



**Austin Area
Urban League**

*Empowering Communities.
Changing Lives.*

**RENTAL HOUSING DEVELOPMENT ASSISTANCE
APPLICATION**

August 4, 2023

Urban Empowerment Zone I (UEZ I)

6314 FM 969 RD

AUSTIN TX 78724

Urban Empowerment Zone I

RHDA Funding Application

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Urban Empowerment Zone I

RHDA Funding Application

Application

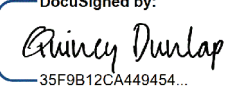
APPLICATION CHECKLIST/ INFORMATION FORM

DEVELOPER NAME: Capital A Housing	BORROWER ENTITY NAME : Urban Empowerment Community Develop
DEVELOPMENT NAME : Urban Empowerment Zone I (UEZ)	FUNDING CYCLE DEADLINE : August 4, 2023 (Q1 FY 22-23)
FEDERAL TAX ID NO: 87-1846270	DUNS NO: RBD- will roicde once available
PROJECT ADDRESS: 6314 FM 969 Rd	PROGRAM : RHDA
CONTACT NAME : Conor Kenny	AMOUNT REQUESTED: \$2,216,734
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin TX 78723, (512) 968-3050	

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		5.d. Proof of Site control	QD
		5.e. Phase I ESA	Qd

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.

DocuSigned by:

 35F9B12CA449454...
PRINTED NAME
 Quincy Dunlap
TITLE OF APPLICANT
 CEO
DATE OF SUBMISSION
 8/4/2023

APPLICANT

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY



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

Urban Empowerment Zone I: Austin, Texas

Development Name: Urban Empowerment Zone I (UEZ I)

Construction Type: New Construction

Target Population: Permanent Supportive Housing for Current People Experiencing or People At-Risk of Homelessness

Number of Units: 80 units

Number of Buildings: One four-story, elevator-served building with offices and community spaces

Capital A Housing - a local Austin developer of affordable and mixed-income housing - has partnered with the Austin Area Urban League to develop Urban Empowerment Zone (UEZ I). The project's primary goal is to expand Austin and Travis County's homelessness response system by providing at least 80 units of permanent supportive housing for current people experiencing or people at-risk of homelessness. Capital A Housing is developing the site as a turn-key building, and handing it over to Austin Area Urban League to be both the 100% owner/operator and the supportive services provider.

This project is part of the Travis County Supportive Housing Collaborative, in which seven local non-profits have banded together to coordinate the allocation of \$50 million in American Rescue Plan Act funding administered by Travis County, to construct new supportive, homelessness response housing. The other members of the Collaborative are A New Entry, Integral Care, Caritas of Austin, Family Eldercare, LifeWorks, and SAFE Alliance.

Because this is a supportive housing project, any revenue in excess of normal operational expenses will go towards providing wraparound supportive services. Any payments towards debt would reduce the available cash flow to redirect into supportive services. For this reason, it is imperative that UEZ I and projects like it are debt-free and able to fully utilize ongoing net operating income for supportive services for its residents.

This project and the RHDA funding would then become a key part in securing the housing to adequately respond to the needs of our neighbors experiencing homelessness, which has been prioritized by our community and its leaders. This project in particular was selected to apply for RHDA funding due to the city's emphasis on allocating resources specifically to housing chronically homeless individuals. This represents a large but effective investment of city resources in not only securing housing, but doing it in a development designed from the ground up to contribute to the success of its residents, and to dramatically reduce the need for scarce ongoing funding for support services.

This development is an all-hands effort. Austin Area Urban League is uniquely qualified to house and serve that population and Capital A Housing, as an experienced developer of



affordable housing, is the perfect partner to manage all aspects of development and deliver a completed building quickly during this time of crisis. The County has committed millions in capital funding (\$8.5 million has been dedicated to this project). The City has already been helpful, with its award last year of \$4,000,000, along with the Development Services Department, at the direction of City Council, agreeing to expedite the permitting process across all departments, reducing the expected approval time by six to eight months.

About the Community:

- 80 units comprised of 60 studio apartments and 20 one-bedrooms.
- Third-party property management to prevent conflicts of interest (still TBD but are considering Volunteers of America).
- Community spaces including an indoor multipurpose room, offices, an on-site laundry room, and single-entry/controlled-access reception area.
- Supportive services by Austin Area Urban League.
- 100% of the units in this building are reserved for individuals coming off the Coordinated Entry list.

A letter from ECHO supporting this application has been included, but not a Continuum of Care MOU, because all parties agreed that an MOU specifically tailored to Permanent Supportive Housing (instead of CoC) would function better as an agreement. We expect to execute an agreement between ECHO, Austin Area Urban League and Capital A Housing.

About the Residents:

For underwriting purposes, the following breakdown is being submitted to the City and TDHCA:

- 15 units for individuals making < than 30% Area Median Family Income
- 65 units for individuals making < than 50% Area Median Family Income

However, if this application and the voucher funds are approved, it is our intent that no residents be required to pay any rent, and that potentially all residents have no income. This is permanent supportive housing for Austinites at risk or currently experiencing homelessness.

About the Services:

Austin Area Urban League will provide intensive supportive services for all residents. Please see later in the application for examples of the types and levels of service.

About the Location:

The UEZ I has good transit access and is located on an Imagine Austin Corridor.

Financing:

- \$8.5 million in Travis County ARPA funds;
- \$4 million in Philanthropic Donations
- \$4 million committed in AHFC RHDA funds
- \$2.2 million in current AHFC RHDA request



We have applied for up to 80 project-based vouchers through a HACA notice of funding availability. While we did not receive those vouchers, we plan to apply to future HACA or City of Austin NOFAs. However, those vouchers are not assumed as part of the capital stack in this application and are not essential to construction. They would help pay the supportive services costs and ensure that all units can be offered to youth without regard to ability to pay.

Copies of the resolutions from the Travis County Commissioners Court earmarking the ARPA funds for the Collaborative projects have been included in this application.

This project also has no land acquisition cost because a tax abatement agreement currently being negotiated with the Housing Authority of Travis County that involves the owner/landlord of this site is expected to also generate the donation of land as well as annual subsidies for the support services budget. This has substantially reduced project cost.

Timing and Submission:

Austin Area Urban League RHDA Request #2 – UEZ I

This application has been filed by Capital A Housing. Austin Area Urban League's leadership has authorized basing the application on our plans for the site, and their board is expected to fully approve the project before final AHFC award of funds.

The Urban Empowerment Zone I project was the recipient of an RHDA award of \$4,000,000 in the summer of 2022. Since then, the Austin Area Urban League and its development coordinator Capital A Housing have worked to complete the project's capital stack. As with many other real estate projects during the turbulent market conditions of the 12 months, construction costs increases have surfaced in the development budget. The Texas Department of Housing and Community Affairs HOME-ARP NOFA was oversubscribed, and corporate philanthropic giving has been diminished as certain industries are impacted by the economic environment.

The detail of this second subsidy request in combination with the prior award for this 80-unit supportive housing project is as follows:

New RHDA Request	New Subsidy per Unit	Total RHDA Subsidy	Total Subsidy per Unit	% of Total Project Sources
\$2,215,019	\$27,688	\$6,215,019	\$77,688	33.2%

We appreciate the City of Austin's continued partnership on this project to provide deeply affordable supportive housing and the consideration for an additional request of RHDA.

Project Summary Form

1) Project Name Urban Empowerment Zone I	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 6314 FM 969 Rd Austin TX 78724		5) Mobility Bond Corridor East MLK/FM 969
6) Census Tract 22.08	7) Council District District 1	8) Elementary School NORMAN EL
9) Affordability Period 40 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	10	5	0			15
Up to 40% MFI						0
Up to 50% MFI	50	15	0			65
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	60	20	0	0	0	80

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	8	Continuum of Care Units	80
Accessible Units for Sensory Impairments	3		

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

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

20) Estimated Sources and Uses of funds

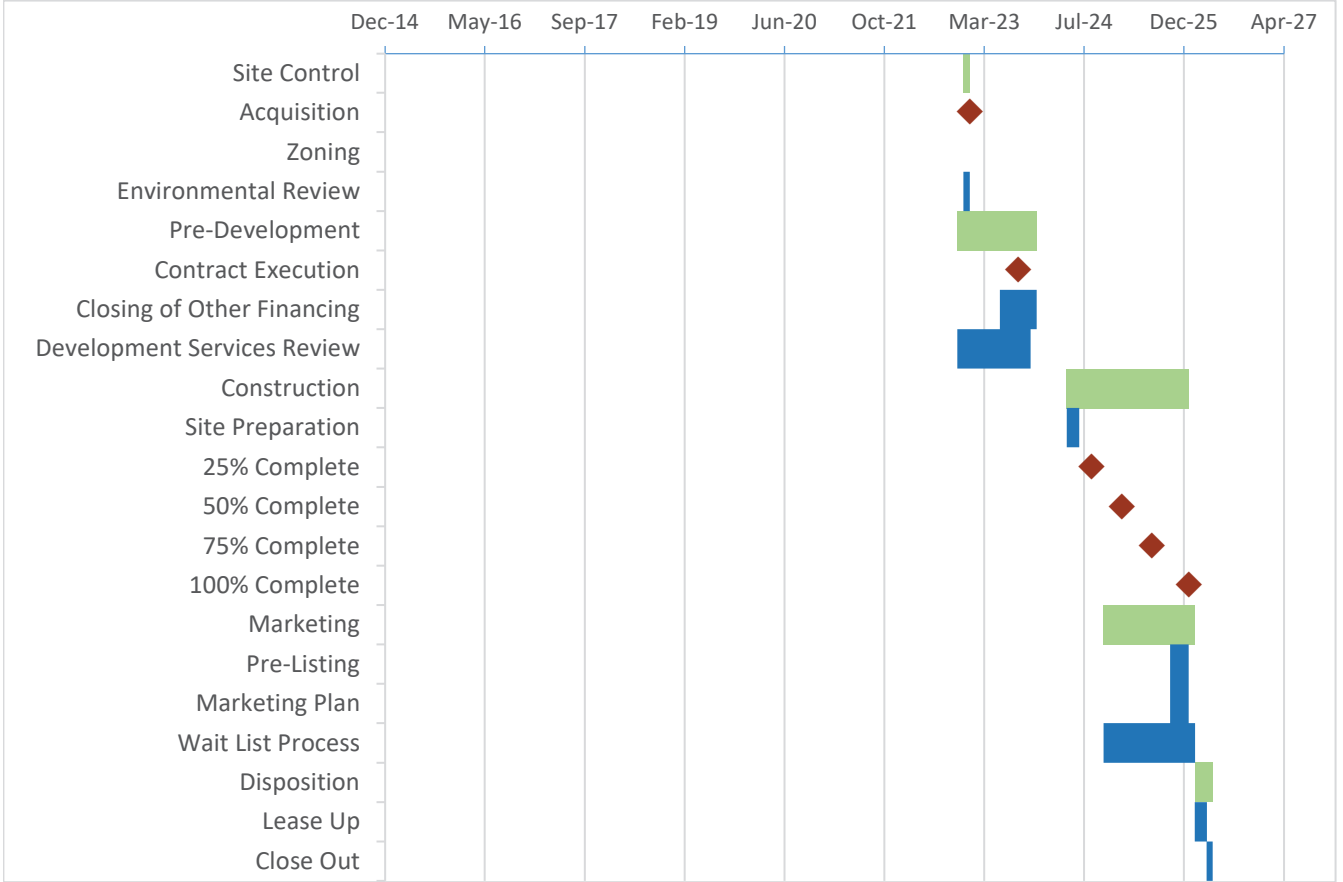
<u>Sources</u>	
Debt	
Equity	
Grant	4,000,000
Other	8,503,016
Deferred Developer Fee (not applicable for OHDA)	
Previous AHFC Funding	4,000,000
Current AHFC Request	2,215,019

<u>Uses</u>	
Acquisition	-
Off-Site	-
Site Work	
Sit Amenities	
Building Costs	14,414,718
Contractor Fees	
Soft Costs	1,859,596
Financing	125,500
Developer Fees	2,318,221

Total \$ 18,718,035**Total \$ 18,718,035**

Development Schedule

	Start Date	End Date
Site Control	Dec-22	Jan-23
Acquisition	Jan-23	
Zoning		
Environmental Review	Dec-22	Jan-23
Pre-Development	Nov-22	Dec-23
Contract Execution	Sep-23	
Closing of Other Financing	Jun-23	Dec-23
Development Services Review	Nov-22	Nov-23
Construction	May-24	Jan-26
Site Preparation	May-24	Jul-24
25% Complete	Sep-24	
50% Complete	Feb-25	
75% Complete	Jul-25	
100% Complete	Jan-26	
Marketing	Nov-24	Feb-26
Pre-Listing	Oct-25	Jan-26
Marketing Plan	Oct-25	Jan-26
Wait List Process	Nov-24	Feb-26
Disposition	Feb-26	May-26
Lease Up	Feb-26	Apr-26
Close Out	Apr-26	May-26



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	13,000		
Environmental Review	15,000		
Engineering	288,914		
Survey	10,000		
Architectural	547,828		
Subtotal Pre-Development Cost	\$874,742	\$0	
Acquisition			
Site and/or Land	0	0	
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$0	\$0	
Construction			
Infrastructure			Off-site
Site Work	1,431,148		Site Work + Site Amenities
Demolition			
Concrete	616,647		
Masonry	562,467		
Rough Carpentry	1,944,103	1,944,103	Woods and Plastics
Finish Carpentry	801,306		Finishes
Waterproofing and Insulation	253,470		
Roofing and Sheet Metal	374,953		Roof Covering + Metals
Plumbing/Hot Water			
HVAC/Mechanical	1,595,880	270,916	
Electrical	1,469,600		
Doors/Windows/Glass	472,457		
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	541,819		Furnishings
Specialties/Special Equipment	1,138,777		Specialties, Equipment, Special Construction
Cabinetry/Appliances			
Carpet	948,720		***Contractor Overhead + Profit + Contingency
Other (specify)	1,544,340		Elevators Fire Suppre: Direct Costs General Requirments
Construction Contingency	719,029		
Subtotal Construction Cost	\$14,414,716	\$2,215,019	
Soft & Carrying Costs			
Legal	150,000		Real Estate Attorney
Audit/Accounting	5,000		
Title/Recordin	25,000		
Architectural (Inspections)	35,000		Building Permits
Construction Interest	45,000		
Construction Period Insurance	140,000		
Construction Period Taxes	55,500		Construct Loan origination fees, closing costs, inspection
Relocation			
Marketing	10,000		
Davis-Bacon Monitoring			
Developer Fee	2,318,221		
Other (specify)	644,855		Green Consultant, P&P Bond, Other Soft Costs, Reserves
Subtotal Soft & Carrying Costs	\$3,428,576	\$0	
TOTAL PROJECT BUDGET	\$18,718,034	\$2,215,019	

Project Name	San Empowerment Zone I	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	22.08	
Prior AHFC Funding	\$4,000,000	
Current AHFC Funding Request Amount	\$2,215,019	
Estimated Total Project Cost	\$18,718,035	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor	East MLK/FM 969	
SCORING ELEMENTS		
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	15	# 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	5	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	65	# 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	10	% 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# 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	0%	% 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	5%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	15	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	80	Total # of units provided up to 100 per year
Continuum of Care Score	20	(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	6	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	86	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion
Accessible Units	11	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	29	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	33%	% of total project cost funded through AHFC request
Leverage Score	12	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$77,688	Amount of assistance per unit
Subsidy per unit score	15	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$77,688	Amount of assistance per bedroom
Subsidy per Bedroom Score	15	(\$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	43	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	87	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Urban Empowerment Zone I

RHDA Funding Application

Attachments

Urban Empowerment Zone I
RHDA Funding Application
Attachments 1. Entity Information

CAPITAL A HOUSING

Firm Bio



Firm Name

Capital A Housing

President

Eyad Kasemi

Address

5110, Lancaster Ct, Austin, TX 78723

Point of Contact

Conor Kenny, Principal

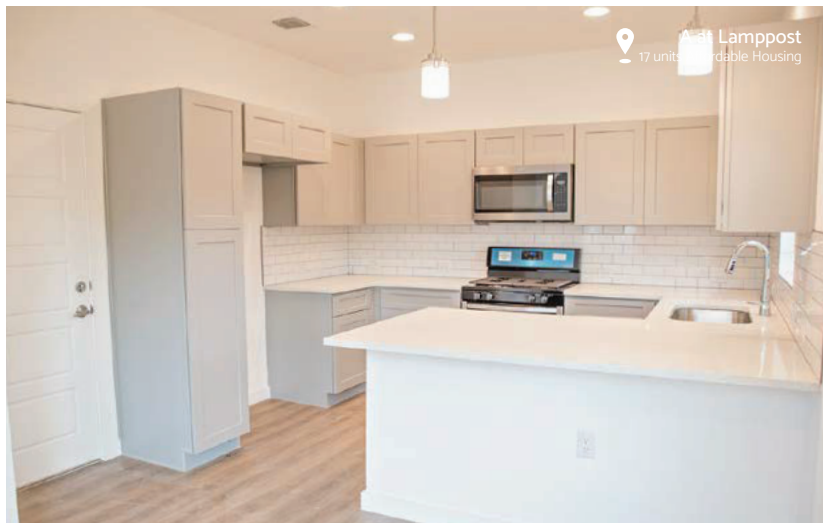
512.968.3050

conor@civiltitudegroup.com

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

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

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



CAPITAL A HOUSING

Project Experience



Project Name

A at Lamppost

Total Construction Cost

\$4,700,000

Unit Count or Sq ft.

17 multi-bedroom units

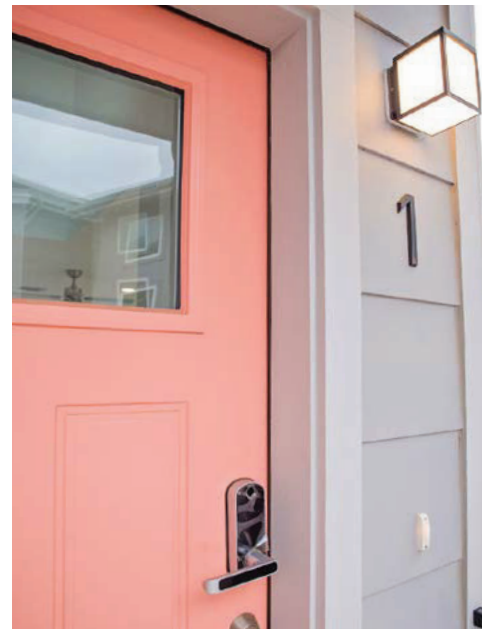
Location

12500 Lamppost Lane, Austin, TX 78727

Completion Date

2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Blackland CDC Alley Flats

Total Construction Cost

\$454,686

Unit Count or Sq ft.

3 units

Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

Completion Date

October 2020

Owner

Blackland CDC

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



CAPITAL A HOUSING

Project Experience



Project Name

Jordan at Mueller

Total Construction Cost

\$26,700,000

Unit Count or Sq ft.

132 units

Location

2724 Philomena St, Austin, TX 78723

Completion Date

December 2019

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



CAPITAL A HOUSING

Project Experience



Project Name

La Vista de Lopez

Total Construction Cost

\$5,800,000

Unit Count or Sq ft.

