

\* 10 is highest

## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

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

None

### Cons

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

– Regional Housing Market Outlook

– Vacancies



Supportive Housing – IC

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SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER  
SURROUNDING NEIGHBORHOODS ⓘ

Similar Price



Price advantage score

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

\$200

Neighborhood price per sqft

\$201

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ

Very Good



Jobs score

RATINGS: 1=Limited 2=Below Average 3=Average 4=Very  
Good 5=Excellent

JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	618
10 minutes	11425
15 minutes	54303
20 minutes	204901
30 minutes	394213
45 minutes	535036
60 minutes	574035

\*Annual salary of \$75,000 or more

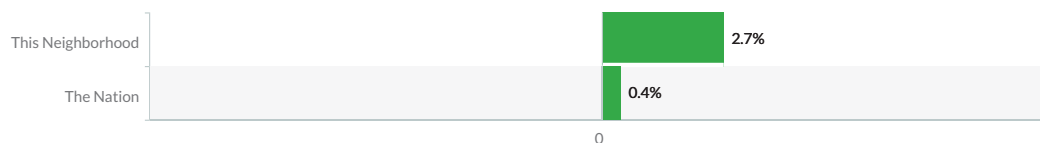


Supportive Housing – IC

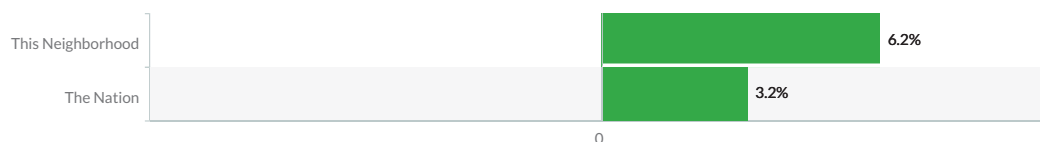
Report date: Thursday, October 28, 2021

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

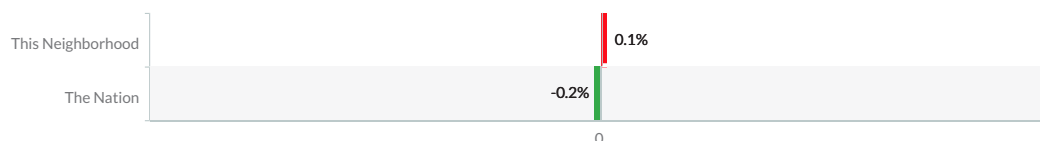
### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚠️



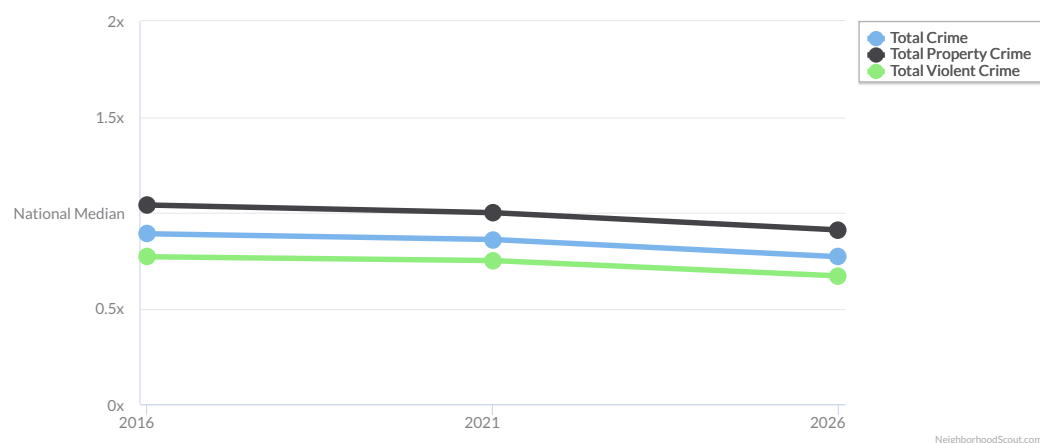
### AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️



### AVG. ANNUAL VACANCY TRENDS Over last 5 years



## SCOUT VISION® CRIME TRENDS AND FORECAST





Supportive Housing – IC

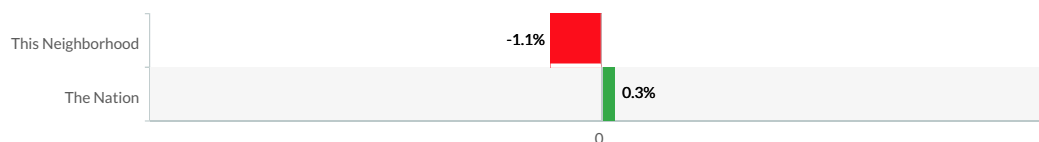
Report date: Thursday, October 28, 2021

## SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

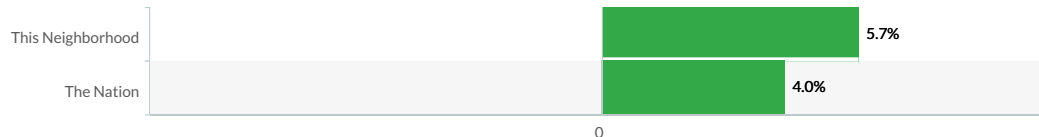


### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

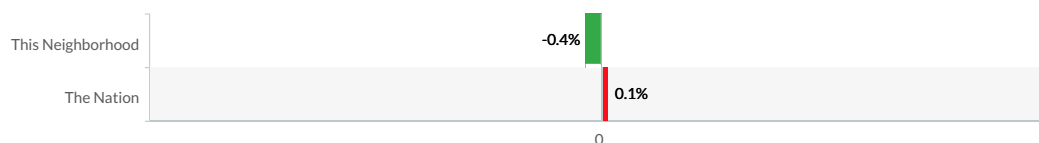
### AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



### AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



### AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years













Supportive Housing – IC

Report date: Thursday, October 28, 2021

## SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,380	2,660	 -21.30% ↓
1 Mile	12,375	10,198	 -17.59% ↓
3 Miles	109,245	91,412	-16.32% ↓
5 Miles	250,702	221,514	 -11.64% ↓
10 Miles	498,282	526,560	5.68% ↑
15 Miles	782,631	834,414	 6.62% ↑
25 Miles	1,379,517	1,515,918	 9.89% ↑
50 Miles	2,171,579	2,484,312	 14.40% ↑

## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



Regional Appreciation Potential (3yr)

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

5=Very High

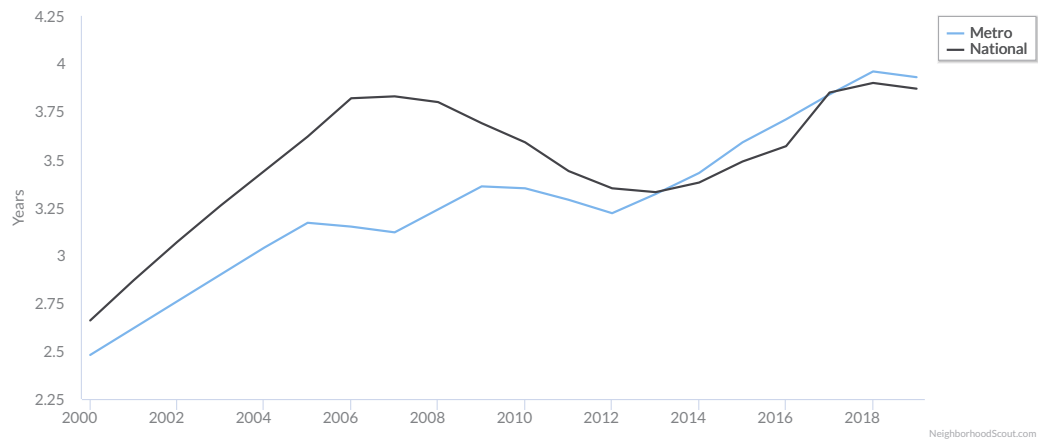


Supportive Housing – IC

Report date: Thursday, October 28, 2021

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

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.93

Current ⚠️



Supportive Housing – IC

Report date: Thursday, October 28, 2021

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.91% ↑	10 ⚠	3.01% ↑	10 ⚠
Job Growth	8.40% ↑	6	7.14% ↑	6
Income Trend (Wages)	16.67% ↑	10 ⚠	6.33% ↑	10 ⚠
Unemployment Trend	2.03% ↑	6	-7.41% ↓	5
Stock Performance of Region's Industries	62.20% ↑	10 ⚠	54.60% ↑	10 ⚠
Housing Added	7.12% ↑	10 ⚠	3.52% ↑	10 ⚠
Vacancy Trend	-1.12% ↓	9 ⚠	-0.48% ↓	8

\* 10 is highest

### Disclaimer

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



## ABOUT THE 7331 MENCHACA RD NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$407,249, which is more expensive than 88.3% of the neighborhoods in Texas and 73.0% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,643, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 96.0% of the neighborhoods in Texas.

