

1910 E Martin Luther King Jr Blvd
Ownership Housing Development Assistance
Request for Funding
Q1 FY '24-25

APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER NAME: Texas State Affordable Housing Corporation	BORROWER ENTITY NAME : To be Formed
DEVELOPMENT NAME : Moontower Flats	FUNDING CYCLE DEADLINE: August 2, 2024 3PM(Q1 2024-2025)
FEDERAL TAX ID NO: To be Formed	DUNS NO: To be Formed
PROJECT ADDRESS: 1910 East MLK Blvd, Austin, Tx 78701	PROGRAM : OHDA
CONTACT NAME : David Danenfelzer	AMOUNT REQUESTED: \$1,000,000
CONTACT ADDRESS AND PHONE : 6701 Shirley Ave, Austin, TX 78752; 512-477-3562	

APPLICATION TABS

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

SIGNATURE OF APPLICANT

David Long

PRINTED NAME

David Long

TITLE OF APPLICANT

Executive Director

DATE OF SUBMISSION

8/2/2024

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY

1910 E Martin Luther King Jr Blvd

EXECUTIVE SUMMARY/PROJECT PROPOSAL

Executive Summary/Project Proposal

About the Texas State Affordable Housing Corporation (TSAHC)

TSAHC is a 501(c)3 public non-profit created in 1994 by the Texas Legislature to serve as a self-sustaining, statewide affordable housing provider. Our mission is to facilitate both homeownership and rental housing opportunities for low to moderate-income Texans. TSAHC offers a variety of affordable housing programs aimed at helping developers build affordable communities for working families and at helping Texas families and individuals access high-quality, affordable homeownership and rental opportunities. More information is available at TSAHC's website www.tsahc.org.

Project Summary

TSAHC is planning to construct 24 affordable condominium-style homeownership units at 1910 East Martin Luther King, Jr. Blvd in east Austin, to be called Moontower Flats. The site is currently an office building owned and operated by TSAHC that will be demolished and redeveloped into homeownership units affordable to low-to-moderate income households.

The project site is located approximately one mile east of downtown Austin in the historic Blackland neighborhood. The neighborhood was first settled by Swedish immigrants and became a predominantly black neighborhood in the 1920s. The neighborhood includes the University of Texas' Disch-Falk Field baseball stadium, the UT Tennis Center and Blackland Neighborhood Center. The project site is less than a mile from a metro rail station, one-quarter miles from the University of Texas main campus and one-mile from the Texas Capitol and downtown Austin. It is also located along a major east/west corridor in close proximity to restaurants, retail, offices and healthcare facilities.

Total project costs are approximately \$9.6 million. Moontower Flats includes a mix of one-, two- and three-bedroom units, with all units reserved for 80% AMI households. We are also pursuing the City of Austin's Affordability Unlocked Development Bonus program, which will require a 99-year affordability period. TSAHC will incorporate deed restrictions to ensure continued affordability upon resale of the units.

TSAHC will target 100% of units to first-time home buyers and will require all households purchasing a unit to complete a HUD-approved home buyer education course to be offered in partnership with local housing counseling agencies. TSAHC will also make post-purchase homeownership counseling available to homeowners.

Moontower Flats will incorporate climate resilient building standards and will qualify for City of Austin Green Building Standards and Enterprise Green Communities Certification.

Project Need Statement

Rising land, materials and labor costs have made affordable construction difficult, and as a result long-time residents are being displaced and homeownership is becoming even more out of reach for low- and moderate-income individuals and families. TSAHC will utilize OHDA funding to subsidize construction costs and lower the mortgage cost for households earning 80% or less than the area median income.

The project site is located in Areas of Economic Distress (AEDs), according to the U.S. Treasury Department's Capital Magnet Fund 2024 qualifications. In Austin, only 44.7% of residents own their homes and it is the most expensive market in Texas, with a median home cost of \$640,000 and a homeownership vacancy rate of 1%. Buyers making the AMI of \$89,415 can only truly qualify for a mortgage of \$294,378.

Across Texas, attaining homeownership has become more difficult in recent years. The Texas Association of Realtors reports that 2023 saw the lowest total sales since 2016, due primarily to stubbornly high mortgage interest rates which are averaging 6.44%. Construction costs have escalated due to labor and materials shortages, with home insurance costs also rising in recent years due to escalating replacement costs as more climate-related events including hurricanes and tornadoes devastate homes across the state. The homeownership rate is 63.6%, but with a median income is \$73,015 and a median home price of \$340,600 according to Redfin, homeownership is challenging and unattainable for lower-income households.

TSAHC Track Record

TSAHC has a healthy track record of developing affordable homes throughout Texas. With its creation in 2008, TSAHC's Affordable Communities of Texas (ACT) land banking program has stabilized communities experiencing high rates of foreclosure, provided growth in home ownership in underserved communities and directly built more than 350 homes across Texas.

Since 2019, TSAHC has developed or rehabilitated 80 homes for sale to low- and moderate-income households, with total development costs exceeding \$6.8 million. Of the 80 properties:

- * 59 were in rural areas

- * 18 were in areas of economic distress

- * 51 homes were sold to 80% AMI households; and 29 to 80-120% AMI households

- * 78 were new construction and 2 were rehabilitations

- * 2 homebuyers received discounts in the form of deferred forgivable downpayment assistance loans totaling \$25,000

TSAHC creates affordable housing by leveraging three critical resources. TSAHC has developed channels to access foreclosed and donated land from banks and financial institutions, It's statutory property tax exemption keeps holding costs low, and we've managed to raise over \$8 million in grants and low cost investments that keep financing construction low.

Funding Narrative

As a for-sale home ownership project Moontower Flats financing includes construction period funding sources.

TSAHC is able to provide the largest portion of the capital stack in the form of cash reserves and land equity. TSAHC's board has already committed up to \$3 million in cash reserves. TSAHC also owns the property currently and estimates its value at \$1.5 million.

Other secured sources of funding are in the form of lines of credit available from FHLB Dallas and Frost Bank. TSAHC is a housing associate member of FHLB and can borrow through the Fixed-Rate Advances program an amount up to the value of our current investment and assigned collateral. TSAHC has committed up to \$2 million in our existing collateral with FHLB Dallas for Moontower Flats. TSAHC also has a revolving line of credit secured with Frost Banks. That line of credit totals \$4 million with a 1% interest rate, and TSAHC is willing to use up to \$2 million for this project.

Additional capital for the project has been requested from the U.S. Treasury's CDFI Fund through the Capital Magnet Fund program. An application for \$1 million was submitted in June of this year and awards are anticipated in October 2024.

TSAHC is also submitting this application for \$1 million to the City of Austin's OHDA program for additional grant funds. Both Capital Magnet and OHDA funding is critical to ensure 100% of housing units will be affordable to 80% AMI households. Grant funds will be used for either direct cost reduction of housing units (i.e. lower sales costs) or 2nd lien down payment assistance loans to households that will lower homebuyers mortgage amount. We are seeking feedback from both grant resources on their preference in how their funds should be utilized.

All equity and borrowed funds will be repaid through the sale of condominium units. TSAHC's guarantees that all grant funds will be used to reduce home ownership cost burdens. In the event additional capital is needed TSAHC proposed developer fees will be reduced to ensure affordability goals are met.

Project Summary Form

1) Project Name Moontower Flats	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 1910 E Martin Luther King Jr Blvd, Austin, TX 78702		5) Mobility Bond Corridor MLK Blvd
6) Census Tract 4.02	7) Council District District 1	8) Elementary School CAMPBELL EL
9) Affordability Period 99 Years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

14) Summary of Units for Sale at MFI Level

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI						0
Up to 80% MFI		8	12	4		24
Up to 120% MFI						0
No Restrictions						0
Total Units	0	8	12	4	0	24

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	Continuum of Care Units	0
Accessible Units for Sensory Impairments	1		

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

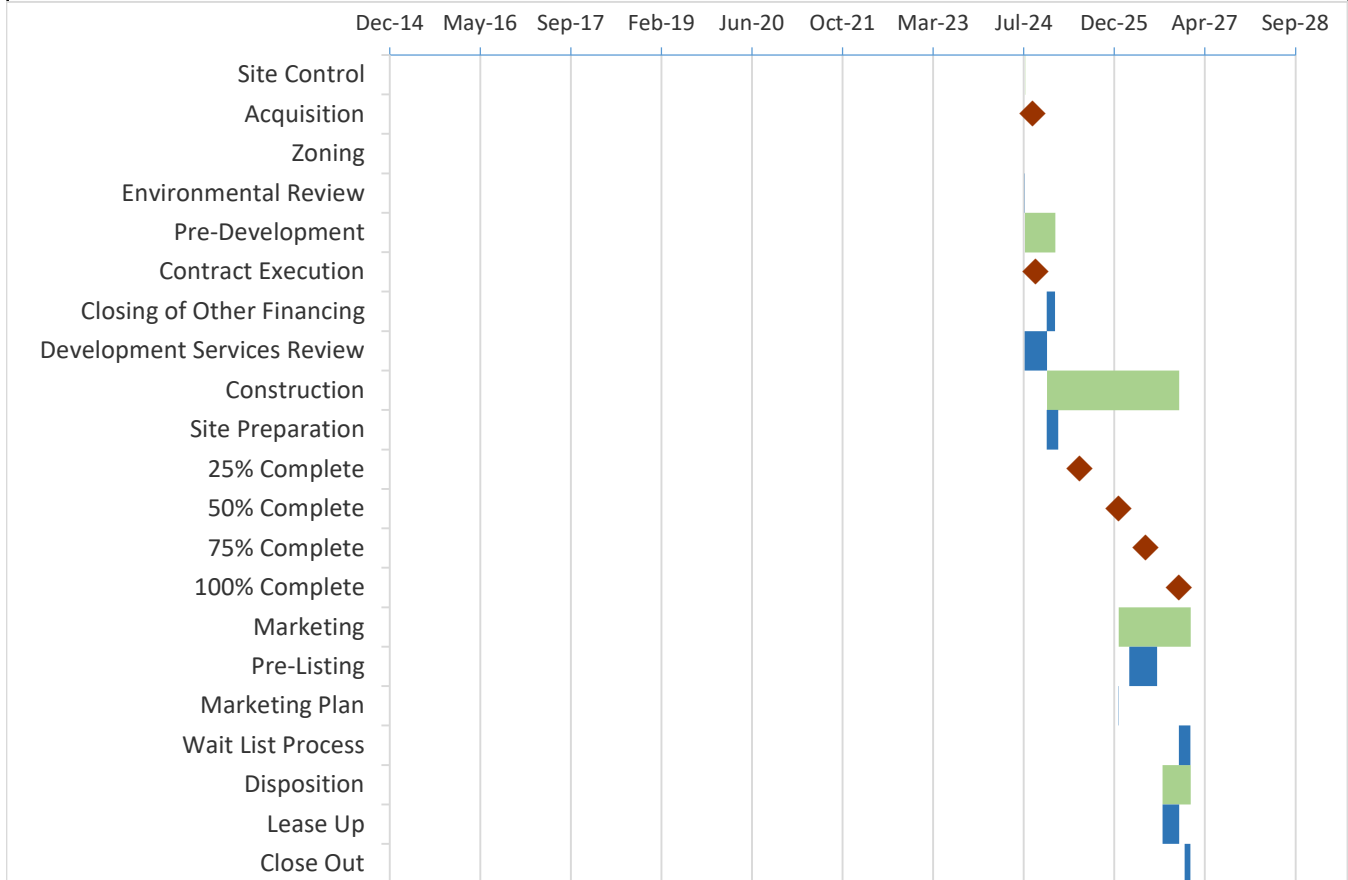
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor? Yes
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop? Yes
- 18) Is the property within 3/4 mile of Transit Service? Yes
- 19) The property has Healthy Food Access? No

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	4,000,000	Acquisition	1,815,000
Equity	3,646,130	Off-Site	20,640
Grant	1,000,000	Site Work	108,600
Other		Sit Amenities	
Deferred Developer Fee (not applicable for OHDA)		Building Costs	5,355,012
Previous AHFC Funding		Contractor Fees	723,278
Current AHFC Request	1,000,000	Soft Costs	823,600
		Financing	25,000
		Developer Fees	775,000
Total \$	9,646,130	Total \$	9,646,130

Development Schedule

	Start Date	End Date
Site Control	Aug-24	Aug-24
Acquisition	Sep-24	
Zoning	NA	NA
Environmental Review	Aug-24	Aug-24
Pre-Development	Aug-24	Jan-25
Contract Execution	Oct-24	
Closing of Other Financing	Dec-24	Jan-25
Development Services Review	Aug-24	Dec-24
Construction	Dec-24	Dec-26
Site Preparation	Dec-24	Feb-25
25% Complete	Jun-25	
50% Complete	Jan-26	
75% Complete	Jun-26	
100% Complete	Dec-26	
Marketing	Jan-26	Feb-27
Pre-Listing	Mar-26	Aug-26
Marketing Plan	Jan-26	Jan-26
Wait List Process	Dec-26	Feb-27
Disposition	Sep-26	Feb-27
Lease Up	Sep-26	Dec-26
Close Out	Jan-27	Feb-27



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	2,500		
Environmental Review	10,100		Phase I ESA, Soils Report
Engineering	178,500		
Survey	2,500		
Architectural	400,000		
Subtotal Pre-Development Cost	\$593,600	\$0	
Acquisition			
Site and/or Land	1,500,000		
Structures			
Other (specify)	315,000		Broker Fees
Subtotal Acquisition Cost	\$1,815,000	\$0	
Construction			
Infrastructure	20,640		
Site Work	108,600		Rough grading, fine grading, on-site paving
Demolition	535,200		Demolition, Asbestos (Abatement)
Concrete	942,000	250,000	off-site concrete, on-site concrete, concrete (direct con. Cost
Masonry	213,600		
Rough Carpentry	757,000	250,000	
Finish Carpentry	882,000		
Waterproofing and Insulation	177,600		
Roofing and Sheet Metal	340,800	250,000	roof covering + metals
Plumbing/Hot Water			included in HVAC/Mechanical
HVAC/Mechanical	444,000	250,000	includes plumbing/hot water
Electrical	312,000		electrical + on-site electrical
Doors/Windows/Glass	220,800		
Lath and Plaster/Drywall and Acoustical	125,000		
Tiel Work	38,400		
Soft and Hard Floor	38,400		
Paint/Decorating/Blinds/Shades	38,400		
Specialties/Special Equipment			
Cabinetry/Appliances	10,800		
Carpet			
Other (specify)	18,840		Bumper stops, striping & signs + Landscaping
Construction Contingency	983,450		GR, Contractor overhead & profit, Contingency
Subtotal Construction Cost	\$6,207,530	\$1,000,000	
Soft & Carrying Costs			
Legal	25,000		Real estate attorney legal fees + closing costs & legal fees
Audit/Accounting			
Title/Recordin	210,000		
Architectural (Inspections)			
Construction Interest	15,000		
Construction Period Insurance			
Construction Period Taxes	0		
Relocation	0		
Marketing			
Davis-Bacon Monitoring			
Developer Fee	775,000		
Other (specify)	5,000		Building permits & related costs
Subtotal Soft & Carrying Costs	\$1,030,000	\$0	
TOTAL PROJECT BUDGET	\$9,646,130	\$1,000,000	

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	8 @80% AMI	12 @ 80% AMI	4 @ 80% AMI	0	0	0	0
Number of Bedrooms	1	2	3	0	0	0	0
Square Footage	700	840	1120	0	0	0	0
Anticipated Sale Price	\$328,549	\$378,764	\$479,194	\$0	\$0	\$0	\$0
Borrower Contribution	\$16,427	\$18,938	\$23,960	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$2,939	\$11,995	\$68,962	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$309,183	\$347,831	\$386,272	\$0	\$0	\$0	\$0
Anticipated Interest Rate	7.00%	7.00%	7.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$2,057	\$2,314	\$2,570	\$0	\$0	\$0	PRINC+INTEREST
Monthly Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$442	\$494.55	\$599.16	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$166.00	\$166.00	\$166.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$2,665	\$2,975	\$3,335	\$0	\$0	\$0	\$0

Project Name	Moontower Flats	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	4.02	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$1,000,000	
Estimated Total Project Cost	\$9,646,130	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	MLK Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	24	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	4%	% of City's affordable housing goal within mobility bond corridors
SCORE	5	% of annual goal * units * 25%, max of 75
Unit Score	5	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	No	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	12	Total Affordable 2 Bedroom units
3 Bedroom Units	4	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	13	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	4	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	3	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	21	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	10%	% of total project cost funded through AHFC request
Leverage Score	24	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$41,667	Amount of assistance per unit
Subsidy per unit score	20	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$22,727	Amount of assistance per bedroom
Subsidy per Bedroom Score	22	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	66	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	91	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

1910 E Martin Luther King Jr Blvd

TAB 1 - ENTITY INFORMATION

Tab 1a. Listing of Developer's Experience

About the Texas State Affordable Housing Corporation (TSAHC)

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Since 2019, TSAHC has developed or rehabilitated 80 homes for sale to low- and moderate-income households, with total development costs exceeding \$6.8 million. Of the 80 properties:

- * 59 were in rural areas

- * 18 were in areas of economic distress

- * 51 homes were sold to 80% AMI households; and 29 to 80-120% AMI households

- * 78 were new construction and 2 were rehabilitations

- * 2 homebuyers received discounts in the form of deferred forgivable downpayment assistance loans totaling \$25,000

TSAHC creates affordable housing by leveraging three critical resources. TSAHC has developed channels to access foreclosed and donated land from banks and financial institutions, Its statutory property tax exemption keeps holding costs low, and we've managed to raise over \$8 million in grants and low cost investments that keep financing construction low.

Tab 1b. Certificate of Status


The developer is Texas State Affordable Housing Corporation. The Certificate of Status from the Secretary of State is provided. Also included are the Certificate of Formation and Tenth Amended & Restated Bylaws.



Franchise Tax Account Status

As of : 07/18/2024 19:49:53

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

TEXAS STATE AFFORDABLE HOUSING CORPORATION	
Texas Taxpayer Number	17427461854
Mailing Address	6701 SHIRLEY AVE AUSTIN, TX 78752-3517
 Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	05/06/1994
Texas SOS File Number	0131066401
Registered Agent Name	DAVID LONG
Registered Office Street Address	6701 SHIRLEY AVE AUSTIN, TX 78752



Office of the Secretary of State

Packing Slip

RECEIVED

September 20, 2016

Page 1 of 1

David Long
2200 E Martin Luther King Jr Blvd
Austin, TX 78702

SEP 29 2016

TEXAS
HOUSING CORPORATION

Batch Number: 69029219

Batch Date: 09-19-2016

Client ID: 532270372

Return Method: Fax and Mail 0

Document Number	Document Detail	Number / Name	Page Count	Fee
690292190002	Expedited	TEXAS STATE AFFORDABLE HOUSING CORPORATION	0	\$25.00
690292190002	Restated Certificate of Formation	TEXAS STATE AFFORDABLE HOUSING CORPORATION	0	\$50.00
			Total Fees:	\$75.00

Payment Type	Payment Status	Payment Reference	Amount
Check	Received	7127	\$75.00
			Total: \$75.00

Total Amount Charged to Client Account: \$0.00
(Applies to documents or orders where Client Account is the payment method)

Note to Customers Paying by Client Account: This is not a bill. Payments to your client account should be based on the monthly statement and not this packing slip. Amounts credited to your client account may be refunded upon request. Refunds (if applicable) will be processed within 10 business days.

User ID: AHURTADO



Office of the Secretary of State

September 20, 2016

David Long
2200 E Martin Luther King Jr Blvd
Austin, TX 78702 USA

RE: TEXAS STATE AFFORDABLE HOUSING CORPORATION
File Number: 131066401

It has been our pleasure to file the Restated Certificate of Formation for the referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

If we may be of further service at any time, please let us know.

Sincerely,

Corporations Section
Business & Public Filings Division
(512) 463-5555

Enclosure



Office of the Secretary of State

**CERTIFICATE OF FILING
OF**

**TEXAS STATE AFFORDABLE HOUSING CORPORATION
131066401**

The undersigned, as Secretary of State of Texas, hereby certifies that a Restated Certificate of Formation for the above named domestic nonprofit corporation has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing filing effective on the date shown below.

Dated: 09/19/2016

Effective: 09/19/2016



A handwritten signature in black ink, appearing to read "Cascos", followed by a horizontal line.

Carlos H. Cascos
Secretary of State

Form 414
(Revised 09/13)

Submit in duplicate to:
Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
512 463-5555
FAX: 512/463-5709
Filing Fee: See instructions



**Restated Certificate of
Formation
With New Amendments**

This space reserved for office use.

FILED
In the Office of the
Secretary of State of Texas

SEP 19 2016

Corporations Section

Entity Information

The name of the filing entity is:

Texas State Affordable Housing Corporation

State the name of the entity as currently shown in the records of the secretary of state. If the amendment changes the name of the entity, state the old name and not the new name.

The filing entity is a: (Select the appropriate entity type below.)

- | | |
|---|---|
| <input type="checkbox"/> For-profit Corporation | <input type="checkbox"/> Professional Corporation |
| <input checked="" type="checkbox"/> Nonprofit Corporation | <input type="checkbox"/> Professional Limited Liability Company |
| <input type="checkbox"/> Cooperative Association | <input type="checkbox"/> Professional Association |
| <input type="checkbox"/> Limited Liability Company | <input type="checkbox"/> Limited Partnership |

The file number issued to the filing entity by the secretary of state is: 131066401

The date of formation of the filing entity is: May 6, 1994

Statement of Approval

Each new amendment has been made in accordance with the provisions of the Texas Business Organizations Code. The amendments to the certificate of formation and the restated certificate of formation have been approved in the manner required by the Code and by the governing documents of the entity.

Required Statements

The restated certificate of formation, which is attached to this form, accurately states the text of the certificate of formation being restated and each amendment to the certificate of formation being restated that is in effect, and as further amended by the restated certificate of formation. The attached restated certificate of formation does not contain any other change in the certificate of formation being restated except for the information permitted to be omitted by the provisions of the Texas Business Organizations Code applicable to the filing entity.

Effectiveness of Filing (Select either A, B, or C.)

- A. ☒ This document becomes effective when the document is filed by the secretary of state.
- B. ☐ This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: _____
- C. ☐ This document takes effect upon the occurrence of the future event or fact, other than the passage of time. The 90th day after the date of signing is: _____

The following event or fact will cause the document to take effect in the manner described below:

Execution

The undersigned affirms that the person designated as registered agent in the restated certificate of formation has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: September 19, 2016

Texas State Affordable Housing Corporation

Name of entity (see Execution instructions)



Signature of authorized individual (see instructions)

David Long

Printed or typed name of authorized individual

Attach the text of the amended and restated certificate of formation to the completed statement form. Identify the attachment as "Restated Certificate of Formation of [Name of Entity]."

**AMENDED AND RESTATED CERTIFICATE OF FORMATION
OF THE
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

Pursuant to the provisions of Chapter 22 of the Texas Business Organizations Code (the "TBOC"), the undersigned Texas non-profit corporation adopts the Amended and Restated Certificate of Formation set forth herein, restating the entire "Articles of Incorporation" of the Corporation, as amended and supplemented by all certificates of amendment previously issued by the Secretary of State, and as further amended by this Amended and Restated Certificate of Formation.

1. The following amendments made by this Amended and Restated Certificate of Formation were adopted by resolution of the Board of Directors on July 14, 2016, by the vote of a majority of the directors in office and effected in conformity with the provisions of the TBOC, there being no members having voting rights:

An amendment to ARTICLE FOUR to define the term "Government Code" as meaning the Texas Government Code;

An amendment to ARTICLE NINE deleting the article and substituting in its place a new ARTICLE NINE to set forth the current street address of the Corporation's registered office;

An amendment to ARTICLE TEN deleting the article and substituting in its place a new ARTICLE TEN setting forth the positions comprising the Board of Directors of the Corporation and setting forth the address for the Board of Directors;

An amendment to ARTICLE ELEVEN deleting the article, which was originally intentionally omitted, and further renumbering the remaining articles; and

An amendment to ARTICLE TWELVE, as renumbered, changing the wording of the article to conform with Section 2306.558 of the Government Code.

2. This Amended and Restated Certificate of Formation accurately copies the Articles of Incorporation dated May 12, 2006, and filed with the Secretary of State on May 19, 2006, and further amends such Articles of Incorporation and renames such Articles of Incorporation as the "Certificate of Formation," and this Amended and Restated Certificate of Formation contains no other change in any provision thereof.

3. The "Articles of Incorporation" of the Corporation are amended and restated as this Amended and Restated Certificate of Formation to read as follows:

ARTICLE ONE

The name of the Corporation is Texas State Affordable Housing Corporation (the "Corporation").

ARTICLE TWO

The Corporation is a non-profit corporation.

ARTICLE THREE

The period of duration of the Corporation is perpetual.

ARTICLE FOUR

The Corporation is organized and shall be operated and administered for the promotion of public health, safety and welfare as follows:

(a) The public purpose of the Corporation is to perform such activities and services that the Corporation's Board of Directors determines will promote the public health, safety, and welfare through the provision of adequate, safe and sanitary housing primarily for individuals and families of low, very low and extremely low income, and to perform activities and services related to this purpose and for other purposes as set forth in Chapter 2306, Subchapter Y, of the Texas Government Code (the "Government Code").

(b) The Corporation shall also perform such other functions as may be necessary or appropriate to fulfill the purpose of the Corporation.

The broadest discretion is vested in and conferred upon the Board of Directors for the accomplishment of these purposes.

ARTICLE FIVE

The Corporation's powers are as follows:

(a) The Corporation has all of the same powers as provided to the Texas Department of Housing and Community Affairs (the "Department") in the Government Code.

(b) In addition to the powers set forth in subsection (a), the Corporation has all rights and powers necessary to accomplish its public purpose, including all the powers specifically set forth for the Corporation in Chapter 2306, Subchapter Y, of the Government Code.

(c) In exercising the foregoing powers, the Corporation shall not actively compete with private lenders and shall not originate or make a loan that would be made under the same circumstances by a private lender on substantially the same or better terms within the submarket in which the loan is proposed to be made.

(d) The mortgage banking operations shall be dedicated to the furtherance of facilitating affordable housing finance primarily for the benefit of individuals and families of low, very low and extremely low income and for other persons as set forth in Chapter 2306, Subchapter Y, of the Government Code.

(e) The Corporation may contract with the Department and with bond counsel, financial advisors, underwriters, or other providers of professional or consulting services.

(f) The Corporation shall pay its expenses from any available fund without resort to the general revenues of the state, except as specifically appropriated by the legislature.

(g) The Department may not transfer any funds to the Corporation to support the administration of the Corporation or to subsidize its operations in any way. The Department shall be fully compensated by the Corporation for any property or employees that are shared by the Corporation and the Department, and it is the intent of the legislature that no employees be shared beyond the time at which such sharing is absolutely necessary. This subsection does not prohibit the Corporation from receiving grants, loans, or other program funds of a kind that are available to other nonprofit corporations, or from using that portion of the program funds that are allowed for administration of the program for administrative purposes.

(h) Transfers of property from the Department to the Corporation shall be fully compensated.

ARTICLE SIX

The Corporation has no members and no stock.

ARTICLE SEVEN

No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its directors, officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Certificate of Formation. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of this Certificate of Formation, the Corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (b) by a corporation, contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

ARTICLE EIGHT

All matters pertaining to the internal affairs of the Corporation shall be governed by the bylaws of the Corporation provided that such bylaws shall be consistent with this Certificate of Formation, applicable law, and any resolutions of the Board of Directors of the Corporation. Such bylaws and any amendments thereto shall be adopted by a majority vote of the Board of Directors.

ARTICLE NINE

The street address of the Corporation's registered office is 2200 East Martin Luther King, Jr. Boulevard, Austin, Texas 78702, and the name of its registered agent at such address is David Long.

ARTICLE TEN

The Board of Directors shall consist of five directors appointed by the Governor, as set out in Government Code Section 2306.554. The current Board of Directors is comprised of a Chair, a Vice Chair, and three directors:

Robert Jones,	Chair	2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702
William Dietz,	Vice-Chair	2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702
Jerry Romero,	Director	2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702
Gerry Evenwel,	Director	2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702
Alejandro Meade,	Director	2200 East Martin Luther King Jr. Blvd., Austin, Texas 78702

Appointments to the Board of Directors of the Corporation shall be made without regard to the race, color, disability, sex, religion, age, or national origin of the appointees.

ARTICLE ELEVEN

This Certificate of Formation may at any time and from time to time be amended in the manner provided in the TBOC by affirmative vote of the Board of Directors.

ARTICLE TWELVE

The Corporation's assets are dedicated to the public purposes described in this Certificate of Formation and upon the dissolution of the Corporation, its remaining assets shall be transferred to the Texas Department of Housing and Community Affairs as directed by Section 2306.558(c) of the Texas Government Code. If named beneficiary is not qualified, or not in existence, or unwilling or unable to accept the assets, then assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the State of Texas for a public purpose.