27 units

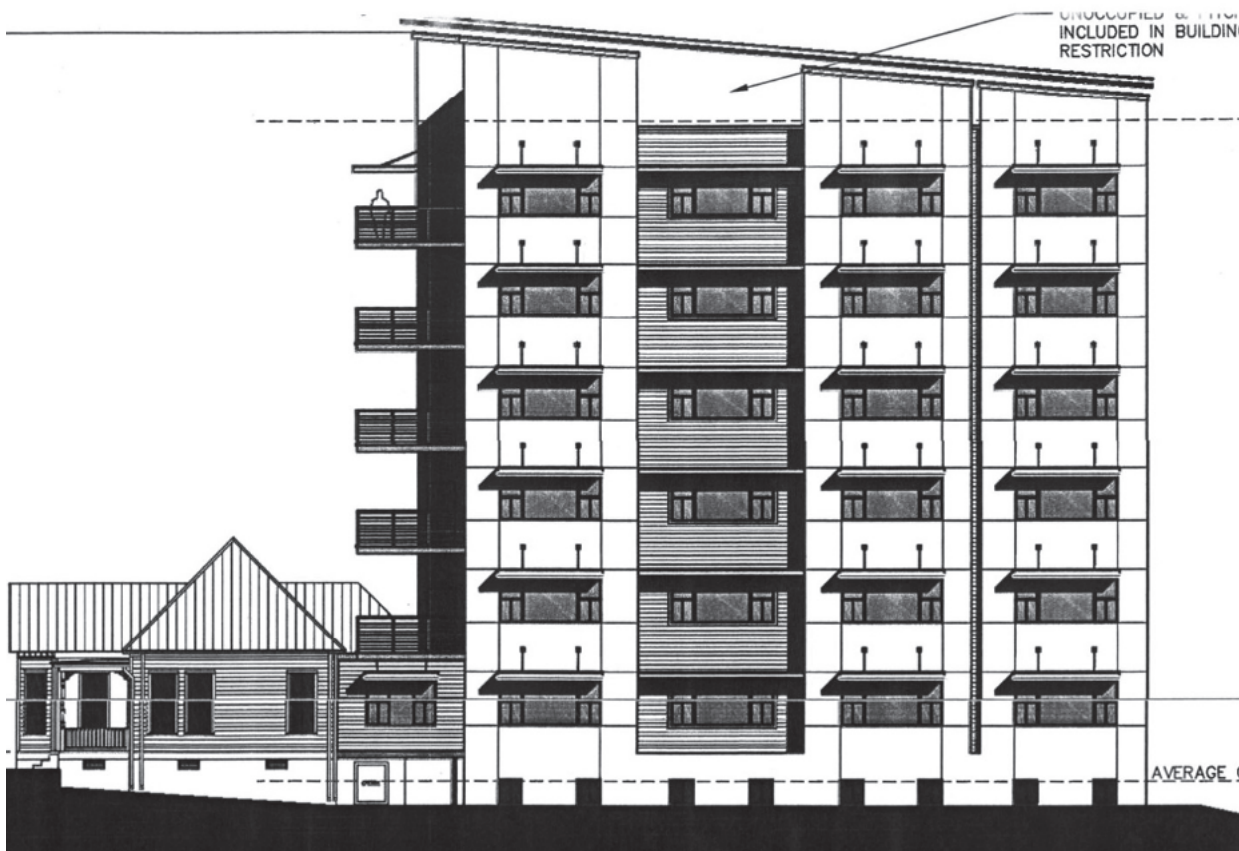
Location

809 E. 9th St, Austin, TX 78702

Completion Date

Est December 2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Cedar Alley Flat

Total Construction Cost

\$167,000

Unit Count or Sq ft.

1 units

Location

1608 Cedar Avenue, Austin, TX 78702

Completion Date

December 2019

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



1.B. Certificate of Status

The developer of record is Capital A Housing, Inc. The owner on record will be the Urban Empowerment Community Development Corporation (UE CDC) Inc.

Attached are the Certificates of Standing from the Secretary of State for Capital A Housing and the Austin Area Urban League.



Franchise Tax Account Status

As of : 04/13/2022 15:38:48

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

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

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



John B. Scott
Secretary of State

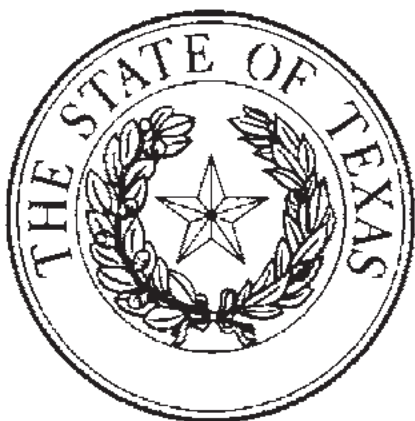
Office of the Secretary of State

Certificate of Fact

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

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

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



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

John B. Scott
Secretary of State



Franchise Tax Account Status

As of : 04/08/2022 15:41:19

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

AUSTIN AREA URBAN LEAGUE, INC.	
Texas Taxpayer Number	17418905182
Mailing Address	8011 CAMERON RD STE A-100 AUSTIN, TX 78754-3806
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	06/30/1976
Texas SOS File Number	0038420401
Registered Agent Name	QUINCY DUNLAP
Registered Office Street Address	8011 CAMERON ROAD SUITE A-100 AUSTIN, TX 78754

1.C. Statement of Confidence

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

Urban Empowerment Zone I

RHDA Funding Application

Attachments 2. Principals Information

2. Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of the Urban Empowerment Zone I:

Lead Developer	Capital A Housing
Supportive Service Provider / Owner	Austin Area Urban League
Civil Engineer	Civilitude
Architect	TBD
General Contractor	TBD
Property Management	TBD

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

Conor Kenny

Principal and Director of Public Affairs



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

Years in the Industry

· 18 years

Years in the Firm

· 1 years

Education:

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

Community Engager Experience

A at Lamppost, Austin, TX

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

2011 Franklin Ave, Austin, TX

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

ST Georges Green, Austin, TX

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

A at E St Johns Ave, Austin, TX

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

Eyad Kasemi, EIT
President



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

Relevant Project Experience

Years of Experience
7 years

Years in the Firm
3 years

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

Registration:
TX EIT # 51951

A at Lamppost, Austin, TX

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

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

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

Fayez Kazi, PE, LEED AP
Principal



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

Relevant Project Experience

La Vista de Lopez, Austin, TX,

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

Lakeline Station Apartments, Austin, TX

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civiltude provided context sensitive site design and permitting which includes pavement repair and expansion, street parking and pedestrian path improvements along the southern most section of Rutledge Spur (one of eight local mobility areas to be studied by the City). The team resolved various challenges along this narrow street including above ground electrical infrastructure, topography, and existing trees.

Cardinal Points Apartments, Austin, TX

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

Guadalupe Saldana Apartments, Austin, TX

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

Sierra Vista Apartments, Austin, TX

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

Gaston Place Apartments, Austin, TX

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

Years of Experience
24 years

Education:

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

Registration:

- Texas PE# 96489,
- LEED Accredited Professional

Community Leadership:

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

Civiltude Engineers & Planners

Firm Bio



Firm Address

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Nhato Ho, PE, LEED GA

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 31 employees, Civiltude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructures such as pipelines, roadways, trails, ponds, and parks; educational and sports facilities; tax credit and market-rate multi-family housing; master planned communities; and mixed-use complexes for office, retail, entertainment and industrial. Our core services include land feasibility studies; site and infrastructure construction documents; site permitting and acceleration strategies; bid review, value engineering and cost control; project management; and construction administration. Civiltude specializes in pipeline design, site and right-of-way permitting and acceleration, and karst void mitigation. Our clients are just as diverse, from individual home owners, to public entities, neighborhood associations, housing authorities, non-profit affordable housing providers, transportation authorities, and private developers.

Civiltude Engineers & Planners

Relevant Experiences



Project Name

Gaston Place Apartments

Location

1920 Gaston Place, Austin, TX

Owner

Accessible Housing Austin!

Completion Date

Summer 2020

Construction Cost

\$3 Million

Reference

Melissa Orren, Executive Director of Accessible Housing Austin!, 1640A East 2nd St, Austin, TX, 78702

Gaston Place Apartments

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

In keeping with its mission to provide affordable and accessible housing for tenants with disabilities, AHA! will exceed federal integration standards with half of the units being accessible and the other half adaptable.

Civiltude worked closely with AHA! & HACA to minimize public sidewalk improvements required by the City of Austin under subchapter E. We also assist the successful partnership with Public Works that built the missing section of sidewalk in front of the site which further reduced project construction cost. Civiltude assisted HACA in understanding and resolving issues related to the unified development agreement due to complex site ownership structure.



Civiltude Engineers & Planners

Relevant Experiences



Project Name

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

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

Lakeline Station Apartments

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

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



Civiltude Engineers & Planners

Relevant Experiences



Project Name

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

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

Colony Park

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

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





Civilitude Engineers & Planners

Relevant Experiences

Project Name

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

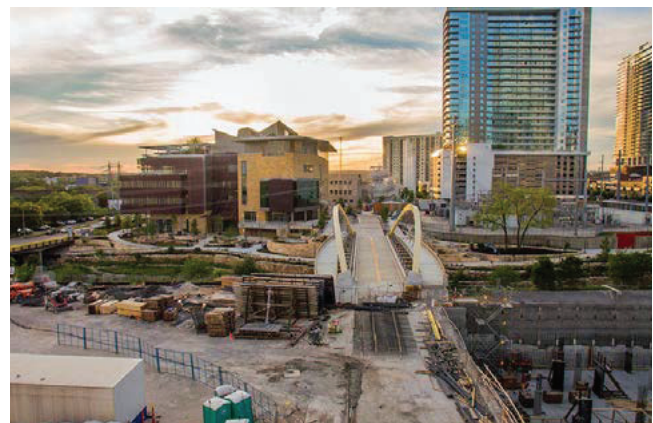
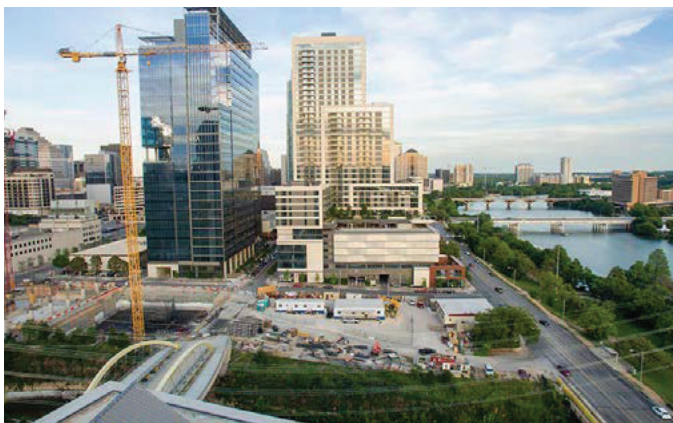
Construction Cost

\$5.1 Million

Greenwater Redevelopment

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

Civilitude 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. Civilitude'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.



Fayez Kazi PE, LEED AP
CEO



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

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

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. Civiltitude 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. Civiltitude provided utility infrastructure design services for the 258-acre masterplanned community

Nhat M. Ho PE, LEED GA
President



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

Years of Experience:
10 years

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

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

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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Edison Riverside Apartments – Presidium – Austin, Texas

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

The Yard Redevelopment – The Yard LLC – Austin, Texas

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

Colony Park Masterplan – Urban Design Group – Austin, Texas

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

Woodbridge Subdivision – Polis Properties – Austin, Texas

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

Fox Sparrow Subdivision – Verdant Frontiers – Cedar Park, TX

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

Mike Reyes PE
Director of Civil Engineering



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

Relevant Project Experience

Years of Experience:
14 years

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

Registration:
Licensed Professional Engineer Texas PE
#111664

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

Current Workload Availability:
70%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.B. Resumes of Development Team

GENERAL CONTRACTOR

Capital A Housing, in collaboration with the Austin Area Urban League, is interviewing several vendors in order to determine a new architect and general contractor. A cohesive and experienced team is critical to the overall project success. The team assembled will have significant experience working to-gether and on other affordable housing developments including supportive housing projects.

2.C. Resumes of Property Management Team

Although a final selection of property management has not been made, the TCSHC has identified Volunteers of America (VOA) Texas as embodying the collaborative's core values for property management. VOA has experience managing affordable housing communities across the country, developing a reputation for thoughtful, respectful management.

As the development closes the capital stack and building plans become more finalized, the development team of Capital A Housing and Austin Urban League will renege with Volunteers of America or another suitable provider with experience in managing supportive housing developments.

Urban Empowerment Zone I

RHDA Funding Application

Attachments 3. Financial Information

3.A. Federal IRS Certification

Please see the attached federal IRS certification.



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
PO Box 2508
Cincinnati, OH 45201

AUSTIN AREA URBAN LEAGUE INC
8011-A CAMERON ROAD SUITE A00
AUSTIN, TX 78754

Date:
February 3, 2022
Employer ID number:
74-1890518
Form 990 required:
990, YES
Person to contact:
Name: E Kramer
ID number: 1002988929

Dear Sir or Madam:

We're responding to your request dated March 10, 2021, about your tax-exempt status.

We issued you a determination letter in December 1976, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax-deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period.

- Form 990, Return of Organization Exempt From Income Tax
- Form 990-EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m., local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Letter 4168 (Rev. 9-2020)
Catalog Number 66666G

Sincerely,

Stephen A. Martin

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Letter 4168 (Rev. 9-2020)
Catalog Number 66666G

3.B. Certified Financial Audit

A Certified Financial Audit will be submitted under a separate cover.

3.C. Board Resolution

DocuSign Envelope ID: 5AE7395A-3D66-4AD3-88A2-0FAC0E5EB5FA



8011 Cameron Road, Suite A-100
Austin, TX 78754
Office: 512.478.7176 | Fax:
512.478.1239
www.aaul.org | info@aaul.org

Authorization to Submit Application to the City of Austin Rental Housing Development Application Program

WHEREAS, Austin Area Urban League is a 501 (c)(3) organization whose mission encompasses creating new, affordable, supportive housing for the purpose of responding to homelessness; and

WHEREAS, Austin Area Urban League will serve as the Sole Member of the Development Owner and Applicant – Urban Empowerment Community Development Corporation (UE CDC) Inc.; and

WHEREAS, Austin Area Urban League is proposing to build a homelessness-response 100% affordable housing development through Urban Empowerment Community Development Corporation (UE CDC) Inc.; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of Austin Area Urban League hereby approves this **RESOLUTION** and **AUTHORIZES** the President, Quincy Dunlap to enter into all applications and related documents and to sign for and perform any and all responsibilities in relation to the submission of applications to the City of Austin for Rental Housing Development Assistance (RHDA) funding for Urban Empowerment Community Development Corporation (UE CDC) Inc. on behalf of Austin Area Urban League, individually and as Sole Member of the Development Owner, Urban Empowerment Community Development Corporation (UE CDC) Inc., on behalf of such limited liability company.

Adopted by the Board of Directors.

DocuSigned by:

35F9B12CA449454...
Quincy Dunlap
President and CEO
Dated: 5/6/2022

DocuSigned by:

6761DB8FA02F473...
Leonard Moore
Board Chair
Dated: 5/6/2022

3.D. Financial Statements

Current Financial Statements will be submitted under a separate cover.

3.E. Funding Commitment Letters

Please see the following documentation regarding construction loan and County ARPA funding commitments (including a resolution from the 9/14/2021 Travis County Commissioners Court Voting Session reflecting earmark of ARPA funds for the TCSHC projects, of which this project is a part).



May 6, 2022

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

Re: Proposed development at 6400 FM 969, Austin, TX 78724

Dear Mr. May:

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

Construction financing to build a 80-unit permanent supportive housing development, will be subject to the following conditions:

- Estimated loan amount of \$4,000,000 and estimated interest rate of 4.50% variable at WSJP + 0.50%, floor of 4.50%, based on preliminary discussions;
- Bank review and approval of borrower and guarantors' financials, construction budget, plans, and builder, including information necessary for underwriting;
- Satisfactory title policy, loan documentation, survey and appraisal;
- Final satisfactory credit underwriting;
- Final approval from Loan Committee;

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

Sincerely,

Sam Kent

Sam Kent
President – Oak Hill Banking Center
Prosperity Bank
7001 W Hwy 290
Austin, TX 78735



VS 09-14-2021

Item 37

Travis County Commissioners Court



Resolution

WHEREAS, Travis County and the neighborhoods within are faced with a crisis of homelessness in our community while also experiencing the COVID-19 pandemic;

WHEREAS, the population of people experiencing homelessness or at risk of homelessness is diverse with varied and individual needs with people of color, people with disabilities, and veterans overrepresented in the population of people experiencing homelessness and couples, singles, the elderly, and families with young children are living in cars, in shelters, and in campsites which are now illegal locally and across Texas;

WHEREAS, many people experiencing homelessness or at risk of homelessness have no or very low income, lack safe places to sleep and bathe, and suffer ongoing health needs that often cause them to seek help repeatedly from expensive emergency services or to be arrested repeatedly for criminal trespass;

WHEREAS, Nationally and locally, evidenced based solutions to homelessness require a holistic approach known as supportive housing;

WHEREAS, Rapid Rehousing and Permanent Supportive Housing (PSH) are each types of supportive housing using rental units, such as apartments at Foundation Communities, LifeWorks or SAFE or nestled within market rate apartment complexes or tiny homes at Community First! Village and, in each instance, everyone pays rent and must abide by their lease;

WHEREAS, Travis County participates in a successful program that provides PSH for 20 justice involved tenants and is in negotiations with community partners to collectively provide PSH for 200 future tenants; and, Travis County contracts with several non-profit organizations and Integral Care to provide the supportive services, nonetheless, the community need for supportive housing has exceeded the County's or City of Austin's capacity to meet the need;

WHEREAS, the Travis County Housing Finance Corporation utilizes public financing tools and strategies to catalyze development of affordable housing and the supportive services people need to thrive;

WHEREAS, the Travis County Commissioners Court shares a commitment to use our partnerships to deepen affordability for long periods of time across the county, in areas that offer residents access to transportation, employment, doctors, and groceries;

WHEREAS, recently, community groups such as the Austin Chambers, Austin Justice Coalition, ECHO, and the Downtown Austin Alliance working alongside people with lived experience, service providers and city and county officials have come together and set a goal to rehouse 3,000 people over the next 3 years;

System and use a Coordinate Entry System to ensure equitable access to shelter, housing, and services;

WHEREAS, Rapid Rehousing and Permanent Supportive Housing requiring affordable and low barrier rental units, rental vouchers, support services, and case managers reflective of the diversity of the population served are the main strategies planned for meeting that goal;

WHEREAS, the budget necessary to meet the goal exceeds \$500,000,000 and requires a commitment of both public and private resources;

WHEREAS, Travis County has been allocated \$247,450,630 in Local Fiscal Recovery Funds through the American Recovery Plan Act (LFRF/ARPA) which can be used to address public health needs including affordable housing and strategies to rehouse people experiencing homelessness;

WHEREAS, community Stakeholders across Travis County have been working together for years to develop a system of outreach, housing, services, and collaboration designed to make homelessness rare, brief, and non-recurring, as evidenced in the 2017 Action Plan to End Homelessness, the ECHO report Addressing Racial Disparities in Austin/Travis County 2019, the Coordinated Community Plan to Prevent & End Youth Homelessness in Travis County, and the local report Locked Out: Criminal History Barriers to Affordable Rental Housing in Austin, Tx.;

WHEREAS, many individual community members have called and written Travis County leaders to urge that Travis County invest at least \$100,000,000 of LFRF/ARPA funds to address homelessness;

WHEREAS, any commitment of LCRF/ARPA funds by Travis County should be consistent with its financial policies and budget rules for use of one-time funds, and must include measurable outcomes;

WHEREAS, by acting now with a one-time investment of \$110,000,000 to form diverse partnerships with local non-profits and local developers, Travis County can boldly address homelessness by catalyzing the development of deeply affordable housing units and building a pipeline of supportive housing units dedicated for people experiencing homelessness at the scale needed to help meet the community's goal of rehousing 3000 people in 3 years;

WHEREAS, Foundation Communities and Mobile Loaves and Fishes/Community First! Village have requested that Travis County invest \$50,000,000.00 of LFRF/ARPA funds, to create the Burleson Village, a new supportive housing community for approximately 700 new residents;

WHEREAS, the Austin Area Urban League, Caritas, Family Eldercare, Integral Care, LifeWorks, A New Entry, and SAFE Alliance have formed the Travis County Supportive Housing Collaborative and have jointly requested that Travis County invest \$50,000,000 of its available LFRF/ARPA funds, to develop new affordable supportive housing communities at different geographic locations across the County, for approximately 1000 new residents;

WHEREAS, the Other Ones Foundation has successfully operated Camp Esperanza and is moving forward on its plans to construct 200 tiny homes at that site that will provide shelter for an estimated 300 persons and will include supportive services and rental assistance with a goal of rehousing 400 – 475 persons per year, in partnership with Sunrise Church, Integral Care and Travis County Constable Precinct 3;

WHEREAS, Foundation Communities has invested \$20,000,000 in its Juniper Creek Apartments project to provide affordable housing resources for 100 formerly homeless families with children and has committed to connecting these families to case management and supportive services to include childcare and healthcare and needs community partners to complete its project; and

WHEREAS, support of Burleson Village, the Travis County Supportive Housing Collaborative, Camp Esperanza, and Juniper Creek will create the Travis

County Supportive Housing Initiative Pipeline to deliver 2000 deeply affordable housing units; and

WHEREAS, it is crucial to the success of our system that each of these projects engage stakeholders with lived expertise and people who have been impacted by homelessness, community organizations, and the Leadership Council, which is the governing body of the continuum of care, so as to collect adequate input and ensure equitable outcomes for all investments of public funds; and

WHEREAS, community engagement on these projects has already begun and additional opportunities for public input are planned and public hearings will be held at the time that each of these individual projects are brought before the Court for consideration and approval.