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

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

Home and apartment vacancy rates are 7.4% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 57.8% of the neighborhoods in the nation, approximately near the middle range for vacancies.

### Notable & Unique Neighborhood Characteristics

The way a neighborhood looks and feels when you walk or drive around it, from its setting, its buildings, and its flavor, can make all the difference. This neighborhood has some really cool things about the way it looks and feels as revealed by NeighborhoodScout's exclusive research. This might include anything from the housing stock to the types of households living here to how people get around.

### Notable & Unique: People

Of note is NeighborhoodScout's research finding that the Manchaca Rd / Davis Ln neighborhood has some of the lowest rates of children living in poverty of any neighborhood in the United States. In a nation where approximately 1 in 4 children are living in poverty, the Manchaca Rd / Davis Ln community truly stands out from the rest in this regard.

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

Also, if you are an executive or professional seeking a neighborhood affording an executive lifestyle, or just wanting to find where other executives live in the area, the Manchaca Rd / Davis Ln neighborhood should be on your list. It has an enviable mix of spacious homes, relatively stable real estate values, and residents that include a number of wealthy executives, managers, and professionals. NeighborhoodScout's exclusive analysis places it as one of the top



Supportive Housing – IC

Report date: Thursday, October 28, 2021

13.4% executive lifestyle neighborhoods in the state of Texas.

#### **Notable & Unique: Diversity**

Did you know that the Manchaca Rd / Davis Ln neighborhood has more British and Eastern European ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.4% of this neighborhood's residents have British ancestry and 1.4% have Eastern European ancestry.

### **The Neighbors**

#### **The Neighbors: Income**

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

The neighbors in the Manchaca Rd / Davis Ln neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 75.6% of the neighborhoods in America. In addition, 0.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 100.0% of America's neighborhoods.

#### **The Neighbors: Occupations**

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

In the Manchaca Rd / Davis Ln neighborhood, 50.6% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 27.3% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (13.3%), and 8.8% in clerical, assistant, and tech support occupations.

#### **The Neighbors: Languages**

The most common language spoken in the Manchaca Rd / Davis Ln neighborhood is English, spoken by 86.0% of households. Some people also speak Spanish (10.9%).



### The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture – some more unique than others – based on lifestyle, occupations, the types of households – and importantly – on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Manchaca Rd / Davis Ln neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (22.6%). There are also a number of people of German ancestry (14.4%), and residents who report Irish roots (9.0%), and some of the residents are also of English ancestry (8.6%), along with some Italian ancestry residents (6.0%), among others.

### Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in Manchaca Rd / Davis Ln neighborhood spend between 15 and 30 minutes commuting one-way to work (42.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (88.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (5.5%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



## 4.B. Good Neighbor Policy

### City of Austin Good Neighbor Checklist

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

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

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

#### (1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

#### (2) Neighborhood Notification

- ☒ Notify property owners within at least 500 feet of the site and registered neighborhood organizations with boundaries included in the proposed development site, using a written notice, letter or flyer.


#### (3) Pre-Application Engagement

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

#### (4) Application requirements

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

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

Signed by:		
	Eyad Kasemi	8/2/2024
Signed	printed name	date

## **GOOD NEIGHBOR POLICY**

### **Contact**

Conor Kenny, Principal  
Capital A Housing  
(512) 968-3050  
[Conor@CapitalAHousing.com](mailto:Conor@CapitalAHousing.com)

### **Communications Plan for Neighborhood Engagement**

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

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 7331 Menchaca Road:

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

Go Austin/Vamos! Austin (GAVA)  
Shiloh Oaks Neighborhood Association  
South Austin Neighborhood Alliance

**Neighborhood Plan:** The development is not located in a neighborhood planning area, and is guided instead by Imagine Austin:

[https://www.austintexas.gov/sites/default/files/files/Imagine\\_Austin/IACP\\_2018.pdf](https://www.austintexas.gov/sites/default/files/files/Imagine_Austin/IACP_2018.pdf)

- 1) **Neighborhood Contact:** Capital A Housing will reach out to the priority neighborhood organizations to share info on plans for the development of 7331 Menchaca. The City will be updated once those meetings have occurred.
- 2) **Neighborhood Notification:** The organizations above will be notified as development plans become finalized and funding sources are fully secured.
- 3) **Neighborhood Engagement:** At upcoming neighborhood meetings, Capital A Housing will present information about their firm and plans for design of the building, and talk about who will live at the property and what services will be offered.
  - After initial phone contact, meetings will be scheduled with any organization that should request such.
  - Capital A will invite neighborhood members to volunteer events to get more involved with the project.
- 4) **Implementation/Ongoing Relations:** Capital A will implement the following processes to encourage ongoing relations with neighborhood members:
  - Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
  - Capital A will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

## 4.C. SMART Housing Letter

See the attached SMART Housing letter for 7331 Menchaca Townhomes below.



# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.austintexas.gov/department/housing-and-planning](http://www.austintexas.gov/department/housing-and-planning)

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

October 13, 2023

**S.M.A.R.T. Housing Certification**  
**Capital A Housing, Inc.**  
**7331 Menchaca – (ID 931-6033)**

TO WHOM IT MAY CONCERN:

Capital A Housing, Inc. (development contact: Todd Podbielski, ph: 512-761-6161, email: [todd@capitalahousing.com](mailto:todd@capitalahousing.com)) is planning to develop Menchaca Townhomes, a 10-unit ownership development at 7331 Menchaca, Austin, TX 78745.

S.M.A.R.T. Housing – Ownership – 7331 Menchaca	
<b>Total units:</b> 10 units	
<u>Minimum Required:</u> 40% (4 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 100% (10 units) at or below 80% MFI
<b>Affordability Period (S.M.A.R.T. units):</b> 1 Years	
<b>Fee waiver level:</b> 100%	
<b>AWU Capital Recovery Fees:</b> 10/10 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 lists 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 may include the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Demolition Permit Fee	
Construction Inspection		

Subdivision Plan Review  
Parkland Dedication Fee  
(by separate ordinance)

Regular Zoning Fee  
Zoning Verification  
Land Status Determination

Building Plan Review

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

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenergy.com](mailto: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](mailto:brendan.kennedy@austintexas.gov) if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator  
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

## 4.D. MOU with ECHO

Capital A Housing does not plan on reserving any COC units at the 7331 Menchaca Townhomes for ECHO at this time.



## 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 be available to connect residents to services available in the surrounding community.

7331 Menchaca Townhomes  
OHDA Funding Application  
Attachments 5. Property Information

## 5.A. Appraisal

The requested OHDA funds will not be used towards the acquisition of land. A screenshot of the TCAD property value has been provided. Project budget reflects actual purchase price (higher than TCAD appraisal).