ARTICLE THIRTEEN

Directors and officers of the Corporation shall be indemnified by the Corporation to the maximum extent permitted pursuant to the TBOC, as it may be amended from time to time, or any other appropriate law in connection with any actual or threatened action or proceeding (including civil, criminal, administrative or investigative proceedings) arising out of their service to the Corporation or to another organization or enterprise at the Corporation's request. The liability of the directors, officers and employees of the Corporation is limited by Section 2306.561 of the Texas Government Code. Neither the amendment nor repeal of this ARTICLE THIRTEEN shall affect any right of protection of a person with respect to any act or omission occurring prior to the time of such repeal or modification. The indemnification provided by this ARTICLE THIRTEEN shall not be deemed exclusive of any other rights to which a director or officer or former director or officer may be entitled under any bylaw, (7/8/2016)

agreement, insurance policy or otherwise.

ARTICLE FOURTEEN

The Corporation shall be governed by and in accordance with the provisions of the TBOC except as specifically provided otherwise under Chapter 2306, Subchapter Y of the Government Code.

EXECUTED this 16 day of September, 2016.

TEXAS STATE AFFORDABLE HOUSING CORPORATION

By: 

Name: Laura Ross

Title: Corporate Secretary

**TENTH AMENDED AND RESTATED BYLAWS OF
TEXAS STATE AFFORDABLE HOUSING CORPORATION**

ARTICLE I

STRUCTURE, MEMBERS AND PURPOSES

Section 1.1. Structure and Members. Texas State Affordable Housing Corporation (the "Corporation") is a non-profit corporation organized under the laws of the State of Texas, and has no members within the meaning of Chapter 22 of the Texas Business Organizations Code (the "TBOC"). The creation of the Corporation was authorized by Texas Government Code (the "Government Code"), Chapter 2306, Subchapter Y. The Certificate of Formation for the Corporation, as amended from time to time (the "Certificate of Formation"), were originally filed in the office of the Secretary of State of Texas on May 6, 1994.

Section 1.2. Purposes. The purposes for which the Corporation is organized and to be operated are as set forth in the Certificate of Formation.

ARTICLE II

BOARD OF DIRECTORS

Section 2.1. Powers. The property, business, and affairs of the Corporation shall be managed by the board of directors of the Corporation (the "Board of Directors"), and subject to the restrictions imposed by law, the Certificate of Formation and these Bylaws.

Section 2.2. Appointment, Number, Chair and Vice Chair. The Board of Directors shall consist of five members (each, a "Director") appointed by the Governor of the State of Texas. The Governor of the State of Texas shall designate the Director who will serve as chairperson for the Board of Directors (the "Board Chair"). The Board of Directors shall also designate the Director who will serve as vice chairperson for the Board of Directors (the "Vice Chair").

Section 2.3. Powers and Duties of the Board Chair. The Board Chair shall preside at all meetings of the Board of Directors, and shall have such other powers and duties as may be described in these Bylaws or assigned from time to time by the Board of Directors.

Section 2.4. Powers and Duties of the Vice Chair of the Board. In the absence of the Board Chair, or in the event of his or her inability or refusal to act, the Vice Chair of the Board shall preside at all meetings of the Board of Directors. He or she shall also have such other powers and duties as may be described in the Bylaws and as may be assigned from time to time by the Board of Directors.

Section 2.5. Terms. Directors shall serve staggered six year terms, with the terms of one or two Directors expiring February 1 of each odd-numbered year.

Section 2.6. Meetings of Directors. The Board of Directors may hold meetings, maintain an office, and keep the Corporation's books and records at such place or places as the Board of Directors may from time to time determine, provided that in the absence of any such determination by the Board of Directors, the meetings shall be held at the principal office of the Corporation.

Section 2.7. Regular Meetings. Regular meetings of the Board of Directors shall be held at such times and places as shall be designated from time to time by the Board Chair or a majority of the Board of Directors.

Section 2.8. Special Meetings. Special meetings of the Board of Directors shall be held at such times and places as shall be designated from time to time by the Board Chair or by a majority of the Board of Directors then in office.

Section 2.9. Notice of Meetings. Notice of regular or special meetings will be given to each Director, and to the public pursuant to the provisions of Section 2306.039 of the Government Code or the applicable law in effect at the time such meeting is to be held.

Section 2.10. Quorum and Voting. A majority of the then acting Directors shall constitute a quorum for consideration of matters pertaining to the purposes of the Corporation. The vote of a majority of the Directors present at the meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law, the Certificate of Formation, or the Bylaws; or unless the vote of fewer Directors is allowed to approve a transaction under Section 22.230 of the TBOC.

Section 2.11. Conduct of Business. At meetings of the Board of Directors, matters pertaining to the purposes of the Corporation shall be considered in such an order as from time to time the Board of Directors may determine, or as required by law. At all meetings of the Board of Directors, the Board Chair shall preside, and in the absence of the Board Chair, the Vice Chair, and in the absence of the Vice Chair, a chair shall be chosen by the Board of Directors from among the Directors present. The Secretary of the Corporation shall act as secretary of all meetings of the Board of Directors, but in the absence of the Secretary, the Board Chair may appoint any person to act as secretary of such meeting.

Section 2.12. Compensation of Directors: Expenses. A member of the Corporation's Board of Directors is not entitled to compensation but is entitled to reimbursement of travel expenses incurred by the member while conducting the business of the board to the same extent provided by the Texas General Appropriations Act for a member of a state board.

Section 2.13. Committees of Directors. The Board of Directors may from time to time designate members of the Board of Directors to constitute committees that shall have and may exercise such powers as the Board of Directors may determine from time to time. The Board of Directors shall have a standing Audit Committee that shall have and may exercise such powers as the Board of Directors may determine from time to time.

Section 2.14. Removal of Directors.

(a) As set forth in Section 2306.5542 of the Government Code, it is a ground for removal from the Board of Directors of the Corporation that a Director:

(1) does not have at the time of taking office or maintain during his or her term the qualifications required by Section 2306.554 of the Government Code;

(2) is or becomes ineligible for membership under Sections 2306.554 and 2306.5545 of the Government Code;

(3) cannot, because of illness or disability, discharge the Director's duties for a substantial part of the Director's term; or

(4) is absent from more than half of the regularly scheduled Board of Directors meetings that the Director is eligible to attend during a calendar year without an excuse approved by a majority vote of the Board of Directors.

(b) The validity of an action of the Board of Directors of the Corporation is not affected by the fact that it is taken when a ground for removal of a Director exists.

(c) If the President of the Corporation has knowledge that a potential ground for removal exists, the President shall notify the Board Chair of the potential ground. The Board Chair shall then notify the Governor of the State of Texas and the Attorney General that a potential ground for removal exists. If the potential ground for removal involves the Board Chair, the President shall notify the next highest ranking officer of the Board of Directors, who shall then notify the Governor and the Attorney General that a potential ground for removal exists.

Section 2.15 Training of Directors.

(a) A person who is appointed to and qualifies for office as Director may not vote, deliberate, or be counted as a Director in attendance at a meeting of the Board of Directors until the person completes a training program that complies with Section 2306.5543 of the Government Code.

(b) The training program must provide the person with information regarding:

(1) the legislation that created the Corporation and the Corporation's Board of Directors;

- (2) the programs operated by the Corporation;
- (3) the role and functions of the Corporation;
- (4) the rules of the Corporation with an emphasis on the rules that relate to disciplinary and investigatory authority;
- (5) the current budget for the Corporation;
- (6) the results of the most recent formal audit of the Corporation;
- (7) the requirements of:
 - (A) Texas open meetings law (*See* Chapter 551 of the Government Code);
 - (B) Texas public information law (*See* Chapter 552 of the Government Code);
 - (C) the Administrative Procedure law, (*See* Chapter 2001 of the Government Code); and
 - (D) other laws relating to public officials, including conflict-of-interest laws; and
- (8) any applicable ethics policies adopted by the Corporation or the Texas Ethics Commission.

Section 2.16 Director Conflict of Interest.

(a) The Board of Directors of the Corporation shall develop and implement policies relating to employee conflicts of interest that are substantially similar to comparable policies that govern state employees.

(b) A person may not be a member of the Board of Directors and may not be a Corporation employee employed in a "bona fide executive, administrative, or professional capacity," as that phrase is used for purposes of establishing an exemption to the overtime provisions of the federal Fair Labor Standards Act of 1938 (29 U.S.C. Section 201 *et seq.*), and its subsequent amendments, if:

- (1) the person is an officer, employee, or paid consultant of a Texas trade association in the field of banking, real estate, housing development, or housing construction; or
- (2) the person's spouse is an officer, manager, or paid consultant of a Texas trade association in the field of banking, real estate, housing development, or housing construction.

(c) A person may not be a Director or act as the general counsel to the Corporation if the person is required to register as a lobbyist under Chapter 305 of the Government Code because of the person's activities for compensation on behalf of a profession related to the operation of the Corporation.

(d) In this section, "Texas trade association" means a cooperative and voluntarily joined statewide association of business or professional competitors in this state designed to assist its members and its industry or profession in dealing with mutual business or professional problems and in promoting their common interest.

Section 2.17 Director Standards of Conduct. The President of the Corporation or the president's designee shall provide to Directors and to Corporation employees, as often as necessary, information regarding the requirements for office or employment under Subchapter Y of Chapter 2306 of the Government Code, including information regarding a person's responsibilities under applicable laws relating to standards of conduct for state officers or employees.

ARTICLE III

OFFICERS

Section 3.1. Number, Titles and Term of Office. The officers of the Corporation shall include a President and a Secretary, and may also include a Chief Operating Officer, an Executive Vice President, one or more Vice Presidents, one or more Assistant Vice Presidents, a Chief Financial Officer, a Treasurer, and such other officers as the Board of Directors may from time to time appoint or ratify. Any two or more offices may be held by the same person, except the offices of President and Secretary, which may not be held by the same person.

Section 3.2. Election. The Board of Directors shall appoint or ratify the Corporation's officers each year.

Section 3.3. Removal. Any officer or agent who is hired, elected, appointed, or ratified by the Board of Directors may be removed at any time by the affirmative vote of a majority of the Board of Directors, but such removal shall be without prejudice to the contract rights, if any, of the individual so removed. Employment, election, appointment, or ratification of an officer or agent shall not of itself create contract rights.

Section 3.4. Vacancies. Any vacancy occurring in any office of the Corporation may be filled by the Board of Directors, and vacant offices other than the office of President may be initially filled by the President.

Section 3.5. Powers and Duties of the President. The President shall have general executive charge, management, and control of the day-to-day business and operations of the Corporation with all powers as may be reasonably incident to such responsibilities. The President shall have the authority to execute all bonds, mortgages, leases, contracts, evidences of indebtedness, and other obligations in the name of the

Corporation. The President shall have such other powers and duties as may be designated in these Bylaws and as may be assigned to the President from time to time by the Board of Directors. The Board of Directors may limit or expand the authority of the President. So long as no officer of the Corporation holds the title of President, or in the absence of the President, or in the event of his or her inability or refusal to act, the Executive Vice President shall hold and exercise all of the powers and duties of the President.

Section 3.6. Powers and Duties of the Executive Vice President and of any Vice President. The Executive Vice President and any Vice President shall have such powers and perform such duties as may be delegated to him or her by the President, or as may be assigned to such officer from time to time by the Board of Directors. The Executive Vice President and any Vice President(s) shall be under the supervision of and report to the President.

Section 3.7. Powers and Duties of the Chief Financial Officer. The Chief Financial Officer shall be under the supervision of and report to the President and shall be responsible for developing and maintaining the necessary procedures for all reporting and audit requirements (including those required by the provisions of Sections 2306.559 and 2306.560 of the Government Code); for the financial control of the business and for the safeguarding of assets; for directing internal auditing; for seeing that all necessary accounting activities are developed and maintained; for directing the preparation and interpretation of consolidated financial statements; for directing studies of administrative and office systems and procedures; for developing data processing; and for recommending changes in accounting or auditing.

Section 3.8. Powers and Duties of the Secretary. The Secretary shall attend all meetings of the Board of Directors and record all votes and the minutes of all proceedings in a book to be kept for that purpose. He or she shall give, or cause to be given, notice of all meetings of the Board of Directors and shall perform such other duties as may be determined by the Board of Directors.

Section 3.9. Powers and Duties of the Treasurer. The Treasurer shall have the custody of all of the Corporation's funds and securities that come into such officer's hands. When necessary or proper, the Treasurer may endorse or cause to be endorsed, in the name and on behalf of the Corporation, checks, notes, and other obligations for collection and shall deposit or cause to be deposited the same to the credit of the Corporation in such bank or banks or depositories and in such manner as shall be designated and prescribed; may sign or cause to be signed all receipts and vouchers for payments made to the Corporation either alone or jointly with such other officer as may be designated by the Board of Directors; shall render or cause to be rendered a statement of the cash account; shall enter or cause to be entered regularly in the Corporation's books to be kept by such officer for that purpose full and accurate accounts of all moneys received and paid out on account of the Corporation; shall perform all acts incident to the position of Treasurer subject to the oversight of the Board of Directors; and shall give such bond for the faithful discharge of such officer's duties in such form as the Board of

Directors may require. One or more Assistant Treasurers may be elected to have such powers and perform such duties as may be delegated to him or her by the Treasurer, or as may be otherwise determined by the Board of Directors from time to time.

ARTICLE IV

PROVISIONS REGARDING BYLAWS

Section 4.1. Effective Date. These Bylaws shall become effective upon the adoption of these Bylaws by the Board of Directors.

Section 4.2. Amendments to Bylaws. These Bylaws may be amended at any time and from time to time in accordance with the TBOC by a vote of the Board of Directors conducted in accordance with Section 2.10 of these Bylaws.

Section 4.3. Interpretation of Bylaws. These Bylaws shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section, or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section, or other part of these Bylaws to any other person or circumstances shall not be affected thereby.

ARTICLE V

GENERAL PROVISIONS

Section 5.1. Principal Office. The principal office of the Corporation shall be located at 2200 East Martin Luther King, Jr. Boulevard, Austin, Texas 78702. Its mailing address is P.O. Box 12637, Austin, Texas 78711-2637.

Section 5.2. Fiscal Year. The fiscal year of the Corporation shall be determined by the Board of Directors.

Section 5.3. Seal. The Corporation shall not have a seal.

Section 5.4. Notice and Waiver of Notice. Whenever any notice is required to be given by mail under the provisions of these Bylaws, such notice shall be deemed to be delivered when deposited in the United States Mail in a sealed postpaid wrapper addressed to the person entitled thereto at such person's post office address, as such appears in the records of the Corporation, and such notice shall be deemed to have been given on the day of such mailing. A waiver of notice in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to notice.

Section 5.5. Public Notice. Public notice shall be given to the public pursuant to Section 2306.039 of the Government Code which references Government Code Chapters 551 and 552.

Section 5.6. Resignations. Any Director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time be specified, at the time of its receipt by the President or Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 5.7. Dissolution of the Corporation. On dissolution of the Corporation, the funds and properties previously owned by the Corporation shall be transferred to the Texas Department of Housing and Community Affairs, its successors or assigns in accordance with the Certificate of Formation.

ARTICLE VI

INDEMNIFICATION

Section 6.1. Indemnification. Directors and officers of the Corporation shall be indemnified by the Corporation to the maximum extent permitted pursuant to the TBOC or any other appropriate law in connection with any actual or threatened action or proceeding (including civil, criminal, administrative, or investigative proceedings) arising out of their service to the Corporation or to another organization or enterprise at the Corporation's request. The liability of the Directors, officers, and employees of the Corporation is limited by Section 2306.561 of the Texas Government Code. The indemnification provided by this Section 6.1 shall not be deemed exclusive of any other rights to which a Director or officer or former Director or officer may be entitled under any bylaw, agreement, insurance policy, or otherwise.

Section 6.2. Appearance as a Witness. Notwithstanding any other provision of this Article VI, the Corporation, based on a majority vote of disinterested Directors as provided in these Bylaws, may pay or reimburse expenses incurred by an indemnified person in connection with his or her appearance as a witness or other participation in a proceeding at a time when he or she is not named defendant or respondent in the proceeding.

Section 6.3. Nonexclusivity of Rights. The right to indemnification described in this Article VI and the permissive advancement and payment of expenses described in Section 6.2 shall not be exclusive of any other right which an indemnified person may have or hereafter acquire under any law (common or statutory), the Certificate of Formation, the Bylaws, any agreement, a majority vote of disinterested Directors as provided in these Bylaws, or otherwise.

Section 6.4. Insurance. The Corporation may purchase and maintain insurance, at its expense, to protect itself or any indemnified person, whether or not the Corporation

would have the power to indemnify such person against such expense, liability, or loss under this Article.

Section 6.5. Savings Clause. If this Article or any portion hereof shall be invalidated on any ground by any court of competent jurisdiction, then the Corporation shall nevertheless indemnify and hold harmless each indemnified person as to costs, charges, and expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement with respect to any action, suit or proceeding, whether civil, criminal administrative, or investigative, to the full extent permitted by any applicable portion of this Article VI that shall not have been invalidated and to the fullest extent permitted by applicable law. Neither the amendment nor repeal of this Article shall affect any right of protection of a person with respect to any act or omission occurring prior to the time of such repeal or modification.

CERTIFICATE OF OFFICER

I hereby certify that these Tenth Amended and Restated Bylaws were adopted by the Board of Directors of Texas State Affordable Housing Corporation on the 14 day of July, 2016.

By: Laura Ross
Name: Laura Ross
Title: Secretary

Tab 1c. - Statement of Confidence

NA. TSAHC has participated in several developments within the City of Austin.

1910 E Martin Luther King Jr Blvd

TAB 2 - PERSONNEL INFORMATION

Tab 2a. Resumes of Principals

1) David Long

President, Texas State Affordable Housing Corporation

Years of Relevant Experience = 41

Years with Applicant = 22

Description of Key Staff Qualifications: David Long is President of TSAHC and provides leadership and direction to ensure the organization achieves its mission of serving the housing needs of low-income Texans. Working with the Corporation's Board of Directors, he develops initiatives and policies that will ensure the maximum positive impact of its statewide housing programs and services. He oversees TSAHC's daily operations, ensures compliance with all funders, and cultivates and maintains key relationships. Prior to joining TSAHC, Mr. Long was with the Texas Department of Housing and Community Affairs for 11 years, where he managed the servicing and monitoring of 2 portfolios totaling nearly \$1B and reviewed and analyzed all economic development project applications for financial feasibility and credit review. Mr. Long has more than 40 years of experience in housing finance, with a special focus on bond allocations and programming. He holds a BA in Business Administration from California State University at Fullerton.

Role in Managing the CMF Award: Mr. Long will oversee TSAHC's CMF activities and daily operations. He will be instrumental in raising capital to bring the projects funded through CMF to fruition and ensure all affordability thresholds are met or exceeded. Mr. Long will also work with staff to ensure all compliance requirements are met and CMF reporting is successful. He will oversee construction management activities to ensure selected projects advance according to schedule and are completed within the performance period; and will engage in community outreach with local elected officials to ensure local support other key stakeholders to ensure community needs are met. He will also leverage his position as an Advisory Council member of the Federal Home Loan Bank of Dallas to promote TSAHC's CMF activities to member banks and explore utilization of FHLB of Dallas' down payment assistance programs to expand affordability of TSAHC-constructed homes.

2) Janie Taylor

Executive Vice President, Texas State Affordable Housing Corporation

Years of Relevant Experience = 29

Years with Applicant = 18

Description of Key Staff Qualifications: Executive Vice President Janie Taylor has been with TSAHC since 2006, becoming EVP in 2017. In this position she oversees the management and development of TSAHC's multifamily and single-family housing, financing efforts, asset oversight, compliance efforts, and rental and homebuyer assistance programs. She previously served as Senior Director of Development and Government Relations, where she was instrumental in securing funding for TSAHC's initiatives, seeking developer partners to work with to address affordable housing needs and overseeing state government relations efforts. She also has 11 additional years of experience in community outreach and government relations through her roles at Samsung and the Texas Lottery Commission, and holds a BA in Communications from Our Lady of the Lake University as well as several professional certificates in development, strategic planning and executive communication.

Role in Managing the CMF Award: Ms. Taylor will help manage the CMF award by supporting the President and overseeing all program functions. Specifically, she will coordinate responsibilities between program, marketing and compliance staff to ensure all departments are familiar with their specific roles in managing CMF activities. She will also leverage her experience as the former Director of Marketing and Development for TSAHC to assist in raising capital to ensure the homes constructed are affordable to low- and moderate-income families by cultivating existing relationships while also establishing them with new partners to raise the necessary leverage. She will also have oversight of the asset management function, overseeing staff who monitor project construction and the sale of the homes to eligible families while ensuring long-term affordability. Ms. Taylor will also oversee reporting and all compliance requirements to ensure TSAHC's successful participation in the CMF program.

3) Melinda Smith

Chief Financial Officer, Texas State Affordable Housing Corporation

Years of Relevant Experience = 44

Years with Applicant = 22

Description of Key Staff Qualifications: Melinda Smith has served as TSAHC's Chief Financial Officer since 2001 and is responsible for the preparation of its financial reports and tax returns, coordination of independent financial and single audits, budgeting, loan servicing, information technology, human resources and investments. She gained additional pertinent experience as CFO of the Texas Department of Housing and Community Affairs, where she managed all aspects of the department's financial services operations associated with total assets of \$2B and annual revenue of \$450M; and as Quality Control Manager for the Housing Authority of the City of Austin. Ms. Smith holds a Bachelor of Business Administration from Portland State University and is a Certified Public Accountant.

Role in Managing the CMF Award: As CFO, Ms. Smith will oversee all financial compliance aspects of the CMF grant. This includes managing the external audit process, including the federal and state single audits when applicable. Ms. Smith also manages the Standard Operating Procedures for TSAHC and will ensure that TSAHC staff adhere to all policies regarding procurement, travel, and staffing. As TSAHC's HR liaison, she will also ensure continued compliance with all Title VI requirements, ensuring that TSAHC continues to be a workplace free of discrimination. Finally, she oversees all accounting staff and will ensure their continued compliance with all accounting policies and procedures.

4) Nick Lawrence

Controller, Texas State Affordable Housing Corporation

Years of Relevant Experience = 21

Years with Applicant = 21

Description of Key Staff Qualifications: Nick Lawrence has served as TSAHC's Controller since 2006 and is an integral part of the senior management team. In this role, he is responsible for managing accounting for all business units and multiple bond programs, financial reporting to Officers and the Board of Directors, overseeing the recording of all financial activity for the organization including 20 different mortgage revenue bond programs, preparing annual audits and monthly financial statements, creating and implementing new company financial procedures, and collecting delinquent accounts. Prior to moving into this leadership position, Mr. Lawrence served as a Senior Accountant for TSAHC, during which he prepared monthly financial reports for Officers and the Board of Directors, helped prepare for

the annual audit and recorded all financial activity. Mr. Lawrence holds a BA in Accounting from Concordia University Texas and is a Certified Public Accountant.

Role in Managing the CMF Award: As Controller, Mr. Lawrence manages all external auditing functions on behalf of TSAHC. This includes serving as liaison between our external auditor and TSAHC staff, collecting information requested by the auditor and answering questions. This ensures that all audits are completed within three months of the end of TSAHC's fiscal year. He also oversees all procurement and IT functions for the organization. In this capacity, he will review all contracts procured with CMF funds to ensure compliance with TSAHC procedures. As IT liaison he also oversees TSAHC's information security protocols to ensure staff, partners and client information is processed and stored securely. And finally, Mr. Lawrence oversees the activities of TSAHC's Senior Accounting Manager, including managing TSAHC's accounts payable and receivable and processing invoices (such as construction payments and permitting fees) in a timely manner.

5) Betsy Aldrich

Senior Accounting Manager, Texas State Affordable Housing Corporation

Years of Relevant Experience = 30

Years with Applicant = 16

Description of Key Staff Qualifications: Senior Accounting Manager Betsy Aldrich has been with TSAHC since 2008. She is responsible for processing month-end journal entries and preparing financial statements and budget reports for senior management and the Board of Directors. Ms. Aldrich also tracks daily deposits and process accounts payable, maintains subsidiary ledgers for bond transactions, maintains accounting records for bank and investment accounts including monthly posting and reconciliation, oversees multiple federal and private grants ensuring listed guidelines are met, and prepares supporting documentation for annual financial audit and tax returns including footnotes and management discussion and analysis. Her previous experience includes 14 years of serving as a Compliance Officer, Finance Specialist, Business Manager and Accounting Specialist for entities in the Midwest. She holds a BA in Finance from Michigan State University and is a Certified Public Accountant.

Role in Managing the CMF Award: With 30 years of experience in finance, and 16 years with TSAHC, Ms. Aldrich will bring substantial knowledge in financial management and compliance to the administration of a CMF award. As part of the construction management function, she will process payments for construction contracts, permitting fees, architectural and engineering fees, legal fees, and other Eligible Project Costs. She will also collect and review timesheets, travel reimbursements, and other applicable documentation related to activities supported by TSAHC's administrative allowance to ensure CMF and TSAHC program compliance.

6) David Danenfelzer

Senior Director of Development Finance, Texas State Affordable Housing Corporation

Years of Relevant Experience = 26

Years with Applicant = 17

Description of Key Staff Qualifications: Senior Director of Development Finance David Danenfelzer has led TSAHC's Multifamily Tax-Exempt Bond program and the Texas Housing Impact Fund since 2007. In this capacity he administers TSAHC's statewide land banking program and oversees more than \$500

million in loan transactions, bond issuances and affordable housing developments. Mr. Danenfelzer has 26 years of experience in affordable housing development in Texas. Prior to joining TSAHC, he served as Multifamily Finance Administrator of the Texas Department of Housing and Community Affairs, where he oversaw more than \$20 million in lending to affordable housing developments through the multifamily HOME Investment Partnership Program and the State's Preservation Incentives Program, and managed staff and operations of the State's housing trust fund.. He is the current board chair for Texas Community Capital, a CDFI that works nationally to provide low-cost pay-day lending and financial support to local and regional CDFIs, and is a board member for the Texas Historical Commission's board of review. He holds a MSCRP in Community Planning from the University of Texas at Austin.

Role in Managing the CMF Award: Mr. Danenfelzer will oversee the real estate development and construction management functions to ensure CMF activities are completed within the performance period. Specifically, this will include soliciting ongoing architectural and engineering services for 1910 East MLK (initial architectural services have already been procured), securing a general contractor, and raising construction financing and subsidies to ensure TSAHC is able to sell the homes at an affordable sales price. Mr. Danenfelzer will also communicate with the City of Austin to apply for \$1 million in capital subsidies, manage TSAHC's compliance with Austin's Affordability Unlocked developer incentive program, and conduct outreach with neighborhood groups. And finally, Mr. Danenfelzer will oversee the activities of the Development Finance Manager and Development Finance Program Specialist, which will include oversight of all contractor activities, home buyer selection procedures, and long-term affordability requirements and documentation.

7) Cassandra Ramirez

Development Finance Manager, Texas State Affordable Housing Corporation

Years of Relevant Experience = 20

Years with Applicant = 6

Description of Key Staff Qualifications: Development Finance Manager Cassandra Ramirez joined TSAHC in 2018 and supports the Senior Director of Development Finance on site acquisitions and sales, including monitoring property design, construction, property tax exemption, and disposition. She previously served as Assistant Director of Guadalupe Neighborhood Housing Corporation for 8 years, where she developed project budgets, operating proformas, financial feasibility analyses and project timelines for affordable housing projects with layered funding sources and various gap financing needs; and oversaw its Community Land Trust homeownership program. Ms. Ramirez holds a BA in Urban and Regional Studies (Cornell) and a master's degree in Architecture (UT-Austin).

Role in Managing the CMF Award: In her role as Development Finance Manager, Ms. Ramirez will manage all CMF-related construction activities on behalf of TSAHC. This will include reviewing construction contracts and timelines; overseeing contractor payments; applying for fee waivers and other developer incentive programs; and maintaining and updating financial feasibility analyses as necessary. Ms. Ramirez will also perform outreach with local real estate brokers to promote CMF-financed homes to home buyers meeting TSAHC's eligibility requirements. Finally, she will communicate with local down payment assistance providers (such as the City of Harlingen and Federal Home Loan Bank of Dallas) to align TSAHC's processes and timelines with local DPA programs and promote these opportunities to home buyers interested in purchasing CMF-financed properties.

8) Erica Mitchell

Development Finance Program Specialist, Texas State Affordable Housing Corporation

Years of Relevant Experience = 15

Years with Applicant = 4

Description of Key Staff Qualifications: Erica Mitchell joined TSAHC in 2020 as Development Finance Program Specialist, supporting TSAHC's land bank efforts by assisting with property acquisitions and property management. She is responsible for coordinating property closings with income qualifying homebuyers, ensuring they meet specific program eligibility requirements. In this role, she also manages the construction loan portfolio and revolving lines of credit for TSAHC's Texas Housing Impact Fund Program. She has further relevant experience by serving as a Property Preservation Analyst Home Retention Specialist with New American Funding, where she helped homeowners facing foreclosure determine workout options; and as a Client Inspection Coordinator with Assurant, where she worked with homeownership preservation specialists and performed portfolio management activities.