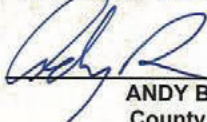
NOW, THEREFORE, BE IT RESOLVED THAT THE TRAVIS COUNTY COMMISSIONERS COURT EARMARK \$110,000,000 OF LFRF/ARPA FUNDS TO CREATE THE TRAVIS COUNTY SUPPORTIVE HOUSING INITIATIVE PIPELINE (TCSHIP) INCLUDING BUT NOT LIMITED TO \$50M FOR THE BURLESON VILLAGE AND \$50M FOR PROJECTS TO BE DEVELOPED IN PARTNERSHIP WITH THE COLLABORATIVE, \$6.5M FOR THE JUNIPER CREEK APARTMENTS, AND \$3M FOR CAMP ESPERANZA.

BE IT FURTHER RESOLVED THAT, PRIOR TO SEEKING FINAL BUDGET APPROVAL FROM THE COURT, ALL PROJECTS SHALL COMPLETE A COMMUNITY ENGAGEMENT PROCESS IN ACCORDANCE WITH EXHIBIT A, ENGAGING IN AN INCLUSIVE PROCESS WITH KEY STAKEHOLDERS TO ENSURE EQUITABLE OUTCOMES FOR THE CLIENTS AND COMMUNITY, AND RESPOND TO THE QUESTIONS PROVIDED THEREIN.

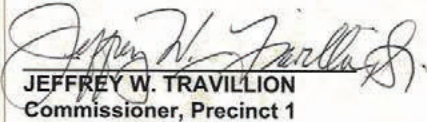
BE IT FURTHER RESOLVED THAT PROJECTS MUST BE CULTURALLY COMPETENT, EQUITABLE, AND INTENTIONAL IN ADDRESSING RACIAL AND OTHER DISPARITIES IN TREATMENT AND SERVICE, INCLUDING PROVIDING ADEQUATE INFRASTRUCTURE FOR PEOPLE WITH DISABILITIES, ELDERLY PEOPLE, TRANS AND NONBINARY PEOPLE, PEOPLE WITH SPECIAL NEEDS AND FORMERLY INCARCERATED PEOPLE.

BE IT FURTHER RESOLVED THAT PROJECTS MUST COORDINATE WITH THE AUSTIN/TRAVIS COUNTY CONTINUUM OF CARE AND SERVE CONTINUUM OF CARE CLIENTS IN ORDER TO BUILD OUT A COMMUNITY-WIDE SYSTEM OF CARE AND SUPPORT ONGOING WORK BY TRAVIS COUNTY TO ADDRESS HOMELESSNESS.

SIGNED AND ENTERED THE 14th DAY OF SEPTEMBER 2021.



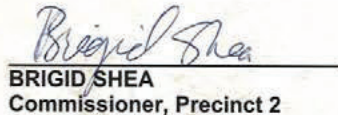
ANDY BROWN
County Judge



JEFFREY W. TRAVILLION
Commissioner, Precinct 1



ANN HOWARD
Commissioner, Precinct 3



BRIGID SHEA
Commissioner, Precinct 2



MARGARET J. GÓMEZ
Commissioner, Precinct 4

EXHIBIT A

**ENGAGING IN AN INCLUSIVE PROCESS WITH KEY STAKEHOLDERS TO ENSURE
EQUITABLE OUTCOMES FOR THE CLIENTS AND COMMUNITY.**

Conduct an engagement process that includes key stakeholders from:

- People with lived expertise/impacted by homelessness
- BIPOC-led community groups and organizations
- Other service providers/collaborators in the Continuum of Care, that is tasked with coordinating housing and services funding for homeless families and individuals in Travis County and the City of Austin
- Homelessness Response System Leadership Council - The Governing Body of the Continuum of Care formed of representatives from Travis County, the City of Austin, homelessness service providers, leaders with lived experience, and other representatives

People with lived expertise being unhoused should be justly compensated for their time in providing feedback and engaging with these concerns.

The process should answer the following questions:

- How will this project align with the community's desired goals and values, including the goal of equitably housing at least 3,000 unhoused people in the next 3 years. What percentage of the units developed will serve Continuum of Care clients, to ensure a robust interagency, cross-sector approach to addressing homelessness, as recommended by the United States Interagency Council on Homelessness (USICH)?
- How will this project collaborate, share data, and cooperate with other service providers, and encourage a system-wide approach to addressing homelessness, including relying on a coordinated entry process as recommended by USICH?
- How will this process be culturally competent, equitable, and intentional in addressing racial disparities in treatment and service? Will Black and Brown leaders, service providers, case workers, or caregivers be attached to this project?
- What, if any, screening criteria will be used to determine eligibility for housing and service provision under the proposed project? What, if any, terms will be applied to determine whether a person loses access to housing or services being provided under the proposed project? What process may be available for tenants to follow to help them stay stably housed in the event set terms (see previous question) are violated?
- How will this plan create access to opportunities and resources for unhoused people, including necessary support and wraparound services
- How will this project adequately serve people with disabilities, elderly people, trans and nonbinary people, and people with special needs?
- How will the projects funded be evaluated and how will course corrections be made to ensure equitable outcomes are met, including the above contingencies, and that the projects are impacting the most vulnerable in our community
 - Will the County require quarterly/monthly reports on the project outcomes once launched?
 - What are the long-term compliance requirements for the life of the project?
- How will projects adhere to the Austin/Travis County Reentry Roundtable's "Texas Criminal Background Screening Guide for Rental Housing Providers" April 2018 report?

Urban Empowerment Zone I

RHDA Funding Application

Attachments 4. Project Information

4.A. Market Study

MARKET ANALYSIS

The Urban Empowerment Zone I (UEZ I) is responding to an enormous and growing demand for affordable housing in Austin by providing 80 deeply-affordable rental units within East Austin. Featuring studios, one-bedrooms, and two-bedroom units, these homes are intended to provide permanent supportive housing for homelessness response as part of the Coordinated Entry system for Austin.

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

1) Target Populations and Area Demographic Makeup:

The target population of UEZ I are individuals experiencing homelessness in need of housing in central Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- **Race and Ethnicity:** 19.0% White, 11.4% Black or African American, 0.6% Asian, 66.2% Hispanic or Latino of any race. [More diverse than 70% of US Neighborhoods.]
- **Median Household Income:** \$57,353 [\$62,843 for the nation.]
- **Homeownership Rate:** 69.2% owners
- **Average Market Rent:** \$2,000 per month
- **Average Home Value:** \$230,178
- **Age:** 8.2% are under 5 years, 21.8% are 5 to 17, 20.4% are 18 to 29, 26.4% are 30 to 44, 19.1% are 45 to 64, and 4.1% are 65 years and over.
- **Household Type:** 12.6% are 1-person households, 23.8% are married couple with child, and 16.4% are single parents with a child(ren).
- **Gender:** 56.2% are male and 43.8% are female.

2) Overall Economic Conditions and Trends:

The neighborhood surrounding UEZ I has a median real estate price of \$230,178, which is more expensive than 62.5% of the neighborhoods in Texas and 44.7% of the neighborhoods in the U.S. According to NeighborhoodScout, the average rental price is \$2,000 which is higher than 79.9% of the neighborhoods in Texas.

Altogether, NeighborhoodScout categorizes the neighborhood as middle income with 33.3% of children living below the poverty line.

The average annual change in per capita income over the last 5 years is 8.0%, significantly higher relative to that of the nation (4.0%). The average annual change in household income over the last 5 years is 9.1%, also higher than that of the nation overall (3.7%). The average change in unemployment rate over the last 5 years is -0.3% for the neighborhood compared to -0.1% nationally, indicating a strong employment base despite the pandemic.

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

3) General Housing Conditions and Trends in the Community:

According to NeighborhoodScout, the site is located in the Smoot neighborhood (referred to as Sendero Hills in the City of Austin RHDA/OHDA Application Map Series). This is classified as a suburban neighborhood based on population density.

Per NeighborhoodScout, “[t]his neighborhood’s real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and mobile homes. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Real estate vacancies in this neighborhood are 4.2%, which is lower than one will find in 79.0% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.”

In the last 5 years, the average annual appreciation for homes has been 9.56%, with current prices per square foot at \$130. Rents have increased 2.6% over the last 5 years.

ii. Identify the Geographic Area

UEZ I is located in East Austin in census tract 22.08. The City’s Gentrification and Displacement study rates gentrification within the Sendero Hills neighborhood as “Early Type 1.” The area is part of the East MLK Combined NPA. Please see page one of the NeighborhoodScout attachment for a map of the area.

iii. Quantify the Pool of Eligible Tenants

Due to UEZ I's role within the region's homelessness response efforts, prospective residents will pull from the surrounding Austin region.

The Austin Strategic Housing Plan, drafted in 2016, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2027, Austin will need an additional 60,000 units of housing that are affordable to people earning 80% of the Median Family Income (MFI) or less – 22,417 of which are needed for people earning 30% MFI or below.

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

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

iv. Analyze the Competition

Homes at UEZ I will provide much-needed permanent supportive housing in the area. Designed as studios, one-bedrooms, and two-bedrooms, these homelessness-response units will be some of the only such residences available in the immediate vicinity.

v. Assess the Market Demand

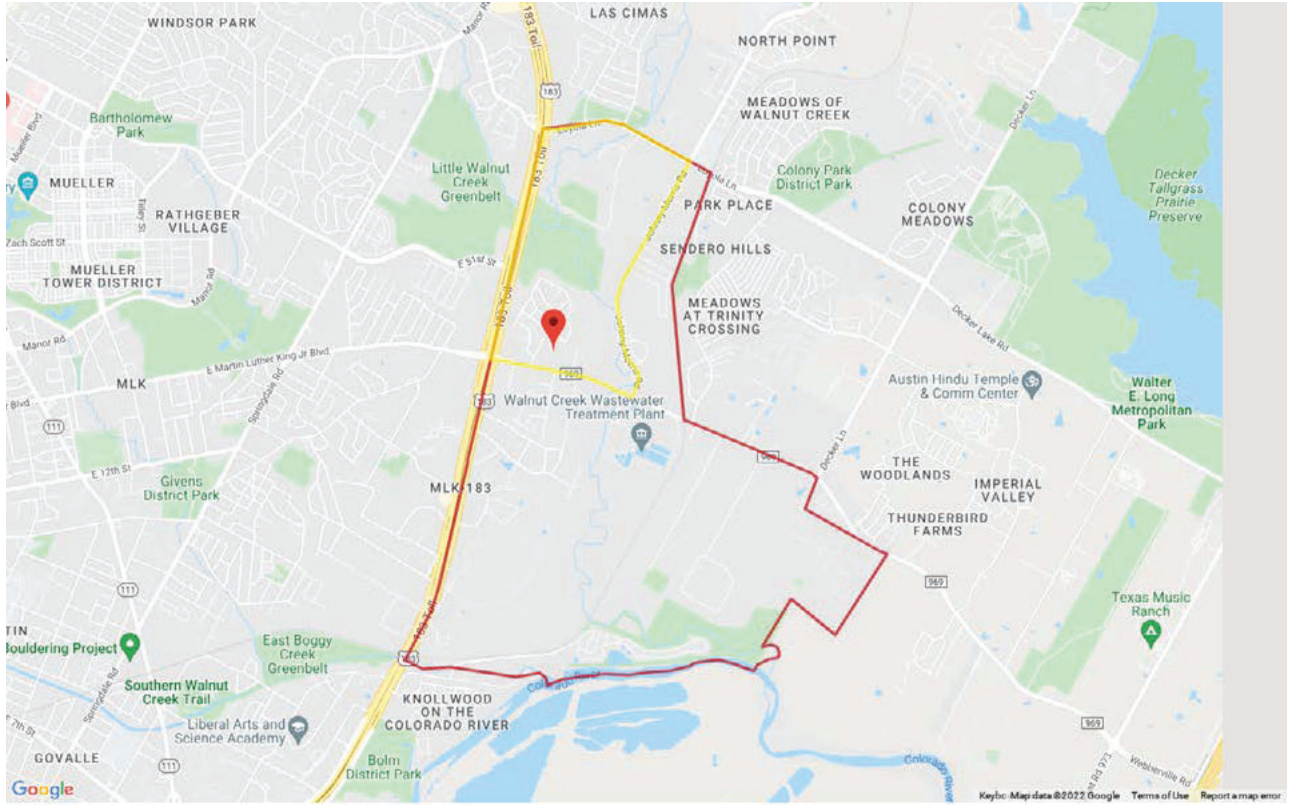
As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 20,000 are earmarked for families earning less than 30% of MFI, and another 25,000 are needed for households earning between 31-60% MFI. **City Council District 1 has a goal of creating 7,086 affordable units by 2027, but has only delivered 1,749 to date.** This gap marks a dire need for additional deeply-affordable housing in the area.

vi. Evaluate the Effective Demand and the Capture Rate

80 units / 45,000 housing units needed at 60% MFI or below = **0.18% capture rate.**

vii. Absorption Rate

Once construction of UEZ I is completed, the project will be filled systematically by the Austin Area Urban League, with many residents drawn from the Coordinated Entry homelessness response system operated by ECHO. It is expected that the property will be 100% occupied in 3-5 months with an estimated absorption rate of 20 units per month.





— Neighborhood Boundary — Micro-Neighborhood Boundary



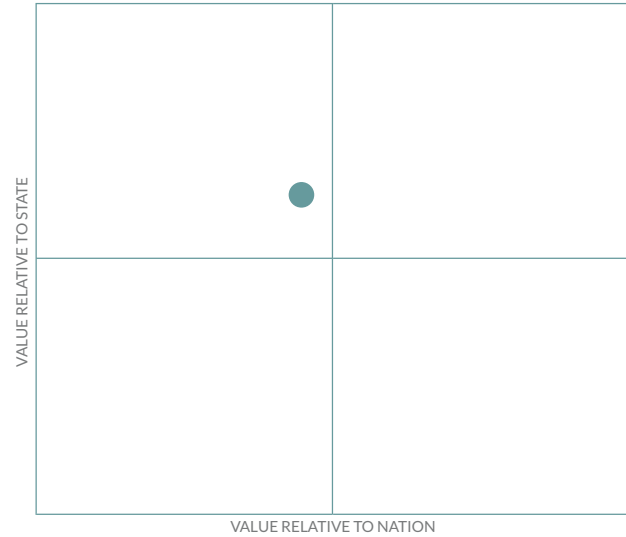
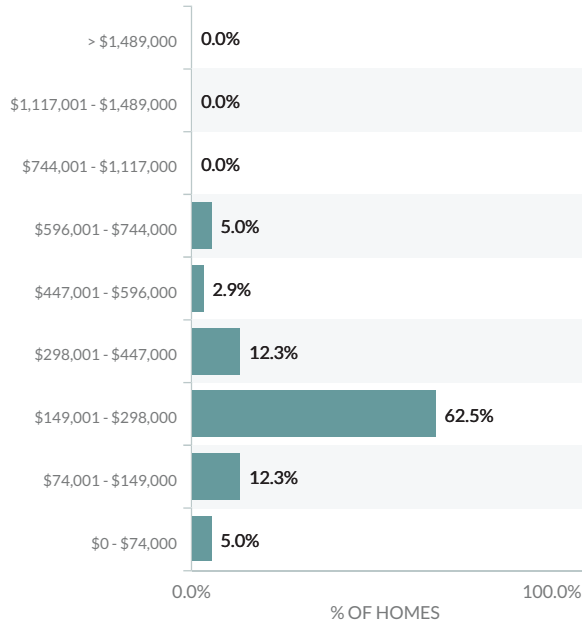
THE 6314 FM 969 NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