## PID 532189 | 7331 MENCHACA RD

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

### GENERAL INFO

#### ACCOUNT

Property ID: 532189  
Geographic ID: 0420150128  
Type: R  
Zoning: LO  
Agent:  
Legal Description: ABS 6 SUR 19 CANNON W ACR .446

Property Use: 1

#### LOCATION

Address: 7331 MENCHACA RD TX 78745

Market Area:  
Market Area CD: SO2  
Map ID: 042318

#### PROTEST

Protest Status:  
Informal Date:  
Formal Date:

#### OWNER

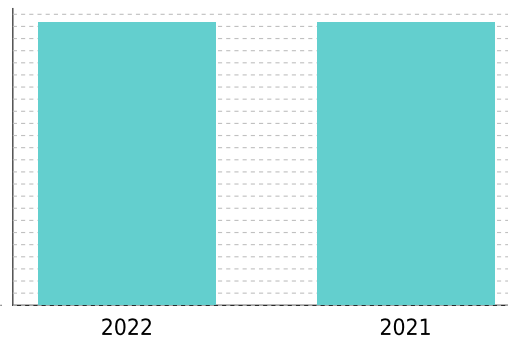
Name: REALVIEW DEVELOPMENT LLC &  
Secondary Name: SEMIZI LLC  
Mailing Address: 6103 GUN BOW CT AUSTIN TX 78746-1440  
Owner ID: 1878880  
% Ownership: 100.00  
Exemptions:

### VALUES

#### CURRENT VALUES

Land Homesite: \$0  
Land Non-Homesite: \$23,312  
Special Use Land Market: \$0  
Total Land: \$23,312  
  
Improvement Homesite: \$0  
Improvement Non-Homesite: \$0  
Total Improvement: \$0  
  
Market: \$23,312  
Special Use Exclusion (-): \$0  
Appraised: \$23,312  
Value Limitation Adjustment (-): \$0  
Net Appraised: \$23,312

#### VALUE HISTORY



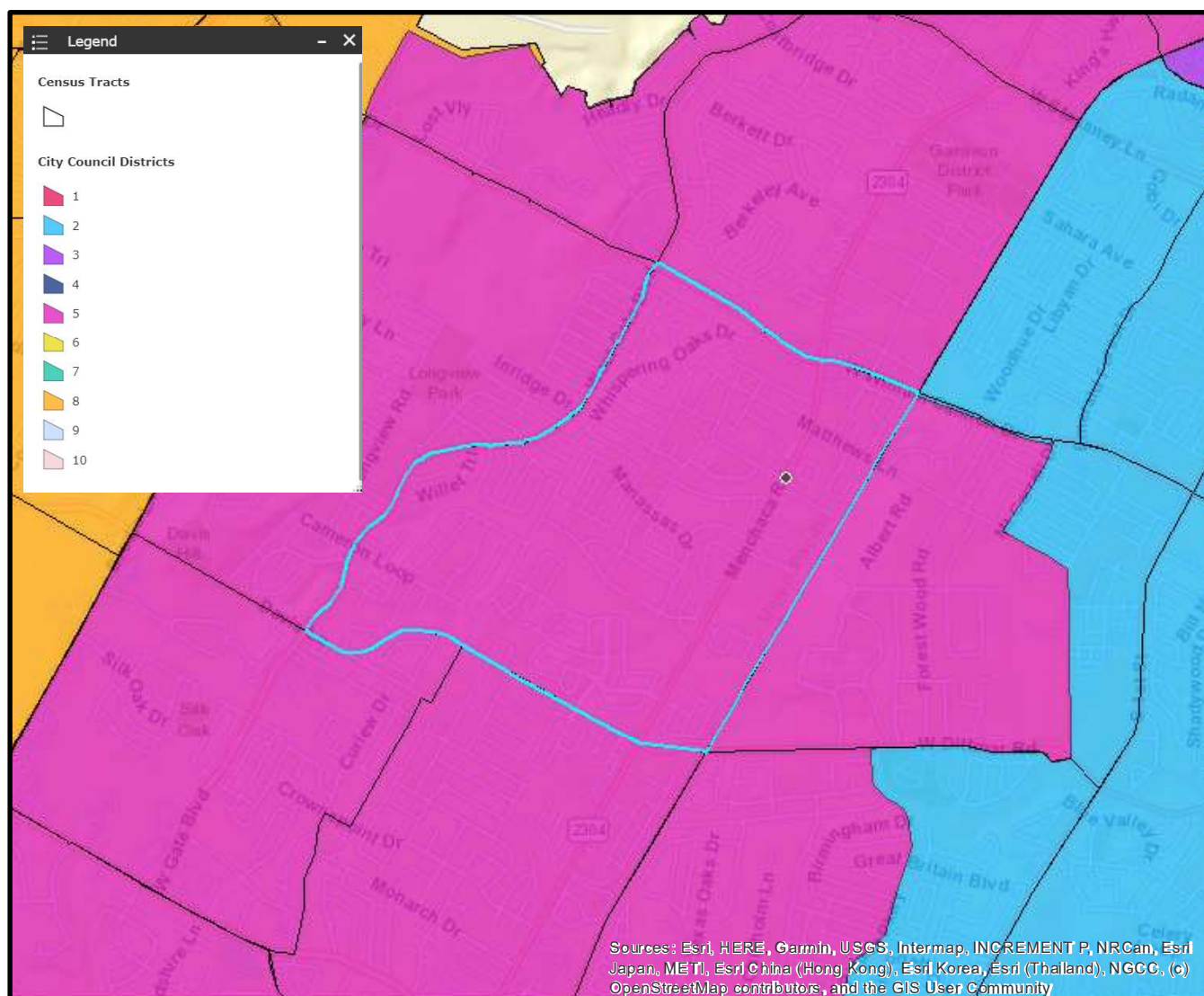
Values for the current year are preliminary and are subject to change.

#### VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	\$23,312	\$0	\$0	\$23,312	\$0	\$23,312
2021	\$23,312	\$0	\$0	\$23,312	\$0	\$23,312

## 5.B. Property Maps

Please see the following attachments.



#### Property Label

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

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



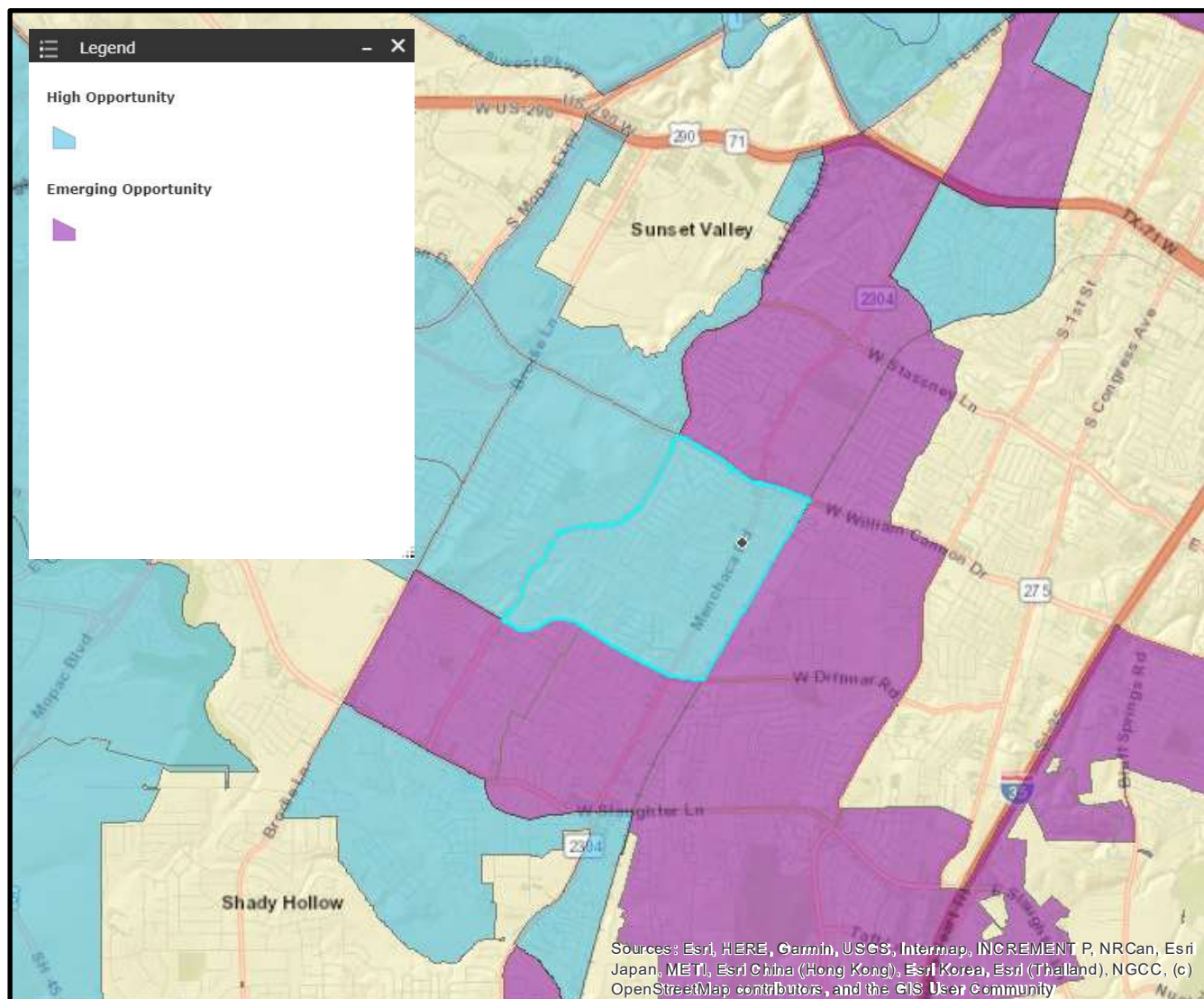
7331 Menchaca - Council District and Census Tract