Role in Managing the CMF Award: Ms. Mitchell will directly manage all vendor contracts, including routing documents for signature, reviewing construction activity photos, conducting site visits, and processing draw requests. She will also assist in the identification of eligible home buyers by conducting outreach to local real estate agents, housing counseling agencies and other housing partners. Once eligible home buyers are identified, she will work with the buyer's real estate agent to collect and review each buyer's income documentation to ensure compliance with TSAHC's income restrictions. She will also connect home buyers with approved home buyer education courses and will confirm completion of each home buyer's course prior to closing.

9) Katie Claflin

Senior Director of Communications and Development, Texas State Affordable Housing Corporation

Years of Relevant Experience = 15

Years with Applicant = 15

Description of Key Staff Qualifications: Katie Claflin has supported TSAHC's development and communications efforts since 2008, first in a development coordinator role. She held numerous positions with TSAHC's development department, each with increasing responsibility, and was promoted to director of the department in 2017. In this capacity, she is deeply involved in strategic decisions related to the organization's initiatives and work in distressed areas. She manages marketing and fundraising activities that grow and promote the organization's programs and initiatives; oversees the administration of TSAHC's grantmaking programs and supervising a portfolio of 60-65 nonprofit grantees; and was instrumental in the administration and compliance efforts for TSAHC's previous CMF award. Ms. Claflin holds a BA in History from Hendrix College and a Master of Public Affairs from the University of Texas at Austin.

Role in Managing the CMF Award: Ms. Claflin will have primary responsibility for reporting TSAHC's CMF activities to the Fund and ensuring its compliance with the program. Specifically, she will supervise the collection of program data from TSAHC's development finance and accounting departments and coordinate the submission of TSAHC's annual reports. When questions arise, she will also serve as the primary point of contact with the CDFI fund and submit service requests on behalf of the organization. Ms. Claflin will also lead TSAHC's fundraising efforts to generate both enterprise-level and project-level support for CMF-funded activities. This will include coordinating with program and accounting staff to

submit applications for deferred forgivable financing from the City of Austin, as well as an application for construction financing from the Austin Community Foundation. She will also provide lead stewardship activities on behalf of TSAHC and will invite enterprise and project-level funders to participate in groundbreaking and key ceremonies, bringing awareness to the importance and impact of CMF in economically distressed communities.

10) Michael Wilt

Senior Manager of External Relations, Texas State Affordable Housing Corporation

Years of Relevant Experience = 17

Years with Applicant = 10

Description of Key Staff Qualifications: Michael Wilt has served as TSAHC's Senior Manager of External Relations since 2014. In this role he conducts substantial community outreach through engagement with elected officials, peer organizations, affordable housing developers, real estate professionals, and housing organizations. He also analyzes policies and legislation which addresses land use, housing and real estate to ensure TSAHC is compliant and/or eligible for participation. Mr. Wilt also gained valuable experience by serving as Director of Government Relations with the Real Estate Council of Austin and as a Legislative Associate for Arnold Public Affairs. He holds a BA in Government and Latin from the University of Texas at Austin and a JD from the University of San Francisco School of Law; and currently serves as Urban Land Institute Austin's Affordability Strategic Council Chair.

Role in Managing the CMF Award: Mr. Wilt will ensure TSAHC's continued success in the CMF program by helping raise capital for its homeownership development projects to bring down their costs and meet TSAHC's leverage goals. Specifically, he will assist with TSAHC's financing applications to public and private entities, including the City of Austin and Austin Community Foundation. In his role as Senior Manager of External Relations, Mr. Wilt also manages the grants that TSAHC provides to local housing nonprofits, and he will leverage these connections to promote CMF-financed properties to TSAHC's nonprofit network and through local community-based housing coalitions. Finally, he will manage TSAHC's communications with state and local elected officials, ensuring they are kept up to date and supportive of TSAHC's CMF-financed initiatives in their communities.

David W. Long
11305 Nutwood Cove
Austin, TX 78726

PROFESSIONAL EXPERIENCE

Texas State Affordable Housing Corporation

President 2004 - Present

- Provide leadership and direction to enable TSAHC, a 501(c)(3) nonprofit, to achieve its mission of serving the housing needs of low-income Texans.
- Work with Corporation's Governor-appointed Board of Directors to develop initiatives and policies to ensure maximum positive impact of housing programs and services provided statewide.
- Oversee daily operations of Corporation including program, budget, staffing and legal matters.
- Ensure compliance with Corporation's enabling legislation and mandated single-family and multifamily housing programs.
- Ensure utilization of the Corporation's annual allocation for both single-family and multifamily bond programs.
- Develop and maintain relationships with other state and local housing agencies for capacity building.

Vice President of Single-Family Lending and Bond Administration 2001 – 2004

- Structured and implemented the issuance of TSAHC's first, and subsequent annual, single-family bond allocations.
- Developed and administered home loan programs in accordance with legislative mandates and federal requirements.

Texas Department of Housing and Community Affairs

Manager of Loan Administration 1995 - 2001

- Managed the servicing and monitoring of the Single-Family Mortgage Revenue Bond and Special Loan Program portfolios, \$906 million and \$81 million respectively.
- Supervised annual audits of participating sub-servicers related to program compliance, servicing performance, HUD/VA foreclosures and claim processing.
- Coordinated Seller/Servicer relationships with FNMA, Freddie Mac, GNMA and HUD.

Economic Development Specialist 1990 - 1995

- Administered contracts awarded to local governments in Texas for economic development projects through the Texas Capital Fund under the Texas Community Development Program.
- Served as a member of the Texas Capital Fund credit committee; responsible for review of all economic development project applications including financial feasibility and credit review.

The Bank of the West: Assistant Vice President - Loan Officer; Banking Officer 1985 - 1990

Frost National Bank: Loan Administration Analyst; Operations Representative 1983 - 1985

AFFILIATIONS

Texas Association of REALTORS® – Executive Board Member 2012 – 2013

Appointed by Chairman-Elect to serve on the Executive Board with the association's officers and regional representatives. The Executive Board manages all of the Association's affairs, except those requiring approval by the board of directors. Provided housing industry updates and analysis at board meetings.

Lone Star Emerging Business Fund, LLC – Board Member 2012 – Present

Lone Star Emerging Business Fund, LLC is a certified CDE whose mission is to serve low income communities throughout Texas, finance business expansion and initiatives in rural communities. In 2013, LSEBF was awarded a \$15 Million allocation of New Market Tax Credits, deployed in support of three Texas projects.

North Texas Housing Coalition – Board Member 2011 – 2015

The North Texas Housing Coalition, Inc. (NTHC), a 501(c)(3) HUD-certified counseling agency and CDFI comprised of both public and private-sector partner organizations and individuals dedicated to increasing and improving affordable housing in the North Texas Region.

US Inter-Agency Council on Homelessness – Texas Liaison 2010 – Present

Appointed by Governor to serve as primary contact for the State of Texas to ensure strong communications with US Inter-agency Council on Homelessness (USICH) regarding funding, technical assistance and training opportunities to address homelessness.

Texas Foreclosure Prevention Task Force – Co-chair 2009 - 2012

Texas Foreclosure Prevention Task Force was created in partnership with NeighborWorks America to reduce home mortgage foreclosures and the impact of foreclosure on Texas families and communities. As co-chair, administered over \$2 million in counselor-related funding.

LiftFund (formerly known as ACCION Texas) – Vice Chair 2009 - 2011
Board Member 2006 - 2012

LiftFund is a 501(c)(3) nonprofit loan fund whose mission is to provide credit and services to small businesses that do not have access to loans from commercial sources, and to provide leadership to the micro-lending field on a national level. Established in 1994 in San Antonio, LiftFund has helped thousands of small businesses and entrepreneurs achieve financial stability, create employment, and contribute to the economic revitalization of their communities. Additionally, LiftFund is an SBA 504 Certified Development Company.

EDUCATION

California State University at Fullerton 1982
Bachelor of Arts - Business Administration, Finance

Governor's Executive Development Program 2015

Governor's Management Development Program 1994

American Institute of Banking – Various courses

ACTIVITIES

Triumphant Love Lutheran Church – Member; Served on Finance Committee, Internal Audit Committee

References available upon request

Janie Taylor

Janietaylor72@gmail.com

9516 Palmbrook Drive · Austin, Texas 78717 · (512)762-9411

PROFILE: Results-oriented professional with over 20 years of experience managing personnel and programs and creating strategies to further the business objectives, reputation and mission of corporations, government agencies and nonprofit organizations.

EXPERIENCE

Texas State Affordable Housing Corporation 09/2017 - Present

Austin, TX

Executive Vice President

- Oversee the management and development of the organization's programs, departments and personnel. Programs and departments include home buyer assistance programs, single family and multifamily development finance, asset oversight and compliance of multifamily properties, single family and multifamily rental program, government relations, fundraising and communications and marketing.
- Assist the President in establishing long-range strategies and goals to achieve the mission of the organization.
- Collaborate with department managers to develop and manage program revenues and expenditures, as well as policies and procedures to ensure organizational success.

Texas State Affordable Housing Corporation 08/2006 – 9/2017

Austin, TX

Senior Director Communications, Development & Government Relations

- Support programs by developing and overseeing annual marketing and communications strategies and tactics that help teams achieve goals; this includes all advertising, press releases, media events, email marketing, newsletters, blog, social media, collateral material, trade shows, annual report, search engine optimization and corporate websites.
- Oversee state government relations efforts by directing legislative communication strategies, analyzing proposed legislation and existing statutes to determine impact on organization, advocating for policies of interest to the organization and preparing talking points and presentations for meetings or hearings.
- Oversee organization's fundraising efforts by identifying potential funding sources, developing and sustaining relationships with donors, editing funder communication including letters of interest, grant applications and reports.
- Advise the president, executive vice president and program staff on matters related to program development, policies, strategies and personnel matters.
- Represent the organization with the media, legislature, affordable housing industry, financial institutions and advocacy groups
- Lead the marketing, communications, fundraising and government relations staff and manage the budget to provide support for all related activities.

Samsung Austin Semiconductor 08/1999 - 07/2006

Austin, TX

Senior Public Relations Specialist

- Promoted company successes to external audiences by developing public relations campaigns disseminated through press releases, websites, collateral material and press events.
- Developed and implemented employee communications campaigns to promote company production goals.
- Developed messages and speeches for senior leadership team members addressing internal and external audiences.
- Coordinated with external advertising agency to create brand awareness in local markets.
- Worked with the Executive Vice-President of Public Affairs to develop government relations strategies.
- Organized internal and external company events with attendance of over 1000.
- Designed and wrote copy for internal and external newsletters and other marketing pieces.
- Managed corporate community relations efforts across Central Texas by supporting and engaging nonprofits who furthered company philanthropic goals.

- Managed grant and sponsorship program with annual budget of over \$500,000.
- Organized annual employee giving campaign.
- Managed public relations staff.

Texas Lottery Commission 01/1998 - 08/1999

Austin, TX

Information Specialist

- As agency spokesperson fielded media calls and represented agency at news and public events throughout Texas.
- Wrote daily press releases, organized monthly press conferences and publicity campaigns.
- Wrote speeches for agency executive director.
- Created weekly radio infomercials and video news releases.
- Editor of employee newsletter.

SEMATECH 02/1995 - 12/1997

Austin, TX

Communications Specialist

- Coordinated corporate community relations and philanthropic activities.
- Supported executive team by writing speeches and developing presentations.
- Supported corporate departments with development of communication campaigns to employees.
- Wrote corporate press releases.
- Editor of weekly employee newsletter.
- Organized large-scale employee events.
- Received company employee quarterly "Outstanding Contribution Award" twice.

SKILLS

- | | | |
|--|--|--|
| • Knowledge of affordable housing programs | • Budget and program management skills | • Thorough understanding of legislative process and strategy |
| • Strategic planning | • Public relations | • SEO and Google Analytics |
| • Reputation management | • Media relations | • Google Ads |
| • Excellent writing and editing skills | • Project management | • Publishing and print process |
| • Marketing and communication strategies | • Fundraising | • Microsoft Office |
| • Management and leadership skills | • Nonprofit management | • Adobe Photoshop |
| | | • Fluent in Spanish |
-

EDUCATION

Bachelors of Arts in Communications

Our Lady of the Lake University, San Antonio, TX

Additional Professional Development Training

- Senior Management Program at the Governor's Center for Management Development
- Executive Communication Training by The Annette Strauss Institute for Civic Life at the University of Texas
- Principles and Techniques of Fundraising course by Indiana University Fundraising School
- Marketing Program certificate from The University of Texas/American Marketing Association Continuing Education
- High Impact Presentations course by Margaret Keys
- Building & Evaluating Employee Communications Programs course by Public Relations Society of America
- Strategic Contributions course by The Center for Corporate Citizenship at Boston College

Melinda Smith, CPA

8901 Chester Forest St.
Austin, Texas 78729

Phone: 512-423-2412
Email: msmith@tsahc.org

Professional
Experience

8/01-Present Texas. State Affordable Housing Corporation Austin, TX

Chief Financial Officer – Responsible for managing the Corporation's non-program related operating systems: financial accounting (including preparation of financial reports, tax returns & coordination of independent financial and single audits); budgeting; loan servicing; information technology; human resources and investments. Responsible for maintaining the Corporation's single family seller/servicer authorizations with Fannie Mae, Ginnie Mae, Freddie Mac, VA and FHA/HUD. Responsible for building maintenance, negotiation of general office contracts (i.e. insurance, IT consultants, communications and equipment leases) and standard operating procedures. Serve as Administrator for the Corporation's 403(b) retirement plan.

10/00-8/01 Housing Authority of the City of Austin Austin, TX

Quality Control Manager - Responsibilities included:

- Development of Quality Control Program for both the Housing Authority of the City of Austin (HACA) and the Austin Affordable Housing Corporation (AAHC).
- Developed and implemented the quality control review process required by the Department of Housing & Urban Development (HUD) under AAHC's agreement to perform the contract administration for all Project-Based Section 8 properties located in Texas. Performed on-going quality control reviews as required under contract with HUD.
- Developed and implemented an Employee Performance Incentive Program for HACA and AAHC.
- Prepared cash flow projections for affordable housing preservation and development projects.
- Performed quality control reviews for HACA as requested by Executive Director.
- Wrote standard operating procedures for all quality control functions and audits.

12/95-9/98 Texas Department Of Housing & Community Affairs Austin, TX

Chief Financial Officer – responsible for managing all aspects of Department's Financial Services operations associated with total assets of \$2 billion & annual revenues of \$450 million. Responsibilities included:

- Preparation of Annual Financial Report & coordination of Independent Financial Audit.
- Recommended & supervised purchase & implementation of new Client Server Accounting System (*PeopleSoft* system/*Oracle* database).
- Supervised preparation of Legislative Appropriations Request & Annual Operating Budget including: development & negotiation of budget riders. Participated in development of Department's Strategic Plan. Served as Department's financial liaison with Legislative Budget Board, House Appropriations & Senate Finance Committees/Sub-Committees. Fiscal Note Coordinator.
- Supervised all financial accounting & reporting related to tax exempt mortgage revenue bonds, federal & state grant programs and manufactured housing regulatory function. Served as Department's designated Investment Officer.
- Supervision of approximately 40 staff persons.

6/91-11/95 Texas Department of Housing and Community Affairs Austin, TX

Director of Internal Auditing - Reported to Governing Board Audit Committee. Responsibilities included:

- Establishment of Internal Audit Division in Compliance with Internal Auditing Standards including participation in Quality Control Peer Review program.
- Completion of audits as specified in the Annual Audit Plan. Developed Annual Audit Plan modeled from a risk based assessment of financial, operational & information system functions/activities/programs.
- Reviewed: Requests for Legislative Appropriations; Annual Financial Reports; Strategic Plans; Budget Structures; Performance Measure Reports and agency-wide policies/procedures & information systems.
- Coordinated work of independent, state and federal auditors.
- Achieved agency savings of approximately \$12 million due to recommended changes in financial and/or management operations.

4/87– 5/89 KPMG Peat Marwick, LLP Austin, TX.

Senior Audit Manager – Responsibilities & Industry Experience included:

- Presentation of final audit reports to governing boards and/or executive management as well as coordination of client entrance & exist conferences;
- Audit planning, staff scheduling, fee estimation, client billing and collections.
- Supervision of senior and staff auditors, review and compilation of financial statements, review and compilation of audit working papers, review of audit documentation in association with firm peer review.
- Industry/Business Experience includes: Governmental entities; Hospitals (*Including preparation of Medicare Cost Reports*); Financial Institutions (*savings & loans/credit unions*); Insurance (*property, casualty & life*); School Districts; Printing; Publication; Construction and various other commercial and not-for-profit entities.
- Larger Austin based clients included the Austin Diagnostic Clinic (ADC), Texas Monthly Magazine, Texas Public Employees Credit Union & Bergstrom Federal Credit Union.

9/85 - 4/87 KMG Main Herdman & Co. CPAs Austin, TX

Audit Manager – Duties similar to those outlined above under Senior Manager, KPMG Peat Marwick, LLP

6/82 - 9/85 Harold V. Simpson & Co., CPAs Austin, TX
Audit Senior

9/80 – 6/82 Texas State Auditor’s Office Austin, TX
Assistant State Auditor

Education 1980 Portland State University Portland, OR
Bachelor of Business Administration

Accreditations 1983 Certified Public Accountant Texas

Nick Lawrence - Controller

Address 2200 E MLK
Phone (512) 904 1397
E-mail nlawrence@tsahc.org

Work Experience

CONTROLLER – Texas State Affordable Housing Corporation – Austin, Texas - Nov 06 - Present

- Manage accounting for all business units and multiple bond programs
- Preparation for and coordination of the Annual Financial Report and Independent Financial Audit
- Investment Officer
- Responsible for negotiation and coordination of contracts
- Maintenance of internal controls

SENIOR ACCOUNTANT – Texas State Affordable Housing Corporation – Austin, Texas - Sept 05 - Nov 06

- Hands-on preparation of all journal entries, month-end closing and year-end closing
- Preparation of Annual Financial Report
- Assist with the annual budget process
- Manage the recordkeeping for 15 bond program

Education

POST GRADUATE CERTIFICATIONS

Certified Public Accountant – Texas

UNDER GRADUATE DEGREE

Business Administration – Concordia University at Austin

- Summa Cum Laude
- 1998-2002 Dean's List
- Alpha Chi Honor Student
- Sigma Fi Business School Honor Student

BETSY D. ALDRICH, CPA

3416 Kissman Drive
Austin, TX 78728

C: 517.256.5069
betsylau@yahoo.com

SUMMARY

Analytical thinker with expertise in accrual accounting; well organized with a high degree of accuracy, attention to detail and proven ability to meet deadlines.

CORE COMPETENCIES

Financial Statements	General Ledger Oversight	Accounts Payable
Accounts Receivable	Payroll	Month-end Close
Audit Prep Documentation	Compliance Reviews	Grant Tracking
Bank Account Reconciliation	Budgeting	

EXPERIENCE

TEXAS STATE AFFORDABLE HOUSING CORPORATION, Austin, TX 2008 – Present

Senior Accounting Manager

Process month-end journal entries and prepare financial statements and budget report for CFO and Board of Directors. Track daily deposits and process accounts payable. Maintain subsidiary ledgers for the single family mortgage bond transactions. Maintain accounting records for bank and investment accounts including monthly posting and reconciliation. Oversee multiple grants, federal and private, insuring listed guidelines are met. Prepare supporting documentation for annual financial audit and tax returns including footnotes and MD & A. Work with team to prepare annual budget. Prepare quarterly financial reports required for maintaining the Corporation's certification as a single family seller/servicer. Track expenses and income for 300-400 land bank properties as a part of the Affordable Communities of Texas (ACT) program.

Notable contributions:

- Reduced time required to process single family bond statement transactions by 40%.
- Updated bond statement transactions that were 2 months in arrears upon commencing the job.
- Successfully lead coordination of yearly audits resulting in no findings.

THE CENTENNIAL GROUP, Lansing, MI

2003 – 2008

Compliance Officer and Finance Specialist

Held two jobs simultaneously: Compliance Officer and Finance Specialist. As Compliance Officer maintained responsibility for compliance reviews, conducted audits of all branch offices, and reviewed and approved advertising and marketing materials to ensure regulatory compliance. Managed the analysis of captured incoming and outgoing emails to ensure regulatory compliance. As Finance Specialist maintained responsibility for accounting and payroll functions. Calculated and paid commissions and other accounts payable for 60 independent contractor agents. Reconciled accounts and managed accounts payable for Centennial's 5 subsidiary companies.

Notable contributions:

- Passed all tests required to obtain licenses for the Compliance Officer role within 3 months; tests were all passed on the first attempt.
- Centennial passed FINRA audits with no findings.
- Found several thousand dollars in fraudulent charges on company credit cards; investigated the charges, removed them, and cancelled the cards.
- Awarded *Staff Associate of the Month* twice for outstanding overall performance.
- Detected multiple payroll system errors leading to the research and selection of a new payroll vendor.
- Reduced time to process commissions by 30% by consolidating multiple spreadsheets and databases.

EARLIER EXPERIENCE

ADRIEL SCHOOL INC/BEN-EL CDC, West Liberty, OH – Business Manager 1998 – 2002
MICHIGAN STATE UNIVERSITY FCU, East Lansing, MI – Accounting Specialist 1994 – 1998

ADDITIONAL LEADERSHIP EXPERIENCE

ALMONT SUMMER CAMP & RETREAT CENTER, Allenton MI 1996 – present
Assistant Camp Director

Responsible for creating and distributing camp bulletin, hiring and training staff, overseeing staff during camp time and overseeing camp activities to make sure everything runs smoothly. Also delegate tasks as necessary.

Board President, Treasurer and Trustee

Oversee the year round running and financial health of the retreat center. Run quarterly board meetings.

TWISTARS GYMNASTICS, Dimondale MI 2002 - 2003
Pre-Team Director

Oversee the level 4 gymnastics team and coaches. Run the testing of gymnasts to see who is eligible to move up to level 4. Schedule all meets for the level 4 gymnasts.

EDUCATION

MICHIGAN STATE UNIVERSITY, East Lansing, MI, B.A. Finance

AUSTIN COMMUNITY COLLEGE, Austin, TX, Professional Accountant Certificate

TECHNOLOGY SKILLS

Excel; QuickBooks; Peachtree Accounting Software; Symitar; FundWare; Microsoft Office Suite; Dominion Systems; GBS; Zywave; Propertyware

Professional Experience

Texas State Affordable Housing Corporation, Senior Director – Jan. 2007 to Present

In my current position I manage staff and operations for programs that assist nonprofit and for-profit developers building better communities through affordable housing. This includes the Corporation's Multifamily Tax Exempt Bond program, the Texas Housing Impact Fund and the Affordable Communities of Texas Land Bank. I play an important role communicating the Corporation's programs and goals through public speaking engagements, attending boards and commission meetings and providing support to the executive team. Since joining the Corporation I've overseen more than \$500 million in loan transactions, bond issuances and affordable housing developments.

TX Dept. of Housing and Community Affairs – Feb. 2004 to Jan. 2007

I managed staff and operations of the State's housing trust fund, lending for multifamily HOME Investment Partnership Program and the State's Preservation Incentives Program. I promoted programs at statewide and national conferences, developed program policy and directly managed a staff of 6 program specialist. I was a member of the Executive Awards and Review Committee, which oversaw all of the agencies awards procedures and generated performance reports.

The Enterprise Foundation – July 2000 to Feb. 2004

I was responsible for providing training and technical services to community based nonprofit housing providers and units of local government. Technical assistance focused primarily on organizational development, project finance and community planning. Achievements included the construction of more than 500 affordable housing units in 15 communities, creation of the Austin Community Housing Development Organization ("CHDO") Roundtable program, creation of a rural scattered site tax credit housing model, and raising more than \$2,000,000 in private and public funding for community development projects.

Pineywoods CDFI – November 2000 to February 2004

As founding board member and past president, I was responsible for developing organizational policies and procedures for a new Community Development Financial Institution with the mission to expand affordable housing for low-income East Texas families. I directed the organization's fundraising efforts, assisted with product development and played an integral role in the organization's early development. I also raised more than \$250,000 in capacity building and operating support for the organization.

Texas Historical Commission - April 1997 to June 2000

Conducted surveys throughout the State of Texas, reported on structural deficiencies, alterations and repair requirements for over 4,000 historic sites. Reviewed preservation plans, assisted in educational outreach programs and promoted history programs through regional and statewide newspaper and television interviews. Worked on a part-time contract basis (Oct. 1998 to June 2000) on project planning, educational outreach and website enhancements.

Planning Forum – August 1998 to August 2000

Responsible for organizing staff and supervising the publication of *Planning Forum*, the professional journal of planning produced by the Community and Regional Planning program at the University of Texas at Austin. Designed layout and completed publication of three volumes. Achievements included securing permanent funding for publication and future staff, increasing subscribers from 1,000 to over 3,000 annually, and starting online version of publication.

Tri-Logics – September 1999 to April 2000

Provided GIS and design support on a contract basis for affordable housing and subdivision developments in Central Texas. Assisted company principals with carrying out community charrettes, mediating neighborhood conflicts and processing planning permits with city officials.

Professional Appointments

Internal Revenue Service Advisory Council on Tax Exempt and Government Entities (ACT) - I'm privileged to be a member of a broad group of professionals helping the Internal Revenue Service by providing observations about current or proposed IRS policies, programs and procedures. 2015 - June 2018

Educational Background

University of Texas at Austin – May 2000
MSCRP, Historic Preservation & Community Development

University of Wisconsin at Madison – May 1994
BS, History & Latin American Studies

Universidad La Catolica, Quito, Ecuador – May 1994
Certificate in Spanish Language Studies

Licenses & Certifications

Human Dimensions of Organizations, Organizational Improvement Program, College of Liberal Arts at The University of Texas at Austin, Nov. 2015

Co-operative Housing Development Training Series, NeighborWorks America, Dec. 2007

Affordable Housing Finance Certificate from the National Development Council, October 2002

Speaking Engagements & Publications

Panelist - Resources for Farmworker Housing, MET-MAFO National Farmworker Housing Summit, April 2017

Panelist - Bonds are Back - Why Bonds Work Again In Texas, Texas Housing Conference, July 2016

Panelist - Public/Private Partnerships - PHA's, PFC's and HFC's, Texas Housing Conference , July 2013

"Notes from the Field: Interview with Texas Development Finance Manager", Banking and Community Perspectives published by Federal Reserve Bank of Dallas, 2012 Issue 3, link:
<http://www.dallasfed.org/assets/documents/cd/bcp/2012/bcp1203f.pdf>

Panelist - Borrowing Taxable: A Viable Option, National Assoc. of Local Housing Finance Agencies, 2012 Annual Conference, April 2012

Training Series – Layering and Diversification in Affordable Housing Finance, Tx Assoc. of Community Development Corporation's Annual Conference, March 2010

Panelist – Innovative Financing: Underutilized Ways to Use Innovative Financing with Bonds, Tax Credits, And Government Programs, Tx Assoc. of Community Development Corporation's Annual Conference, March 2009

A Best Practice Manual on Affordable Accessible Housing, editor and contributing author, printed by Enterprise Community Partners, 2003

Preservation and Tourism, A Case Study Approach to Heritage Tourism in Mexico, printed by The University of Texas Press, 2000

Professional Skills

- Thorough knowledge of local, state and national policies and programs for affordable housing and community development, with specific knowledge regarding private activity bond issuance, nonprofit finance and state regulations.
- Direct experience with designing and conducting trainings on organizational development, community development finance, Texas legislative procedures and environmental design.
- Fluent in Spanish/English communication.

Extracurricular

Member Lone Star Curling Club, Austin, Texas

Member Ultimate Players League of Austin, Austin, Texas

References

Available upon request

David W. Danenfelzer

CASSANDRA J. RAMIREZ
1202 N. 15th Street McAllen, TX 78501
cassram@gmail.com cell: 512-653-3472

EDUCATION:

The University of Texas at Austin – School of Architecture
Master of Architecture

December 2003

Cornell University – School of Architecture, Art, and Planning
Bachelor of Science in Urban and Regional Studies – with Honors

May 2000

Science Academy of South Texas (High School) – with Honors

May 1996

SUMMARY OF QUALIFICATIONS:

Experienced in the financing, underwriting, development, and operation of neighborhood based multi-family and single-family affordable housing programs that includes general rental, rental for special needs, senior, transitional, community land trust and home ownership. Skilled in community outreach, grant writing, loan closing due diligence, and compliance for local, state, federal, and private financing sources. Bilingual (English/Spanish).