 **MEDIAN HOME VALUE:**
\$230,178


 **MEDIAN REAL ESTATE TAXES:**
\$1,809 (0.8% effective rate)

NEIGHBORHOOD HOME PRICES



AVERAGE MARKET RENT

 **AVERAGE MARKET RENT:**
\$2,000 / per month

 **GROSS RENTAL YIELD:**  **11.49 %**



MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

COASTAL
 LAKEFRONT
 FARMS

NEIGHBORHOOD LOOK AND FEEL

DENSELY URBAN URBAN **SUBURBAN** RURAL REMOTE

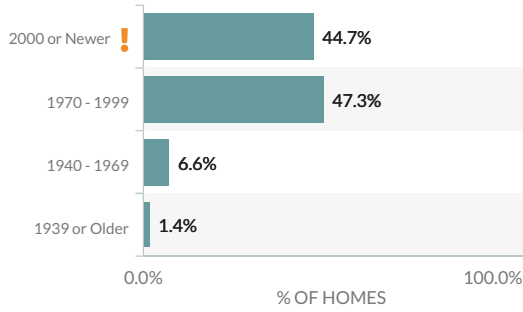
989
 PEOPLE/SQ. MILE

Population Density

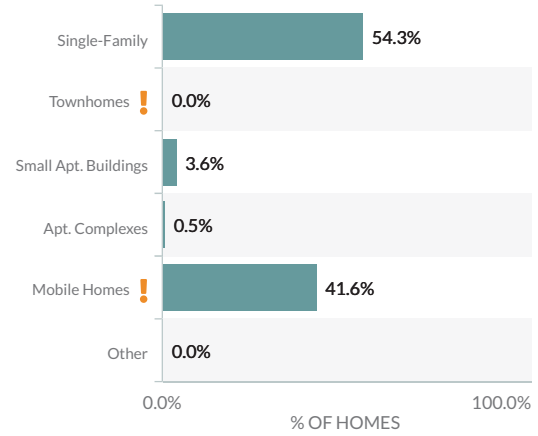


HOUSING MARKET DETAILS

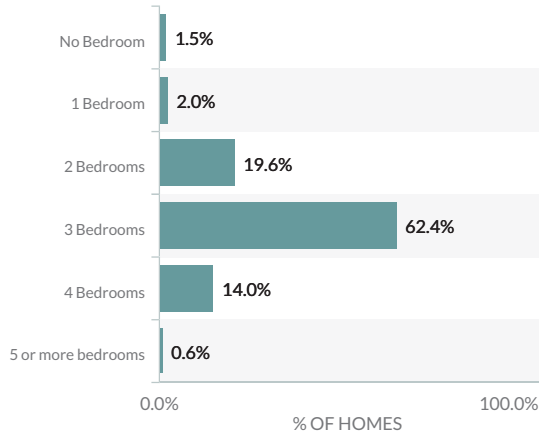
AGE OF HOMES ⚠️



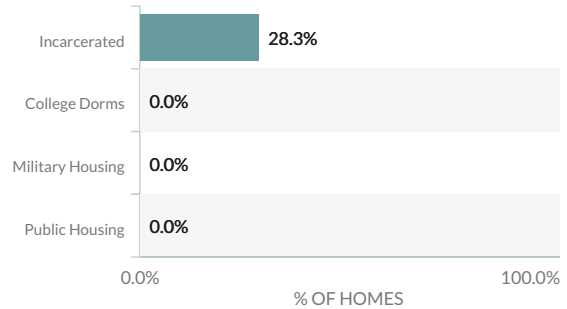
TYPES OF HOMES ⚠️



HOME SIZE

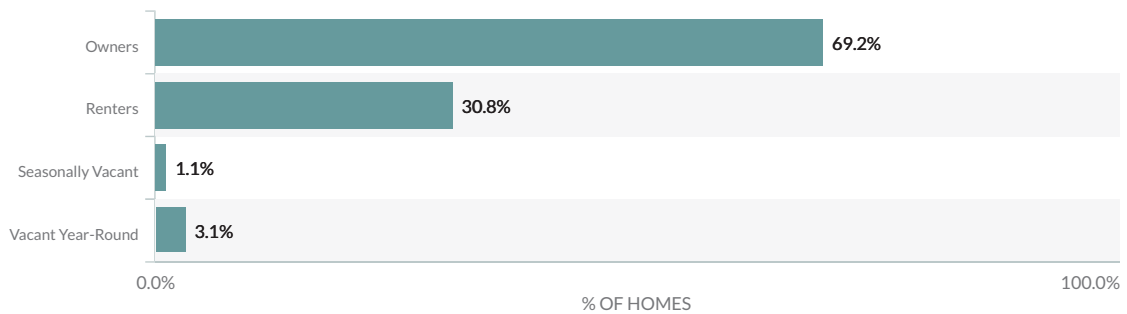


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE










THE 6314 FM 969 NEIGHBORHOOD DEMOGRAPHICS






136 Vital Statistics found.

0 Condition Alerts found. 

LIFESTYLE

 First Time Homebuyers	37.2%	Poor
 Family Friendly	34.3%	Poor
 Luxury Communities	28.5%	Poor
 Young Single Professionals	23.1%	Poor
 Retirement Dream Areas	10.4%	Poor
 College Student Friendly	6.1%	Poor
 Vacation Home Locations	0.0%	Poor

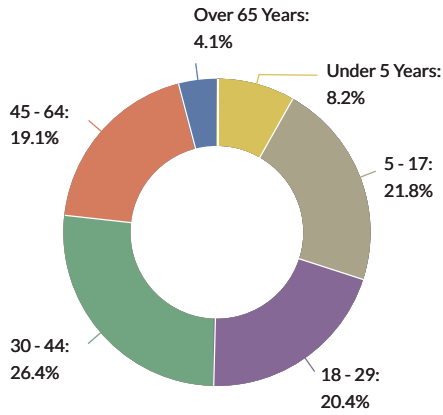
SPECIAL CHARACTER

 Quiet	49.6%	Poor
 Hip Trendy	35.3%	Poor
 Walkable	31.4%	Poor
 Urban Sophisticates	26.5%	Poor
 Nautical	0.0%	Poor

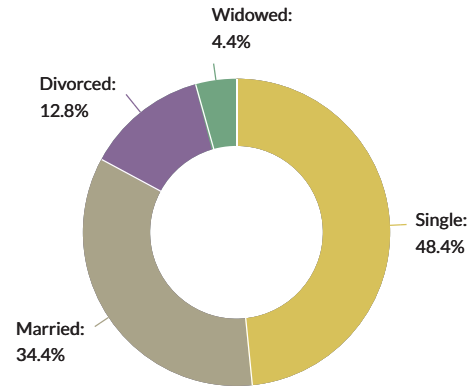


AGE / MARITAL STATUS

AGE



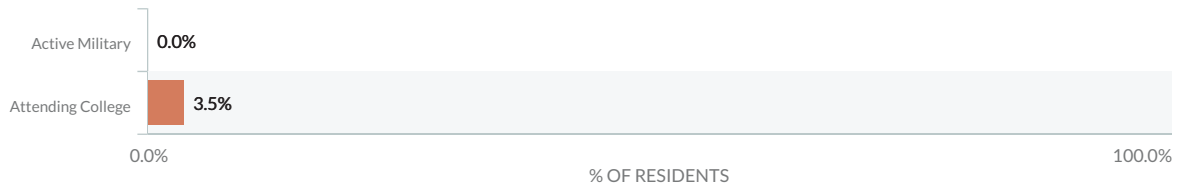
MARITAL STATUS



GENDER RATIO



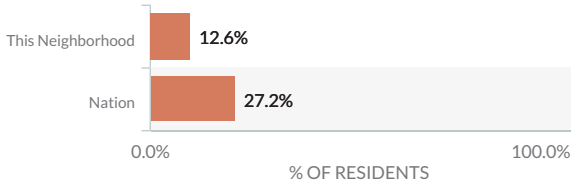
MILITARY & COLLEGE STATUS



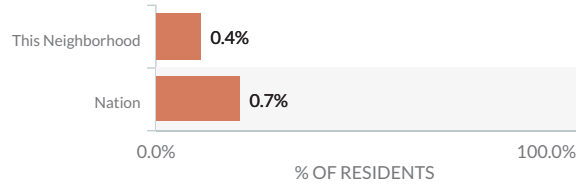


HOUSEHOLD TYPES

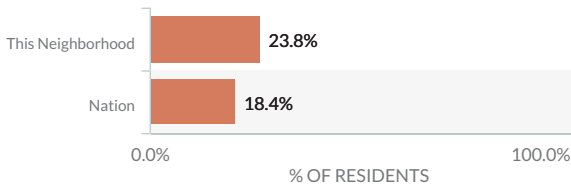
ONE PERSON HOUSEHOLDS



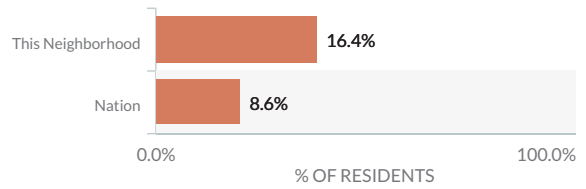
SAME SEX PARTNERS



MARRIED COUPLE WITH CHILD

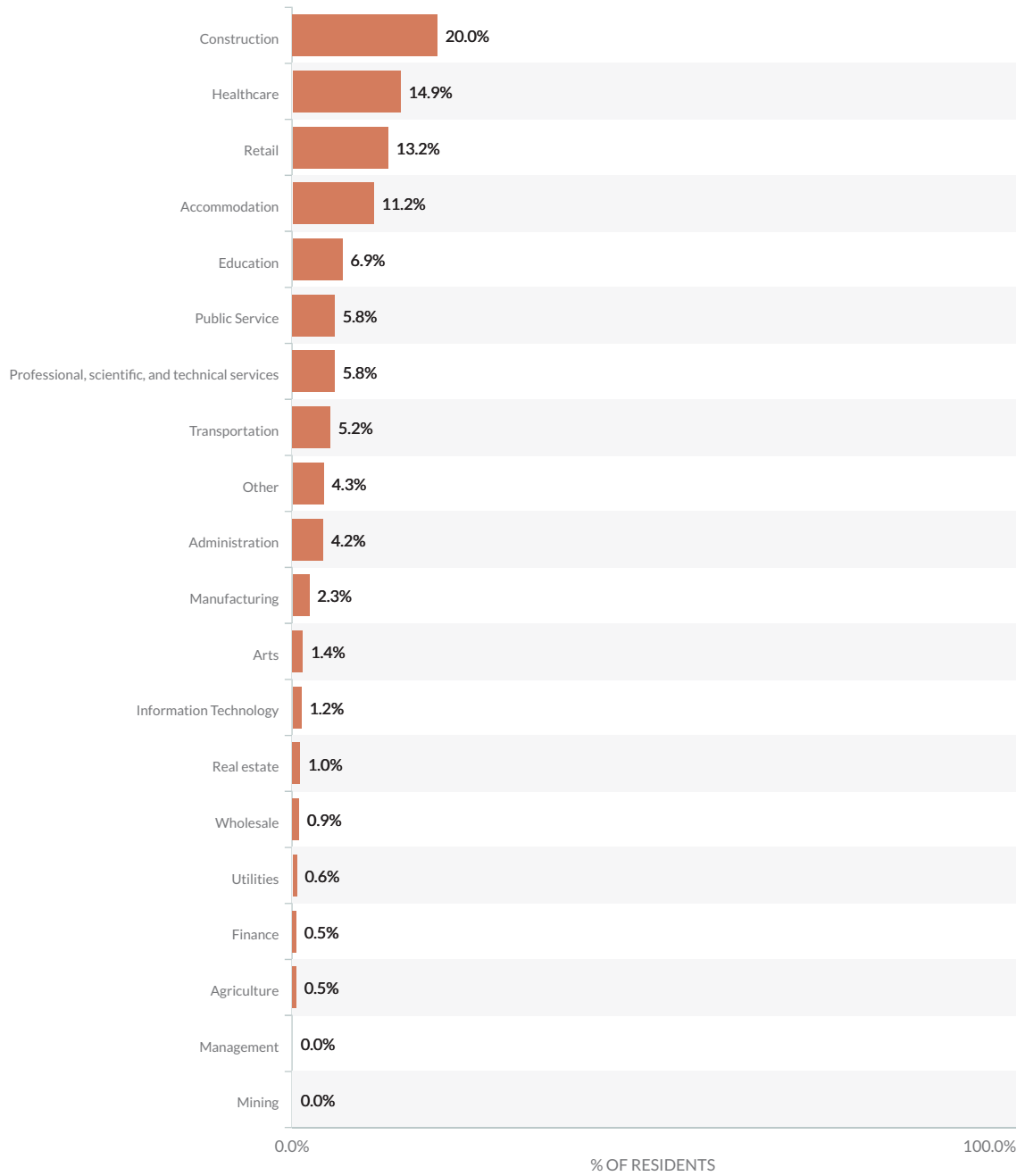


SINGLE PARENT WITH CHILD





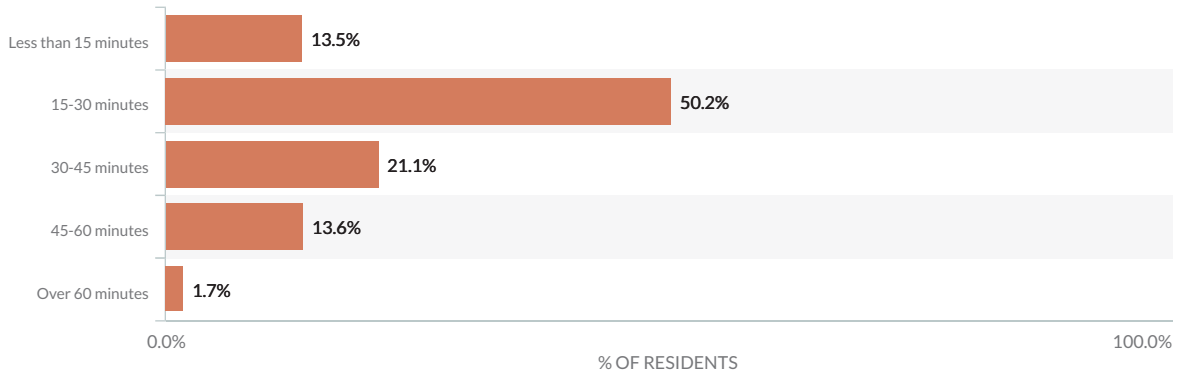
EMPLOYMENT INDUSTRIES



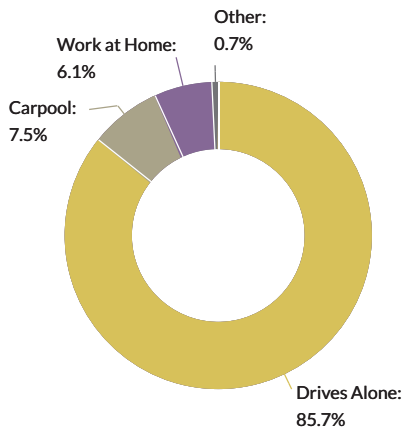


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME



MEANS OF TRANSPORT



Other Categories:

Bus: 0.0%

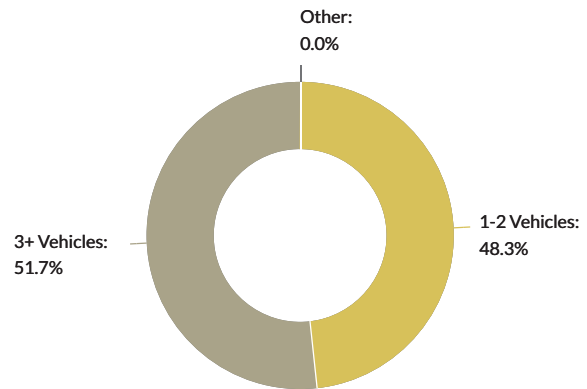
Subway/Bus: 0.0%

Ferry: 0.0%

Bike: 0.6%

Walk: 0.1%

VEHICLES PER HOUSEHOLD

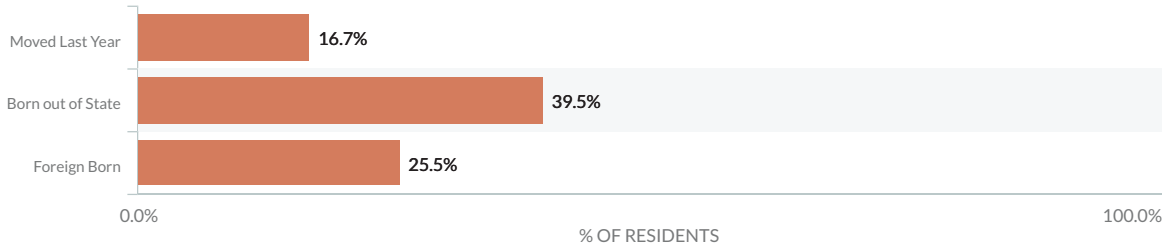


Other Categories:

No Vehicles: 0.0%



MIGRATION & MOBILITY



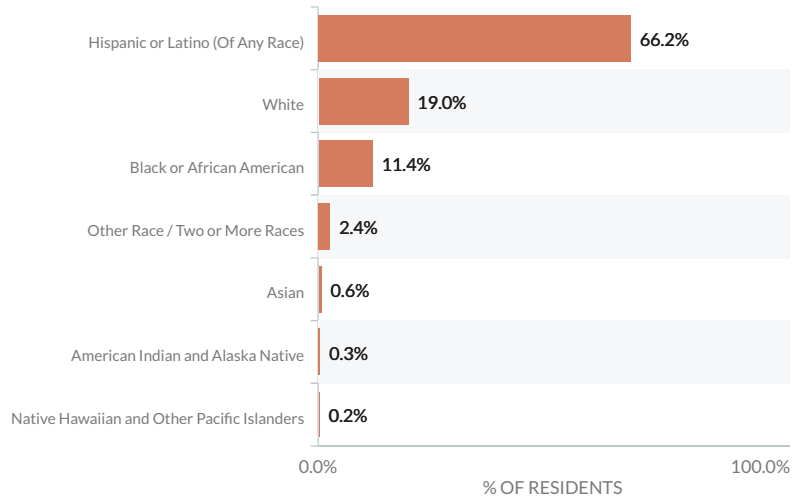
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

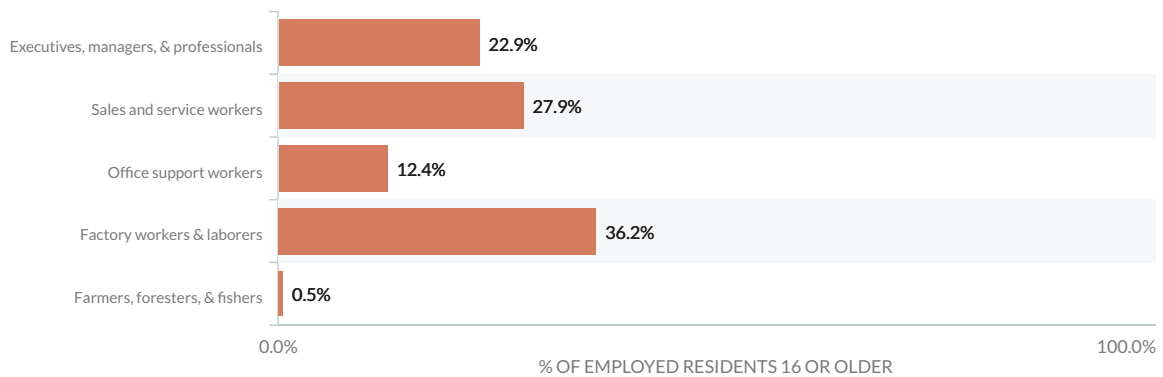
70

(100 is the most diverse)

More diverse than 70% of U.S. neighborhoods.