ArcGIS Web AppBuilder  
10/26/2021



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 Maximo Asset Tracking Number: Maximo Label

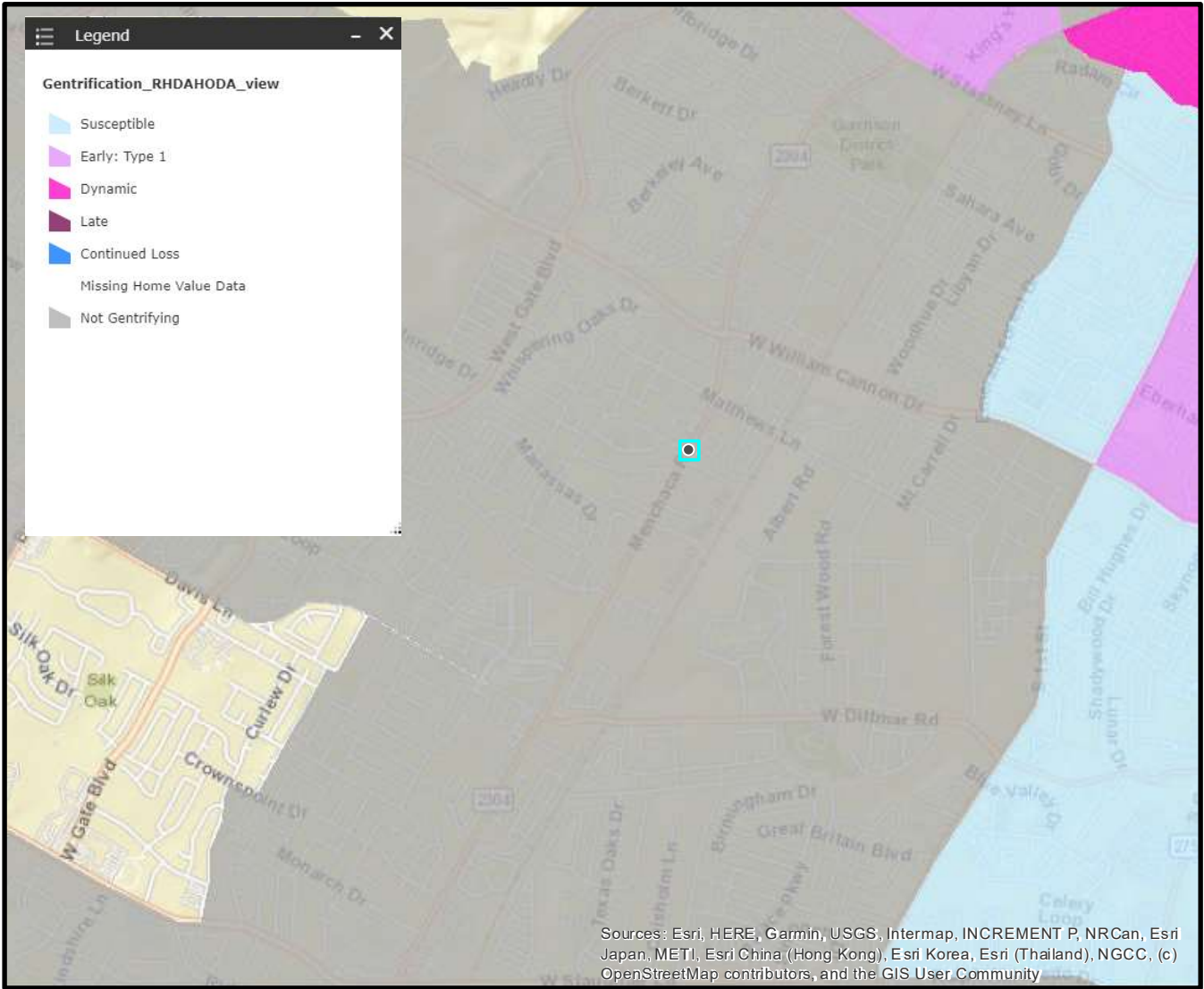


7331 Menchaca - Opportunity Values

ArcGIS Web AppBuilder  
10/26/2021



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Approximate Acreage: Acreage Label  
Appraisal District: Appraisal Label  
Appraisal District Property ID: Property ID Label  
Maximo Asset Tracking Number: Maximo Label

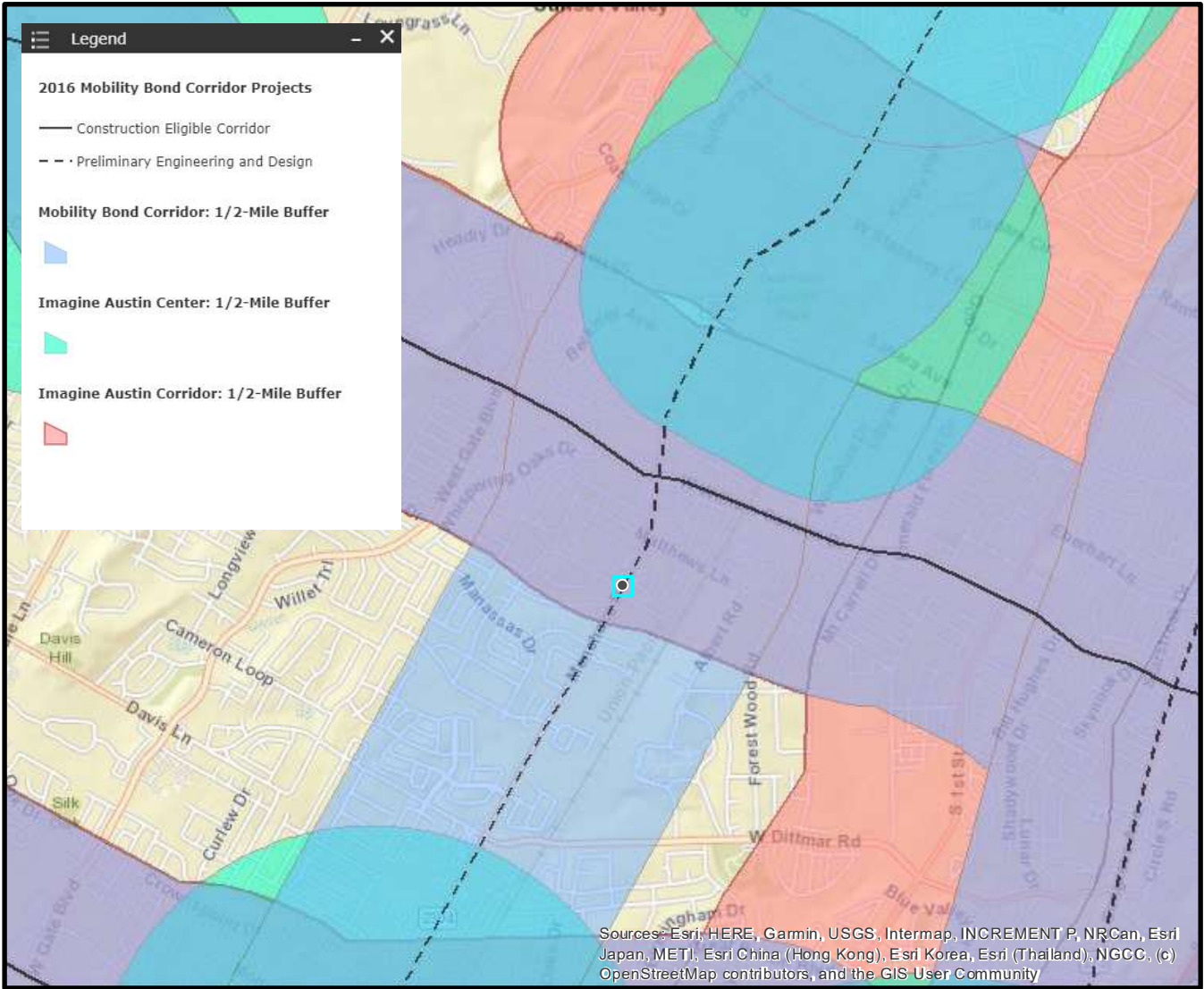


7331 Menchaca - Gentrification Values

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ArcGIS Web AppBuilder  
10/26/2021