PROFESSIONAL EXPERIENCE:

Sept. 2018 - Present

Texas State Affordable Housing Corporation (TSAHC) 501c3
affordable housing non-profit serving Texas.

Development Finance Manager

- Duties include site acquisitions and sales, including monitoring property design, construction, property tax exemption, and disposition for the Affordable Communities of Texas Land Bank. Lending duties include reviewing and underwriting loan applications to the Texas Housing Impact Fund and Multifamily Private Activity Bond programs.
- Develop and distribute monthly board and loan committee reports; lead monthly loan committee meetings and present new loans for board consideration including project write-ups and underwriting.
- Assisted with the design and development of TSAHC's corporate office including the management of payouts to the general contractor and construction supervision.
- Increased the number of loans and loan types to affordable housing developers, growing TSAHC's lending program and land bank portfolio, especially in TSAHC's target markets.
- Notable achievements include policy and program development for the Affordable Housing Partnership Program – a pilot program developed for persons with disabilities in collaboration with the Texas Health and Human Services Commission

Feb. 2010 - Aug. 2018

Guadalupe Neighborhood Development Corporation (GNDC) 501c3
affordable housing non-profit serving central east Austin.

Assistant Director:

- Duties included fundraising, grant writing, research and implementation of new funding and loan resources for affordable rental and home ownership projects as well as compliance with federal, state, and local funding sources such as General Obligation bonds, CDBG, HOME, FHLB, LIHTC, and NSP programs.
- Developed project budgets, operating proformas, financial feasibility analysis and project timelines for affordable housing projects with layered funding sources and various gap financing needs.
- Oversaw GNDC's pilot Community Land Trust Home Ownership Program and completed twelve CLT home sales. Responsibilities included securing project financing, community outreach, homebuyer identification, mortgage qualification, homebuyer education coordination, construction monitoring, home sale, and post-sale stewardship. Assisted with the development and sale of the first CLT home in Texas in 2012. Identified and cultivated a partnership with the first private mortgage lender to mortgage a CLT home in Texas which greatly expanded the output of CLT home sales for GNDC and others local and statewide CLTs, including the City of Austin.

- Completed annual applications for CHDO, CLT, Solar, and other property tax exemptions and worked with the Travis County Appraisal District and legal counsel on property tax protests to ensure GNDC's real estate portfolio was valued, taxed, and exempted appropriately.
- Supervised the daily building operations, property management, and financial management/reporting for the Jeremiah Program Moody Campus that includes 35 two-bedroom units, an accredited child development center and staff offices for GNDC and the Jeremiah Program Austin.
- Developed and maintained the GNDC rental and home ownership waitlists, tracking helpful demographic information regarding the communities served and metrics attained.
- Developed and provided upkeep of the company website, social media, and marketing materials such as brochures, annual reports, program applications, and board of director reference materials.

Summer 2004 - Spring 2009

Diana McIver & Associates (DMA) – Development Manager

Began as a summer intern, promoted to Development Associate and eventually Development Manager where I consulted non-profit clients in the development of over 20 housing projects located nationwide. These projects were primarily funded through the HUD Section 202 and HUD Section 811 programs. Successfully garnered over three million dollars in gap funding for several housing developments. Grant sources included HUD, Federal Home Loan Banks, private foundations/donors, city fee waivers, HOME and CDBG programs. Assisted with site identification/ property acquisitions, specific to the lower Rio Grande Valley and the central Texas region.

Summer 1999 City of Austin - Neighborhood Housing and Community Development Dept.– Intern

Aided planning staff in coordinating focus groups, neighborhood meetings, mail outs, and assisted with the development of a community resource directory.

HONORS/ACTIVITIES:

- Degree Marshall for the College of Architecture, Art, and Planning – Cornell U., Latino Studies Grant Recipient, Hispanic Scholarship Fund Recipient, and a Mebane Travel Scholar – UT
- Board member for the Lyons Gardens Apartments (an affordable HUD Section 202 senior housing development located in central east Austin) since 2015.

SKILLS:

- Bilingual (English/Spanish). Proficiency with Adobe Photoshop CS, Adobe Illustrator 10, Arcview GIS, InDesign, MS Word, MS Excel, MS PowerPoint, MS SharePoint and MS Access.
- Experienced in contract review for architectural, construction, and lending services.

REFERENCES:

David Long – Texas State Affordable Housing Corporation

President

Phone: 512-477-3568 Email: dlong@tsahc.org

Vivian Ballou – Legacy Community Development Corporation

Executive Director

Phone: 409-832-2723 Email: vivian@legacycdc.org

Megan Lasch – O-SDA Industries, LLC

President

Phone: 512-383-5470 Email: megan@o-sda.com

Mark Rogers – Guadalupe Neighborhood Development Corporation

Executive Director

Phone: 512-479-6275 Email: mark@guadalupendc.org

ERICA MITCHELL

19600 N HEATHERWILDE BLVD UNIT 516, PFLUGERVILLE, TX 78660 · 512-619-0816

emagnifly@gmail.com · [linkedin.com/in/erica-d-mitchell](https://www.linkedin.com/in/erica-d-mitchell) ·

PROFESSIONAL EXPERIENCE

OCTOBER 2020 - PRESENT

DEVELOPMENT FINANCE PROGRAM COORDINATOR, TEXAS STATE AFFORDABLE HOUSING CORPORATION

- Assist with property acquisitions and property management for the lank bank program under the umbrella of the Affordable Communities of Texas Program.
- Coordinate property closings with income qualifying buyers for the Affordable Communities of Texas Program.
- Managed portfolio of construction loans and revolving lines of credit for Texas Housing Impact Fund Program.

AUGUST 2018 – SEPTEMBER 2020

PROPERTY PRESERVATION ANALYST, NEW AMERICAN FUNDING

- Maintain REO portfolio for various investors (GSE, GNMA, NAF owned assets)
- Determine the leading marketing strategy for each REO asset.
- Submit appraisal/BPO request and review cost approach/income approach and repair values for REO properties to calculate listing price.
- Experience collecting, reviewing, and submitting borrower documentation to underwriter for loan mod review.
- Training in review loss mitigation workouts for all investors
- Manage REO pipeline for various investors for REO Auction, CWCOT and conveyance programs.
- Review HUD 1 Settlement Statements, 1003 Purchase Contracts, Title Reports, BPO and Appraisals for accuracy before closings with auction vendors.

MARCH 2017 – AUGUST 2018

HOME RETENTION SPECIALIST, NEW AMERICAN FUNDING

- Verify default reasoning and gather required documentation from borrower to identify eligibility criteria for default resolution.
- Review and follow-up on residential mortgage loan documentation submitted by the borrower to ensure a complete package is received.
- Oversee the upkeep of various email inboxes and respond to all queries from borrowers and lenders in a timely fashion.
- Review and prepare daily, weekly, monthly reporting to all vendors.
- Establish and maintain working relationships with vendors and investors to ensure all guidelines, rules and regulations are being implemented with compliance.
- Experience collecting, reviewing, and submitting borrower documentation including but not limited to 4506T forms, tax returns, and paystubs to underwriter for loan modification review

JULY 2013 – MARCH 2017

CLIENT INSPECTIONST COORDINATOR, ASSURANT FIELD SERVICES

- Retain knowledge of investor guidelines for Fannie Mae, Freddie Mac and Ginnie Mae, VA, RHS
- Perform quality audits of pipeline to ensure that investor rules and regulations are being followed by our preservation vendors.
- Maintain efficient communication both internally and externally with preservation vendors, banks, and lending institutions to ensure resolution, process improvement and/or production
- Ensure that all queries received from the mortgagers via phone/email are reviewed thoroughly and in a timely manner.
- Create and implement new company policies and procedures to align with best business practices.
- Prepare and review daily, monthly, quarterly, and annual reports for productivity review for various mortgage companies from information submitted by our preservation vendors.

JULY 2010 – JULY 2013

STORE FRONT SPECIALIST, TXTAG CUSTOMER SERVICE CENTER

- Provide flawless face-to-face and inbound customer service.
- Carry out various aspects of account management (i.e. Default resolution, database management, collections)
- Conduct research to identify customer specific information for out-of-state license plates to generate invoices on past due accounts.
- Deliver support to customers through education of TX Tag policies and procedures to assist in the expansion of customer knowledge.
- Company wide recognition given for maintaining superior working relationships with peers and building exceptional customer support.

NOVEMBER 2009 – JUNE 2010

DEFAULT COLLECTION SPECIALIST, OWB

- Provide inbound customer service and assistance for all inquiries including loss mitigation options for defaulted mortgages.
- Generate outbound calls to establish reason for default and negotiate account resolution on defaulted mortgage loans.
- Analyze customer loan documentation and reason for default to establish a plan for repayment of debt and other resolutions based on customers financial situation.

PROFESSIONAL SKILLS

- Notary with the State of Texas
- Microsoft Office proficient including excel
- Direct sales experience
- Type 52 WPM
- Marketing experience

Kathryn Howard Claflin

EDUCATION

Master of Public Affairs

Certificate in Nonprofit Studies
LBJ School of Public Affairs
The University of Texas at Austin

B.A. in History

Minor in International Relations

Hendrix College
Conway, Arkansas

Continuing Education

- **Leadership Austin Essential, Cohort 45**, 2024
- **Senior Management Program**, July 2021
Governor's Center for Management Development
- **Executive Communication Training**, January 2017
Moody College of Communication, University of Texas
- **Principles & Techniques of Fundraising**, March 2012
Lilly Family School of Philanthropy, Indiana University

SKILLS SUMMARY

- Excellent Interpersonal Communication
- Project Management
- Corporate/Foundation Donor Cultivation
- Problem Solving
- Grant Research/Writing
- Grant Management/Reporting
- Collaborative Writing/Editing
- **Technology:** Microsoft Office Suite, Sharepoint, Adobe Acrobat, Canva, Expression Engine, Squarespace, Constant Contact, Blackbaud eTapestry, Survey Monkey Apply

PROFESSIONAL EXPERIENCE

Texas State Affordable Housing Corporation

Austin, Texas

Senior Director, Communications & Development

October 2017-Present

- Direct marketing and communications activities to grow TSAHC housing programs, including email and social media campaigns; digital advertising; and blog, podcast, and website content.
- Plan and conduct fundraising activities for foundation, corporate, and individual donors, raising > \$250,000 annually.
- Manage required reporting for grants and donations received, including federal and state contracts.
- Oversee four staff members responsible for creating grant applications, fundraising appeals, marketing materials, website updates, program flyers, blog content, print and digital ads, and social media posts.
- Supervise the administration of TSAHC's grant and training programs for local housing nonprofits.

Senior Manager, Communications & Development

June 2016-September 2017

Development Coordinator

June 2008-May 2016

- Drafted grant applications to secure funds for ongoing and special projects.
- Managed the organization's *On the House* blog and assisted with other marketing and communications materials.
- Administered the Texas Foundations Fund grant-making program, supervising a portfolio of 20-25 nonprofit grantees.
- Administered federal National Foreclosure Mitigation Counseling (NFMC) grant funding to support counseling sessions for Texas homeowners at risk of foreclosure.

Heart House

Austin, Texas

Grant Writing Intern

August 2007-May 2008

- Drafted grant proposals totaling more than \$80,000 to fund the Heart House site in South Austin.
- Researched potential donors to sponsor a new database system and the Camp Heart House summer program

COMMUNITY INVOLVEMENT

- **Grants Committee**, Austin Community Foundation Women's Fund (2021-Present)
- **State Agency Council**, Governor's Commission on Women (2020-Present)
- **Alumni Mentor**, LBJ School of Public Affairs (2018-2019)
- **Scholarship Mentor**, Foundation Communities (2012-2018)
- **Volunteer**, 2017 Austin Point in Time (PIT) Count
- **Philanthropy Day Planning Committee**, Austin Association of Fundraising Professionals (2015-2016)

Michael Wilt michael.wilt@gmail.com • 512.699.3836

Education

The University of San Francisco School of Law / Aug. 2003 – May 2007

Advanced Moot Court Competition • Highest grade in Torts and Water Law • Torts Tutor

The University of Texas at Austin / Aug. 1996 – May 2002 / B.A. Government and Latin

UT Leadership Board • UT Debate Team • *The Daily Texan* Associate Editor • Texas Cowboys

Relevant Community Involvement

Urban Land Institute – Terwilliger Center for Housing National Advisory Board Member (2019), ULI Austin – Advisory Board Member (2019), Past Chair of Housing Product Council, Affordability Council Member, Nominated for Member of the Year (2018 and 2019) • Austin Housing Coalition – Executive Committee • Chestnut Neighborhood Revitalization Corporation – Board of Directors (2012 – 2024) • Equidad ATX – Board of Directors • Austin Community Design & Development Center – Board of Directors (2012)

Relevant Work Experience: Governmental and External Relations

Demonstrated Competencies: Effective Communicator; Strategic and Big Thinker; Determined Problem Solver; Relationship Builder; Goal-oriented; Independently Motivated and Collaborative; Analytical

Texas State Affordable Housing Corp. / Senior Manager, External Relations / Dec. 2014 – Current

Lead the corporation's external and governmental relations with elected officials, peer organizations, developers, real estate professionals, housing organizations, and traditional media • Analyze, draft and propose policies and legislation important to the corporation and land use, housing and real estate professionals • Develop and implement strategies for legislative sessions and development finance department • Manage Request for Proposals and service provider selection • Collaborate to manage communications and media • Conduit between corporation and legal service providers • Manage subordinate staff member

BIG RED DOG Engineering & Consulting / Director of Marketing and Media / Aug. 2012 – Nov. 2013

Generated new business leads by relying upon a vast individual and professional network of contacts • Leveraged relationships to establish the company as an authority figure in the industry and on policies that affect it • Led external relations on behalf of the company • Implemented and managed the company's marketing and media efforts

Real Estate Council of Austin / Director of Government Relations / June 2008 – Aug. 2012

Advocated for and monitored the organization's interests at Austin City Hall and the state Capitol • Collaborated with elected officials, staff members, real estate professionals, stakeholder groups and interested parties on numerous city policies and statewide legislation • Managed the organization's Affordable Housing Committee, City of Austin Policy Issues Committee and Leadership Development Council program • Served as the spokesperson for the organization

Other Work Experience

Demonstrated Competencies: Client-oriented, Operates Under Pressure, Deliberately Task-oriented, Ability to Manage Stress

Arnold Public Affairs, Austin, TX / Legislative Associate / Jan. 2007 – June 2008

Coordinated government relations and advocacy efforts at the city and state level • Developed and implemented communications strategies; Built coalitions and launched grassroots campaigns • Leveraged traditional media relationships to establish clients as authority figures

Management Team Consultants, San Rafael, CA / Client Relations Specialist / Oct. 2004 – Dec. 2006

Employed full-time while pursuing Juris Doctor • Developed, enhanced and edited seminar content regarding talent selection practices • Coordinated delivery of training services to Fortune 500 companies, Vault 100 law firms, talent search firms and other worldwide organizations • Maintained seamless client relationships and fostered new business developments

Mayor Gavin Newsom, San Francisco, CA / Summer Associate / June – Aug. 2004

Developed an initiative to streamline and bolster the Business Improvement District program • Compiled reports to address inequities in Biotechnology industry recruitment • Collaborated with City Attorneys to implement an on-going energy reliability project

Hon. Rep. Ron Wilson / House Ways & Means Comm. / Asst. Clerk / Feb. – Aug. 2003

Researched and tracked legislation for the Ways & Means Committee of the Texas Legislature • Worked with counsel from the State Comptroller of Public Accounts to analyze state tax policy • Collaborated with the general counsel, Committee Clerk and numerous State Representatives to facilitate committee meetings

Hon. Sen. Teel Bivins / Texas Senate / Legislative Aide / Jan. – June 2001

Researched and tracked legislation primarily regarding environmental issues • Represented the Senator at Natural Resources Committee hearings to follow business before the committee • Ensured the passage of several pieces of legislation

Message, Audience & Presentation, Inc., Austin, TX / Copywriter / July 2001 – July 2002

Produced and edited copy for election materials including press releases, speeches, direct mail and radio and television scripts • Collaborated with writers to tailor a unique message for clients that most effectively allowed them to communicate with their audience • Managed day-to-day operations of clients including campaigns for Congress, Judicial positions, other offices and advocacy groups

Tab 2b. Resumes of the Development Team

The engineering firm on the Team is Civiltude Engineers & Planners. The architects for this Project are David Carroll and Marsi Puente-Carter at Urban Foundry Architecture.

Firm Address

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Nhat Ho, PE, LEED GA

nhat@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 Fayez 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. Nhat 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 50 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.

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.



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.



Project Name

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

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

Colony Park

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

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



Project Name

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

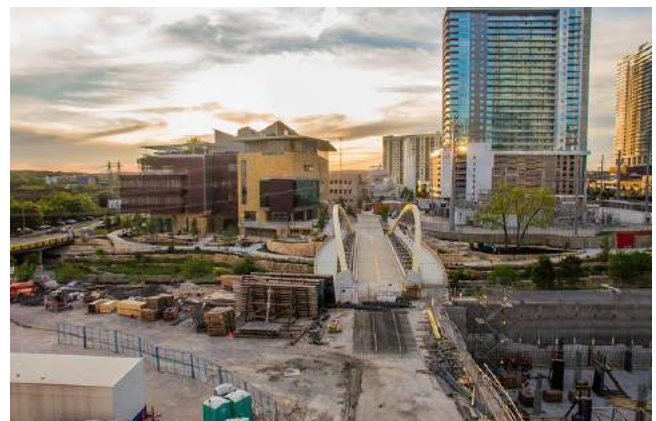
Construction Cost

\$5.1 Million

Greenwater Redevelopment

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

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





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



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.




David Carroll AIA, LEED AP BD+C, CDT

David Carroll is a Partner and Director and founder of the Multifamily Architecture Studio at Urban Foundry Architecture in Austin. He has an expertise in working in the urban environment and consequently City Council has appointed David to the City of Austin Design Commission for the last ten years, including being elected Chair of the Commission five times. In this capacity, David is currently leading the effort to rewrite the city's outdated Urban Design Guidelines. In 2019 City Council also appointed David to the Joint Sustainability Committee to oversee the development of the city's new Climate Equity Plan. David's urban design knowledge has also led Austin City Council to appoint him to the Downtown Commission in 2024. For his work in advocacy and urban design related issues, David was awarded the AIA Austin President's Award in 2016 and in 2018, he received the AIA Austin John Nyfeler Award for Community Service for his work with Austin's Land Development Code Revision. For his continual efforts in local advocacy, AIA National recognized David as one of their Citizen Architects for 2021. Throughout his career, David has been a leader in Multifamily Architecture and Affordable Housing and to this end, he also serves as the Board Vice President for the Chestnut Neighborhood Revitalization Corporation, a non-profit working to develop affordable housing. In 2021, they received the AIA Community Vision Award for their work in bringing affordable for sale homes to east Austin.

 dcarroll@ufarc.com

 512.751.9133

 Austin, Texas

● EXPERIENCE

Urban Foundry Architecture

August 2019 – Present
Austin, Texas

Partner | Director of Multifamily. Founder of the Urban Foundry Multifamily Studio with a strong focus on Affordable Housing.

H+UO Architects

August 2013 – August 2019
Austin, Texas

Architect + Project Manager. Manage all aspects of commercial projects including; contract negotiation, schedule, design phase work, budgeting, bidding, and construction administration. Main point of contact with clients.

LZT Architects

July 2007 – August 2013
Austin, Texas

Architect + Project Manager. Manage all aspects of commercial projects including; contract negotiation, schedule, design phase work, budgeting, bidding, and construction administration. Main point of contact with clients.

LEA Architects

July 2006 – July 2007
Phoenix, Arizona

Job Captain. Led design production team on commercial projects, including first LEED Platinum Fire Station in the U.S. Managed green building documentation.

StudioMa Architects

August 2005 – May 2006
Phoenix, Arizona

Sustainable Technologies Consultant. Worked on incorporating sustainable technologies into the Salt River Project, a LEED Platinum venture.

● EDUCATION

Arizona State University

2004 –2006
Tempe, Arizona

Masters of Science in Building Design. Program focus was Energy Performance and Climate Responsive Architecture. Masters Thesis proposed how to incorporate life cycle analysis into the LEED Rating Program.

University of Houston

1999 –2004
Houston, Texas

Bachelor of Architecture. Accredited 5-year Program. Received the top Design Award for 5th year project.

● COMMUNITY SERVICE

AIA	AIA Austin Board Member Texas Society of Architects: Architects Day at the Capitol Co-Founder of AIA Austin's Housing Advocacy Committee AIA Design Excellence Conference Speaker for last 10 years AIA Austin 2024 Design Excellence Conference Selection Committee Member Texas Society of Architects- Government Affairs Steering Committee Member AIA National- Served as a panelist at the 2022 Architects in Action Conference Chair of CODENEXT Task Force for AIA Austin Member of AIA Austin Commercial Advocacy Roundtable Member of AIA Austin 2016 Strategic Plan Committee AIA Austin Advocacy Commissioner Member of AIA Austin Design Awards Committee (Chair 2009-2011)
ULI	ULI TAP Chair – Parking Panelist: ULI Technical Assistance Panel (TAP) on Affordability and Preservation ULI Multifamily Local Member Council Co-Chair of AIA Austin's Housing Advocacy Member of ULI LDC Ordinances Workgroup Member of ULI MF Member Council ULI Affordability Strategic Council Member
City of Austin	City of Austin Downtown Commission Member City of Austin Design Commission – (Served for 10 years, Chair for 5 years) City of Austin Joint Sustainability Committee Member: Worked on city's Climate Equity Plan City of Austin Historic Landmark Commission Working Group Member: Developed Austin's first Historic Design Guidelines
Community	Vice President- Chestnut Neighborhood Revitalization Corporation, a non-profit Affordable Housing Developer Chair of Chestnut Neighborhood Plan Contact Team- City of Austin

● AWARDS

AIA Austin President's Award 2016	Awarded for work in advocacy and urban design related issues.
AIA Austin John Nyfeler Award for Community Service. 2018	For advocacy work with CodeNEXT, the city's effort to rewrite the Land Development Code.
Preservation Austin Merit Award for Restoration 2018	Awarded for the historical restoration of the Oakwood Cemetery Chapel in Austin.
Preservation Texas Honor Award 2019	Awarded for the historical restoration of the Oakwood Cemetery Chapel in Austin.
AIA Austin AIA Austin Design Award 2014	Design Award for Westmoreland Park Pavilion project.
AIA Austin Community Vision Award 2021	For efforts in developing affordable housing in east Austin.
AIA National Citizen Architect 2021	Named AIA Citizen Architect for work in advocacy.

DAVID CARROLL, AIA, LEED AP BD+C, CDT

MULTIFAMILY REPRESENTATIVE PROJECT LIST

Urban Foundry Architecture

At Urban Foundry Architecture

Rosewood Courts – Austin, Texas (In Construction)
Historic Restoration of 12 buildings of affordable housing.

Seabrook Square– Austin, Texas (In Permitting)
204 Unit Affordable Housing Project, City of Austin RFQ. Affordability Unlocked and SMART Housing Project

Bouldin Village– Austin, Texas (In Permitting)
375 rental units, approx. 385,000 square feet. 5 stories of wood frame over 3 stories of concrete podium. One level below grade. Design for SMART Housing and 1-Star AEGB Rating. Amenities include Leasing Center, pool, Fitness Center, & outdoor amenities. 12% of unit are affordable.

The Eberly– Austin, Texas (In Permitting)
115-unit market-rate rental development with retail at street level. 4 levels of wood frame over 1 level concrete podium. Design for 1-Star AEGB Rating.

The Hudson – Austin, Texas (In Permitting)
81 for sale condo units, 3-stories with roof decks and below grade parking.

53rd ½ Street Townhomes – Austin, Texas (In Design)
13 For Sale Townhomes in central Austin.

One Oak – Austin, Texas (In Construction, in partnership with PappaGeorge Haymes)
106 For Sale Units, including live/work, retail, pool and amenities.

Brentwood Commons – Austin, Texas (In Design)
365 rental units with pool and site amenities. 12% affordable and using SMART Housing. 5 stories of wood frame over 3 stories of concrete podium. One level below grade.

Galant ATX – Austin, Texas (In Permitting)
50 unit for rent Townhome development in East Austin.

FC Burleson – Austin, Texas (In Design)
100 unit affordable SRO project in South Austin. SMART Housing, AEGB Certified.

Urban East – Austin, Texas (In Permitting)
138 units for rent in East Austin. Opportunity Zone project using SMART Housing.

The Stables – Austin, Texas (In Design)
50 units of for sale Townhomes in larger development.

MLK – Austin, Texas (In Design)
30 Unit affordable housing project for State of Texas. Affordability Unlocked and SMART Housing Project.

At h+uo architects

Laurel Creek – Austin, Texas (completed at h+uo architects)
88 garden-style affordable housing project with 20K SF Commercial building with Learning Center, Leasing Office, Food Pantry, & Daycare. Surface parking. LEED Gold

The Concord – Austin, Texas (completed at h+uo architects)
346-unit apartment project for Aspen Heights. Amenities include a community center, lap pool, dog park, community garden, pavilions, a fitness center. Garages, covered parking, and surface parking provided.

The Jordan at mueller – Austin, Texas (completed at h+uo architects)
132-unit affordable housing project located on 3 ½ acres in the Mueller development. LEED Gold and AEGB. Onsite Learning Center with surface parking lot.

Lakeline Station Apartments - Austin, Texas (completed at h+uo architects)
128 affordable housing units. On-site learning center designed to the Living Building Challenge and consisting of offices, classrooms, commercial kitchen, meeting spaces, multi-purpose gymnasium, weight room, & cardio fitness area. Surface parking

Legacy Ranch at Dessau East – Austin, Texas (completed at h+uo architects)
232-unit affordable senior housing project. Surface parking. AEGB 1 Star Rating

The Waters at St James – Charleston, South Carolina (completed at h+uo architects)
New 336-unit garden-style affordable housing complex, surface parking, Energy Star Rated.

The Waters at Magnolia Bay – Charleston, South Carolina (completed at h+uo architects)
New 300-unit garden-style affordable housing, surface parking, Energy Star for Homes Rated

The Waters at Gateway West – Savannah, Georgia (completed at h+uo architects)
New 276-unit affordable housing complex. Surface parking, Fitness Center, Pool, Playground, Community Room, Community Laundry & Mail Room. Energy Star for Homes Rated.

The Chicon – Austin, Texas (completed at h+uo architects)
28 affordable condos with ground level retail, restaurant, & office space. 3-level metal frame over 1 level concrete podium. AEGB 1 Star Rated

Aspen Charlotte – Charlotte, North Carolina (completed at h+uo architects)
Student Housing for Aspen Heights; 144 units, 480 beds, garden-style wood framed.

Homestead Oaks – Austin, Texas (completed at h+uo architects)
140 unit affordable units with onsite Learning Center and surface parking. LEED Gold, AEGB

Montopolis Condos – Austin, Texas (h+uo architects)
9 detached condo homes on one site. 3-story wood frame with garages on ground level.

DAVID CARROLL, AIA, LEED AP BD+C, CDT MULTIFAMILY REPRESENTATIVE PROJECT LIST CONT.

Urban Foundry Architecture

At LZT Architects

Notre Dame Court - Dallas, Texas (completed at LZT Architects)
69-unit affordable senior housing project. 3 story, wood frame with surface parking.

Independence Place - Montgomery, Texas (completed at LZT Architects)
15-unit affordable housing project for the disabled

Acres Homes Garden - Houston, Texas (completed at LZT Architects)
15-unit affordable housing project.

Thurmond Heights Apartments - Austin, Texas (completed at LZT Architects)
Value-add improvements on existing 144-unit affordable housing complex.

Disciples Village II – Odessa, Texas (completed at LZT Architects)
30-unit affordable housing project for seniors.