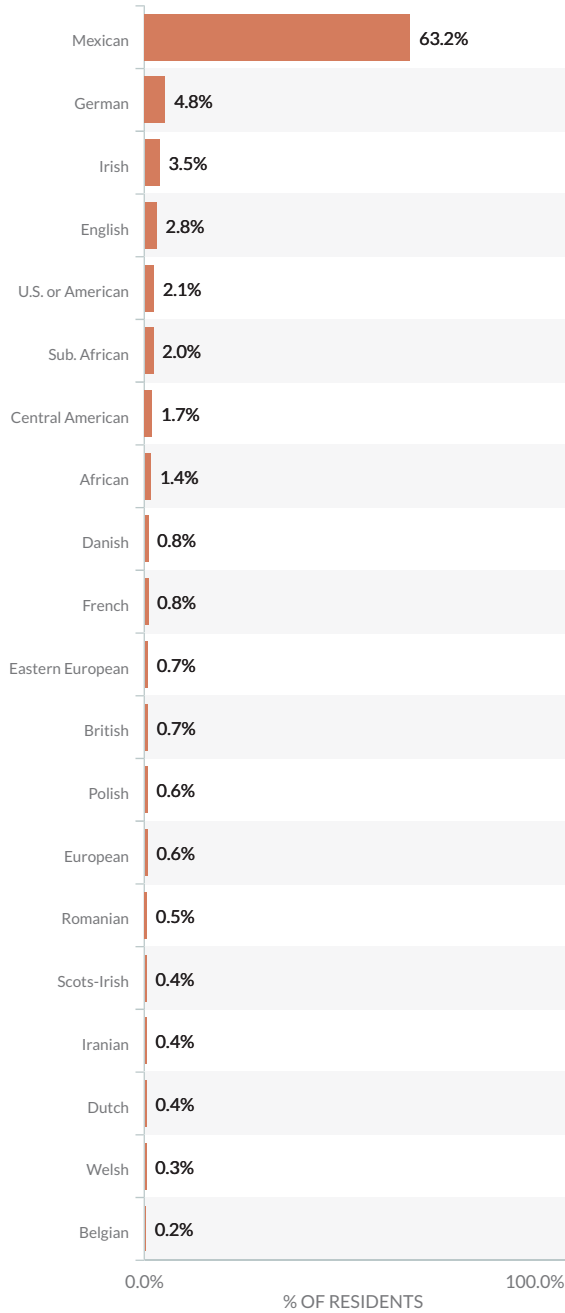
OCCUPATIONS



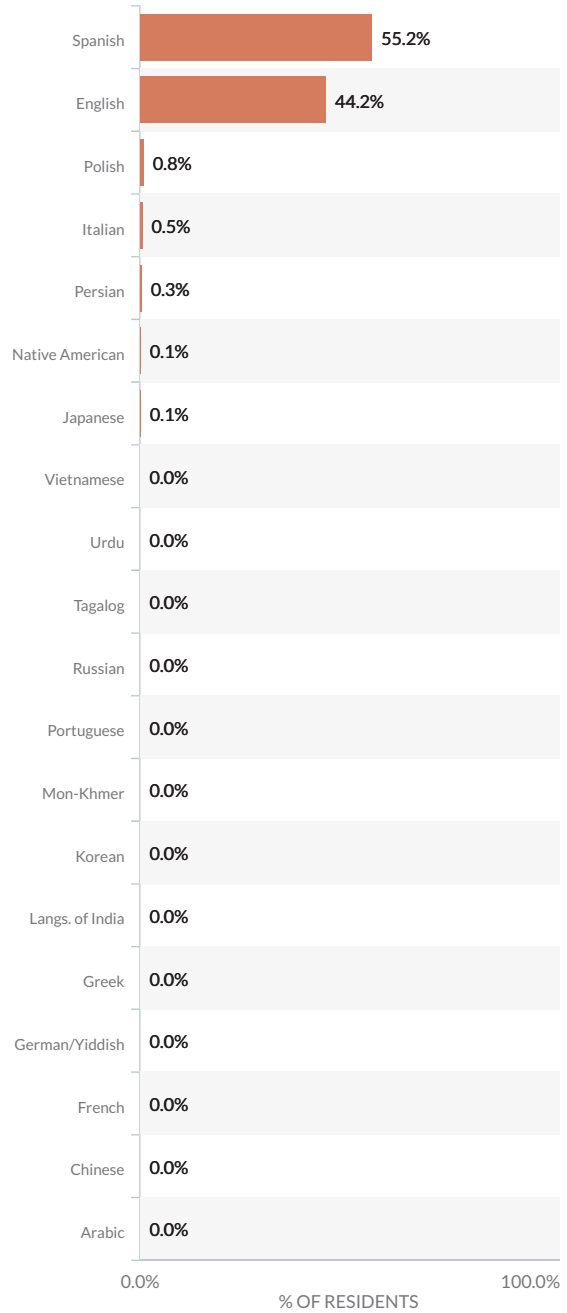


ANCESTRIES & LANGUAGES SPOKEN

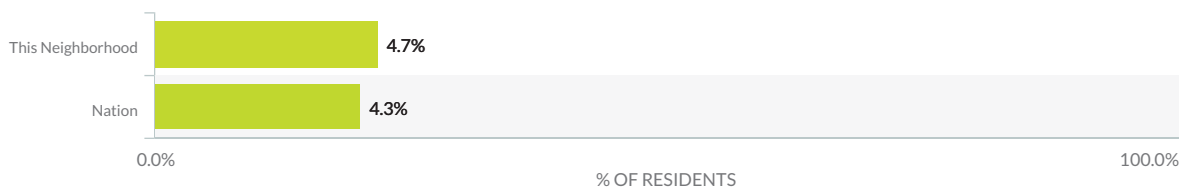
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)



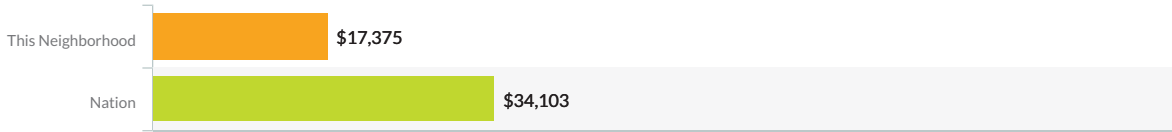
UNEMPLOYMENT RATE



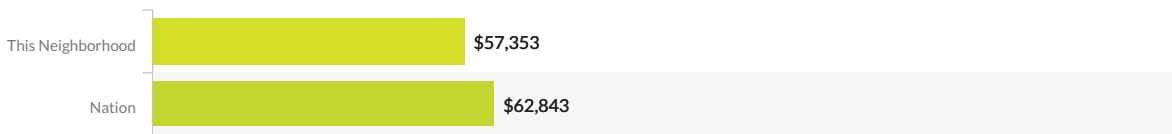


AVERAGE INCOME

PER CAPITA INCOME

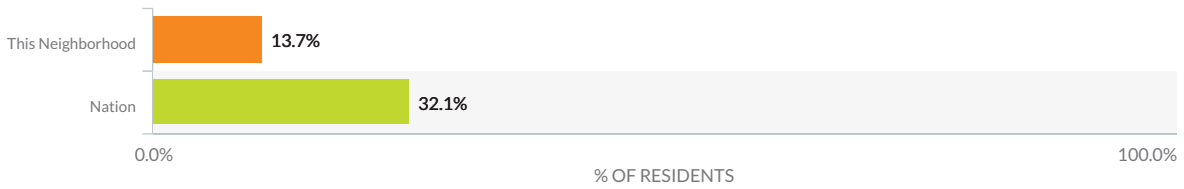


MEDIAN HOUSEHOLD INCOME



EDUCATION

PERCENT WITH COLLEGE DEGREE

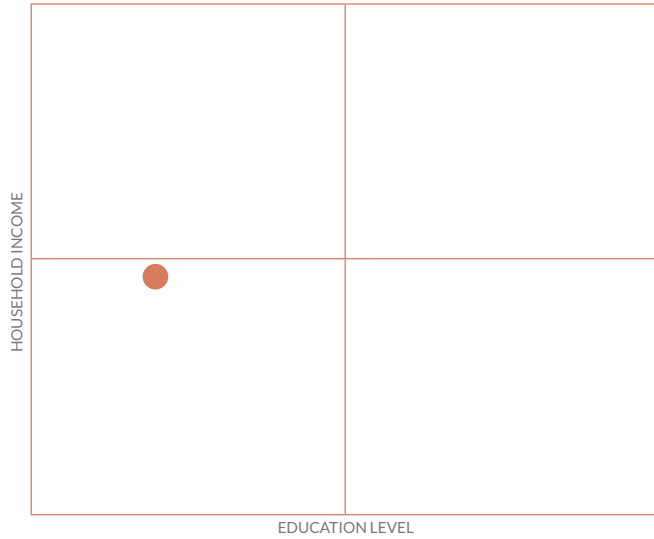


PERCENT WITH ADVANCED DEGREE





INCOME AND EDUCATION





THE 6314 FM 969 NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

11

(100 is safest)

Safer than 11% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	43	356	399
Crime Rate (per 1,000 residents)	5.71	47.31	53.02

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

24

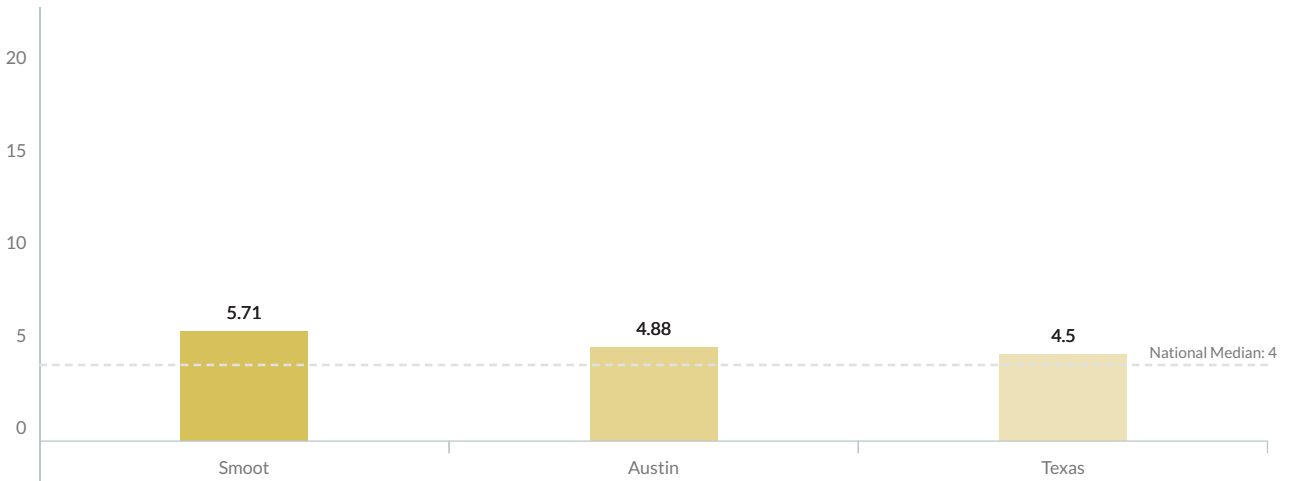
(100 is safest)

Safer than 24% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
57	37	21	24
100 is safest	100 is safest	100 is safest	100 is safest



VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 175
in this Neighborhood

1 IN 205
in Austin

1 IN 222
in Texas

AUSTIN VIOLENT CRIMES

POPULATION: **961,855**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	44	491	1,101	3,056
Rate per 1,000	0.05	0.51	1.14	3.18

UNITED STATES VIOLENT CRIMES

POPULATION: **331,449,281**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	21,570	126,430	243,600	921,505
Rate per 1,000	0.07	0.38	0.73	2.78



NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

9

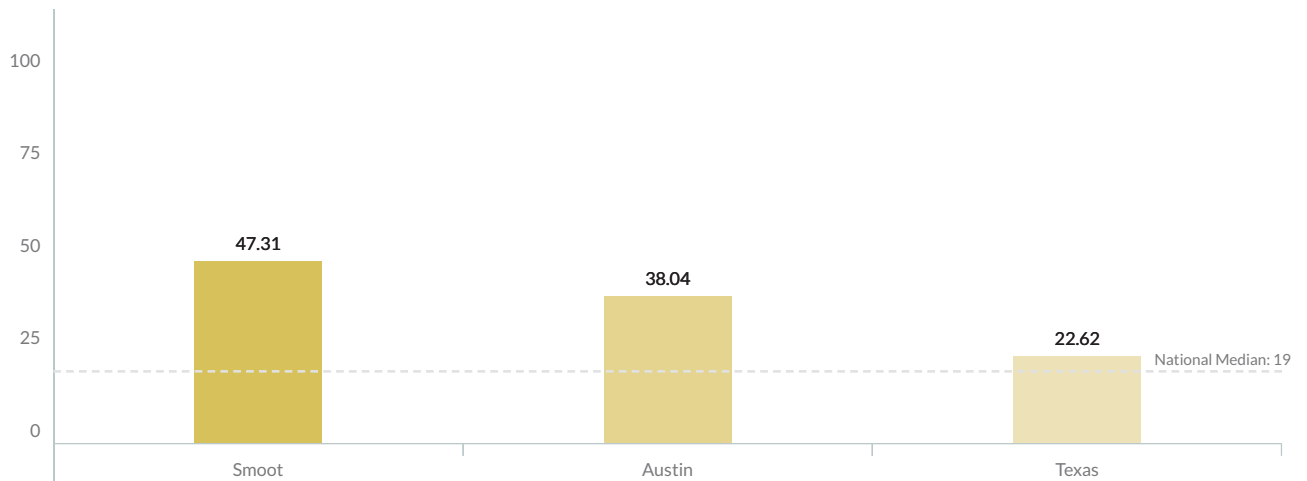
(100 is safest)

⚠️

Safer than 9% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
8	8	53
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

<p style="font-size: 1.2em; color: #0072bc;">1 IN 21 ⚠️</p> <p style="font-size: 0.8em;">in this Neighborhood</p>	<p style="font-size: 1.2em; color: #0072bc;">1 IN 26</p> <p style="font-size: 0.8em;">in Austin</p>	<p style="font-size: 1.2em; color: #0072bc;">1 IN 44</p> <p style="font-size: 0.8em;">in Texas</p>
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AUSTIN PROPERTY CRIMES

POPULATION: **961,855**

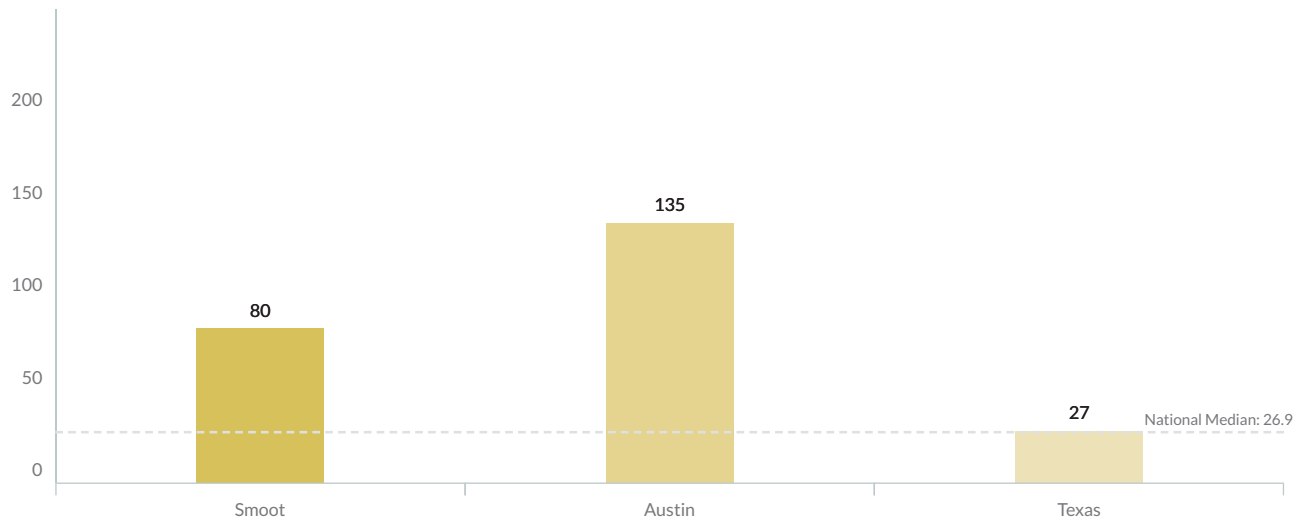
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,827	27,679	4,080
Rate per 1,000	5.02	28.78	4.24

UNITED STATES PROPERTY CRIMES

POPULATION: **331,449,281**

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,035,314	4,606,324	810,400
Rate per 1,000	3.12	13.90	2.45

CRIME PER SQUARE MILE





THE 6314 FM 969 NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

29

(100 is best)

Better than 29% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

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

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
Lbj Echs School 7309 Lazy Creek Dr Austin, TX 78724	09-12		
Norman Elementary School 4001 Tannehill Ln Austin, TX 78721	KG-05		

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

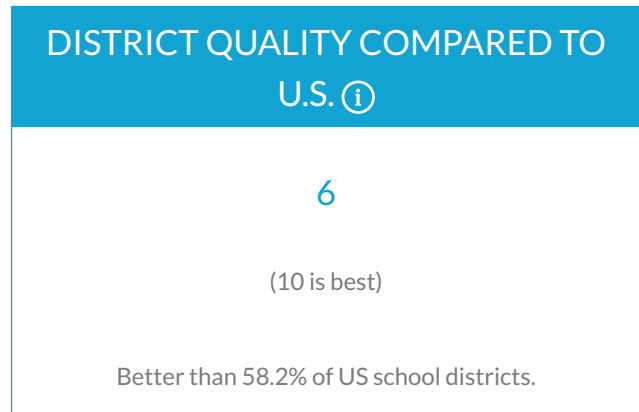
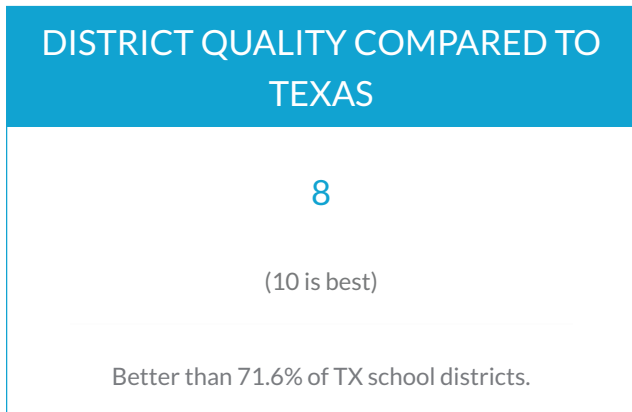
Adults In Neighborhood With College Degree Or Higher	13.7%
Children In The Neighborhood Living In Poverty	33.3%