Property Label

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

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



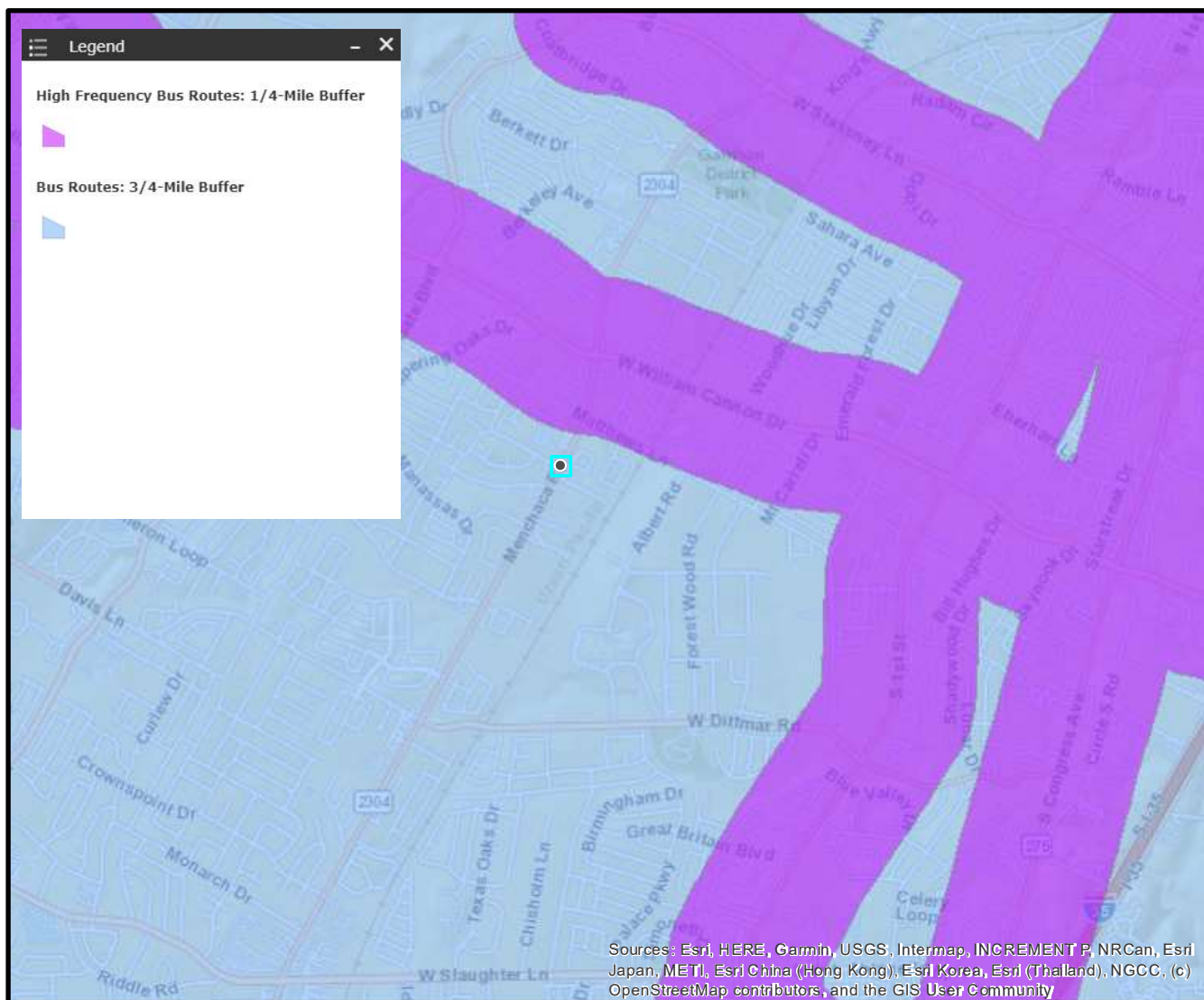
7331 Menchaca - Imagine Austin Centers, Corridors, and Mobility Bond Corridors