William Booth Garden - Houston, Texas (completed at LZT Architects)
Green renovation study for HUD for a 64-unit multifamily affordable housing project

Meadowbrook Apartments – Austin, Texas (completed at LZT Architects)
Value-add improvements on existing 160-unit affordable housing apartment complex

Chalmers Courts Apartments - Austin, Texas (completed at LZT Architects)
Value-add improvements for a 158-unit affordable housing complex



Marsi Puente-Carter, AIA, RID

e: mpuente@ufarc.com c: 210.859.7312

EDUCATION AND QUALIFICATIONS

Architecture Registration	#26586	July 2017
Interior Design Registration	#11872	July 2017
AIA Member / Previous Committee Chair		2014- Present
ULI Austin / Small Scale Development Local Member		
Council		Jan. 2024- Present
Bachelor of Architecture, Minor in Entrepreneurship	University of Oklahoma	May 2013

PROFESSIONAL HISTORY

Director of Operations-	Urban Foundry Architecture	August 2023 to Present
Project Manager –	Urban Foundry Architecture	April 2016 to Present
Architectural Designer–	JDAI Studio (Austin)	Jan 2014 to April 2016
Freelance Designer-	ArjoHuntleigh (San Antonio)	May 2013 to Jan 2014
Business Plan Writer –	Nanomed Targeting Systems (OKC)	Jan 2012 to May 2013
Architectural Intern –	Randy Floyd Architects (OKC)	March 2012 to June 2012

RECENT PROJECTS

ROSEWOOD COURTS Austin, Texas
Project Manager
20 Unit Affordable Housing- Historic
In progress with **Urban Foundry Architecture**

SEABROOK SQUARE Austin, Texas
Project Manager
204 Unit Affordable Housing
In progress with **Urban Foundry Architecture**

THE HUDSON Austin, Texas
Project Manager
81 For Sale Condo Units
In progress with **Urban Foundry Architecture**

53rd ½ ST TOWNHOMES Austin, Texas
Project Manager
13 For Sale Townhomes
In progress with **Urban Foundry Architecture**

1515 E CESAR CHAVEZ Austin, Texas
Project Manager
69,000 sf Mixed Use Office/Retail
Completed with **Urban Foundry Architecture**
2024

FC BURLESON Austin, Texas
Project Manager
100 Unit Affordable Housing
Completed with **Urban Foundry Architecture**
2018

AEGLEA BIOTHERAPEUTICS Austin, Texas
Project Manager
30,026 sf Office and Lab
Completed with **Urban Foundry Architecture**
2021

STRUCTURA Austin, Texas
Project Manager
8,515 sf Office
Completed with **Urban Foundry Architecture**
2020

CREATIVE ACTION Austin, Texas
Designer
10,088 sf Arts Education
Completed with **Urban Foundry Architecture**
2019

UBER Austin Corporate Offices Austin, Texas
Designer
17,000 sf Office Finish Out
Completed with **Urban Foundry Architecture**
2018

720 CONGRESS Austin, Texas
Project Manager
2,565 sf Restaurant Shell Building
Completed with **Urban Foundry Architecture**
2018

Tab 2c. Resumes of Project Management Team

NA.

1910 E Martin Luther King Jr Blvd

TAB 3 - FINANCIAL INFORMATION

Tab 3a. Federal IRS Certification

The Federal IRS certification granting non-profit tax-exempt status is enclosed.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 02 2006**

TEXAS STATE AFFORDABLE HOUSING
CORPORATION
1005 CONGRESS AVE STE 500
AUSTIN, TX 78701

Employer Identification Number:
74-2746185
DLN:
17053330731035
Contact Person:
SHEILA M ROBINSON ID# 31220
Contact Telephone Number:
(877) 829-5500
Public Charity Status:
509(a)(2)

Dear Applicant:

Our letter dated February 6, 2001, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

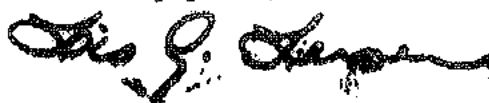
Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

Sincerely yours,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

RECEIVED

MAY 08 2006

TEXAS STATE AFFORDABLE
HOUSING CORPORATION

Letter 1050 (DO/CG)

Tab 3b. Certified Financial Audit

Enclosed is the certified financial audit for the 2023 year. Financial audits for 2022 and 2021 are available upon request.

Removed for Public Version of Application

Tab 3c. Board Resolution

Enclosed is documentation showing that TSAHC is aware of and understands the OHDA Application submission for the Project. The resolution that shows TSAHC's formation of the ACT Program, which Moontower Flats falls under is attached. Following this resolution are another resolution authorizing the purchase of the Project and extracted pages from the transcript of TSHAC's audit committee meeting on August 22, 2023, where \$3 million was budgeted for the Project. The full transcript is available upon request.

An additional resolution will be obtained at the next board meeting on August 20, 2024 that will directly approve the Applicant to obtain OHDA funding from the City of Austin.

[Removed for Public Version of Application](#)

Tab 3d. Financial Statements

Enclosed are the most recent financial statements as of May 31, 2024.

Removed for Public Version of Application

Tab 3e. Funding Commitment Letters

As a for-sale home ownership project Moontower Flats financing includes construction period funding sources.

TSAHC is able to provide the largest portion of the capital stack in the form of cash reserves and land equity. TSAHC's board has already committed up to \$3 million in cash reserves. TSAHC also owns the property currently and estimates its value at \$1.5 million.

Other secured sources of funding are in the form of lines of credit available from FHLB Dallas and Frost Bank. TSAHC is a housing associate member of FHLB and can borrow through the Fixed-Rate Advances program an amount up to the value of our current investment and assigned collateral. TSAHC has committed up to \$2 million in our existing collateral with FHLB Dallas for Moontower Flats. TSAHC also has a revolving line of credit secured with Frost Banks. That line of credit totals \$4 million with a 1% interest rate, and TSAHC is willing to use up to \$2 million for this project.

Additional capital for the project has been requested from the U.S. Treasury's CDFI Fund through the Capital Magnet Fund program. An application for \$1 million was submitted in June of this year and awards are anticipated in October 2024.

TSAHC is also submitting this application for \$1 million to the City of Austin's OHDA program for additional grant funds. Both Capital Magnet and OHDA funding is critical to ensure 100% of housing units will be affordable to 80% AMI households. Grant funds will be used for either direct cost reduction of housing units (i.e. lower sales costs) or 2nd lien down payment assistance loans to households that will lower homebuyers mortgage amount. We are seeking feedback from both grant resources on their preference in how their funds should be utilized.

All equity and borrowed funds will be repaid through the sale of condominium units. TSAHC's guarantees that all grant funds will be used to reduce home ownership cost burdens. In the event additional capital is needed TSAHC proposed developer fees will be reduced to ensure affordability goals are met.

1910 E Martin Luther King Jr Blvd

TAB 4 - PROJECT INFORMATION

Tab 4a. Market Study:

1910 East Martin Luther King Blvd, Austin, Texas

TSAHC is planning to construct 24 affordable condominium-style homeownership units at 1910 East Martin Luther King, Jr. Blvd in east Austin. The site is currently an office building owned and operated by TSAHC that will be demolished and redeveloped into homeownership units affordable to low-to-moderate income households.

Project Summary

The project site is located approximately one mile east of downtown Austin in the historic Blackland neighborhood. The neighborhood was first settled by Swedish immigrants and became a predominantly black neighborhood in the 1920s. The neighborhood includes the University of Texas' Disch-Falk Field baseball stadium, the UT Tennis Center and Blackland Neighborhood Center. The project site is less than a mile from a metro rail station, one-quarter miles from the University of Texas main campus and one-mile from the Texas Capitol and downtown Austin. It is also located along a major east/west corridor in close proximity to restaurants, retail, offices and healthcare facilities.

Total project costs are approximately \$9.6 million. The project includes a mix of one, two and three bedroom units, with all units reserved for 80% AMI households. We are also pursuing the City of Austin's Affordability Unlocked Development Bonus program, which will require a 99-year affordability period. TSAHC will incorporate deed restrictions to ensure continued affordability upon resale of the units.

TSAHC will target 100% of units to first-time home buyers and will require all households purchasing a unit to complete a HUD-approved home buyer education course to be offered in partnership with local housing counseling agencies. TSAHC will also make post-purchase homeownership counseling available to homeowners.

Project Need Statement

Rising land, materials and labor costs have made affordable construction difficult, and as a result long-time residents are being displaced and homeownership is becoming even more out of reach for low- and moderate-income individuals and families. TSAHC will utilize OHDA funding to subsidize construction costs and lower the mortgage cost for households earning 80% or less than the area median income.

The project site is located in Areas of Economic Distress (AEDs), according to the U.S. Treasury Department's Capital Magnet Fund 2024 qualifications. In Austin, only 44.7% of residents own their homes and it is the most expensive market in Texas, with a median home cost of \$640,000 and a homeownership vacancy rate of 1%. Buyers making the AMI of \$89,415 can only truly qualify for a mortgage of \$294,378.

Across Texas, attaining homeownership has become more difficult in recent years. The Texas Association of Realtors reports that 2023 saw the lowest total sales since 2016, due primarily to stubbornly high mortgage interest rates which are averaging 6.44%. Construction costs have escalated due to labor and materials shortages, with home insurance costs also rising in recent

Tab 4a. Market Study:

1910 East Martin Luther King Blvd, Austin, Texas

years due to escalating replacement costs as more climate-related events including hurricanes and tornadoes devastate homes across the state. The homeownership rate is 63.6%, but with a median income is \$73,015 and a median home price of \$340,600 according to Redfin, homeownership is challenging and unattainable for lower-income households.

Data

TSAHC used information from the Upper Boggy Creek Neighborhood Plan and feedback from local nonprofit housing providers to develop this report. The attached report from Neighborhood Scout provided additional demographic and statistical data.

Comprehensive Neighborhood Report

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

July 26, 2024

Report Contents

About This Neighborhood

[Map](#) | [Overview](#)

Real Estate

44 Statistics | 8 Alerts

Economics & Demographics

136 Statistics | 1 Alert

Crime

67 Statistics | 6 Alerts

Schools

65 Statistics | 7 Alerts

Trends & Forecasts

328 Statistics | 25 Alerts



REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$799,527, which is more expensive than 95.2% of the neighborhoods in Texas and 85.2% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,998, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 64.5% of the neighborhoods in Texas.

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

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and single-family homes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

In this neighborhood, the current vacancy rate is 0.9%, which is a lower rate of vacancies than 91.7% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

When you see a neighborhood for the first time, the most important thing is often the way it looks, like its homes and its setting. Some places look the same, but they only reveal their true character after living in them for a while because they contain a unique mix of occupational or cultural groups. This neighborhood is very unique in some important ways, according to NeighborhoodScout's exclusive exploration and analysis.

People

Cherrywood East has the amazing distinction of housing more same sex couples living together than 98.5% of neighborhoods in the U.S. If you are seeking such a neighborhood, NeighborhoodScout's analysis shows that this is one place that you should consider.

Occupations

Executives, managers and professionals make up 71.8% of the workforce in the Cherrywood East neighborhood which, according to NeighborhoodScout's exclusive analysis, is a higher proportion of such high-level people than is found in 96.4% of the neighborhoods in America. For this reason, this neighborhood really stands out as unique.

Modes of Transportation

Would you like to be able to ride your bike to work? If you are attracted to the idea of getting a little exercise of the two-wheeled type while reducing your carbon footprint, bicycling to work might be the answer. But which neighborhood you live in can make this either impossible, or alternatively, a great and realistic option. NeighborhoodScout's analysis revealed that the Cherrywood East neighborhood is a fantastic option for bicycle commuters, as 2.8% of commuters here do ride their bikes to and from work on a daily basis. This is a higher amount than we found in 95.3% of the neighborhoods in America.

Diversity

Did you know that the Cherrywood East neighborhood has more West Indian and Cuban ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 0.8% of this neighborhood's residents have West Indian ancestry and 3.6% have Cuban ancestry.

Cherrywood East is also pretty special linguistically. Significantly, 0.7% of its residents five years old and above primarily speak Persian at home. While this may seem like a small percentage, it is higher than 96.6% of the neighborhoods in America.

THE NEIGHBORS

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 Cherrywood East neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 49.4% of the neighborhoods in America. With 50.4% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 94.1% of U.S. neighborhoods.

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

In the Cherrywood East neighborhood, 71.8% 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 17.4% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (8.8%), and 6.7% in government jobs, whether they are in local, state, or federal positions.

Languages

The most common language spoken in the Cherrywood East neighborhood is English, spoken by 82.8% of households. Some people also speak Spanish (13.1%).

Ethnicity / Ancestry

Culture is shared learned behavior. We learn it from our parents, their parents, our houses of worship, and much of our culture – our learned behavior – comes from our ancestors. That is why ancestry and ethnicity can be so interesting and important to understand: places with concentrations of people of one or more ancestries often express those shared learned behaviors and this gives each neighborhood its own culture. Even different neighborhoods in the same city can have drastically different cultures.

In the Cherrywood East neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (19.9%). There are also a number of people of English ancestry (11.8%), and residents who report Irish roots (11.6%), and some of the residents are also of German ancestry (9.3%), along with some Asian ancestry residents (3.6%), among others. In addition, 15.2% of the residents of this neighborhood were born in another country.

GETTING TO WORK

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Cherrywood East neighborhood spend between 15 and 30 minutes commuting one-way to work (42.5% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (46.2%) 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 (14.4%) and 7.6% of residents also ride the bus for their daily commute. In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

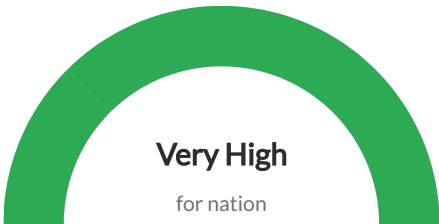
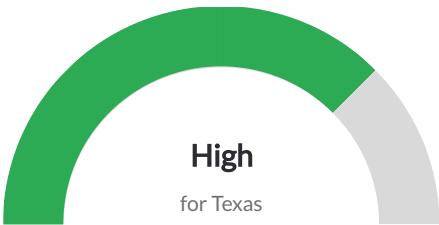
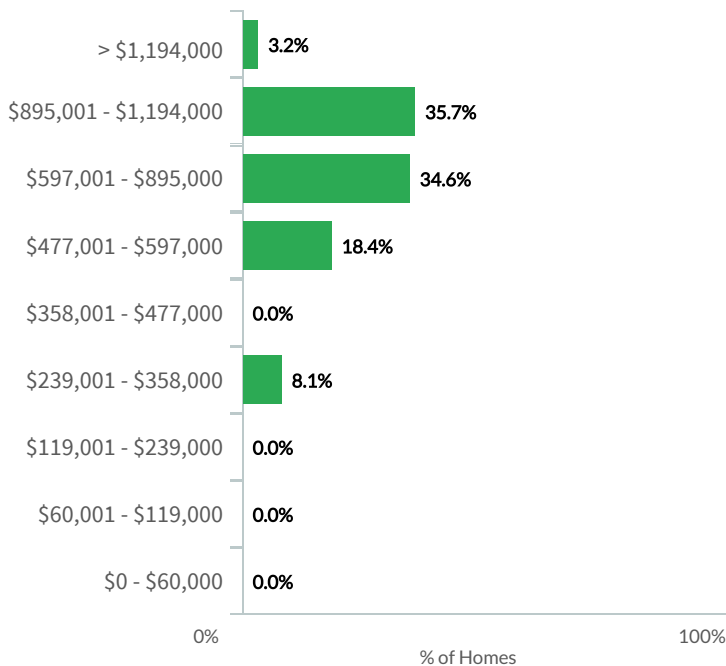
44 Vital Statistics | 8 Condition Alerts

July 26, 2024

AVERAGE HOME VALUES



Neighborhood Home Prices

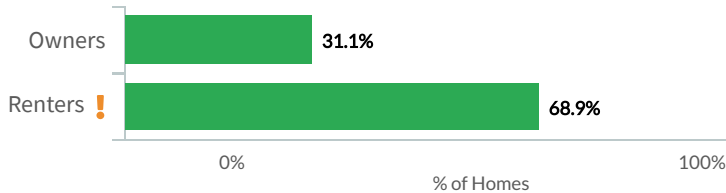


HOMEOWNERSHIP

Homeownership Rate

⚠️ This neighborhood has among the **highest** percentage of renter-occupied residences of all neighborhoods in America according to NeighborhoodScout analysis.

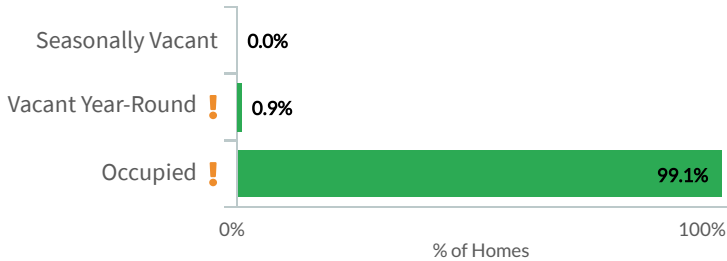
The percentage of housing units in the neighborhood that are occupied by the property owner versus occupied by a tenant. (Vacant units are counted separately.)



Vacancy Rate

⚠️ This neighborhood has among the **lowest** percentage of vacant residences of all neighborhoods in America according to NeighborhoodScout analysis.

The average annual change in the vacancy rate in the neighborhood during the latest five years. Trend is based on the percentage of properties that are vacant year round.



RENTAL MARKET

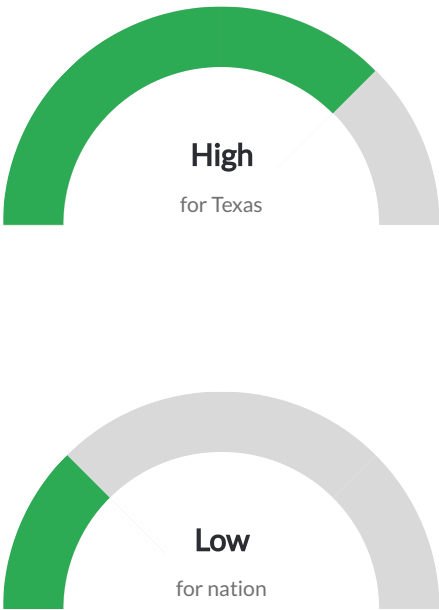
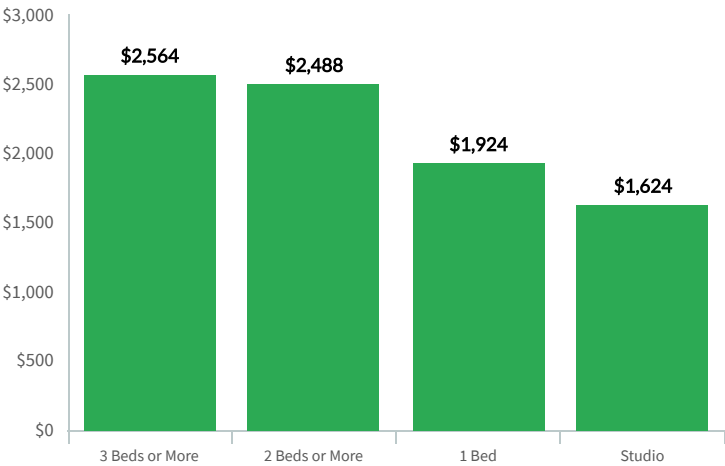
Average Market Rent

\$1,998 / per month

Gross Rental Yield

4.32%

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

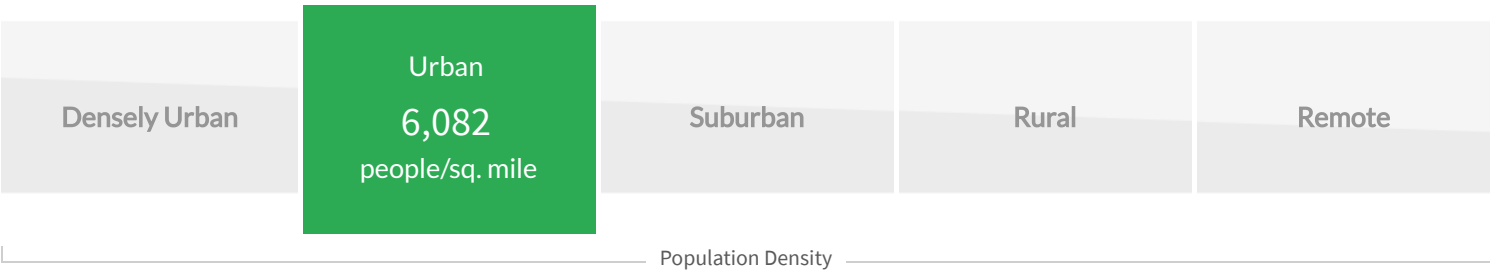
The neighborhood includes shoreline on a significant body of freshwater. These are lakes large enough to include recreation and scenic areas. (Note that smaller lakes are not included, or neighborhoods that have little shoreline on a lake, relative to the size of the entire neighborhood).

Farms

Agricultural land uses are a significant part of the neighborhood and contribute to its character.

Neighborhood Look and Feel

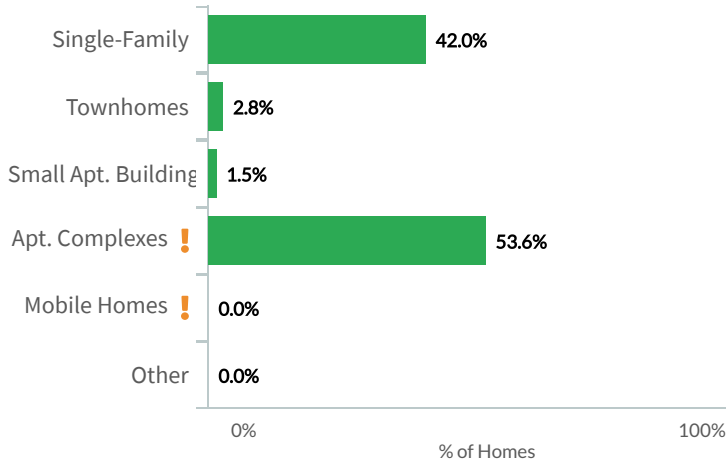
Urban: Generally between 5,000 and 10,000 people per square mile, these are full built up places although not among the most dense in the country.



HOUSING MARKET DETAILS

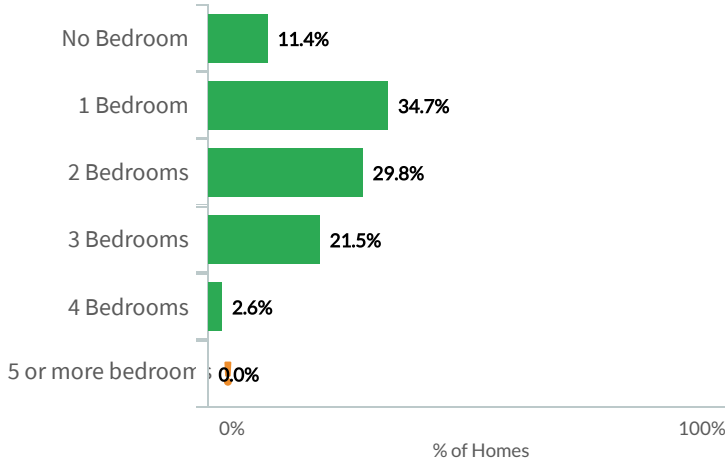
Types of Homes

⚠️ This neighborhood has among the **highest** percentage of large apartment complexes or high rise apartments of all neighborhoods in America according to NeighborhoodScout analysis. This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.



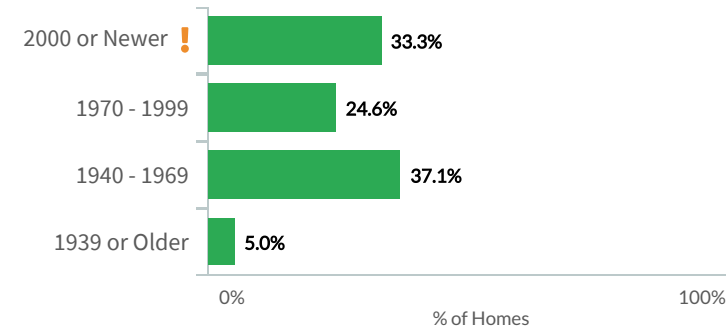
Home Size

⚠️ This neighborhood has among the **lowest** percentage of five or more bedroom residences of all neighborhoods in America according to NeighborhoodScout analysis.

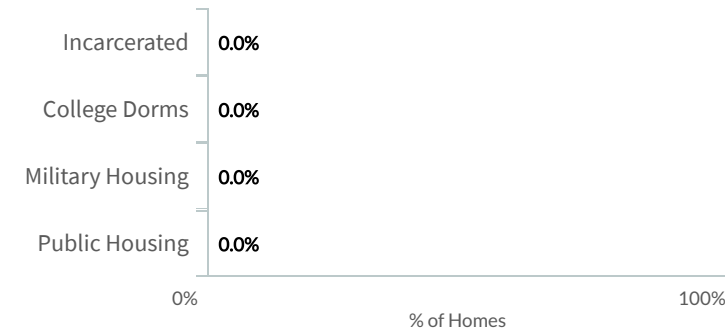


Age of Homes

⚠️ This neighborhood has among the **highest** percentage of homes and other residences built in 2000 or later of all neighborhoods in America according to NeighborhoodScout analysis.



Special Purpose Housing





Neighborhood Economics & Demographics Data

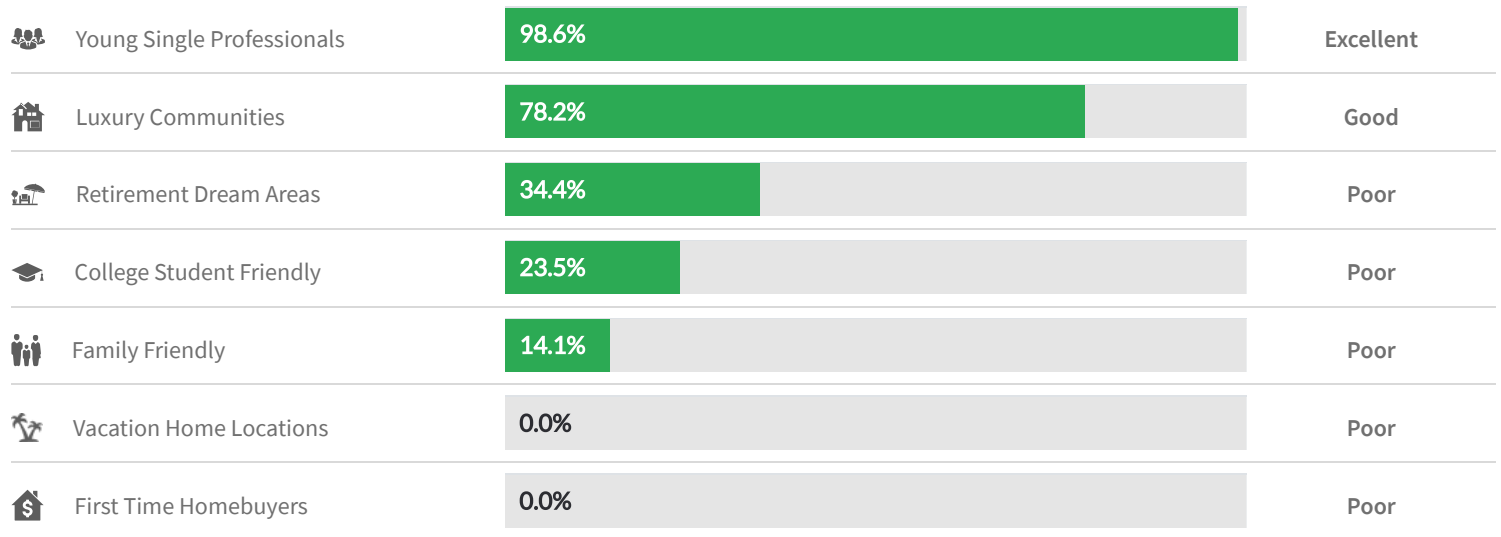
1910 E Martin Luther King Jr Blvd, Austin, TX 78702

136 Vital Statistics | 1 Condition Alerts

July 26, 2024

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

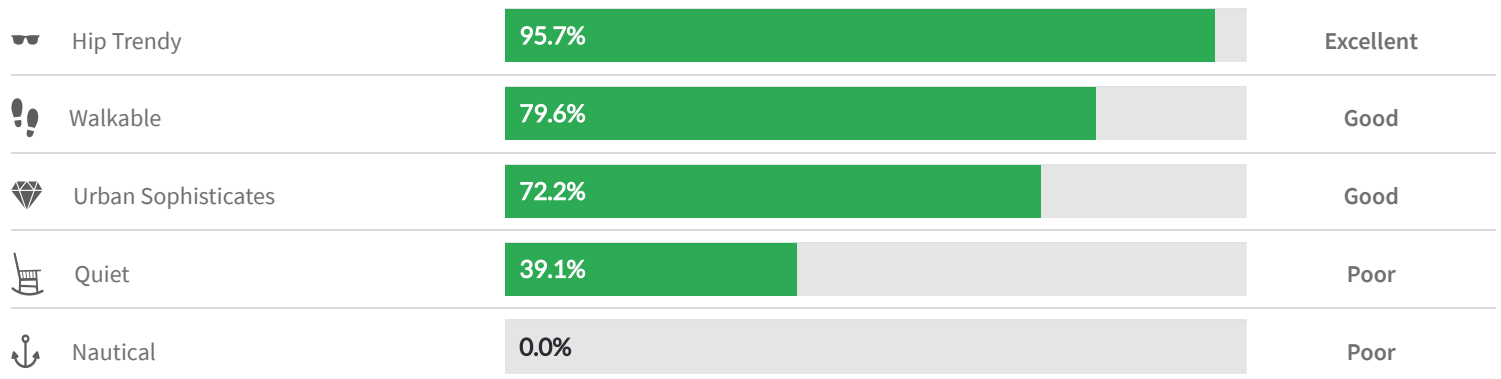


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more family-friendly than, more college student friendly than, more luxurious than, and so forth.