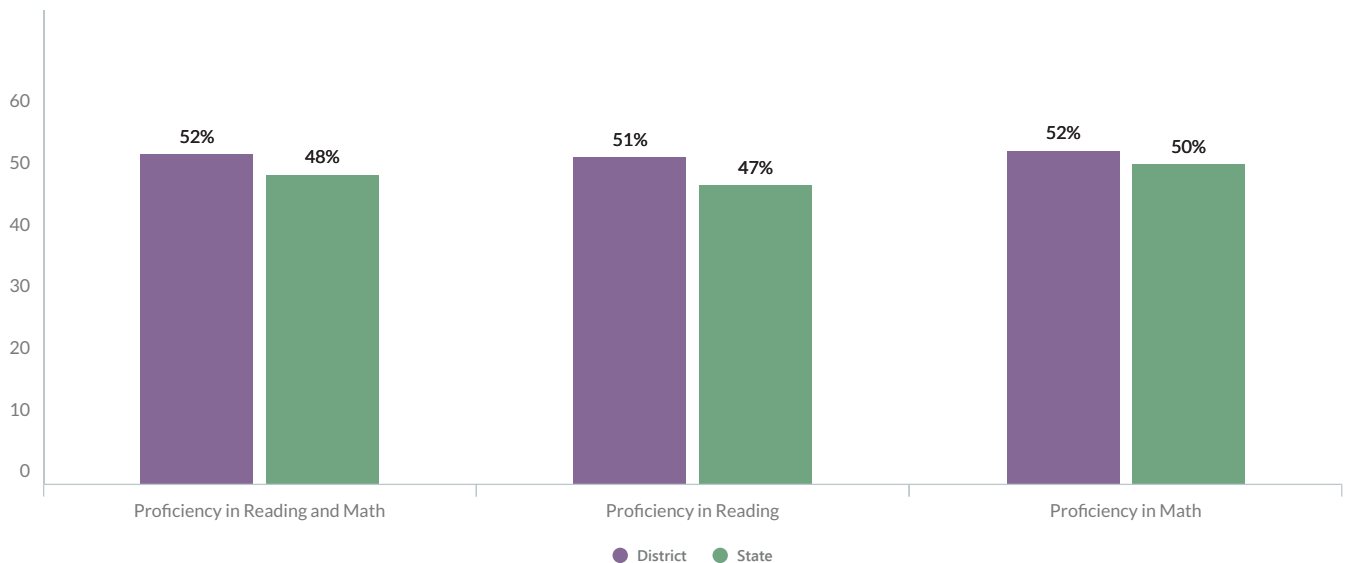
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

80,911 Students Enrolled in This District	128 Schools in District	15 Students Per Classroom
---	-----------------------------------	-------------------------------------



Public School Test Scores (No Child Left Behind)









School District Enrollment By Group

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

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

Educational Expenditures

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

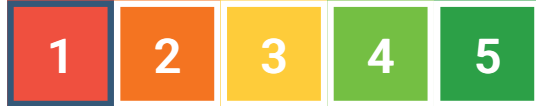


THE 6314 FM 969 TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

5=Rising Star

BLUE CHIP INDEX ⓘ

Blue Chip

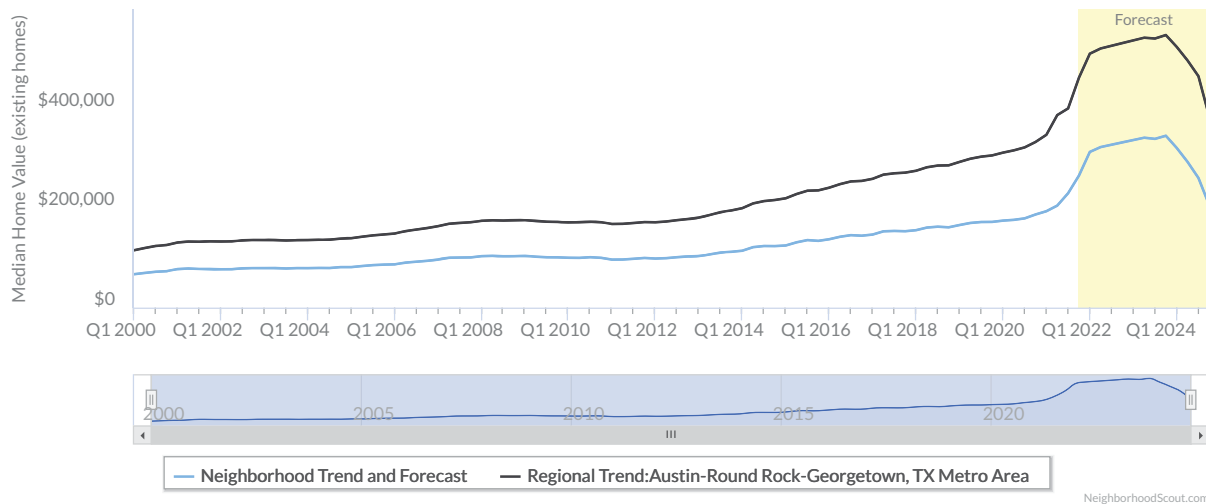


Past Appreciation and existing fundamentals

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

5=Blue Chip

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ





SCOUT VISION[®] HOME VALUE TRENDS AND FORECAST

TIME PERIOD		TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2021 Q4 - 2024 Q4		-10.59% ↓	-3.66% ↓	2	1
Latest Quarter: 2021 Q2 - 2021 Q3		12.14% ↑	58.16% ↑	8	10
Last 12 Months: 2020 Q3 - 2021 Q3		28.21% ↑	28.21% ↑	10	10
Last 2 Years: 2019 Q3 - 2021 Q3		33.64% ↑	15.60% ↑	6	10
Last 5 Years: 2016 Q3 - 2021 Q3		57.88% ↑	9.56% ↑	5	9
Last 10 Years: 2011 Q3 - 2021 Q3		134.25% ↑	8.89% ↑	6	10
Since 2000: 2000 Q1 - 2021 Q3		214.19% ↑	5.60% ↑	8	10

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- + Educated Population Trend
- + Income Trend
- + Real Estate Values Nearby
- + Vacancies
- + Access to High Paying Jobs

Cons

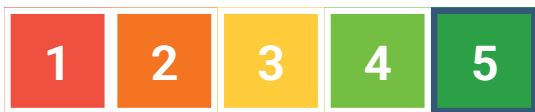
Impediments to home value appreciation over the next few years or indicators of negative trends already underway.

- Regional Housing Market Outlook
- Crime
- School Performance
- Neighborhood Look & Feel

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Strong Advantage



Price advantage score

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

\$130
Neighborhood price per sqft

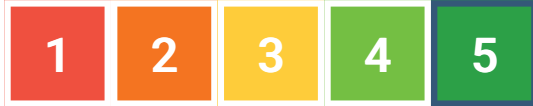
\$175
Average Nearby Home Price per sqft



JOBS WITHIN AN HOUR

ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

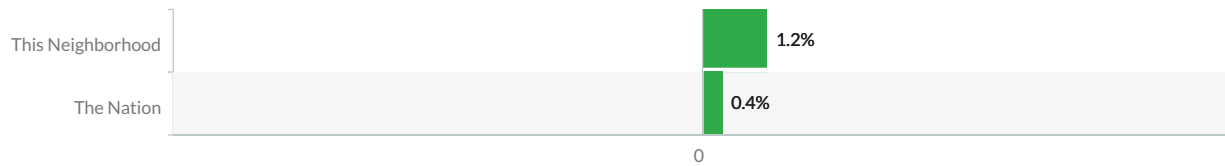
Good 5=Excellent

WITHIN	HIGH-PAYING* JOBS
5 minutes	2647
10 minutes	12582
15 minutes	160866
20 minutes	322999
30 minutes	476925
45 minutes	542932
60 minutes	561853

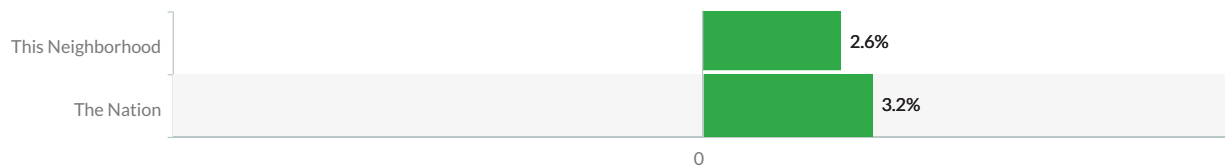
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

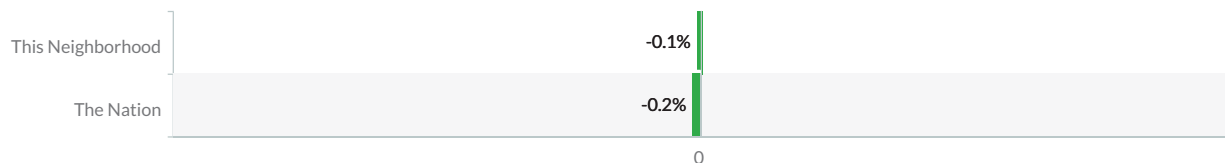
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



AVG. ANNUAL RENT PRICE TREND Over last 5 years

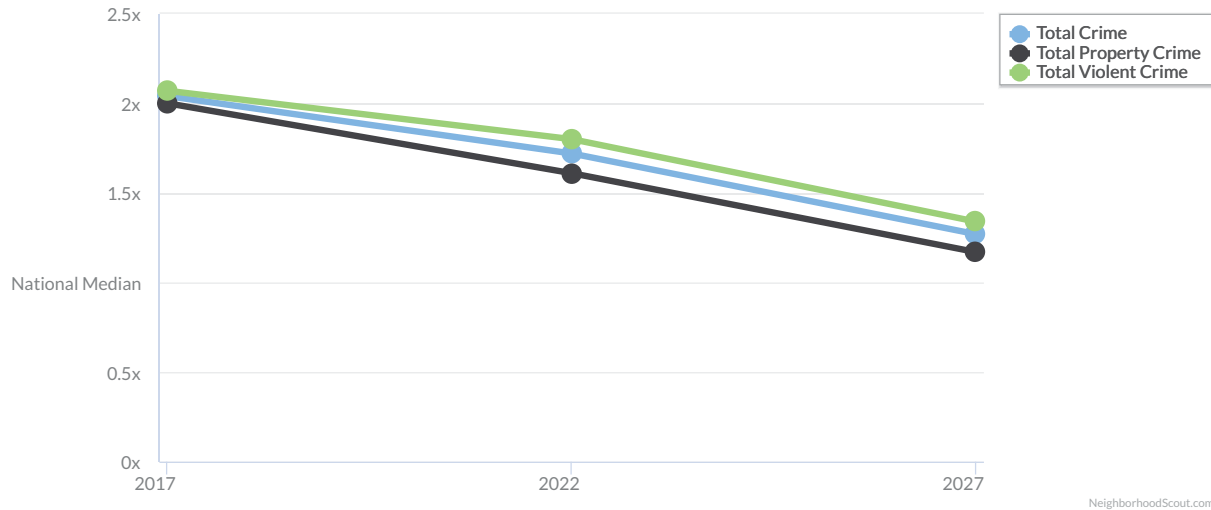


AVG. ANNUAL VACANCY TRENDS Over last 5 years



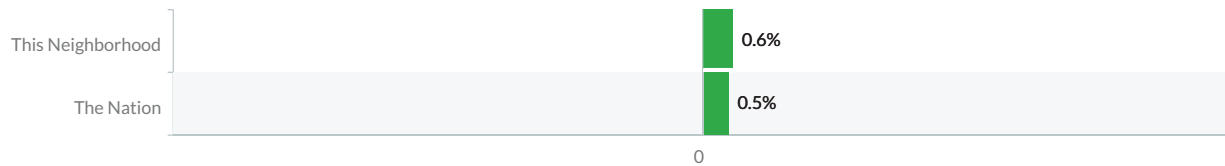


SCOUT VISION® CRIME TRENDS AND FORECAST

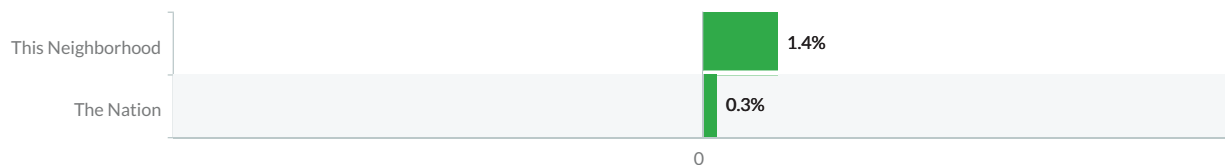


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years



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



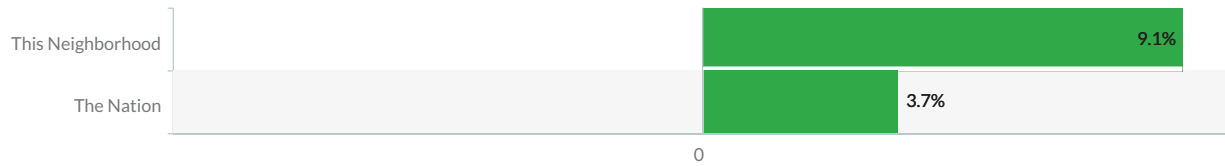
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

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

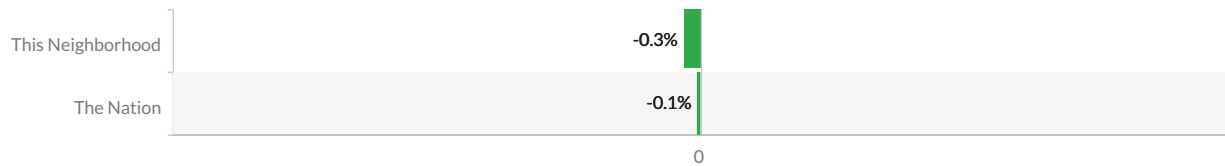









AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	440	333	 -24.32% ↓
1 Mile	3,394	2,443	 -28.02% ↓
3 Miles	54,572	44,398	-18.64% ↓
5 Miles	155,092	129,411	 -16.56% ↓
10 Miles	558,387	570,304	2.13% ↑
15 Miles	938,749	988,791	5.33% ↑
25 Miles	1,583,693	1,759,432	 11.10% ↑
50 Miles	2,058,162	2,350,714	 14.21% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



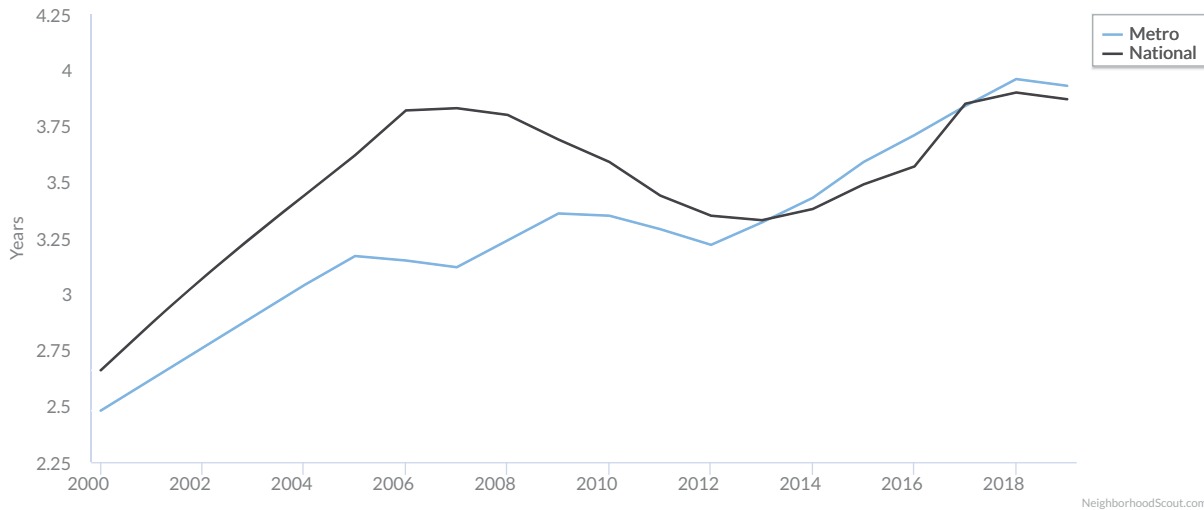
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



<p>2.48</p> <p>Region's Historical Low</p>	<p>3.96</p> <p>Region's Historical High</p>	<p>3.93</p> <p>Current ⚠️</p>
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REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.91% ↑	10 ⚠	3.01% ↑	10 ⚠
Job Growth	9.20% ↑	9 ⚠	7.83% ↑	9 ⚠
Income Trend (Wages)	16.35% ↑	10 ⚠	5.77% ↑	10 ⚠
Unemployment Trend	0.97% ↑	6	-1.58% ↓	4
Stock Performance of Region's Industries	42.49% ↑	10 ⚠	18.72% ↑	9 ⚠
Housing Added	7.12% ↑	10 ⚠	3.52% ↑	10 ⚠
Vacancy Trend	-1.12% ↓	9 ⚠	-0.48% ↓	8

* 10 is highest

Disclaimer

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



ABOUT THE 6314 FM 969 NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$230,178, which is more expensive than 62.5% of the neighborhoods in Texas and 44.7% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,000, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 79.9% of the neighborhoods in Texas.

This is a suburban neighborhood (based on population density) located in Austin, Texas.

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and mobile homes. Most of the residential real estate is owner occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Real estate vacancies in this neighborhood are 4.2%, which is lower than one will find in 79.0% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

Notable & Unique Neighborhood Characteristics

Many things matter about a neighborhood, but the first thing most people notice is the way a neighborhood looks and its particular character. For example, one might notice whether the buildings all date from a certain time period or whether shop signs are in multiple languages. This particular neighborhood in Austin, the Smoot neighborhood, has some outstanding things about the way it looks and its way of life that are worth highlighting.

Notable & Unique: People

An interesting characteristic about the Smoot neighborhood is that there are more incarcerated people living here than 99.3% of neighborhoods in the U.S. The United States has the highest rate of incarceration in the world, currently with 1 out of every 100 adults in the country are incarcerated as a punishment for crimes committed. The extremely high incarceration rate of this neighborhood could mean that a prison, juvenile detention facility or other correctional facility occupies a large proportion of the neighborhood, or contains a large portion of the neighborhood's population.

Notable & Unique: Real Estate

The real estate in this neighborhood consists of more mobile homes than 98.3% of all neighborhoods in America, with 41.6% of the occupied housing here being classified as mobile homes. So if you are looking for a mobile home, or you like the look and feel of mobile home parks, this neighborhood might have the setting you desire.



Notable & Unique: Diversity

Did you know that the Smoot neighborhood has more Mexican ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 63.2% of this neighborhood's residents have Mexican ancestry.

The Neighbors

The Neighbors: Income

How wealthy a neighborhood is, from very wealthy, to middle income, to low income is very formative with regard to the personality and character of a neighborhood. Equally important is the rate of people, particularly children, who live below the federal poverty line. In some wealthy gated communities, the areas immediately surrounding can have high rates of childhood poverty, which indicates other social issues. NeighborhoodScout's analysis reveals both aspects of income and poverty for this neighborhood.

The neighbors in the Smoot 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 46.6% of the neighborhoods in America. With 33.3% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 81.5% of U.S. neighborhoods.

The Neighbors: Occupations

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

In the Smoot neighborhood, 36.2% of the working population is employed in manufacturing and laborer occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 27.9% of the residents employed. Other residents here are employed in executive, management, and professional occupations (22.9%), and 12.4% in clerical, assistant, and tech support occupations.

The Neighbors: Languages

The most common language spoken in the Smoot neighborhood is Spanish, spoken by 55.2% of households. Some people also speak English (44.2%).