ArcGIS Web AppBuilder



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

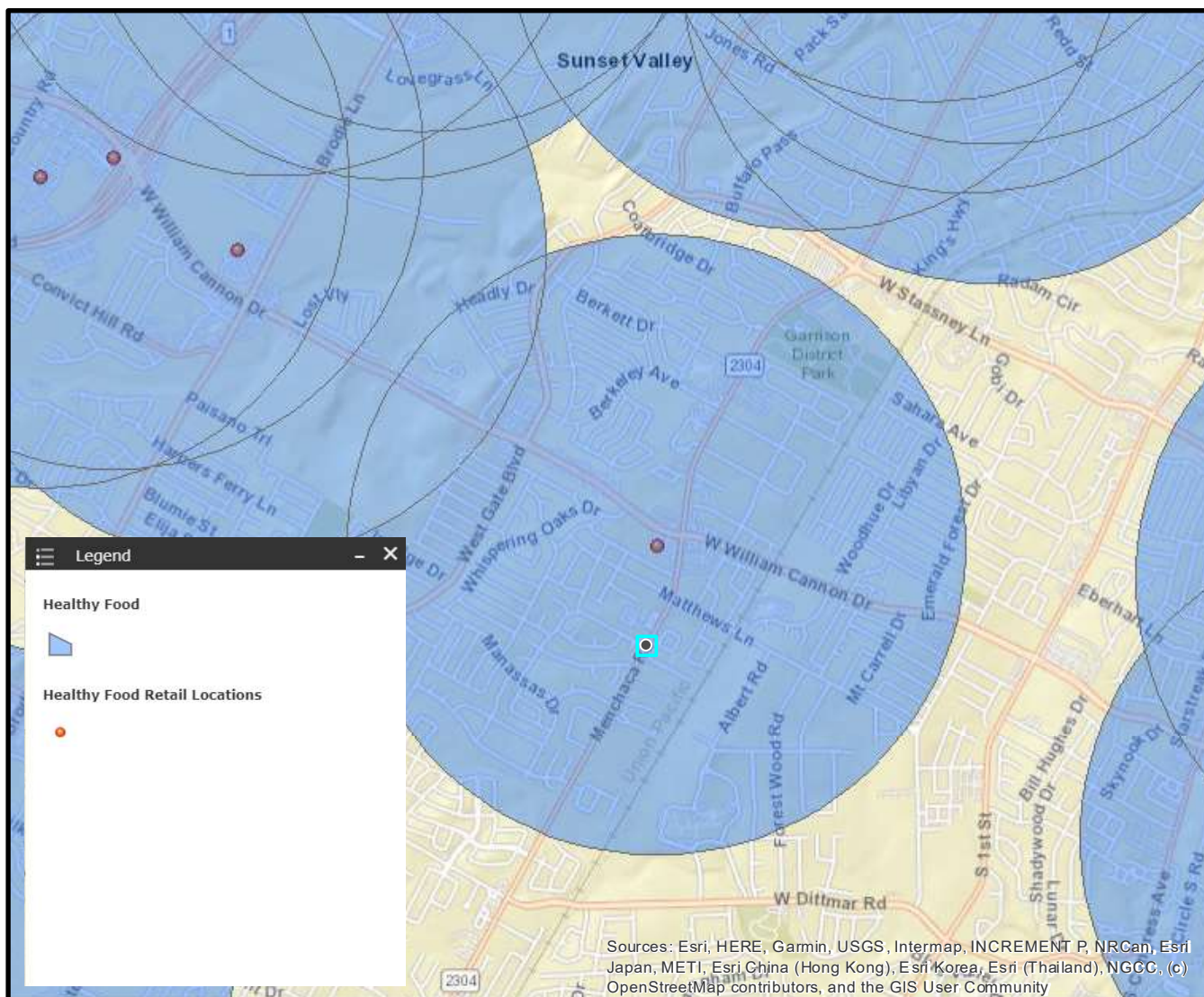


7331 Menchaca - Transit

ArcGIS Web AppBuilder  
 10/26/2021



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



### Property Label

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

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

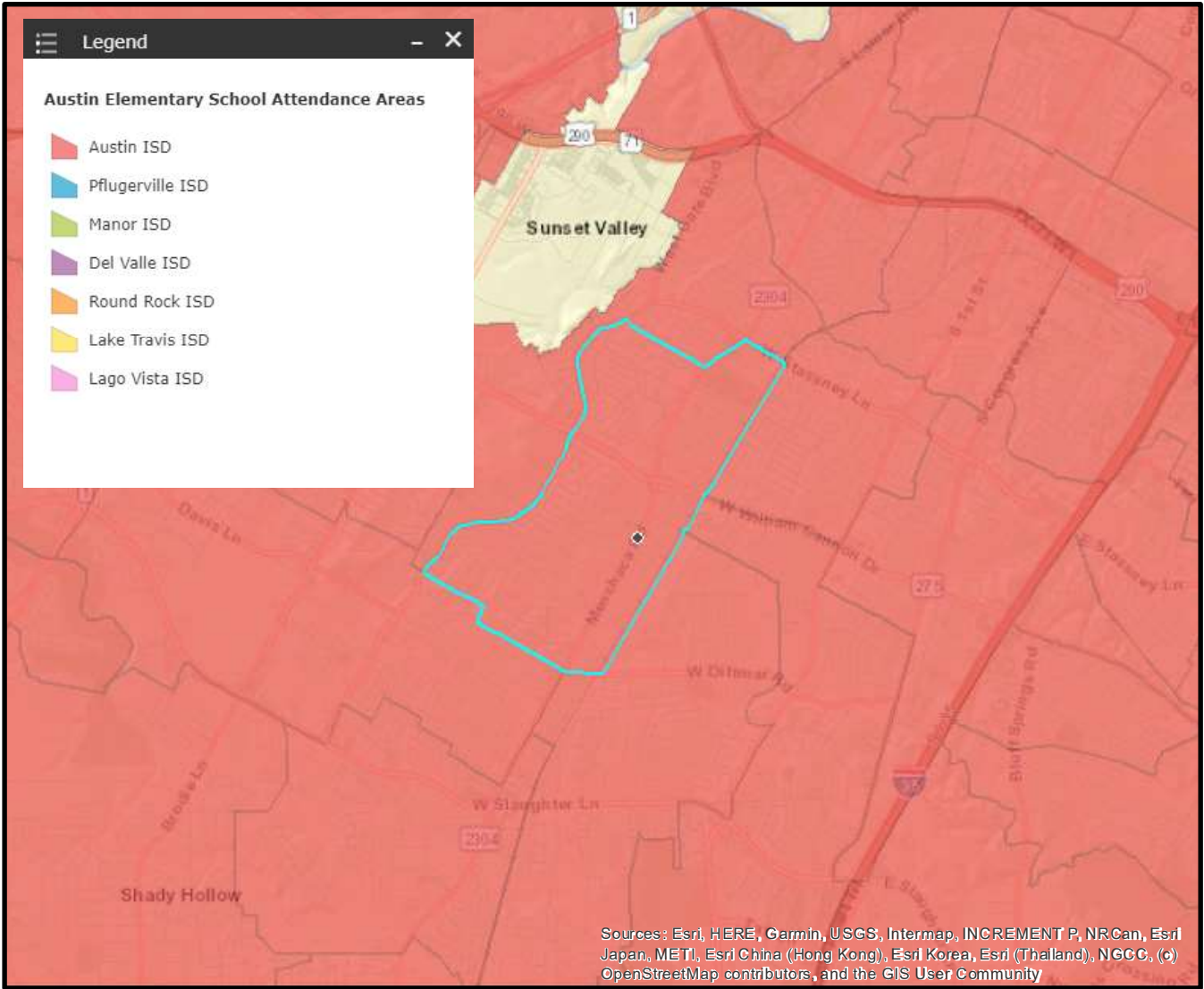


**7331 Menchaca - Healthy Food**

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

ArcGIS Web AppBuilder  
10/26/2021





Property Label

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

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



7331 Menchaca - Elementary Schools

ArcGIS Web AppBuilder  
10/26/2021



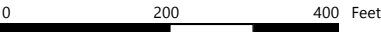
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the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





FEMA Floodplains

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



Prepared: 10/26/2021



Address

Contour

Index

Intermediate

Parcel

FEMA Floodplain

100 Year (Detailed-AE)

100 year (Shallow-AO)

100 Year (Approx-A)

X Protected by Levee

500 Year

Outside Austin City Limits



## 5.C. Zoning Verification Letter

7331 Menchaca Road is currently zoned as “LO” – Limited Office. Please see the attached City of Austin Zoning Verification Letter.

Under the Affordability Unlocked ordinance, an unlimited number of residential units can be permitted at this site. As such, please see the attached Affordability Unlocked Certification letter.



## CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

### Party Requesting Verification

Name: David Dinoff  
Mailing Address:  
5110 Lancaster Ct  
Austin, TX 78723

### Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 532189

### Zoning Classification(s)

Find definitions at <https://www.austintexas.gov/page/zoning-resources-site-regulations>

LO

### Zoning Case Number(s)

Look up case info at [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

### Zoning Ordinance Number(s)

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

19990225-070b

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

This letter was produced by the City of Austin Housing & Planning Department.

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

A handwritten signature in black ink, appearing to read "Stacy Meeks".

11/22/2023

532189



# City of Austin

P.O. Box 1088, Austin, TX 78767  
<https://www.austintexas.gov/department/housing-planning>

## Housing Department

October 13, 2023

Affordability Unlocked Development Bonus Certification  
Capital A Housing, Inc.  
**7331 Menchaca – (ID 931-6033)**

To Whom It May Concern:

Capital A Housing, Inc. (development contact: Todd Podbielski, ph: 512-761-6161, email: [todd@capitalahousing.com](mailto:todd@capitalahousing.com)) is planning to develop Menchaca Townhomes, a **10-unit ownership** development at 7331 Menchaca, Austin, TX 78745. 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 - 7331 Menchaca	
<b>Total units: 10 units</b>	
<u>Minimum Required:</u> 75% (8 units) available to households averaging 80% MFI 25% of affordable units 2+ bedrooms	<u>Proposed unit mix:</u> 100% (10 units) at or below 80% MFI - 8 units 2-bedroom - 2 units 3-bedroom
<b>Affordability Period (AU units): 99 Years</b>	
<b>Street Impact Fee Waivers: 10/10 units</b>	

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 512.978.1594 or by email at [Brendan.kennedy@austintexas.gov](mailto:Brendan.kennedy@austintexas.gov) if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brendan Kennedy", with a stylized flourish at the end.

Brendan Kennedy, Project Coordinator  
Housing Department

## 5.D. Proof of Site Control

The contract and deed for 7331 Menchaca Road is attached.

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*

Dyana Limon-Mercado, County Clerk  
Travis County, Texas

Oct 16, 2023 05:00 PM Fee: \$38.00

2023118469

\*Electronically Recorded\*

36-TFA1-103137A8

**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:** October 13, 2023

**Grantor:** Realview Development, LLC, a Texas limited liability company and Semizi LLC, a Texas limited liability company

**Grantee:** Capital A at Menchaca, LLC, a Texas limited liability company

**Grantee's Mailing Address:** 5110 Lancaster Court Austin, Texas 78723

**Consideration:** Cash and a note of even date executed by Grantee and payable to the order of Prosperity Bank, a Texas banking association in the principal amount of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$375,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Prosperity Bank, a Texas banking association and by a first-lien deed of trust of even date from Grantee to David Zalman, trustee.