SPECIAL CHARACTER

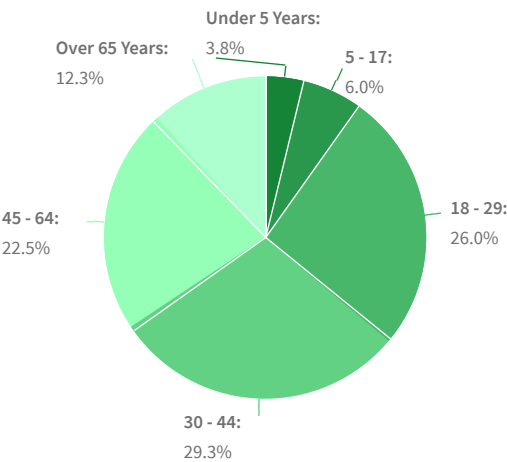
Percentage of neighborhoods in America that this neighborhood surpasses.



People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America that this neighborhood is more Urbane than, more Hip than, more Quiet than, more Nautical than, more Walkable than.

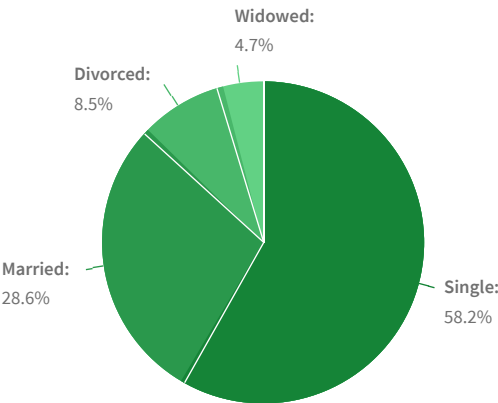
AGE

Neighborhoods that score highest for mixed ages have the most equitable distribution across all age groups.

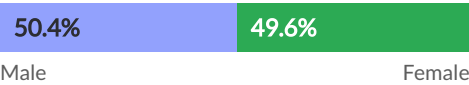


MARITAL STATUS

Based on residents who are 18 and over. We are unable to include same-sex marriages due to data limitations.

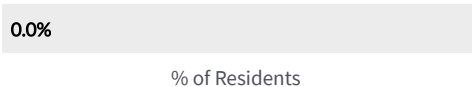


GENDER



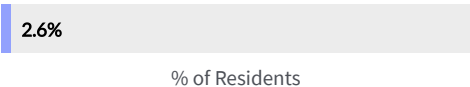
MILITARY

Currently active in the military living on or off base.



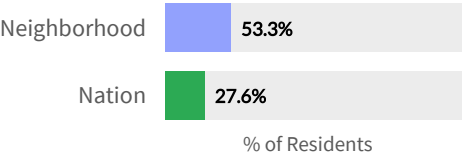
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

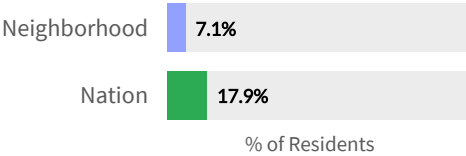


HOUSEHOLD TYPES

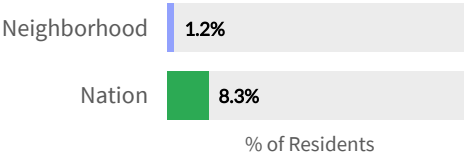
One person households



Married Couple with Child

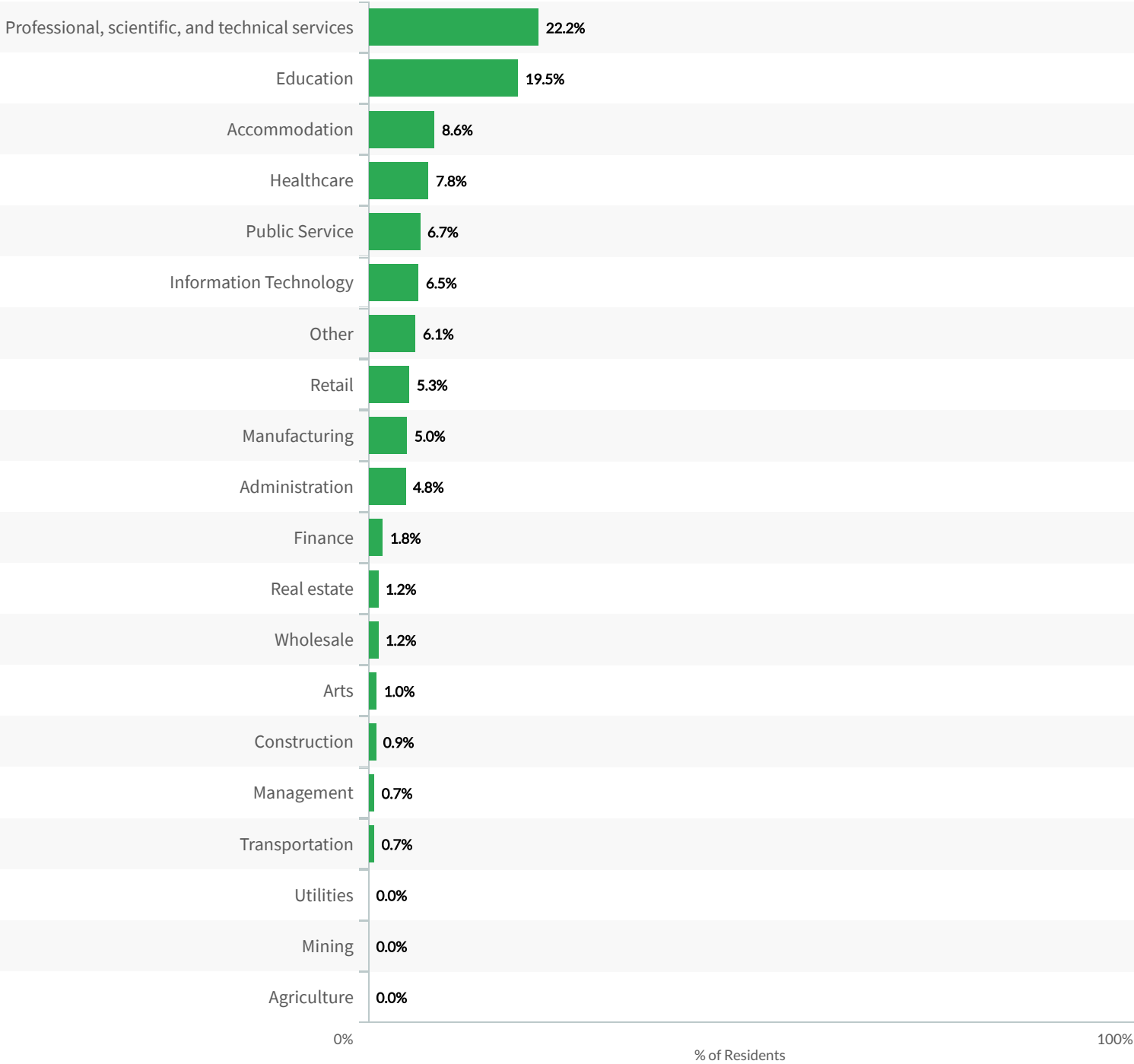


Single Parent with Child



EMPLOYMENT INDUSTRIES

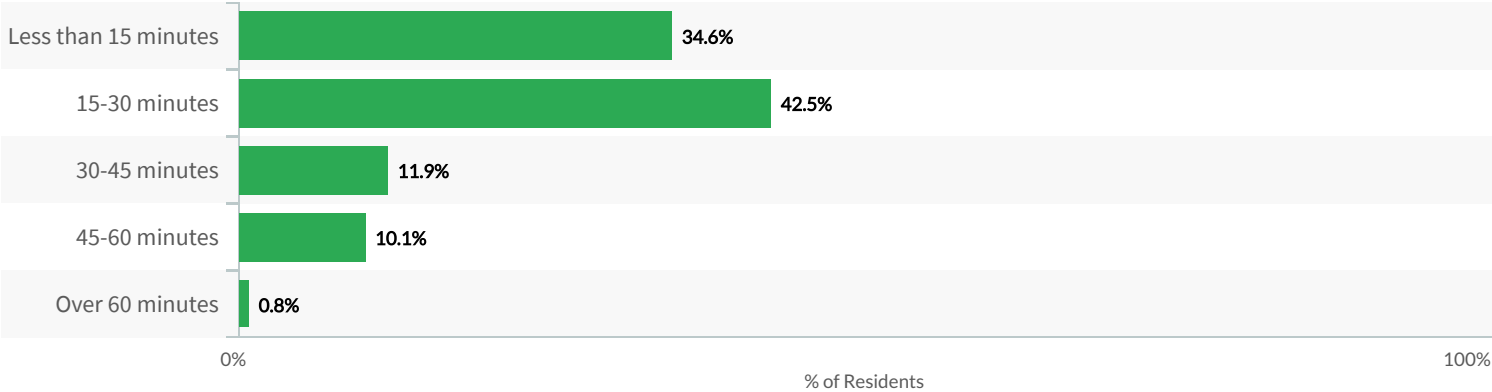
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

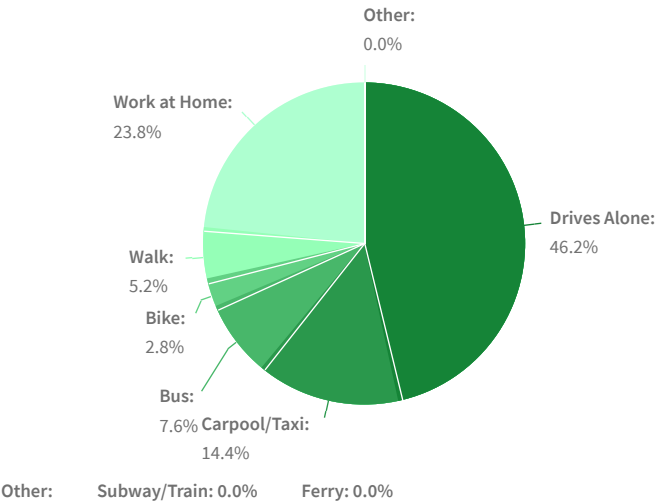
Average One-way Commute Time

The amount of time spent commuting tells a lot about a neighborhood’s access to jobs and the degree of congestion in the area. The time is calculated for all residents working outside the home.



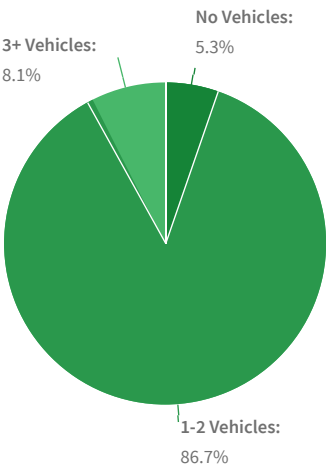
Means of Transport

The share of using each mode of transport is measured as percentage of all working adults.



Vehicles per household

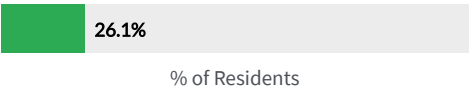
Number of vehicles registered per household, as a percentage of all households in the neighborhood.



MIGRATION & MOBILITY

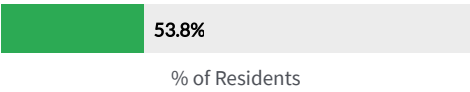
Moved Last Year

Very high values show a lack of stability in the neighborhood. Very low values may represent insularity to outsiders.



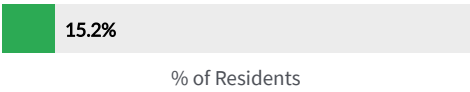
Born Out of State

High in neighborhoods that attract new residents from around the country.



Foreign Born

Residents have immigrated to the U.S. from another country and may or may not be naturalized citizens.



RACE & ETHNIC DIVERSITY

"Race/Ethnicity: Self-reported to the US Census. Asian and Hispanic residents may identify with one of the more specific subcategories."html_safe

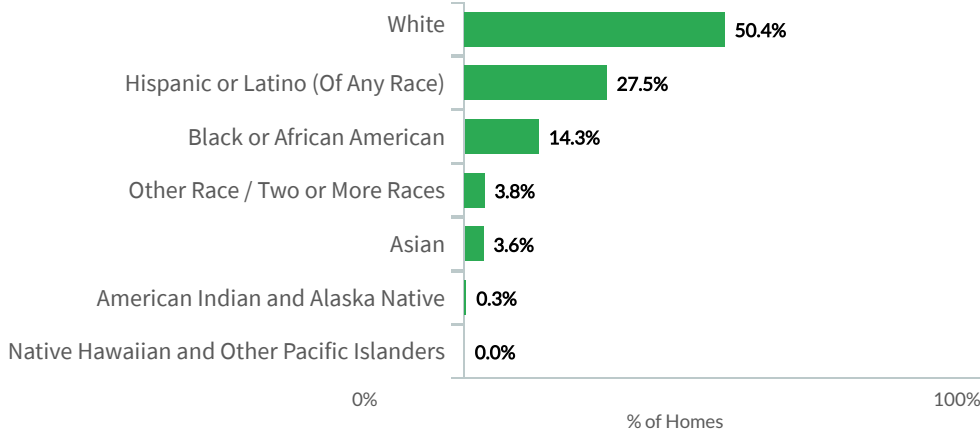
Diversity Index

89

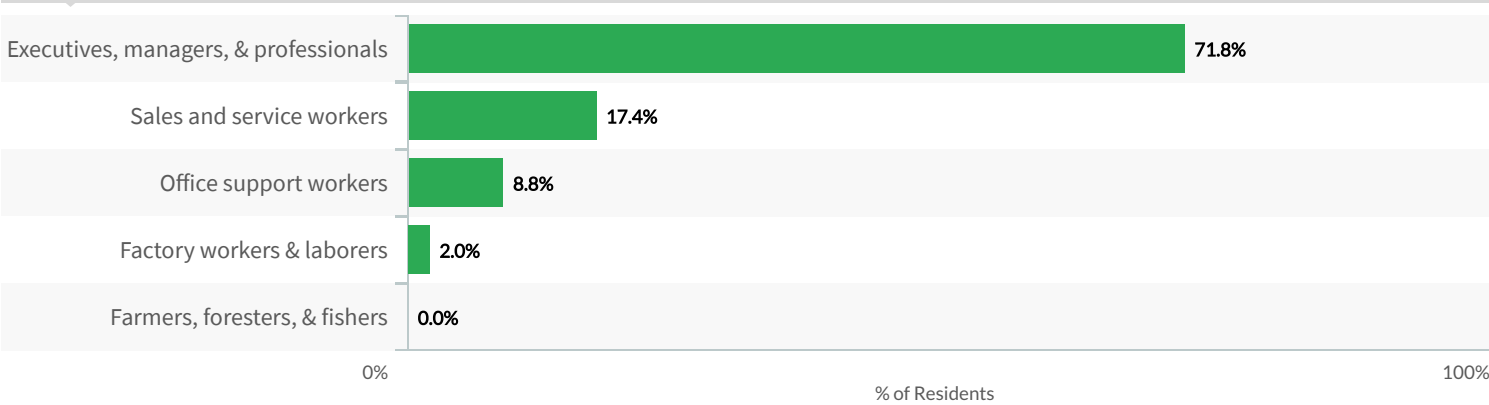
(100 is the most diverse)

⚠ This neighborhood has one of the **highest** overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.

More diverse than 89% of U.S. neighborhoods.

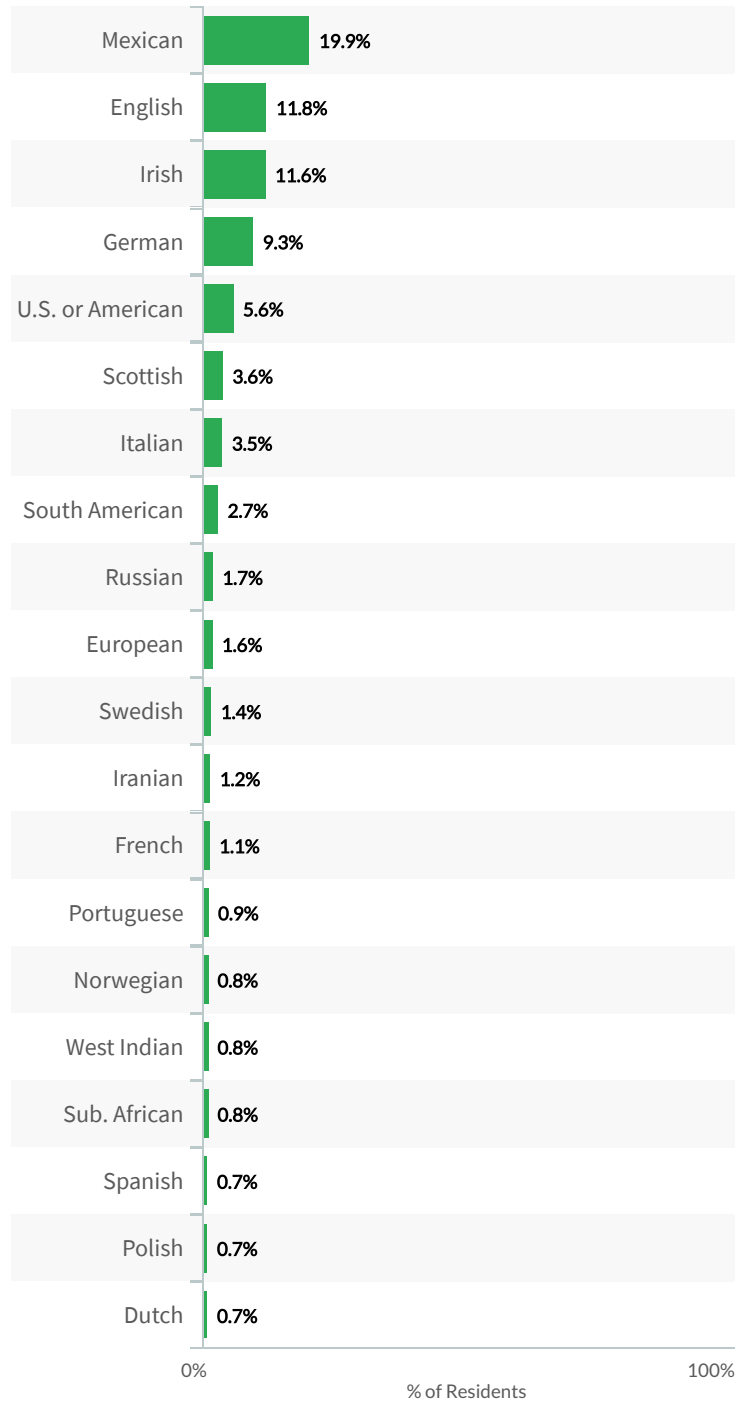


OCCUPATIONS



ANCESTRY

Top 20 most common groups that neighborhood residents self-report as their ancestry.



LANGUAGES SPOKEN

Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.

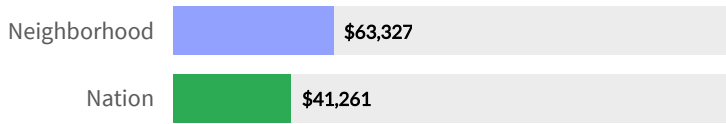


AVERAGE INCOME

Per Capita Income

Best measure of the average spending power of each person in the neighborhood.

⚠️ This neighborhood has one of the **highest** per capita incomes in the state, according to NeighborhoodScout's exclusive analysis.



Median Household Income

Best measure of the budget of the typical family or other non-family household.

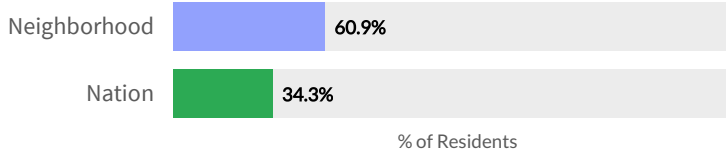


EDUCATION

Adults with College Degree

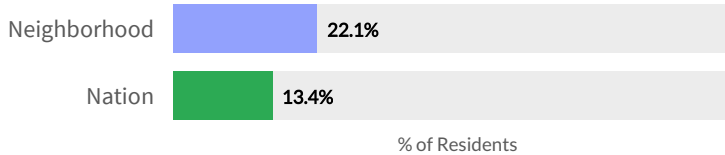
Adults aged 25 and older that have attained at least a 4 year college degree like a BA.

⚠️ This neighborhood has among the **highest** percentage of adults 25 and over with at least a 4-year college degree of all neighborhoods in this state.



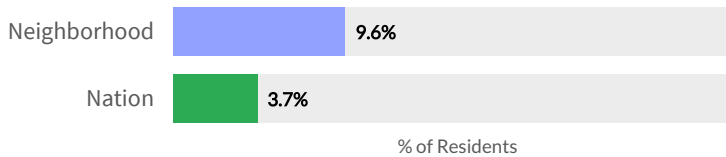
Adults with Advanced Degree

Adults aged 25 and older that have attained a graduate or professional degree above and beyond a 4 year degree.



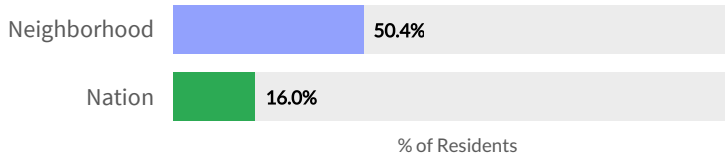
UNEMPLOYMENT RATE

The percent of neighborhood residents who are seeking employment, but are currently unemployed.

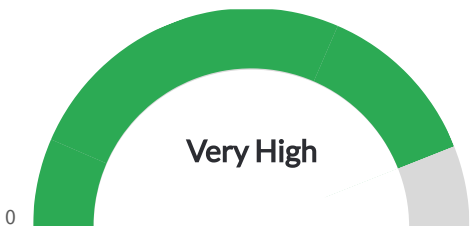


CHILDREN LIVING IN POVERTY

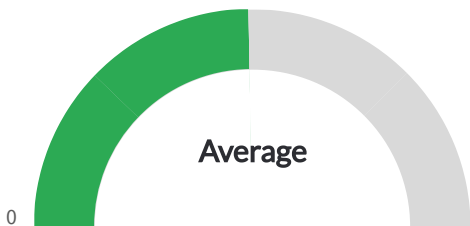
⚠️ This neighborhood has one of the **highest** percentages of children living below the federal poverty line of any neighborhood in this state.



More educated than **88.65%** of U.S. neighborhoods.



Higher income than **49.41%** of U.S. neighborhoods.





Neighborhood Crime Data

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

67 Vital Statistics | 6 Condition Alerts

July 26, 2024

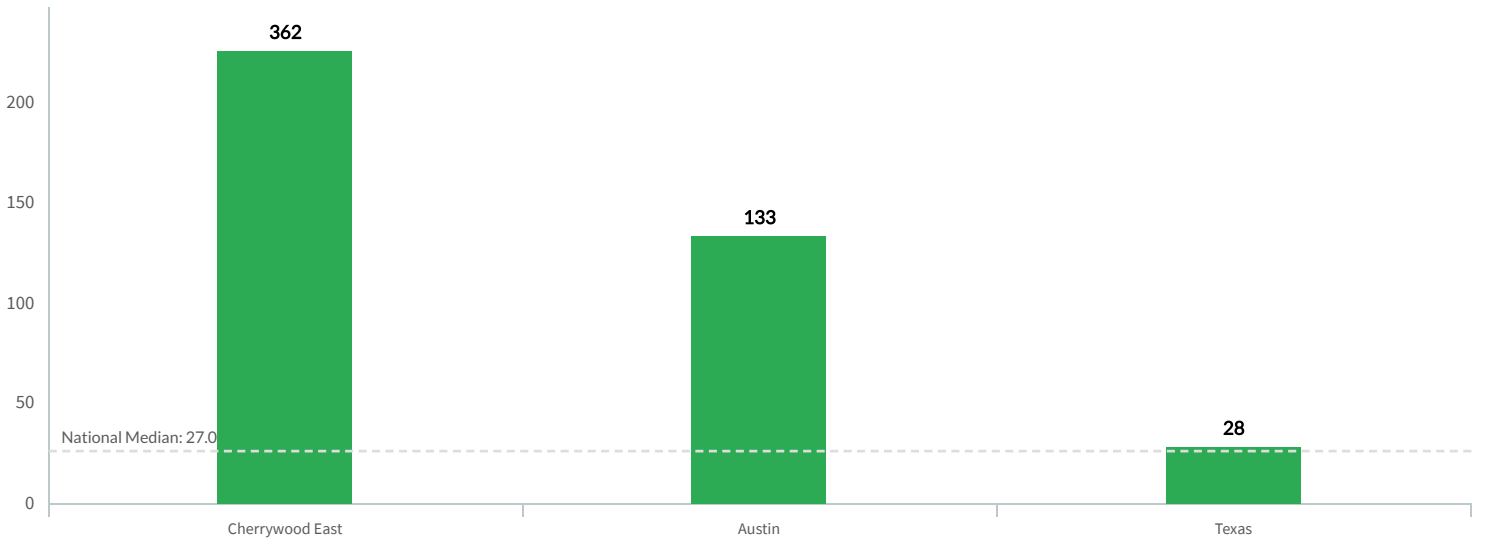
NEIGHBORHOOD CRIME INDEX

Total Crime Index	Violent Crime Index	Property Crime Index
<div>8</div> <div>(100 is safest)</div> <div>Safer than 8% of U.S. neighborhoods.</div> <div><p>⚠️ This neighborhood has one of the highest overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.</p></div>	<div>6</div> <div>(100 is safest)</div> <div>Safer than 6% of U.S. neighborhoods.</div> <div><p>⚠️ This neighborhood has one of the highest violent crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.</p></div>	<div>9</div> <div>(100 is safest)</div> <div>Safer than 9% of U.S. neighborhoods.</div> <div><p>⚠️ This neighborhood has one of the highest property crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</p></div>

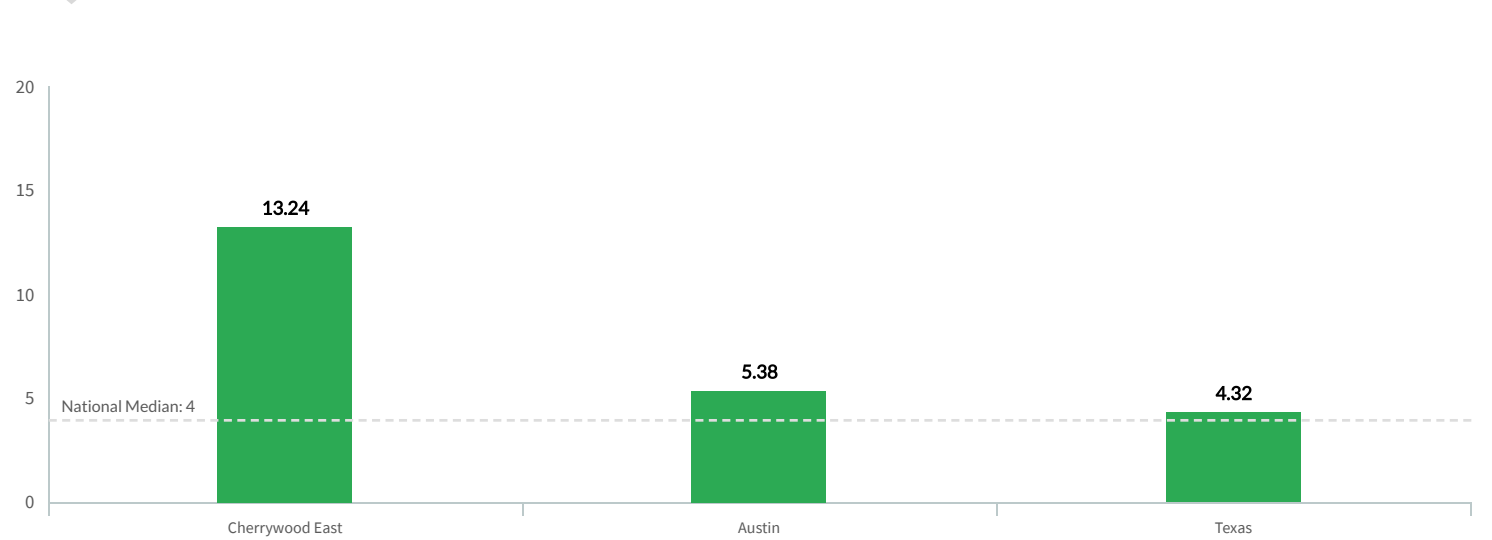
NeighborhoodScout® provides exclusive crime risk analytics for every neighborhood in America with up to 98% predictive accuracy. Crime risk indices are nationally comparable on a 1 – 100 scale, where 100 means safer than 100% of U.S. neighborhoods.

Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive crime risk profile for every neighborhood and address-vicinity in the U.S.

CRIMES (per square mile)

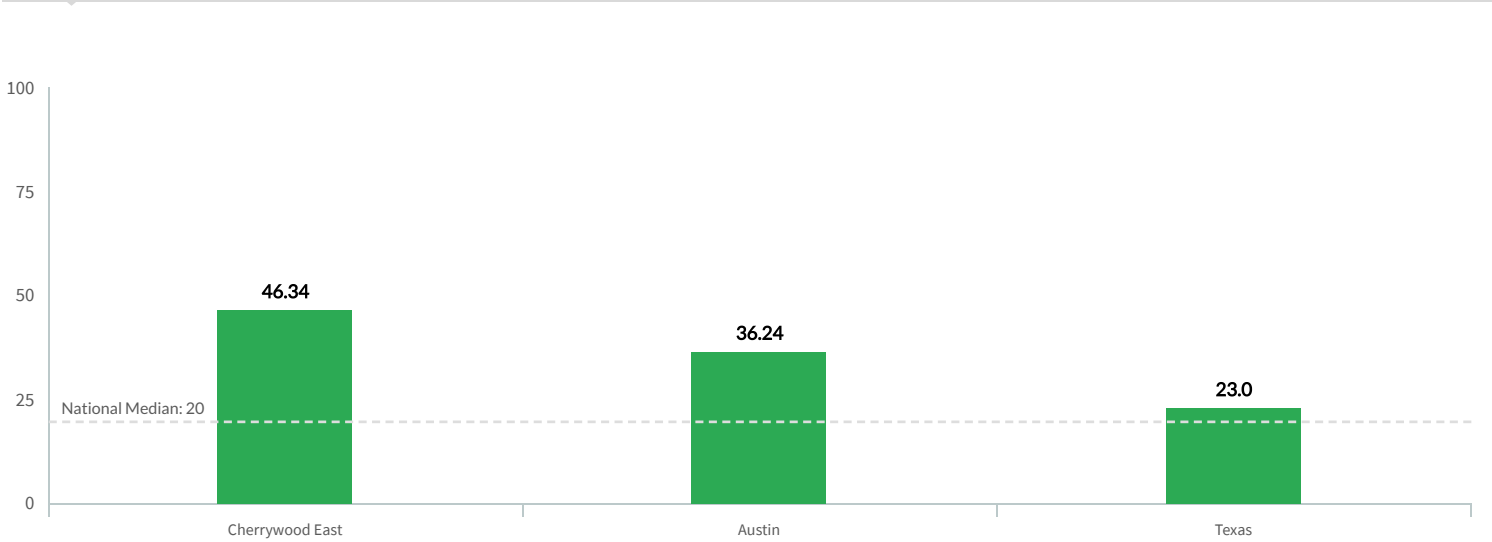


VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime			
1 in 76 in this Neighborhood	<div><div></div><div>In this neighborhood residents have one of the highest chances of becoming a victim of violent crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-neglegent manslaughter, forceble rape, armed robbery and aggravated assault.</div></div>	1 IN 186 in Austin	1 IN 232 in Texas

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime			
1 in 22 in this Neighborhood	<div><div></div><div>In this neighborhood residents have one of the highest chances of becoming a victim of property crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</div></div>	1 IN 28 in Austin	1 IN 43 in Texas



Neighborhood Public School Data

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

65 Vital Statistics | 7 Condition Alerts

July 26, 2024

ZONED SCHOOL RATING INFORMATION

* 10 is the highest

School Quality

School Quality Rating, rates the quality of the zoned K-12 public schools that serve this address.

62

(100 is best)

Better than 62% of all U.S. schools.

Elementary Schools

2

Middle Schools

9

High Schools

9

SCHOOLS THAT SERVE THIS ADDRESS

Quality rating scores are provided below with 10 being the highest possible score. * 10 is the highest

School Details	Grades	Compared to TX	Compared to Nation
Campbell Elementary School 2613 Rogers Ave Austin, TX 78722	PK-05	2	2
Kealing Middle School 1607 Pennsylvania Ave Austin, TX 78702	06-08	9	9
Mccallum H S School 5600 Sunshine Dr Austin, TX 78756	09-12	9	9

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
73,384 students enrolled in this district	128 schools in district	17 students per classroom ⚠ Among the highest in this state.

District Quality Compared to TX

6
(10 is best)

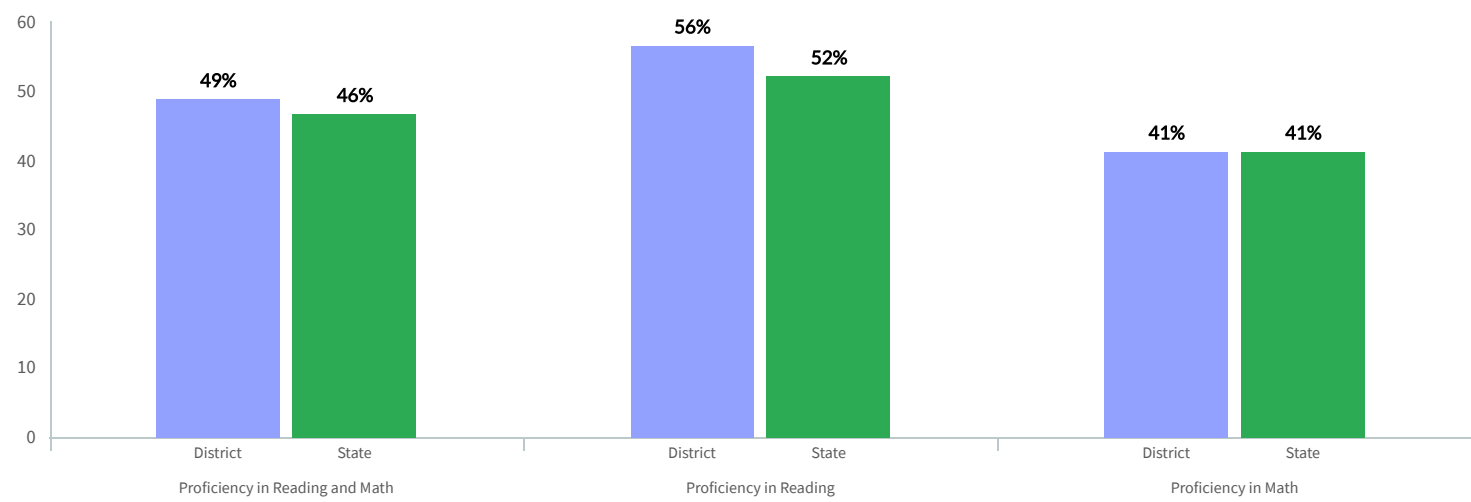
Better than 53.8% of all TX school districts.

District Quality Compared to U.S.

6
(10 is best)

Better than 52.5% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	32.0%	26.7%
Black	6.4%	13.3%
Hispanic	56.3%	54.2%
Asian Or Pacific Islander	5.1%	5.3%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	51.5%	61.3%
Free lunch eligible	49.3%	56.5%
Reduced lunch eligible	2.1%	4.8%

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,786	\$497,978,000	24.9%
Support Expenditures			
Student	\$692	\$50,797,000	2.5%
Staff	\$864	\$63,426,000	3.2%
General Administration ⚠ Among the lowest per student in this state.	\$144	\$10,566,000	0.5%
School Administration	\$776	\$56,915,000	2.8%
Operation	\$1,370	\$100,548,000	5.0%
Transportation ⚠ Among the highest per student in this state.	\$485	\$35,561,000	1.8%
Other	\$1,015	\$74,511,000	3.7%
Total Support	\$5,346	\$392,324,000	19.6%
Non-instructional Expenditures ⚠ Among the highest per student in this state.	\$15,142	\$1,111,151,000	55.5%
Total Expenditures ⚠ Among the highest per student in this state.	\$27,274	\$2,001,453,000	100.0%



Neighborhood Trends and Forecasts

1910 E Martin Luther King Jr Blvd, Austin, TX 78702

328 Vital Statistics | 25 Condition Alerts

July 26, 2024

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



Forecast to **appreciate** less than 7.5% over the next 3 years

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

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

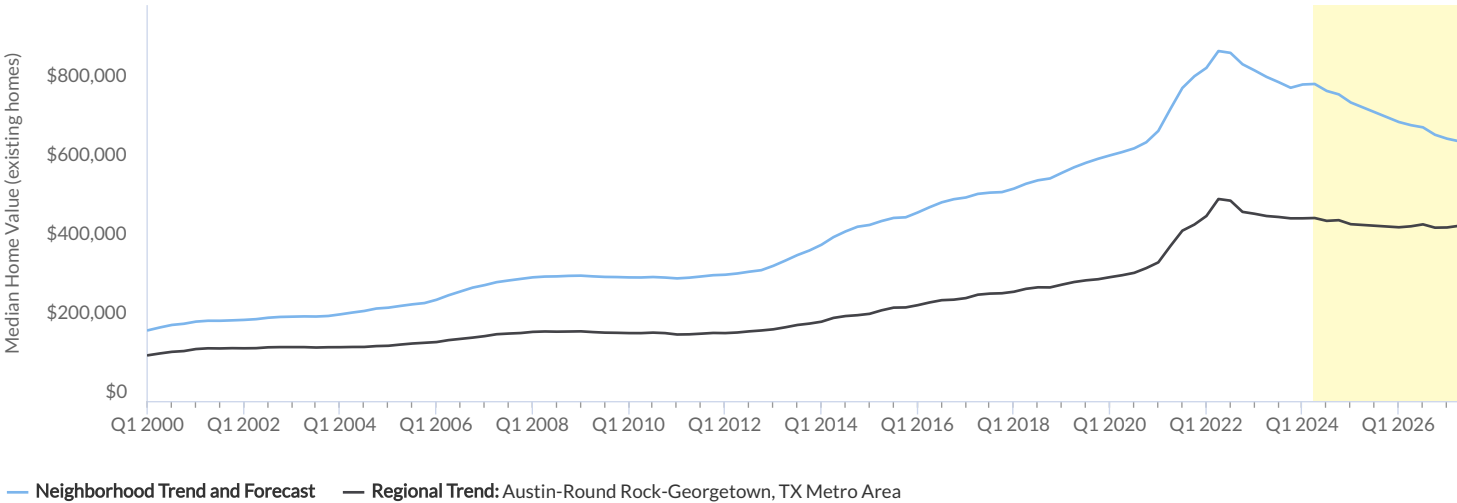
BLUE CHIP



Ranked in the **top 10%** of all neighborhoods in the nation for investment security

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

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

Comparison ratings are provided below with 10 being the highest possible score.

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2024 Q2 - 2027 Q2	-17.93%	-6.38%	1	1
Latest Quarter: 2023 Q4 - 2024 Q1	1.04%	4.22%	5	3
Last 12 Months: 2023 Q1 - 2024 Q1 Among the lowest appreciation rate in the U.S.	-4.26%	-4.26%	2	1
Last 2 Years: 2022 Q1 - 2024 Q1 Among the lowest appreciation rate in the U.S.	-4.99%	-2.53%	1	1
Last 5 Years: 2019 Q1 - 2024 Q1 Among the lowest appreciation rate in the U.S.	38.67%	6.76%	1	2
Last 10 Years: 2014 Q1 - 2024 Q1	102.53%	7.31%	2	6
Since 2000: 2000 Q1 - 2024 Q1 Among the highest appreciation rate in the U.S.	309.57%	6.18%	9	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

+ Access to High Paying Jobs

+ Income Trend

+ Vacancies

+ Real Estate Values Nearby

+ Neighborhood Look & Feel

Cons

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

- Regional Housing Market Outlook

- Crime

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

ADVANTAGE

1

2

3

4

5

At least **10% less expensive** per sq ft than other neighborhoods nearby.

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

\$422

neighborhood price per sq ft

\$505

average nearby home price per sqft

Access to High-Paying Jobs

EXCELLENT

1

2

3

4

5

On average in the **top 20%** for job accessibility.

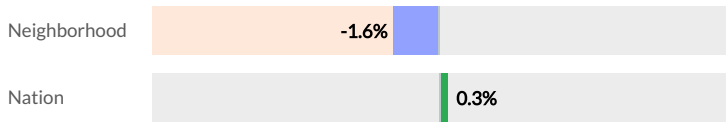
1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

JOBS WITHIN AN HOUR		HIGH-PAYING JOBS*
5 minutes		51963
10 minutes		167380
15 minutes		302900
20 minutes		407957
30 minutes		543070
45 minutes		612794
60 minutes		644681

*Annual salary of \$75,000 or more

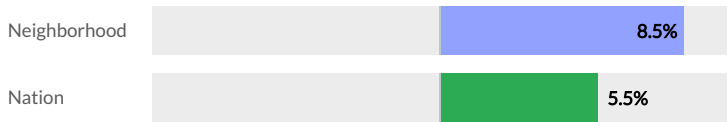
SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend



⚠️ This neighborhood's home ownership rate had one of the greatest rates of decrease in the nation over the last 5 years.

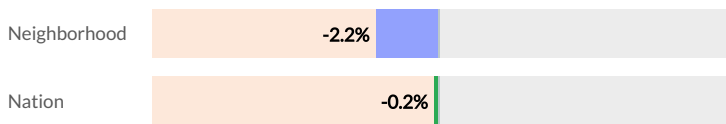
Avg. Annual Rent Price Trend



⚠️ Increased among the **highest** rates in the U.S.

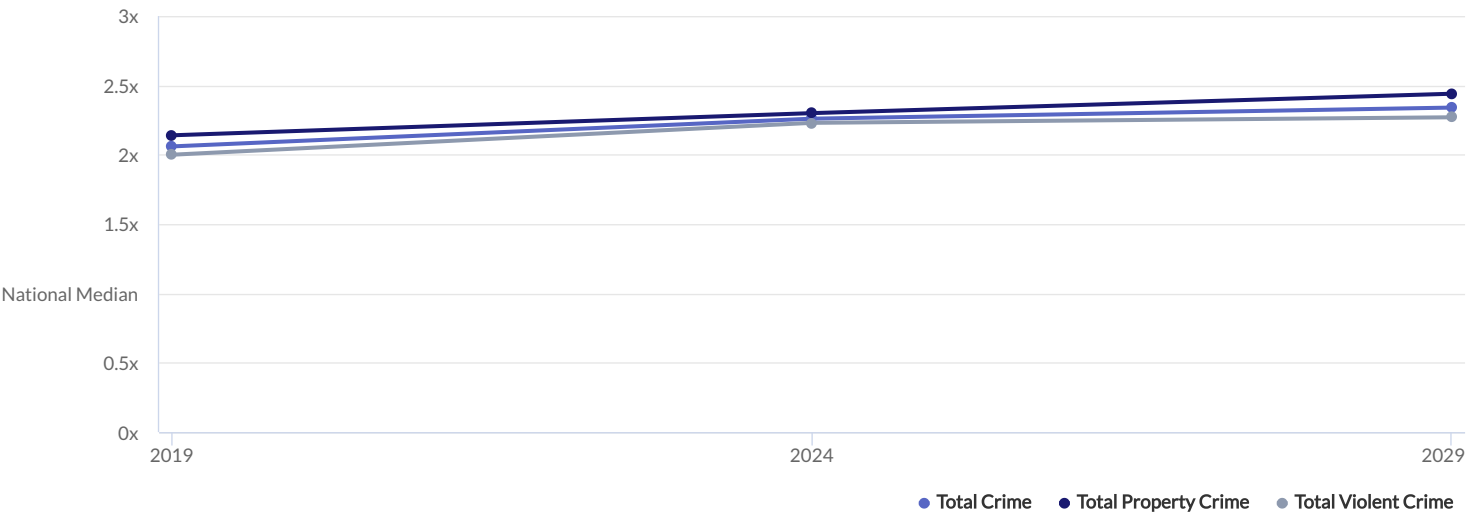
Avg. Annual Vacancy Trends

Based on the percentage of properties that are vacant year round.



⚠️ This neighborhood's housing vacancy rate had one of the greatest rates of decrease in the nation over the last 5 years.

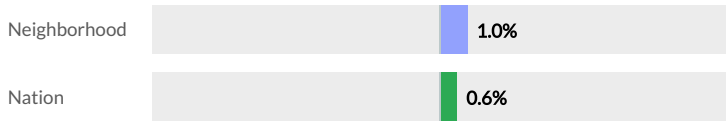
SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

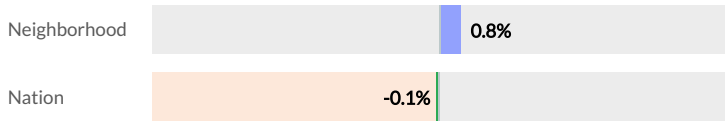
Avg. Annual Change in College Graduates

College graduates are defined as adults 25 and older with at least a 4-year college degree.



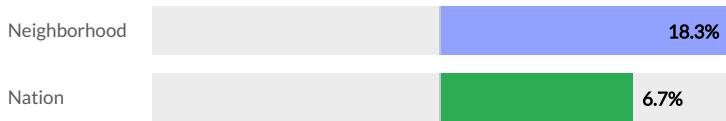
Avg. Annual Change in K-12 School Performance

Based on the percentage of students testing proficient or advanced in standardized testing.



SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income

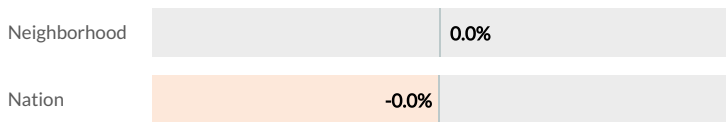


⚠ Increased among the **highest** rates in the U.S.

Avg. Annual Change in Household Income



Avg. Annual Change in Unemployment Rate



SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	4,810	4,795	-0.31% ↓
1 Mile	22,189	21,705	-2.18% ↓
3 Miles	161,904	170,534	5.33% ↑
5 Miles	362,428	355,891	-1.80% ↓
10 Miles	840,404	848,357	0.95% ↑
15 Miles ⚠️ Population growth within 15 miles of this location has been among the highest in the nation over the last 5 years.	1,254,002	1,332,760	6.28% ↑
25 Miles ⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.	1,845,387	2,077,910	12.60% ↑
50 Miles ⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.	2,385,105	2,721,700	14.11% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

Austin-Round Rock-Georgetown, TX Metro Area Regional Investment Potential

Regional Appreciation Potential (3yr)

VERY LOW



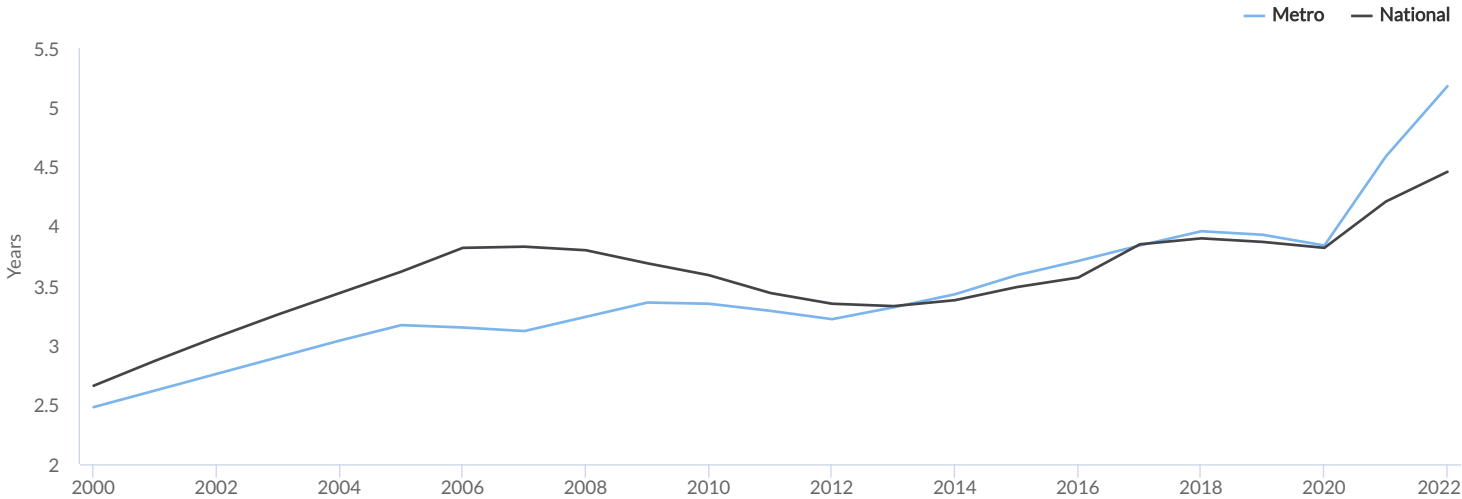
Forecast to **depreciate** over the next 3 years

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

HOUSING AFFORDABILITY TRENDS

Austin-Round Rock-Georgetown, TX Metro Area

Years of average household income needed to buy average home



2.48 Region's Historical Low	5.18 Region's Historical High ⚠ The number of years of income needed to buy a home in this region has historically been among the highest in the nation. Housing has been very unaffordable to the average household.	5.18 Current ⚠ The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.
---------------------------------	--	---

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

Comparison ratings are provided below with 10 being the highest possible score.

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	9.05%	<div>10</div>	3.96%	<div>10</div>
	Among the highest in the nation over the last 2 years.		Population growth in this region has been among the highest in the nation over the last year.	
Job Growth	11.38%	<div>10</div>	2.68%	<div>9</div>
	Job growth in this region has been among the highest in the nation over the last 2 years.		Job growth in this region has been among the highest in the nation over the last year.	
Income Trend	25.44%	<div>10</div>	6.58%	<div>9</div>
	Wage and income growth in this region has been among the highest in the nation over the last 2 years.		Wage and income growth in this region has been among the highest in the nation over the last year.	
Unemployment Trend	0.44%	<div>4</div>	0.49%	<div>4</div>
Stock Performance of Region's Industries	27.69%	<div>10</div>	20.45%	<div>10</div>
	The stock market performance of this region's industries has been among the best in the nation over the last 2 years.		The stock market performance of this region's industries has been among the best in the nation over the last year.	
Housing Added	9.77%	<div>10</div>	4.17%	<div>10</div>
	The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.		The rate of new housing construction in this region has been among the highest in the nation over the last year.	
Vacancy Trend	-2.09%	<div>8</div>	0.36%	<div>2</div>
			The increase in vacancy rates in this region has been among the highest in the nation over the last year.	

* 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](#).

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Tab 4b. Good Neighbor Policy Checklist

The neighborhood engagement plan for 1910 East Martin Luther King, Jr. Blvd was prepared according to the Good Neighbor Policy. The following Steps have or will be taken to communicate with the neighborhood surrounding the proposed development.

1. Preliminary Research

Neighborhood: 1910 East Martin Luther King, Jr. Blvd in east Austin is within boundaries of the Upper Boggy Creek Neighborhood Plan.

Stakeholders: To conduct outreach, research was done to find registered neighborhood and community organizations in the area. A letter was sent via email to the organizations providing information on TSAHC, a project summary, and contact information for any questions that individuals may have. These organizations are: Upper Boggy Creek Neighborhood Planning Team, Blackland Community Development Corporation, and East Austin Conservancy. Although the Chestnut Neighborhood Plan Area does not contain the Development Site, a letter was still sent to the Chestnut Neighborhood Plan Contact Team since the project is adjacent to the organization's boundaries.

2. Neighborhood Notification

It should be noted that the Development is early in the predevelopment stage. As such, only preliminary information is available. The Applicant intends to reach out to neighbors within 500 ft of the project, once the conceptual feasibility has been completed and accurate information can be communicated.

3. Pre-Application Engagement

Notification of the project was sent to: Upper Boggy Creek Neighborhood Planning Team, Blackland Community Development Corporation, East Austin Conservancy, and the Chestnut Neighborhood Plan Contact Team. As the Development planning progresses, the Applicant will continue dialogue with the neighborhood organizations regarding the project. The current information provided in the notification letter include the number of units, type of units, site address, current land use, target population, AMI restrictions.

The Single Point of Contact (SPOC) will be David Danenfelzer: ddanenfelzer@tsahc.org, 512-477-3562.

4. Application Requirements

Communication plan: Engagement has already begun. As communication between stakeholders continues, the Applicant will work together with the interested parties to ensure that their concerns are addressed.

Documentation of the notices and proof of delivery: Each previously mentioned neighborhood organization was notified via email. Copies of the email are available upon request. Documentation of notification to property owners within 500 ft of the project will be provided once the individuals have been notified.

Signed copy of the Good Neighborhood Checklist: the signed checklist is provided on the following page.

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.

<p>DocuSigned by:</p> <p><i>David Long</i></p> <p>Signed 7468944BF...</p>	<p>David Long, President</p> <hr/> <p>printed name</p>	<p>7/29/24</p> <hr/> <p>date</p>
---	--	----------------------------------

Tab 4c. SMART Housing Letter

Enclosed is the SMART Housing Letter.



City of Austin

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

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

July 23, 2024 (Revision to letter dated 10/17/2023)

S.M.A.R.T. Housing Certification
Texas State Affordable Housing Corporation
1910 E MLK Blvd (ID 976-6084)

TO WHOM IT MAY CONCERN:

Owner **Texas State Affordable Housing Corporation** (development contact **Cassandra Ramirez**; ph: (512) 334-2155; email: cramirez@tsahc.org) is planning to develop **1910 MLK**, a 24-unit ownership development at 1910 E MLK Blvd, Austin, TX 78702.

The purpose of this revision is to update the total unit count. The amount of fee waivers is unchanged.

The project is eligible for a 100% waiver of fees, with 24 of the units eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The project was previously certified for a 100% waiver of fees, with 16 of the units eligible to receive CRF waivers.

S.M.A.R.T. Housing – Ownership – 1910 E MLK Blvd, Austin, TX 78702	
Total units: 24 units	
<u>Minimum Required:</u> 100% (24 units) at or below 80% MFI Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 100% (24 units) at or below 80% MFI
Affordability Period (S.M.A.R.T. units): 01 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 24/24 units eligible	

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

Because the applicant has proposed a unit mix that meets the minimum program thresholds, the development will be eligible for a waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility Capital Recovery Fees (see below). The fee waiver level is listed above. The project will be subject to its minimum affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

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

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery
Fees

Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Mechanical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Plumbing Permit

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).
- ◆ 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 deadra.johnson@austintexas.gov if you need additional information.

Sincerely,

DeAdra Johnson

DeAdra Johnson, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

Tab 4d. MOU with ECHO

NA.

Tab 4e. Resident Services

NA.

1910 E Martin Luther King Jr Blvd

TAB 5 - PROPERTY INFORMATION

Tab 5a. Appraisal

Enclosed on the following page is the appraisal.

Removed for Public Version of Application

Tab 5b. Property Maps

The following property maps are provided.

- Council District Map – site is located in District 1
- Emerging Opportunity Map – site is outside but adjacent of opportunity areas
- Gentrification Values Map – site is in “Continued Loss” area
- Imagine Austin & Mobility Corridors Map – site is within ½ mi of both corridors
- Transit Map – site is within ¼ mi of current High Frequency Bus Route
- Healthy Food Map – site is not within a 1-mile radius of Healthy Food
- City of Austin FloodPro Map – site is outside of flood zone



1910 E MARTIN LUTHER KING JR BLVD

Show search results for 1910 E MARTIN LUTHER KING JR BLVD

Legend

Census Tracts 2020

City Council Districts

1

2

3

4

5

6

7

8

9

10

Development Site

(3 of 4)

Census Tract 4.02

4.02

Zoom to

-97.748 30.282 Degrees

0.3mi





Opportunity Values

1910 E MARTIN LUTHER KING JR BLVD



Show search results for 191...

Legend

High Opportunity



Emerging Opportunity



Search result (1 of 2)

1910 E MARTIN LUTHER KING JR BLVD,
AUSTIN, TX, 78722

[Zoom to](#)

...

-97.735 30.270 Degrees

0.3mi





Gentrification Values

1910 E Martin Luther King Jr B

Show search results for 191...



Legend

Gentrification_RHDAHODA_view

- Susceptible
- Early: Type 1
- Dynamic
- Late
- Continued Loss
- Missing Home Value Data
- Not Gentrifying

Search result

1910 E MARTIN LUTHER KING JR BLVD,
AUSTIN, TX, 78722

[Show more results](#)


[Zoom to](#)

-97.724 30.271 Degrees



0.3mi



Show search results for 191...




Legend




2016 Mobility Bond Corridor Projects

- Construction Eligible Corridor
- - Preliminary Engineering and Design


Mobility Bond Corridor: 1/2-Mile Buffer






Imagine Austin Center: 1/2-Mile Buffer



Imagine Austin Corridor: 1/2-Mile Buffer



Search result (1 of 8)



1910 E MARTIN LUTHER KING JR BLVD,
AUSTIN, TX, 78722





[Show more results](#)

[Zoom to](#)

...