The Neighbors: Ethnicity / Ancestry

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

In the Smoot neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (63.2%). There are also a number of people of German ancestry (4.8%), and residents who report Irish roots (3.5%), and some of the residents are also of English ancestry (2.8%), along with some Sub-Saharan African ancestry residents (2.0%), among others. In addition, 25.5% 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 Smoot neighborhood spend between 15 and 30 minutes commuting one-way to work (50.2% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (90.8%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (8.0%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

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.

DocuSigned by:  35F9B12CA449454...	Quincy Dunlap	8/4/2023
Signed	printed name	date

GOOD NEIGHBOR POLICY

Contact

Conor Kenny, Principal

Capital A Housing

(512) 968-3050

Conor@CapitalAHousing.com

Communications Plan for Neighborhood Engagement

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

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 6400 FM 969 Rd:

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

Colony Park/Lakeside Community Development Corp

Del Valle Community Coalition

Friends of Northeast Austin

Neighbors United for Progress

Reissig Group

Neighborhood Plan: The development is located within the East MLK Combined neighborhood planning area, and is guided instead by the corresponding neighborhood plan adopted November 7, 2002. [\(Link to Plan\)](#)

- 1) **Neighborhood Contact:** Capital A Housing will reach out to both the Neighborhood Plan Contact Team (NPCT) as well as the other priority neighborhood organizations listed above to share info on plans for the development of 6400 FM 969 Rd. The city will be updated once those meetings have occurred.
- 2) **Neighborhood Notification:** The organizations above including the NPCT will be notified as part of the TDHCA notification process to take place in the period of June to July, 2022. TDHCA has a

public comment process that incorporates neighborhood feedback. At this time, we do not anticipate a zoning change being necessary. The team will also reach out to neighborhood and publicly engage, as a neighbor, on the plans for development of the site.

3) **Neighborhood Engagement:** At the any upcoming neighborhood meetings, Capital A Housing will present information about their firm and plans for design of the building, and talk about who will live at the property and what services will be offered.

- After initial phone contact, meetings will be scheduled with any organization that should request such.
- Capital A will invite neighborhood members to volunteer events to get more involved with the project.

4) **Implementation/Ongoing Relations:** Capital A will implement the following processes to encourage ongoing relations with neighborhood members:

- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
- The property will invite neighborhood members to participate in services programs being offered at our community.
- The property will invite and educate neighborhood members on the many ways to volunteer with the property.
- Capital A will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

4.C. SMART Housing Letter

Capital A submitted an application for SMART Housing and is currently in the process of responding to comments from City staff. The development team will forward this SMART certification letter to AHFC upon receipt.

4.D. MOU with ECHO

Please see the following letter of support from ECHO. A letter from ECHO supporting this application has been included, but not a Continuum of Care MOU, because all parties agreed that an MOU specifically tailored to Permanent Supportive Housing (instead of CoC) would function better as an agreement. We expect to complete an agreement between ECHO, Austin Area Urban League, and Capital A Housing prior to the potential AHFC board approval of this application.



May 4, 2022

RE: Letter of Support for Urban Empowerment Zone 1

To Whom It May Concern:

The Ending Community Homelessness Coalition (ECHO) is the lead Continuum of Care (CoC) agency for Austin/Travis County. ECHO is charged with creating and managing access to permanent housing on behalf of the homeless response system. The Capital A Housing Group, ECHO, and Austin Area Urban League (AAUL) are working to develop access to affordable housing units at Urban Empowerment Zone 1, 6400 FM 969, Austin, TX 78724. This development project with Capital A Housing will dedicate 100% of the units at Urban Empowerment Zone 1 to the Homelessness Response System and will exclusively take referrals through the Coordinated Entry system. These units will be made available to our neighbors exiting homelessness through the Austin Area Urban League (AAUL) project-based program for the duration of the executed agreement. Subsequently, this project will increase affordable housing options to those apart of our Homelessness Response System. ECHO is therefore in support of the Urban Empowerment Zone 1 housing development as it will produce long term resources to end homelessness in Austin/Travis County.

Please feel free to reach out with any questions.

Sincerely,

Jezzmen McPeters
Associate Director of Housing and System Advancement
jezzmenmcpeters@austinecho.org

Established Point of Contact:

Paul Mohr
Community Housing Portfolio Manager
paulmohr@austinecho.org

4.E. Resident Services



Resident services will be provided by the Austin Area Urban League, the non-profit owner, and will be supported by the overall TCSHC network and on-site property management team.

Over the last 40 years the Austin Area Urban League, in alignment with the Empowerment pillars of the National Urban League, has worked to meet the needs of underserved populations in the Austin area. With a key focus on programming and services in the areas of Education and Youth Development, Workforce and Career Readiness, Health, Housing, Justice and Advocacy, the Austin Area Urban League has had the opportunity to positively impact thousands of lives in the Austin/Central Texas region. For housing specifically, the Urban League believes that *every American deserves to live in a safe, decent, affordable and energy efficient housing on fair terms*. To empower individuals experiencing homelessness to work toward their own goals of self-sufficiency, we partner with them to access housing, workforce and career development resources, financial empowerment programs and access to culturally appropriate health and wellness opportunities. Supportive services means services provided by the service provider to help residents enhance their way of living and achieve self-sufficiency. Supportive Services shall be provided through coordination with existing service provision delivered through a combination of both on- and off-site service delivery opportunities.

The Urban League has several ongoing housing and community development programs that will form a strong base of experience for operating supportive housing.

Embedded in the Workforce & Career Development multi-pronged approach is Tier 1: Job Readiness programming under our ***Pathway to a Career program***, which assists individuals ages 16 to 65 by providing web-based computer literacy programming while developing important workplace soft-skills that will position them for success in future employment opportunities. Tier 2: Occupational Training) is

- a) The ***Returning Citizens Advancement Program*** (RCAP) is developed to reentry assistance to individuals who have experienced exclusion and barriers to housing, education, and employment leading to an improved quality of life. Program services are intended to meet participants basic needs through tools such as rental assistance, transitional housing, credit counseling, financial literacy, workforce development and skills training. Urban League's Workforce & Career development program provides career counseling, employment assistance, occupation training, financial literacy and long-term job retention that serve the purpose of ensuring individuals can not only meet basic needs but earn a wage that allows them to live a full life,
- b) ***Tech and Career Academy (AAUL TCA)*** is an approved TWC Career School and College and a Workforce Solutions Training Partner. AAULTCA was developed with you in mind to provide first class training opportunities for the demographics we serve to help them get a skill and certification in one of the high demand areas in the Capital City and surrounding areas.

AAUL Health and Wellness division offers clients *Healthcare Access Programming* focuses on the provision of healthcare and economic assistance navigation and application

assistance (Medicaid, Medicare, SNAP, Healthy Texas Women Program, etc.) with an important focus on culturally appropriate care. The purpose of the AAUL Health and Wellness division is to ensure comprehensive health equity by providing culturally appropriate health education, assistance in accessing available healthcare & social services, wrap-around services, reduction of stigma to seeking care, chronic disease self-management supports and advocacy for individual and community needs. Additionally the AAUL also has a referral mechanism to assist in accessing services offered by partners in our network of providers.



Executive Summary

The Urban League is a historic civil rights organization dedicated to providing economic empowerment, educational opportunities and the guarantee of civil rights for African Americans and other underserved/underrepresented populations in America.

Since 1977, the Austin Area Urban League has enriched the lives of citizens within the greater Central Texas Region. The Austin Area Urban League is one of more than 90 affiliates of the National Urban League providing direct services that impact and improve the lives of thousands in the central Texas region. Aligning with the program pillars of the Urban League, the Austin Area Urban League seeks to meet the needs of underserved populations in the Austin area by focusing on programming in the areas of Education and Youth Development, Workforce and Career Readiness, Health and Quality of Life, and Housing.

- ⊖ ***The Mission of the Urban League Movement is to enable African Americans and other underserved American residents to secure economic self-reliance, parity, power and civil rights.***
- ⊖ ***The Vision of the Austin Area Urban League is a Austin/Central Texas that provides an **Equitable Quality of Life** opportunity for all its residents, in all aspects of life.***
- ⊖ ***The Mission of the Austin Area Urban League is to provide tools to African Americans and under-served populations to build a foundation for social and economic equity and equality.***

This is done through a programmatic and service focus under Five empowerment pillars.



WORKFORCE DEVELOPMENT (JOBS): Every American has access to jobs with a living wage and good benefits. From at-risk teens, to the formerly incarcerated, to older Americans re-entering the workforce or in need of new skills, Urban League workforce programs have helped thousands to find careers and prepare for new challenges.



EDUCATION AND YOUTH DEVELOPMENT: Every American child is ready for college, work and life. Through mentorship, sponsorship, prevention, intervention and college-immersion experiences, Urban League Education and Youth programs are closing the racial achievement gap in communities large and small. Advocacy on the local, state and federal level keeps issues of equity and fairness forefront in the education debate



HOUSING: Every American lives in safe, decent, affordable and energy efficient housing on fair terms. The housing crisis of the last decade hit African Americans disproportionately hard, wiping out recent gains in the home ownership rates. Through Home repair, foreclosure prevention, pre-purchase counseling and financial literacy initiatives, Urban League programs are closing the gap and helping minority families buy and keep their own homes.



HEALTH AND WELLNESS: Every American has access to quality and affordable health care solutions. Black Americans are almost twice as likely as whites to lack health insurance. Life expectancy is four years shorter, and younger people of color are more likely to develop or die from health conditions that typically occur at older ages in whites, such as heart disease, stroke, and diabetes. Urban League programs are raising awareness about health disparities and helping people to quit smoking, enroll in health insurance and make healthier choices.



JUSTICE & ADVOCACY: Every American has an equal right and responsibility to fully participate in our democracy and civic processes, and all people have a right to justice and fairness. Voter suppression, mass incarceration, lax civil rights enforcement and rising levels of hate crime and racial hostility threaten to erase the nation's progress over the last 50 years. The Urban League remains a powerful voice for fairness, peace and equality.

To learn more, kindly visit or contact,
8011A Cameron Road Building A-100,
Austin, TX 78754
Monday – Friday 8:00 AM – 5:00 PM
(512) 478-7176
WWW.AAUL.ORG
communication@aul.org

UEZ I Supportive Services Budget

Revenue Sources	Year 1	Year 2	Year 3
Cash flow from UEZ I	\$129,326	\$132,366	\$130,147
Travis County Supportive Housing Collaborative Site Partner Tax Donation	\$270,000	\$278,100	\$286,443
Service Contracts / Philanthropy	\$869,280	\$896,199	\$929,275
Total Revenue	\$1,268,606	\$1,306,665	\$1,345,865

Supportive Services Expenses	Year 1	Year 2	Year 3
Peer Support (2)	\$80,000	\$82,400	\$84,872
Case Managers (4)	\$160,000	\$164,800	\$169,744
Site Coordinator	\$50,000	\$51,500	\$53,045
Program Director	\$60,000	\$61,800	\$63,654
Benefits/Intake Specialist	\$40,000	\$41,200	\$42,436
24-Hour Desk Clerks (2 covering 12 hour shifts)	\$80,000	\$82,400	\$84,872
ANY OTHER SUPPORTIVE STAFF POSITIONS	\$75,000	\$77,250	\$79,568
Fringe Benefits (21%)	\$56,700	\$58,401	\$60,153
Program Supplies/Printing	\$24,000	\$24,720	\$25,462
Communications (telephone/internet)	\$12,000	\$12,360	\$12,731
HMIS (10 Liscense)	\$2,500	\$2,575	\$2,652
Move-In Kits	\$6,400	\$6,592	\$6,790
Travel Stipends	\$404,572	\$416,709	\$429,210
Training and Registration	\$6,000	\$6,180	\$6,365
Indirect/Admin (20%)	\$211,434	\$217,777	\$224,311
Total Expenses	\$1,268,606	\$1,306,665	\$1,345,865
<i>Per Unit</i>	<i>\$15,858</i>	<i>\$16,333</i>	<i>\$16,823</i>

QUINCY DUNLAP

EXECUTIVE SUMMARY

Passionate and results-driven professional possessing multi-faceted experience in management of initiatives and operations for local and national non-profit organizations. Proven ability to develop and implement innovative strategies and programs. Niche for working effectively with constituent groups including boards, committees, volunteers, and external audiences to impact outcomes. Dynamic communication, negotiation, and presentation skills. Skilled at establishing lasting relationships with key stakeholders. Excellent at development, implementation and adherence to policy and procedures.

AREAS OF EXPERTISE

- Project Management
- Educational Development
- Public Speaking & Presentations
- Grants Management
- Fundraising
- Collaboration Building
- Human Resource Management
- Administrative Leadership
- Systems Thinking
- Community Relations
- Organizational Development
- Government Relations
- Nonprofit Management
- Research and Planning
- Staff Development & Management
- Quality Assurance
- Executive Leadership

PROFESSIONAL EXPERIENCE

President and Chief Executive Officer

Austin Area Urban League

February 2018 – Present

Innovative and Enterprising leader with an impressive history of building programs and services that the community value driving advocacy initiatives that succeed, developing messaging that inspires and delivering communications that builds bridges. Sought after for consistently demonstrating strategic vision and effective follow through. Track record of efficiently and effectively managing projects and special initiatives, establishing lasting partnerships, growing organizations visibility and capacity. Extensive experience in the development, growth, team building and leadership of paid and volunteer personnel. Passionate servant leader and advocate, respected spokesmen, skilled marketer, and effective communicator.

Executive and Organizational Leadership

- Retained core staff of 17 while working with effectively with a 15-member volunteer board of directors
- Drive organization development, including analysis and implementation of priorities, partnerships, and infrastructure needs
- Develop and Integrate administrative and operating infrastructure and functions
- Serve as a Executive-level thought leader and bridge builder for organization
- Developed and implementing fundraising strategies including foundation, individual, and events fundraising including institutional proposal development and grant writing/reporting
- Supervise agency executive and management to develop and implement and improve program quality and administrative operational standards, Finance and Human Resources
- Build organizational technology infrastructure Ensure sound fiscal and risk management and contract and legal compliance
- Agency budget oversight (over \$2m), and financial controls in accordance with AAUL Board approved policies
- Ensure compliance with all government and other private contractual obligations, and all legal requirements for the agency operation
- Develop and maintain strategies to maximize program quality and service delivery, advocacy and community engagement
- Lead all partnership, sponsorship, investor relationship cultivation and stewardship (development work)
- Represent the agency in all associations and government relations

Director of Community Centers (Operations)

Police Athletic League Inc. of NYC, New York, NY

March 2017 – February 2018

Provide the administrative and operational oversight and management of the Center Operations Department & Community Based Center Division, with a focus on compliance and program quality, legal and government requirements; personnel management; fiscal and facilities management; procedures and protocols development and implementation.

QUINCY DUNLAP

Organizational Leadership and Development

- Work with Executive Director to pace and drive organization development, including analysis and implementation of priorities, partnerships, and infrastructure needs
- Integrate operating infrastructure and functions with programmatic efforts, staff, board and partners
- Serve as a senior-level thought partner, mentor, and bridge builder for organization as whole
- Work with Executive Director to develop and implement fundraising strategies
- Assist in the coordination foundation, individual, and events fundraising including institutional proposal development and grant reporting
- Supervise center leadership to develop and implement and improve program quality and administrative operational standards, impactful programing, Finance and Human Resources
- Build organizational infrastructure to support Police Athletic Leagues' work, including finance, human resources, facilities and technology
- Ensure sound fiscal and risk management and contract and legal compliance
- Department/Division budget oversight (over \$9 million), financial controls, in accordance with Board approved policies
- Oversee human resource functions and policies and maintain PAL as a great place to work and grow professionally
- Supervise all aspects of administration and operations for all PAL full-time Community Centers including oversight of Beacon and Cornerstone Programs
- Ensure compliance with all government and other private contractual obligations, and all legal requirements for the operation of centers
- Develop and maintain strategies to maximize program quality and service delivery
- Supervise all Field Directors, and oversee all Community Center Directors, including, professional development and evaluation of staff (13 direct reports, 175 indirect reports)
- Collaborate with, and support all departments, including Sports, Teen Programming, Development and Advancement and their activities in PAL Community Centers
- Collaborate with, and support Education Department in the implementation and evaluation of all educational afterschool programming
- In collaboration with the Accounting Department, and Grants, Research and Evaluation (GRE), assist in developing budgets
- In collaboration with the Facilities Department, oversee the maintenance and care of all PAL facilities
- In collaboration with the GRE Department, assist with the evaluation of programs and personnel
- Ensure Community Centers division is in compliance with all PAL internal policies and procedure, with respect to fiscal, human resources practices and external government bodies.
- In conjunction with the Human Resources Department recruit, develop, evaluate leadership and line staff for all Community Centers.

Manager, Education & Youth Development (EYD)

National Urban League, New York, NY

Jan. 2012 – March 2017

Oversee programming, operations, and administration of the organization's national education and youth development initiatives. Manage collaborative partnerships with Urban League affiliates. Establish and evaluate application of best practices for effective development and implementation of EYD strategies, monitor legislation, regulations, government agencies, universities and foundation initiatives that directly impact upon the mission and programs of the NUL EYD division.

Selected Career Accomplishments:

- Effectively designed and implemented Technical Assistance and Capacity Building (TACB) supports, resulting in a Project Ready contract deliverables completion rate of 96% for 40 affiliate offices in 2016
- Successfully and effectively managed portfolio budgets totaling \$1.7 million in 2016
- Leadership efforts and strategic relationships increased the number of nationally funded sub-grantees by 30% in 2016.
- Cultivated relationships with funders resulting in a 53% increase in financial resources for EYD programs from 2012 -2014.
- Successfully led the integration of the EYD Project Ready Model in 47 affiliate offices nationwide.
- Effectively co-designed and implemented professional development opportunities for over 40 affiliate offices resulting in 120 program level staff members completing over 2880 professional development.
- Conducted affiliate site visits resulting in 216 hours of individualized program evaluation and technical assistance.
- Selected as a national presenter for National College Access Network (NCAN).

QUINCY DUNLAP

- Successfully lead a management team tasked with the development of cross departmental protocols for affiliate management and evaluation, resulting in improved internal communication and collaboration when providing services and support to 94 affiliates operating NUL funded programs.
- Contributing team member for the redesign of a national Request for Proposal/Request for Qualification (RFP/RFQ) system.
- Designed an internal evaluation, scoring and ranking system for EYD and Health and Quality of Life (HQL) Divisions.
- Managed execution of a 10 day national youth summit, including planning, logistics, program goals, budgeting, vendor negotiations, sponsor relations, and volunteer management.
- **Recipient of the National Urban League President's Unsung Hero Award, April 2014, employee of the month March 2015, October 2016, January 2017.**

Chairman of the Board of Directors

BRIDGING ACCESS TO CARE (BAC), Brooklyn, NY

March 2014 - Present

- Demonstrate support for BRIDGING ACCESS TO CARE (BAC) cause of by promoting its good work, generating goodwill for the organization, encouraging support for its efforts, and keeping informed about its programs and activities
- Regularly attend Board meetings
- Contribute knowledge and skills in at least one area essential to Board governance
- Promote BRIDGING ACCESS TO CARE (BAC) visibility and advocate for its programs
- Assist and support the development of BRIDGING ACCESS TO CARE (BAC) financial or other resources
- Participate in hiring the President and reviewing the President's performance annually
- Participate in reviewing strategic plans and setting long-term priorities
- Participate in reviewing and approving an annual budget for the organization and reviewing its revenues and expenses on a quarterly basis to ensure that BRIDGING ACCESS TO CARE (BAC) mission is being upheld and its finances managed in a sound and ethical manner
- Participate in BRIDGING ACCESS TO CARE (BAC) events, award ceremonies and fundraising meetings
- Help BRIDGING ACCESS TO CARE (BAC) understand and reach diverse communities and grow its membership
- Set procedures and policies to ensure that the corporation is organized and managed in an accountable, fair and systematic manner and in compliance with applicable law

Vice President of the Board of Directors/Member

N.U.L. Federal Credit Union

January 2015 - Present

To set policy, plan the credit union's course, Ensure the credit union maintains its sound financial condition, keep communication open to educate members on services, review the CEO/President's progress in achieving goals and objectives, and report to the members at the annual meeting.