**Property (including any improvements):**

Being 0.446 of an acre of land, more or less, out of the WILLIAM CANNON LEAGUE, in Travis County, Texas, and being a portion of the property described in a Warranty Deed recorded in Volume 8760, Page 425, Real Property Records, Travis County, Texas; said 0.446 acre tract being more particularly described by metes and bounds in Exhibit "A-1", attached hereto and made a part hereof for all purposes.

SAVE AND EXCEPT that certain tract of land conveyed to the State of Texas by Deed dated June, 11, 1996, recorded in Volume 12710, Page 1297, Real Property, Records, Travis County, Texas.

**Reservations from Conveyance:** None



**Exceptions to Conveyance and Warranty:**

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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

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 will become absolute.

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 first and superior vendor's lien against and superior title to the Property are retained for the benefit of Prosperity Bank, a Texas banking association and are transferred to Prosperity Bank, a Texas banking association without recourse against Grantor.

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

Realview Development, LLC, a Texas limited liability company

By: [Signature]  
Mothafar Mahmoud, Member

By: [Signature]  
Ghassan Mahmoud, Member

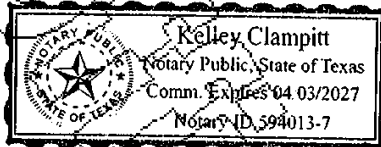
Semizi LLC, a Texas limited liability company


By: [Signature]  
Eyad Kasemi, Member

State of Texas

County of Travis

This instrument was acknowledged before me on October 13, 2023, by Mothafar Mahmoud and Ghassan Mahmoud, Members of Realview Development, LLC, a Texas limited liability company.

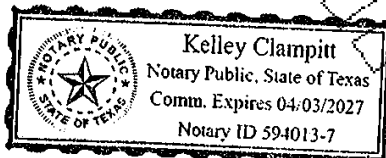


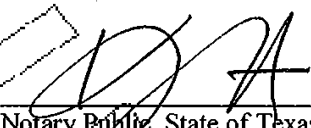
  
Notary Public, State of Texas

State of Texas

County of Travis

This instrument was acknowledged before me on October 13, 2023, by Eyad Kasemi, Member of Semizi LLC, a Texas limited liability company.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
Capital A at Menchaca, LLC  
5110 Lancaster Court  
Austin, Texas 78723

## Exhibit "A-1"

Being 0.446 of an acre of land, more or less, out of the WILLIAM CANNON LEAGUE, in Travis County, Texas, and being a portion of the property described in a Warranty Deed recorded in Volume 8760, Page 425, Real Property Records, Travis County, Texas; and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

SAVE AND EXCEPT that certain tract of land conveyed to the State of Texas by Deed dated June, 11, 1996, recorded in Volume 12710, Page 1297, Real Property, Records, Travis County, Texas.

BEGINNING at a  $\frac{1}{2}$ " iron rod found in the present east right of way line of Manchaca Road same being the southwest corner of Lot 1 of the Village of Manchaca, a subdivision in Travis County, Texas, recorded in Document No. 200600267 of the Plat Records of said county for the northwest corner hereof;

THENCE along the south line of Lot 1 and the north line of the herein described tract S  $60^{\circ} 58' 45''$  E, 324.52 feet to a  $\frac{1}{2}$ " iron rod found for an interior corner of Lot 1 for the northeast corner hereof;

THENCE along the common lines of Lot 1 and the herein described tract S  $31^{\circ} 26' 55''$  W, 60.08 feet to a  $\frac{1}{2}$ " iron rod found at the most southerly corner of Lot 1 same being the north line of the Lehman tract recorded in Volume 1453, Page 322 of the Deed Records of said county for the southeast corner hereof;

THENCE along the north line of the Lehman tract and the south line of the herein described tract N  $60^{\circ} 57' 59''$  W, 323.52 feet to a  $\frac{1}{2}$ " iron rod set in the east right of way line of Manchaca Road same being the northwest corner of the Lehman tract for the southwest corner hereof;

THENCE along the east right of way line of Manchaca Road N  $38^{\circ} 35' 35''$  E, 59.98 feet to the Place of Beginning and containing 0.446 of an acre of land.

DocuSign Envelope ID: C67E6252-4947-402A-B0 1A4F1D25DF9



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-08-2021

**UNIMPROVED PROPERTY CONTRACT**  
NOTICE: Not For Use For Condominium Transactions



1. **PARTIES:** The parties to this contract are Realview Development LLC (Seller) and Capital A Housing and / or Assigns (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. **PROPERTY:** Lot \_\_\_\_\_, Block \_\_\_\_\_, Addition, \_\_\_\_\_, City of Austin, County of Travis, Texas, known as 7331 Manchaca Road Austin Texas 78745 (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (Property). RESERVATIONS: Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. **SALES PRICE:**

- A. Cash portion of Sales Price payable by Buyer at closing .....\$ 550,000  
B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum .....\$ \_\_\_\_\_  
C. Sales Price (Sum of A and B) .....\$ 550,000

4. **LEASES:**

- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.  
B. **NATURAL RESOURCE LEASES:** "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:  
☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.  
☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within \_\_\_\_\_ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. **EARNEST MONEY AND TERMINATION OPTION:**

- A. **DELIVERY OF EARNEST MONEY AND OPTION FEE:** Within 3 days after the Effective Date, Buyer must deliver to Texas National Title / Kelly Clampitt, as escrow agent, at \_\_\_\_\_ (address): \$ 2500 as earnest money and \$ 500 as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.  
(1) Buyer shall deliver additional earnest money of \$ \_\_\_\_\_ to escrow agent within \_\_\_\_\_ days after the Effective Date of this contract.  
(2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.  
(3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.  
(4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.  
B. **TERMINATION OPTION:** For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 90 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to Seller; and (ii) any earnest money will be refunded to Buyer.

Initialed for identification by Buyer EAK and Seller MM

TREC NO. 9-15

Contract Concerning 7331 Manchaca Road Austin Texas 78745 Page 2 of 10 11-08-2021  
(Address of Property)

- C. FAILURE TO TIMELY DELIVER EARNEST MONEY: If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.
- D. FAILURE TO TIMELY DELIVER OPTION FEE: If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.
- E. TIME: **Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

**6. TITLE POLICY AND SURVEY:**

- A. TITLE POLICY: Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner's policy of title insurance (Title Policy) issued by \_\_\_\_\_ (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
  - (2) The standard printed exception for standby fees, taxes and assessments.
  - (3) Liens created as part of the financing described in Paragraph 3.
  - (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
  - (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
  - (6) The standard printed exception as to marital rights.
  - (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
  - (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
- ☒ (i) will not be amended or deleted from the title policy; or
- ☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.
- (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
- B. COMMITMENT: Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
- C. SURVEY: The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)
- ☒ (1) Within 10 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☒ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date.
- ☐ (2) Within \_\_\_\_\_ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- ☐ (3) Within \_\_\_\_\_ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.
- D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Buyer must object the earlier of (i) the Closing Date or (ii) \_\_\_\_\_ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate

Initialed for identification by Buyer EAR and Seller MM TREC NO. 9-15



Contract Concerning 7331 Manchaca Road Austin Texas 78745 Page 3 of 10 11-08-2021  
(Address of Property)

within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

- (1) ABSTRACT OR TITLE POLICY: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
- (2) MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S): The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

**If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.**

- (3) STATUTORY TAX DISTRICTS: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) TIDE WATERS: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) ANNEXATION: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) PUBLIC IMPROVEMENT DISTRICTS: If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

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- (8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property ☐ is ☐ is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, \$5,205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

**7. PROPERTY CONDITION:**

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

**NOTICE:** Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- ☒ (1) Buyer accepts the Property As Is.
- ☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: \_\_\_\_\_

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge of the following:

- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
- (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
- (3) any environmental hazards that materially and adversely affect the Property;
- (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
- (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
- (6) any threatened or endangered species or their habitat affecting the Property.