-97.728 30.278 Degrees

0.6mi



Powered by Esri, HERE, Garmin, INCREMENT P, NG, USGS | City of Austin Planning and Development Review...

esri



Transit

1910 E Martin Luther King Jr B

Show search results for 191...

Legend

High Frequency Bus Routes: 1/4-Mile Buffer

Transit Stops

Bus Routes

High Frequency Bus Stops: 1/4-Mile Buffer

Bus Routes: 3/4-Mile Buffer

Search result (1 of 23)

1910 E MARTIN LUTHER KING JR BLVD,
AUSTIN, TX, 78722

Show more results

Zoom to

-97.736 30.282 Degrees

0.9mi





Healthy Food

1910 E Martin Luther King Jr B X



Show search results for 191...



Legend

Healthy Food



Healthy Food Retail Locations



Search result

1910 E MARTIN LUTHER KING JR BLVD,
AUSTIN, TX, 78722

[Show more results](#)

[Zoom to](#)



-97.725 30.278 Degrees

0.3mi

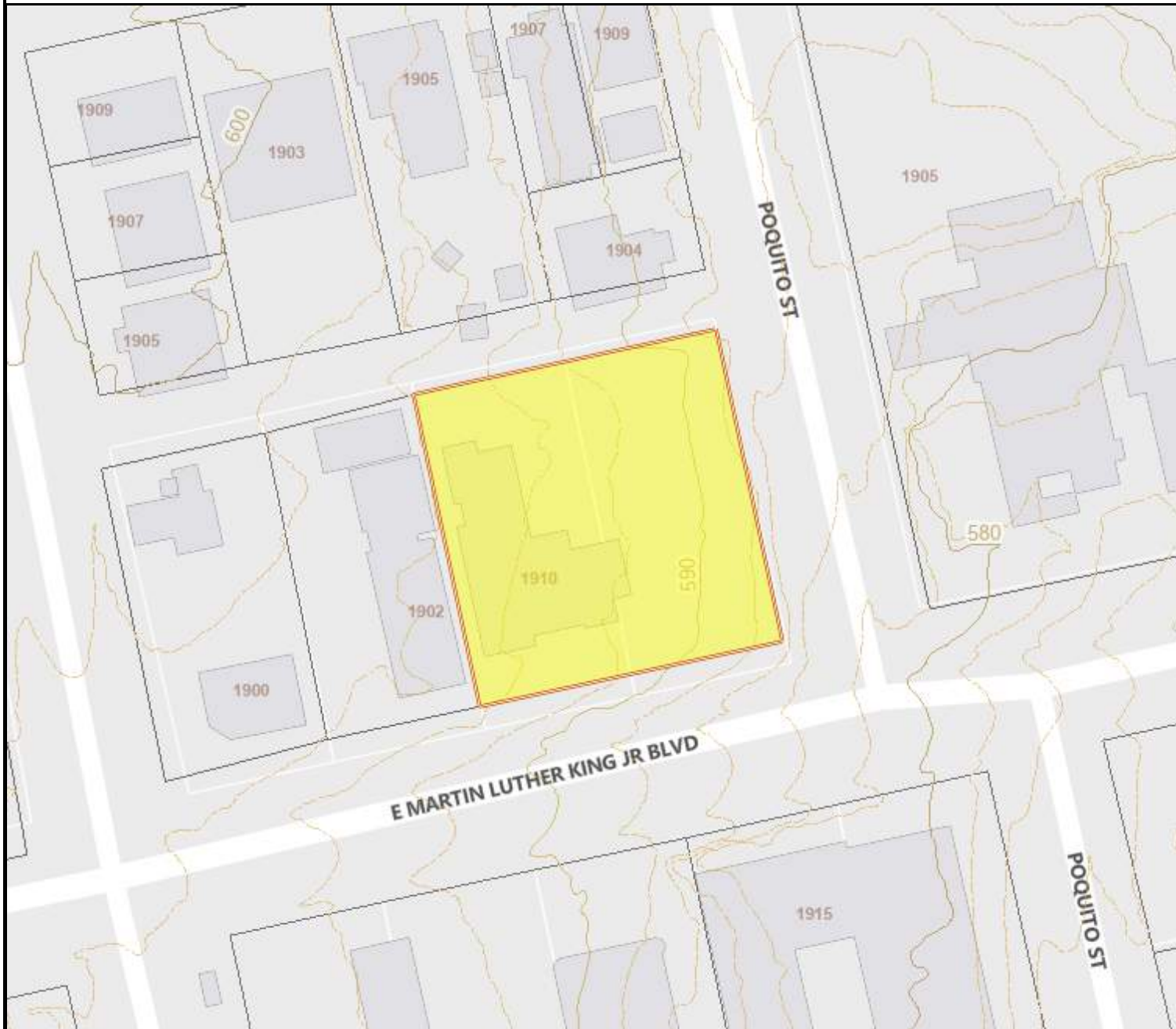


Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

POWERED BY
esri

FEMA Floodplains

Legend



The Development Site is not on the 100 or 500 year floodplain.

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

0 100 200 ft

Friday, July 19, 2024





City of Austin

**WATERSHED
PROTECTION****FLOODPLAIN INFORMATION
REQUEST FORM**

Tax Parcel ID: 0211091809	Date Processed: 7/19/2024
Property Address: 1910 E Martin Luther King Jr Blvd	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: NaN
Community Number: 480624	100-Year Flood Elevation**: NaN
Panel Number: null	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 12/31/1969	
FEMA 100-Year Elevation*: NaN	
FEMA 500-Year Elevation*: NaN	

*Additional Questions? Please contact the Floodplain Office***Phone Hotline:** 512-974-2843**Fax:** 512-974-3584**E-mail:** floodpro@austintexas.gov**Mailing Address:** Attention: Floodplain Office, Watershed Protection Department-12th Floor,
PO BOX 1088 Austin, TX 78767-1088

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

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

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

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

<http://www.floodsmart.gov/floodsmart/>

Tab 5c. Zoning

The site is zoned LR-MU-V-CO-NP, as demonstrated by the attached zoning profile printout. Under the current zoning, multifamily construction is permitted.



Property Profile Report

General Information

Location: **1910 E MARTIN LUTHER KING JR BLVD**
Parcel ID: **0211091809**
Grid: **MK23**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Mixed Use**
Regulating Plan: **No Regulating Plan**
Zoning: **LR-MU-V-CO-NP**
Zoning Cases: [C14-02-0057](#)
Zoning Ordinances: [020801-92](#)
[20060406-051](#)
[20100311-062](#)
Zoning Overlays: **ADU Approximate Area Reduced Parking**
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances
Neighborhood Plan: [UPPER BOGGY CREEK: BLACKLAND](#)
Infill Options: **Mixed Use Building Infill Option, Small Lot Amnesty Infill Option,**
Parking Placement/Imp Cover Design Option, Garage Placement
Design Option
Neighborhood Restricted Parking Areas: --
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: **Yes**

Zoning Guide

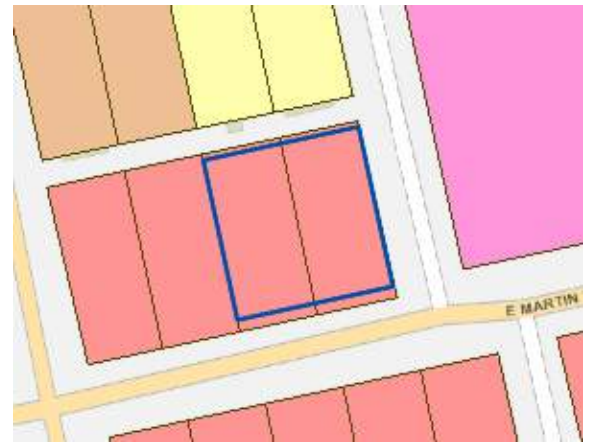
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Development Assistance Center](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boudaries: **Boggy Creek**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **1**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Blackland Neighborhood Assn., Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Upper Boggy Creek Neighborhood Planning Team**



Zoning Map



Current Imagery



Vicinity Map



Land Status Determination Application - Platting Exception

DevelopmentATX.com | Phone: 311 (or 512 974 2000 outside Austin)
For submittal and fee information, see austintexas.gov/digital-development

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, download the form to your computer, then open your copy and continue.

Purpose

The Texas Local Government Code (TLGC), Chapter 212, Municipal Regulation of Subdivisions and Property Development, prohibits connection of utility service to any parcel of land that is not legally platted or has not received a platting exception. The City of Austin's Land Development Code (LDC) also prohibits approval of a site plan or building permit for any parcel of land that is not legally platted or has not received a platting exception.

Not all properties qualify for a platting exception. For more information about the land status determination process, go to the [Subdivision webpage](#). Look for the land status wizard.

Platting Exceptions

City of Austin Development Code. Refer to [LDC 25-4-2](#) or [LDC 30-2-2](#) for details.

- Legal Tract
- Health and Safety Hazard
- 1987 Rule
- 1995 Rule

City Code of 1954

- Three Acre Rule. A parcel at least 3 acres in size and created prior to Dec 12, 1974.

Texas Local Government Code. Refer to [LGC 212.004](#) for details.

- Five acre exception.

Submittal Requirements

- Completed application form and application fee. The fee is due after staff determines the application is complete.
- Copy of owner's current recorded warranty deed.
- Copy of a deed recorded prior to the exception date or grandfather date. This is not needed for the Five Acre exception.
- Utility records, if applicable. Not all land status applications require utility records. If the property is served by the Austin Water or Austin Energy, you can use the City of Austin [utility service archive](#) to find the date it was first connected to water, wastewater, or electricity.
- Only for a health and safety hazard exception, submit a letter from the appropriate county's Health Department, the Lower Colorado River Authority (LCRA), or other regulatory entity responsible for septic system or water well permitting.

If the property is in the City of Austin's limited-purpose or extraterritorial jurisdiction (ETJ), the owner should contact the appropriate county to determine the applicable county regulations.

Submitting the Application

Submit your application and all supporting documents through the [ABC portal](#). For more information about the land status determination process, go to the [Subdivision webpage](#).

Legal Tract (Grandfather)

1987 Rule

Health/Safety Exception

Three-Acre

✓ 1995 Rule

Five-Acre Exception

Property Information

Geographic ID (Travis County): _____

—OR—

Tax Parcel Identification Number: 0211091809 / 202356

Location Address: 1910 E MARTIN LUTHER KING JR BLVD

Subdivision Name: C R Johns & Co Subdivision of Outlot 46, Division B

Document # or Book and Page: Vol 1 Page 3

If not platted, provide the legal description _____

Deed Information

Deed #1 that conveyed property to current owner:

Volume: _____ Page: _____ or Doc #: 2014172639

County: Travis Date: 11-18-2014

Deed #2 that was recorded prior to grandfather date or exception date

Volume: 05375 Page: 00887 or Doc #: _____

County: Travis Date: 02-04-1976

Applicant/Agent Information

Name: Jordan Miller

Mailing Address: 5110 Lancaster Ct

City: Austin State: TX Zip: 78723

Email: jordan@civiltitude.com

Phone 1: 512-517-6817 Phone 2: _____

Owner Information

Name: TEXAS STATE AFFORDABLE HOUSING CORPORATION


Mailing Address: 6701 SHIRLEY AVE

City: Austin State: TX Zip: 78752

Email: ddanenfelzer@tsahc.org

Phone 1: 512-477-3562 Phone 2:

Signatures

Applicant/Agent Signature	Date
David Danenfelzer	 Digitally signed by David Danenfelzer Date: 2023.07.26 14:53:30 -05'00'
Owner Signature	Date

Tab 5d. Evidence of Site Control

Please see attached.

Removed for Public Version of Application

**Stewart Title of Austin, LLC
8240 North Mopac, Suite 145
Austin, TX 78759**

ABTRACTOR'S REPORT

Client: Texas State Affordable Housing Corporation

**Order Number:
AR2644**

Re: 0.401 of an acre tract out of Lots 3 and 4, Block 1, Outlot 46, of C. R. Johns & Co Subdivision, a subdivision out of Outlots No. 57, 36, 37 and 46, Division "B", in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 3, of the Plat Records of Travis County, Texas and being the same property as described in those field notes attached to that Correction Instrument recorded in Document Number 2014192734, of the Official Public Records of Travis County, Texas.

As per your request we report that a search of the appropriate county records beginning November 10, 2014 and continuing through July 25, 2023 reveals the following:

1. General Warranty Deed filed November 18, 2014 from E-I35 Properties, LLC as grantor, to Texas State Affordable Housing Corporation as grantee, recorded in Document Number 2014172639, of the Official Public Records of Travis County, Texas.
2. Release of Lien filed December 2, 2014 and recorded in Document Number 2014179134, of the Official Public Records of Travis County, Texas.
3. Correction Instrument (General Warranty Deed) filed December 29, 2014 and recorded in Document Number 2014192734, of the Official Public Records of Travis County, Texas.
4. Correction Instrument (Release of Lien) filed December 29, 2014 and recorded in Document Number 2014192735, of the Official Public Records of Travis County, Texas.

A search of the appropriate records discloses the following recent bankruptcy proceedings, and unreleased federal or state tax liens, or unreleased abstracts of judgment in the name of: Texas State Affordable Housing Corporation

None.

Prepared by: Dave Merritt



Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. Stewart Title of Austin, LLC., (hereinafter called "Title Company") assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE

COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a policy of title insurance is purchased, any liability thereunder shall be determined solely by the terms of such policy.

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

General Warranty Deed**Chicago Title****GF# 1404392****Date:** November 18, 2014**Grantor:** E-I35 Properties, LLC, a Texas limited liability company**Grantor's Mailing Address:** 1505B Judson Road
Longview, TX 75601
Gregg County**Grantee:** Texas State Affordable Housing Corporation, a Texas non profit corporation**Grantee's Mailing Address:** 2200 F. M.K Jr. Blvd.
Austin, TX 78702
Travis County**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.**Property (including any improvements):** Being 0.401 acre tract or parcel of land being out of and a part of Lots 3 and 4, Block One, C. R. Johns & Co. Subdivision of Outlot 46, Division B, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 1, Page 3, Plat Records of Travis County, Texas, and being all of that tract of land conveyed to United Way/Capital Area in a Deed recorded in Volume 12761, Page 1142, 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.**Reservations from Conveyance:** None**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of the recorded restrictions in Travis County; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

E-I35 Properties, I.I.C, a Texas corporation,

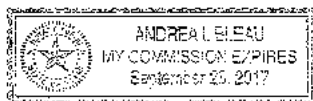
By: Jerry T. Springer, Manager

STATE OF TEXAS)

COUNTY OF TRAVIS)

Before me, Andrea L. Bleau, on this day personally appeared Jerry T. Springer, proved to me through TX Drivers License to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Jerry T. Springer executed the same as the act of E-I35 Properties, I.I.C, a Texas corporation, as its Manager, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 18th day of November, 2014.



[Signature]
Notary Public, State of Texas
My commission expires: _____

BLEAU & ASSOCIATES, LTD., LLP, HAS PREPARED THE DOCUMENTS REQUESTED FOR THE HEREIN REFERENCED PROPERTY BASED SOLELY ON THE INFORMATION PROVIDED BY THE GRANTOR AND GRANTEE. BLEAU & ASSOCIATES, LTD., LLP, HAS MADE NO INDEPENDENT SEARCH ON THE TITLE TO THE SUBJECT PROPERTY AND IS MAKING NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE WHATSOEVER.

AFTER RECORDING RETURN TO:
Texas State Affordable Housing Corporation
2200 E. MLK Jr. Blvd.
Austin, TX 78702
CTA1404392



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

November 18 2014 03:09 PM

FEE: \$ 30.00 2014172639

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.

Release of Lien

Chicago Title
GF# 1404392Date: November 21, 2014

Holder of Note and Lien: BancorpSouth Bank, a Texas bank

Holder's Mailing Address: PO Box 4360
Tupelo, MS 38803-4360

Note

Date: March 27, 2013

Original principal amount: \$637,500.00

Borrower: E-135 Properties, LLC

Lender: BancorpSouth Bank, a Texas bank

Maturity date: April 10, 2018

Note and Lien Are Described in the Following Documents: Warranty Deed with Vendor's Lien dated March 27, 2013 and recorded in Document No. 2013057833, Real Property Records of Travis County, Texas; and Real Estate Deed of Trust dated March 27, 2013 and recorded in Document No. 2013057834, Real Property Records of Travis County, Texas.

Property (including any improvements): Being 0.401 acre tract or parcel of land being out of and a part of Lots 3 and 4, Block One, C. R. Johns & Co. Subdivision of Outlot 46, Division B, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 1, Page 3, Plat Records of Travis County, Texas, and being all of that tract of land conveyed to United Way/Capital Area in a Deed recorded in Volume 12761, Page 1142, 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.

Release of Lien and Waiver of Rights

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

Holder of Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

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

BancorpSouth Bank, a Texas bank,

By: [Signature]

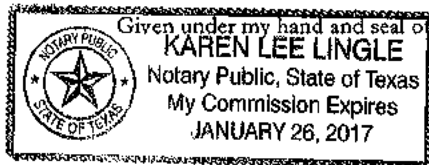
Printed Name: Jennifer Mcclower

Title: SVP

STATE OF TEXAS)

COUNTY OF Gregg)

Before me, Karen Lingle, on this day personally appeared Jennifer Clower, proved to me through personal knowledge to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Jennifer Clower executed the same as the act of BancorpSouth Bank, as its SVP, for the purposes and consideration therein expressed.



Given under my hand and seal of office this 21 day of November, 2014.

Karen Lee Lingle
Notary Public, State of Texas

My commission expires: 1-26-17

AFTER RECORDING RETURN TO:
E-135 Properties, LLC
1505B Judson Road
Longview, Texas 75601
GF CTA1404392

BLEAU & ASSOCIATES, LTD., LLP, HAS PREPARED THE DOCUMENTS REQUESTED FOR THE HEREIN REFERENCED PROPERTY BASED SOLELY ON THE INFORMATION PROVIDED BY THE GRANTOR AND GRANTEE. BLEAU & ASSOCIATES, LTD., LLP, HAS MADE NO INDEPENDENT SEARCH ON THE TITLE TO THE SUBJECT PROPERTY AND IS MAKING NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE WHATSOEVER.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

[Signature]

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

December 02 2014 09:29 AM

FEE: \$ 30.00 2014179134

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

(Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument))

Date: December 29, 2014

GF No: CTA1404392

Title Company: Chicago Title Ins. Co.

Affiant: Andrea L. Bleau

Chicago Title

GF# 1404392

Description of Original Instruments (include name of instrument, date, parties and recording information):

The General Warranty Deed dated November 18, 2014 and executed by E-135 Properties, LLC, a Texas limited liability company, as Grantor, recorded under Document No. 2014172639, Official Public Records of Travis County, Texas (the "Original Deed").

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is Andrea L. Bleau. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instruments as evidenced by the following facts (describe facts indicating personal knowledge below):

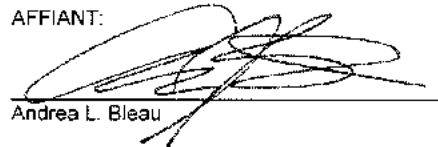
Our office handled the closing and recording for this purchase transaction.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instruments (describe error below):

The Original Deed was filed without Exhibit "A" containing the full legal description.

4. The Original Instrument should have included the attached Exhibit "A" with respect to the clerical error described above, this being a non-material change to the Original Instrument.
5. I have given notice of this correction of the Original Instruments by sending a copy of this Correction Affidavit by email and mail to each party to the Original Instruments, in accordance with §5.028 (d) (2) of the Texas Property Code. The evidence of said notice is attached to this affidavit as required by §5.028 (d) (1) of the Texas Property Code.

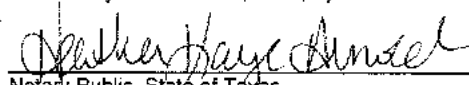
AFFIANT:


Andrea L. Bleau

STATE OF TEXAS §
COUNTY OF TRAVIS §

SWORN TO AND SUBSCRIBED before me on this 29th day of December, 2014, by Andrea L. Bleau, to certify which witness my hand and seal of office.

My Commission Expires:


Notary Public, State of TexasNotary Name Printed: Heather Kaye Arnold

FIELD NOTE DESCRIPTION FOR A TRACT OF LAND SURVEYED ON FEBRUARY 15, 2013:

BEING A 0.401 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF LOTS 3 AND 4, BLOCK ONE, C.R. JOHNS SUBDIVISION OF OUTLOT 46, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 3, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO UNITED WAY/CAPITAL AREA IN A DEED RECORDED IN VOLUME 12761, PAGE 1142, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

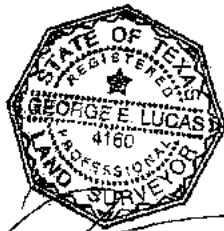
COMMENCING at a ½" iron rod found for the southeast corner of this tract and being a point on the north right-of-way line of East Martin Luther King, Jr. Boulevard at its intersection with the west right-of-way line of Poquito Street, and which point is also POINT OF BEGINNING of the herein described tract;

THENCE with the south line of this tract and the north right-of-way line of East Martin Luther King, Jr. Boulevard South 79°07'00" West a distance of 130.38 feet to a ½" iron rod found for the southwest corner of this tract and the southeast corner of a tract of land conveyed to Bar-Or Properties, LLC in a deed recorded in Document No. 2012121782, Official Public Records, Travis County, Texas;

THENCE with the west line of this tract and the east line of the Bar-Or tract North 10°45'01" West a distance of 133.98 feet to a ½" iron rod found for the northwest corner of this tract and the northeast corner of the Bar-Or tract, and being a point on the south right-of-way line of an alley;

THENCE with the north line of this tract and the south line of the alley North 79°04'12" East a distance of 130.12 feet to a ½" iron rod found for the northeast corner of this tract, and being a point on the west right-of-way line of Poquito Street;

THENCE with the east line of this tract and the west right-of-way line of Poquito Street South 10°51'39" East a distance of 134.09 feet to the POINT OF BEGINNING, containing 0.401 acres of land, more or less.



GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
February 15, 2013

EXHIBIT "A"

Heather Arnold

To: David Long
Subject: 1910 E MLK Blvd
Attachments: Correction Ins WD.pdf

David,

Attached is a correction Instrument correcting the recorded Warranty Deed. The Original recording did not have the full legal description.

You do not need to do anything this is simply for your information.

Thank you

Heather Arnold

Bleau & Associates, Ltd., LLP
Fee Office for Chicago Title and Independence Title
Affiliate Firm to Hancock & McGill, LLP
2110B Boca Raton Dr., Ste. 100
Austin, Texas 78747
Phone 512.282.8900 Ext. 202
Fax 512.282.8901

**** Our office will be CLOSED January 1st for New Years****

FUNDS FOR CLOSING: All funds for closing must be wired to ensure timely funding.

CONFIDENTIALITY NOTICE: The information and any attachments contained in this email are meant only for the intended recipient's use and may contain information that is attorney-client privileged, confidential and exempt from disclosure or use under applicable law. Unauthorized use, disclosure or copying of this email is strictly prohibited and may be unlawful. If the reader of this email is not the intended recipient, or the representative responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, copying, or other use of this message is strictly prohibited. If you have received this message in error, please reply immediately to the sender and destroy this communication and all copies thereof, including all attachments.



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir
**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

December 29 2014 04:48 PM

FEE: \$ 34.00 2014192734

CORRECTION INSTRUMENT AS TO A RECORDED ORIGINAL INSTRUMENT

[Non-material correction pursuant to §5.028, Texas Property Code, where the parties to the recorded original instrument have not signed the correction affidavit (instrument)]

Date: December 29, 2014

GF No: CTA1404392

Title Company: Chicago Title Ins. Co.

Affiant: Andrea L. Bleau

Chicago Title

GF# 1464392

Description of Original Instruments (include name of instrument, date, parties and recording information):

The Release of Lien dated November 21, 2014 and executed by BancorpSouth Bank, a Texas Bank, recorded under Document No. 2014179134, Official Public Records of Travis County, Texas (the "Original Release").

Affiant on oath swears that the following statements are true and within the personal knowledge of Affiant:

1. My name is Andrea L. Bleau. I am over the age of eighteen (18) years and am otherwise competent to make this Correction Affidavit.
2. I have personal knowledge of the facts relevant to the correction of the above referenced Original Instruments as evidenced by the following facts (describe facts indicating personal knowledge below):

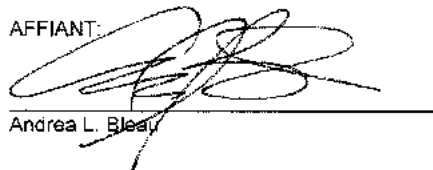
Our office handled the closing and recording for this purchase transaction.

3. I am making this Affidavit as a correction instrument pursuant to §5.028 of the Texas Property Code, with regard to the following clerical error in the Original Instruments (describe error below):

The Original Release was filed without Exhibit "A" containing the full legal description.

4. The Original Instrument should have included the attached Exhibit "A" with respect to the clerical error described above, this being a non-material change to the Original Instrument.
5. I have given notice of this correction of the Original Instruments by sending a copy of this Correction Affidavit by email and mail to each party to the Original Instruments, in accordance with §5.028 (d) (2) of the Texas Property Code. The evidence of said notice is attached to this affidavit as required by §5.028 (d) (1) of the Texas Property Code.

AFFIANT:


Andrea L. Bleau

STATE OF TEXAS §
COUNTY OF TRAVIS §

SWORN TO AND SUBSCRIBED before me on this 29th day of December, 2014, by Andrea L. Bleau, to certify which witness my hand and seal of office.

My Commission Expires:


Notary Public, State of TexasNotary Name Printed: Heather Kaye Arnold

FIELD NOTE DESCRIPTION FOR A TRACT OF LAND SURVEYED ON FEBRUARY 15, 2013:

BEING A 0.401 ACRE TRACT OR PARCEL OF LAND BEING OUT OF AND A PART OF LOTS 3 AND 4, BLOCK ONE, C.R. JOHNS SUBDIVISION OF OUTLOT 46, DIVISION "B", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 1, PAGE 3, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND CONVEYED TO UNITED WAY/CAPITAL AREA IN A DEED RECORDED IN VOLUME 12761, PAGE 1142, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

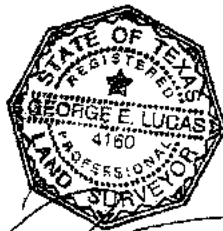
COMMENCING at a ½" iron rod found for the southeast corner of this tract and being a point on the north right-of-way line of East Martin Luther King, Jr. Boulevard at its intersection with the west right-of-way line of Poquito Street, and which point is also POINT OF BEGINNING of the herein described tract;

THENCE with the south line of this tract and the north right-of-way line of East Martin Luther King, Jr. Boulevard South 79°07'00" West a distance of 130.38 feet to a ½" iron rod found for the southwest corner of this tract and the southeast corner of a tract of land conveyed to Bar-Or Properties, LLC in a deed recorded in Document No. 2012121782, Official Public Records, Travis County, Texas;

THENCE with the west line of this tract and the east line of the Bar-Or tract North 10°45'01" West a distance of 133.98 feet to a ½" iron rod found for the northwest corner of this tract and the northeast corner of the Bar-Or tract, and being a point on the south right-of-way line of an alley;

THENCE with the north line of this tract and the south line of the alley North 79°04'12" East a distance of 130.12 feet to a ½" iron rod found for the northeast corner of this tract, and being a point on the west right-of-way line of Poquito Street;

THENCE with the east line of this tract and the west right-of-way line of Poquito Street South 10°51'39" East a distance of 134.09 feet to the POINT OF BEGINNING, containing 0.401 acres of land, more or less.



GEORGE E. LUCAS
R.P.L.S. No. 4160
State of Texas
February 15, 2013

EXHIBIT "A"

Heather Arnold

To: Jerry Springer
Subject: 1910 E MLK Blvd
Attachments: COrrrection Ins Release of Lien.pdf

Attached is a Correction to the Release of Lien originally recorded. The Original was filed without a full legal description

You don't need to do anything, this is simply for you information.

Thank you,

Heather Arnold

Bleau & Associates, Ltd., LLP
Fee Office for Chicago Title and Independence Title
Affiliate Firm to Hancock & McGill, LLP
2110B Boca Raton Dr., Ste. 100
Austin, Texas 78747
Phone 512.282.8900 Ext. 202
Fax 512.282.8901

**** Our office will be CLOSED January 1st for New Years****

FUNDS FOR CLOSING: All funds for closing must be wired to ensure timely funding.

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**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir
**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

December 29 2014 04:48 PM

FEE: \$ 34.00 2014192735

Tab 5e. Phase I ESA

The Phase I ESA has been ordered and is expected to be complete the week of August 5th. The ESA will be provided once available. A copy of the agreement contracting ProGEA to conduct the environmental assessment is enclosed.

Also attached are copies of the Survey and a geotechnical engineering study.

Removed for Public Version of Application

Tab 5f. SHPO Consultation

NA.