**8. BROKERS AND SALES AGENTS:**

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales

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agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: \_\_\_\_\_

B. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

**9. CLOSING:**

A. The closing of the sale will be on or before 1st of March, 2022, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

**10. POSSESSION:** Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

**11. SPECIAL PROVISIONS:** (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

**12. SETTLEMENT AND OTHER EXPENSES:**

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed \$ \_\_\_\_\_ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

**13. PRORATIONS AND ROLLBACK TAXES:**

A. **PRORATIONS:** Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. **ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

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- 14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.
- 15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
- 16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
- 17. ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
- 18. ESCROW:**
- A. **ESCROW:** The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. Escrow agent may require any disbursement made in connection with this contract to be conditioned on escrow agent's collection of good funds acceptable to escrow agent.
  - B. **EXPENSES:** At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by escrow agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
  - C. **DEMAND:** Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
  - D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
  - E. **NOTICES:** Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
- 19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- 20. FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person" then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

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**21. NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:

**To Buyer at:** \_\_\_\_\_ **To Seller at:** \_\_\_\_\_

CAPITAL A HOUSING / EYAD KASEMI

Realveiw Development / Ghassan Mahmoud

Phone: ( ) \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

E-mail/Fax: eyad@capitalahousing.com

E-mail/Fax: gmahmoud@yahoo.com

E-mail/Fax: \_\_\_\_\_

E-mail/Fax: \_\_\_\_\_

**22. AGREEMENT OF PARTIES:** This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):

☐ Third Party Financing Addendum

☐ Addendum for Coastal Area Property

☐ Seller Financing Addendum

☐ Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum

☐ Addendum for Property Subject to Mandatory Membership in a Property Owners Association

☐ Addendum for Property Located Seaward of the Gulf Intracoastal Waterway

☐ Buyer's Temporary Residential Lease

☐ Seller's Temporary Residential Lease

☐ Addendum for Sale of Other Property by Buyer

☐ Addendum for Reservation of Oil, Gas and Other Minerals

☐ Addendum for Property in a Propane Gas System Service Area

☐ Addendum for "Back-Up" Contract

☐ Addendum Concerning Right to Terminate Due to Lender's Appraisal

☐ Other (list): \_\_\_\_\_

☐ Addendum containing Notice of Obligation to Pay Improvement District Assessment

**23. CONSULT AN ATTORNEY BEFORE SIGNING:** TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.

Buyer's Attorney Is: \_\_\_\_\_

Seller's Attorney Is: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Phone: ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

Fax: ( ) \_\_\_\_\_

E-mail: \_\_\_\_\_

E-mail: \_\_\_\_\_

Initialed for Identification by Buyer

EAK

and Seller

MM

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EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (Effective Date).  
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:  
Eyad Kazemi  
72E7402B4044448...

Buyer

DocuSigned by:  
Wahne El  
2C184C553F90423...

Seller

Buyer

DocuSigned by:  
Mothafar Mahmoud  
5B078EC940AE48E...

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-15. This form replaces TREC NO. 9-14.

TREC NO. 9-15

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**BROKER INFORMATION**  
(Print name(s) only. Do not sign)

DASH REALTY 601436  
Other Broker Firm License No.

represents ☒ Buyer only as Buyer's agent  
☐ Seller as Listing Broker's subagent

Kenda Dawwami 681743  
Associate's Name License No.

Team Name

Associate's Email Address Phone

Licensed Supervisor of Associate License No.

Other Broker's Address Phone

City State Zip

CENTRAL METRO REALTY LLC  
Listing Broker Firm License No.

represents ☐ Seller and Buyer as an intermediary  
☒ Seller only as Seller's agent

Wesam Norallah 755107  
Listing Associate's Name License No.

Team Name

Listing Associate's Email Address Phone

Licensed Supervisor of Listing Associate License No.

13497 N Hwy 183 Ste 700 Austin, TX 78750  
Listing Broker's Office Address Phone

City State Zip

Selling Associate's Name License No.

Team Name

Selling Associate's Email Address Phone

Licensed Supervisor of Selling Associate License No.

Selling Associate's Office Address

City State Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee ( % 3 of the selling price ). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

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**OPTION FEE RECEIPT**

Receipt of \$ 500.00 (Option Fee) in the form of Wire  
is acknowledged.

Kelley Clappitt 11/4/21  
Escrow Agent Date

**EARNEST MONEY RECEIPT**

Receipt of \$ 2,500.00 Earnest Money in the form of Wire  
is acknowledged.

Kelley Clappitt M. Frederick Kelley.Clappitt@texasnationaltitle.com 11/4/21  
Escrow Agent Received by Email Address Date/Time

Texas National Title (512) 345-1559  
(512) 345-5958

Address Phone

3508 Far West Blvd. Suite 190

City State Zip Fax

Austin, TX 78731

**CONTRACT RECEIPT**

Receipt of the Contract is acknowledged.

Kelley Clappitt M. Frederick Kelley.Clappitt@texasnationaltitle.com 11/3/21  
Escrow Agent Received by Email Address Date

Texas National Title (512) 345-1559  
(512) 345-5958

Address Phone

3508 Far West Blvd. Suite 190

City State Zip Fax

Austin, TX 78731

**ADDITIONAL EARNEST MONEY RECEIPT**

Receipt of \$ \_\_\_\_\_ additional Earnest Money in the form of \_\_\_\_\_  
is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

TREC NO. 9-15





PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-2-2015



**AMENDMENT**  
TO CONTRACT CONCERNING THE PROPERTY AT

7331 Menchaca Road Austin Texas, 78745

(Street Address and City)

Seller and Buyer amend the contract as follows: (check each applicable box)

- ☐ (1) The Sales Price in Paragraph 3 of the contract is:
- A. Cash portion of Sales Price payable by Buyer at closing ..... \$ \_\_\_\_\_
  - B. Sum of financing described in the contract ..... \$ \_\_\_\_\_
  - C. Sales Price (Sum of A and B) ..... \$ \_\_\_\_\_
- ☐ (2) In addition to any repairs and treatments otherwise required by the contract, Seller, at Seller's expense, shall complete the following repairs and treatments:
- ☐ (3) The date in Paragraph 9 of the contract is changed to \_\_\_\_\_, 20\_\_\_\_.
- ☐ (4) The amount in Paragraph 12A(1)(b) of the contract is changed to \$ \_\_\_\_\_.
- ☐ (5) The cost of lender required repairs and treatment, as itemized on the attached list, will be paid as follows: \$ \_\_\_\_\_ by Seller; \$ \_\_\_\_\_ by Buyer.
- ☐ (6) Buyer has paid Seller an additional Option Fee of \$ \_\_\_\_\_ for an extension of the unrestricted right to terminate the contract on or before 5:00 p.m. on \_\_\_\_\_, 20\_\_\_\_. This additional Option Fee ☐ will ☐ will not be credited to the Sales Price.
- ☐ (7) Buyer waives the unrestricted right to terminate the contract for which the Option Fee was paid.
- ☐ (8) The date for Buyer to give written notice to Seller that Buyer cannot obtain Buyer Approval as set forth in the Third Party Financing Addendum is changed to \_\_\_\_\_, 20\_\_\_\_.
- ☒ (9) **Other Modifications:** (Insert only factual statements and business details applicable to this sale.)  
1- ( Paragraph 1 ) : Seller : Realview Development LLC & Semizi LLC.

EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

DocuSigned by:  
*Eyad Kasemi*  
26FB81F0669B41B...  
Buyer

DocuSigned by:  
*Cheney*  
2C184C553F90423...  
Seller

DocuSigned by:  
*Mothafar Mahmoud*  
5B078EC640AE48E...  
Buyer

DocuSigned by:  
*Mothafar Mahmoud*  
5B078EC640AE48E...  
Seller



This form has been approved by the Texas Real Estate Commission for use with similarly approved or promulgated contract forms. Such approval relates to this form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC No. 39-8. This form replaces TREC No. 39-7.

TREC NO. 39-8

## 5.E. Phase I ESA

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

## 5.F. SHPO

7331 Menchaca Townhomes will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.