- Work with the CEO/President and the board to develop objectives and goals for the credit union.
- Ensure the credit union adheres to pertinent laws, regulations, and sound business practices.
- Ensure the credit union maintains sound financial conditions and that the credit union's assets are protected against unauthorized or illegal acts. Designate depositories, authorize borrowing and investing, provide for bonding and other security factors, including internal control procedures. Approve interest rates, dividends, and refunds. Approve loan limits and savings minimums.
- Establish policies, or make sure they are established, and then approve them for all credit union programs and activities.
- Ensure new products and services are developed as needed.
- Approve the credit union budget.
- Hire the CEO/President, define the scope of the person's position responsibilities, and review progress in attaining goals and objectives.
- Attend board meetings, exercise judgment independently from the CEO/President, and report to the members at the annual meeting.

Director of Education and Youth Development/College Access

New York Urban League, New York, NY

June 2010 – Jan. 2012

Provided administrative leadership and oversight of a multi-program college access project resulting in expansion of service areas from one borough to all 5 boroughs of NYC servicing one middle school, 6 high schools, one college, and two community colleges.

QUINCY DUNLAP

Managed development of RFPs and contract oversight. Represented NYUL as a liaison on education committees and at community functions. Monitored budgets, secured funding and established relationships with community partners.

Selected Career Accomplishments:

- Increased participation in the annual HBCU college fair from 1000 participants to 2700 participants.
- Selected as a NUL Youth Leadership Summit Team Member and speaker for the Hostos Community College STEM Program.
- Improved program design and curriculum implementation for the Absolute Success College Access Program.
- Leadership resulted in 50% improvement in staff performance, enhancement in staff morale and a 200% increase in staff participation in professional development.
- Conducted thorough program evaluation which led to the reorganization and realignment with original funder intended outcomes and internal strategic vision.

Project Director

Catholic Charities of Brooklyn & Queens, Astoria, NY

July 2009 – June 2010

Managed Department of Youth and Community Development (DYCD) Out-of-School Time (OST) Youth program. Directed 21st Century Enrichment and New York City Adult Literacy Initiative, the Summer Youth Employment Program, the DYCD internship program and the NYC Department of Education GED partnership. Managed annual budget of \$1.5 million. Established and implemented continuous quality control measures, best practices and operations policies and procedures.

Selected Career Accomplishments:

- Leadership strategy and teambuilding efforts resulted in improvement in the overall students' daily attendance rate and an increase in the GED completion rate.
- Reorganized and implemented new processes for fulfilling the DYCD contract resulting in complete compliance.
- Established key partnership with the Queens Chamber of Commerce.
- Managed HR processes resulting in organizational change and an improvement in employee morale.

EDUCATION & TRAINING

Executive Education Program

Fordham University - Gabelli School of Business: Center for Non-Profit Leadership, **Certificate Awarded June 2016**

Emerging Leader Executive Training Program

Duke University Corporate Education/ National Urban League, **Certificate Awarded Nov. 2013**

Master of Education, Awarded Dec. 2008

William Woods University, Fulton, MO

Bachelor of Arts in Political Science, Awarded Dec. 2002

Lincoln University, Jefferson City, MO (*Recipient, Distinguished Service Award, 2004*)

PROFESSIONAL DEVELOPMENT

Open Space Technology Institute, 2015

Fred Pryor Seminars, Supervision Professional Development, 2011

Eagle Academy Foundation, Professional Development Institute, 2010

Rockhurst University, Ultimate Supervisor Training, 2009

Ramapo Training, Supervision Training, 2009

PROFESSIONAL & COMMUNITY AFFILIATIONS

National Urban League Association of Executives

Volunteer, Crown Heights Community Mediation Center (SOS), Brooklyn, NY

Volunteer Coach, Bedstuy Sluggers Baseball, Brooklyn, NY

Consultant, LP FAMS, Queens, NY

TECHNICAL SKILLS

Microsoft Office 365 (Outlook, Word, Excel, Access, Power Point, Publisher, Visio); Survey Monkey; Prezi; Adobe Creative Cloud; Data Tel; People Soft; CIVICRM; Kronos; ADP Total Source; Google Docs

Earl Grant



- Objective:** CEO/CFO
- Summary:** More than twenty years of accounting, training, consulting and leadership experience.
- Entrepreneur:** Senior Principle/Founder of E&G Associates a Certified Accounting Firm in the State of Texas for over 20 years.
- Training:** Certified Trainer (Small Businesses) with Texas Department of Transportation: Conducted numerous financial management seminars for DBE's (Disadvantage Business Enterprise): 99% of evaluations were rated as outstanding. Topics included QuickBooks, marketing, business plan writing and financial Management.
- Employment:** 1999-Present, Founder and CEO E&G Associates Austin, TX
- Supports operations and administration of Board by advising and informing Board members, interfacing between Board and staff, and supporting Board's evaluation of chief executive
 - Oversees design, marketing, promotion, delivery and quality of programs, products and services
 - Recommends yearly budget for Board approval and prudently manages organization's resources within those budget guidelines according to current laws and regulations
 - Effectively manages the human resources of the organization according to authorized personnel policies and procedures that fully conform to current laws and regulations
 - Assures the organization and its mission, programs, products and services are consistently presented in strong, positive image to relevant stakeholders

2012-Current CFO/Housing Manager, Austin Area Urban League

- Oversees all company accounting practices, including accounting departments, preparing budgets, financial reports, tax and audit functions.
- Directs financial strategy, planning and forecasts; conferring with president, VP of sales and department heads.
- Supervises investment and raising of funds for business.
- Studies, analyzes and reports on trends, opportunities for expansion and projection of future company growth.

1984-1998 Staff/Supervisor Accountant IBM Yorktown, NY

- Consolidate, analyze reports to ensure proper accounting cost and inventory on the IBM RS/600 machines.
- Quarterly/monthly financials to upper management. Worked closely with the site buyers and outside vendors to ensure accurate receipt/billing of goods & services for nine IBM locations.
- Proper controls for audit readiness and division income & expense activities based on the plan budget for the year.

Education: 1997 Long Island University Brooklyn, NY MBA Finance

1982 UT/Knoxville Knoxville, TN BS Business, BS Military Science Commission Officer

Other Skills:

- Proficient in QuickBooks, ADP PC/Payroll for Windows, Microsoft Office, Excel, Pro, Adobe Photoshop, PowerPoint, PC, Windows 95/98/XP
- Strong analytical and problem solving skills
- Efficient, detail-oriented, highly organized
- Fundamental accounting knowledge

Urban Empowerment Zone I

RHDA Funding Application

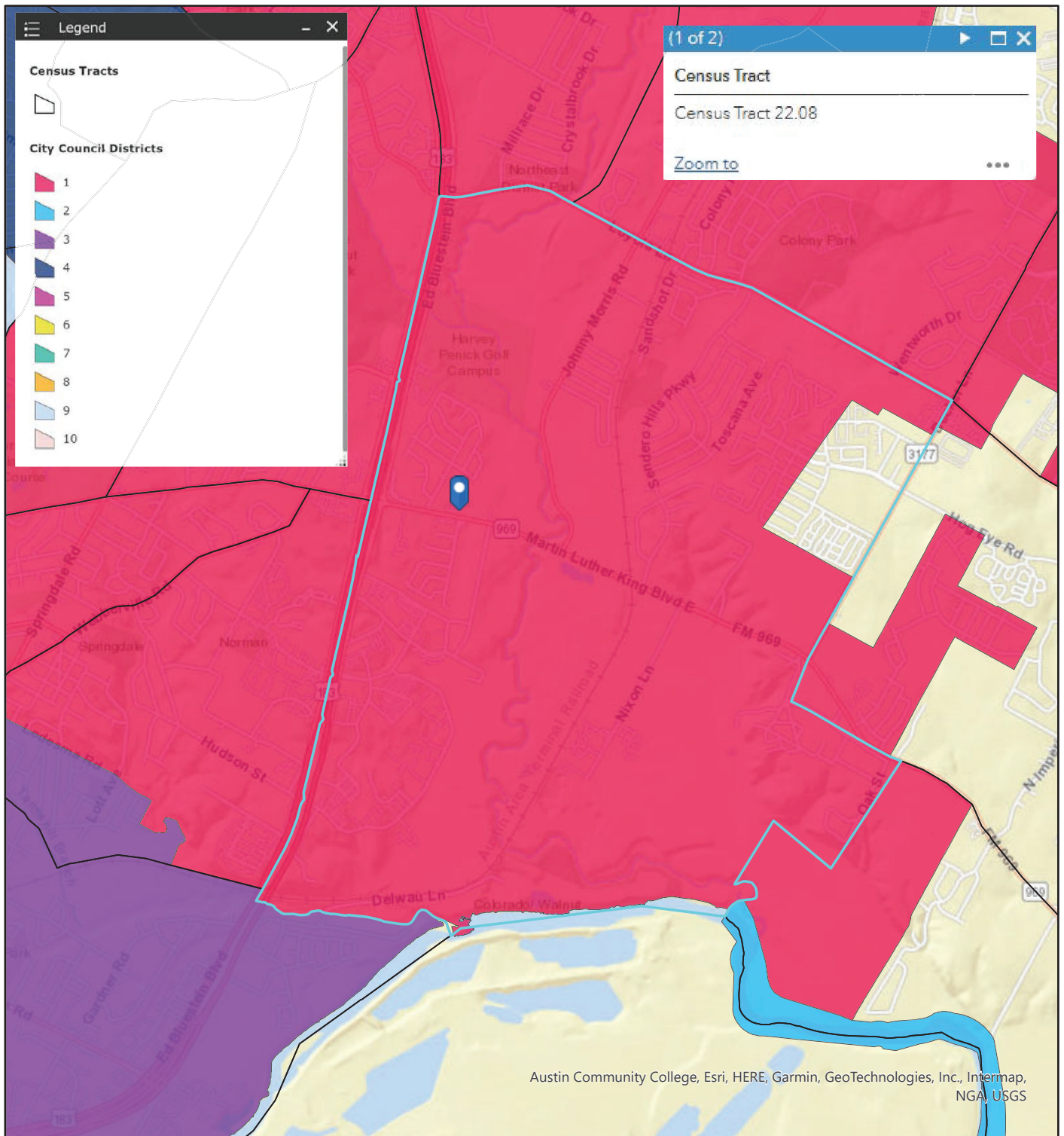
Attachments 5. Property Information

5.A. Appraisal

Not applicable: No acquisition costs included in Development Budget.

5.B. Property Maps

Please see the following attachments.



Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS

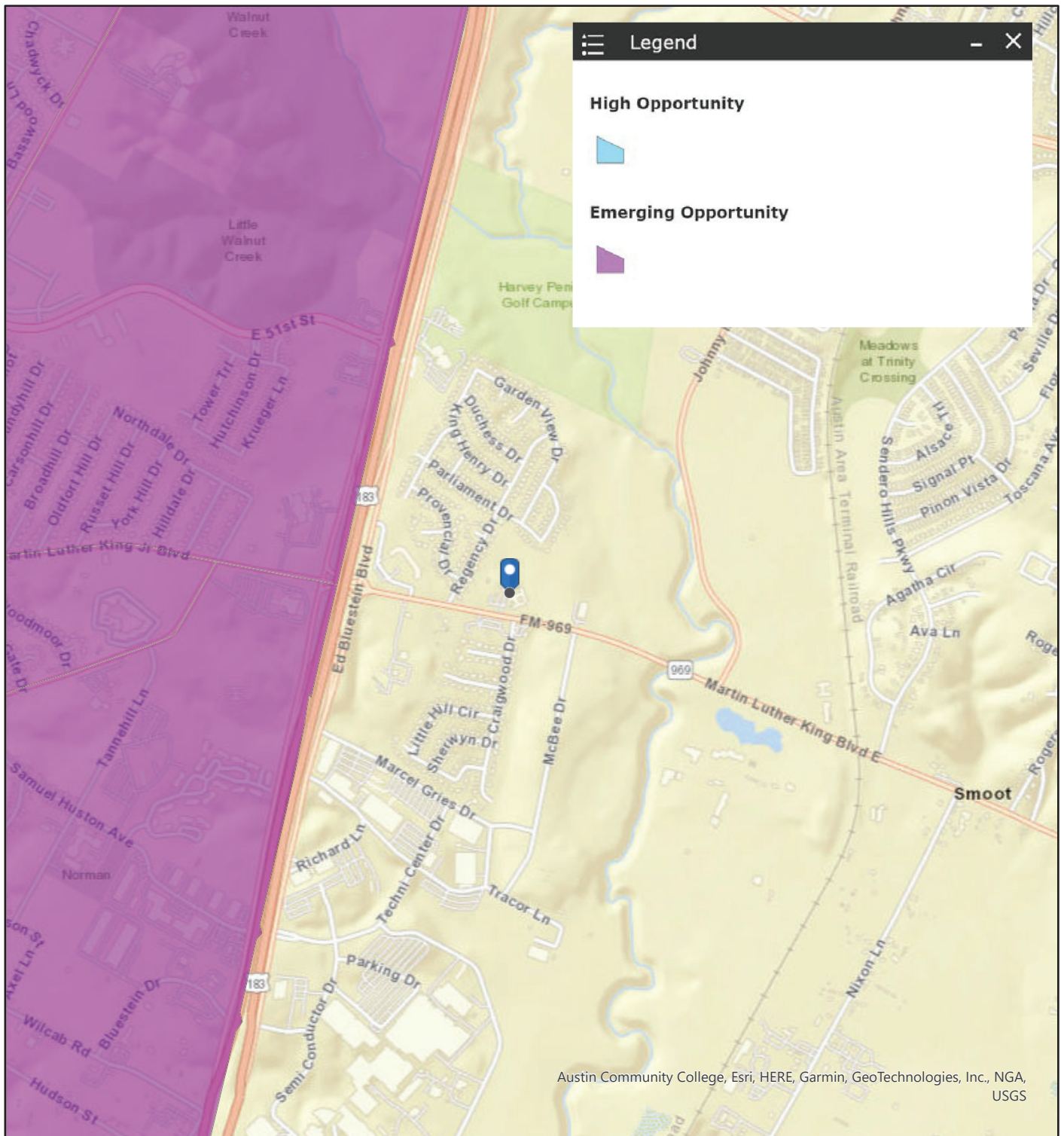


Census Tract & Council District



20 April 2022 ArcGIS Web AppBuilder

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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

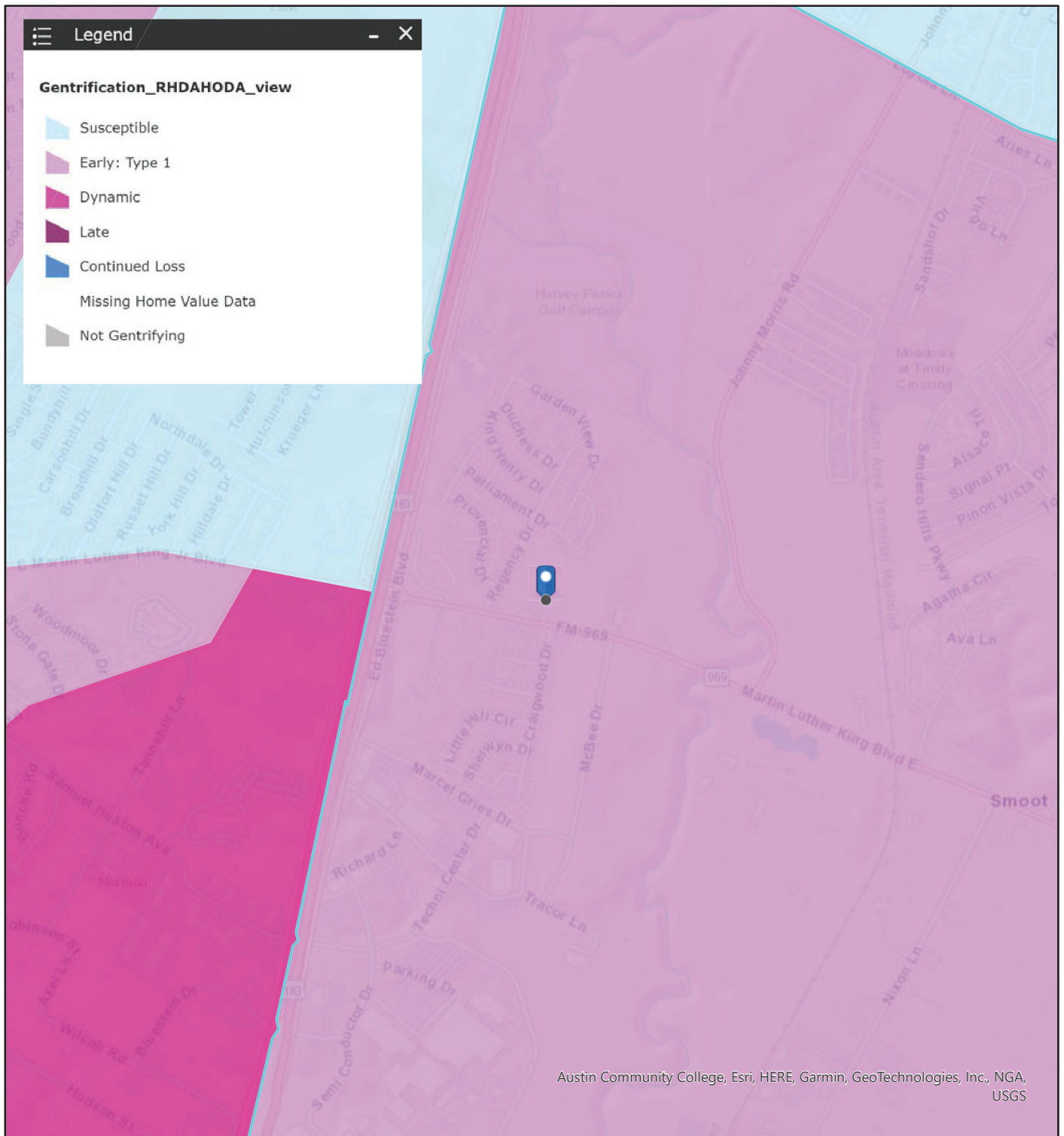


Opportunity Index



20 April 2022 ArcGIS Web AppBuilder

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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

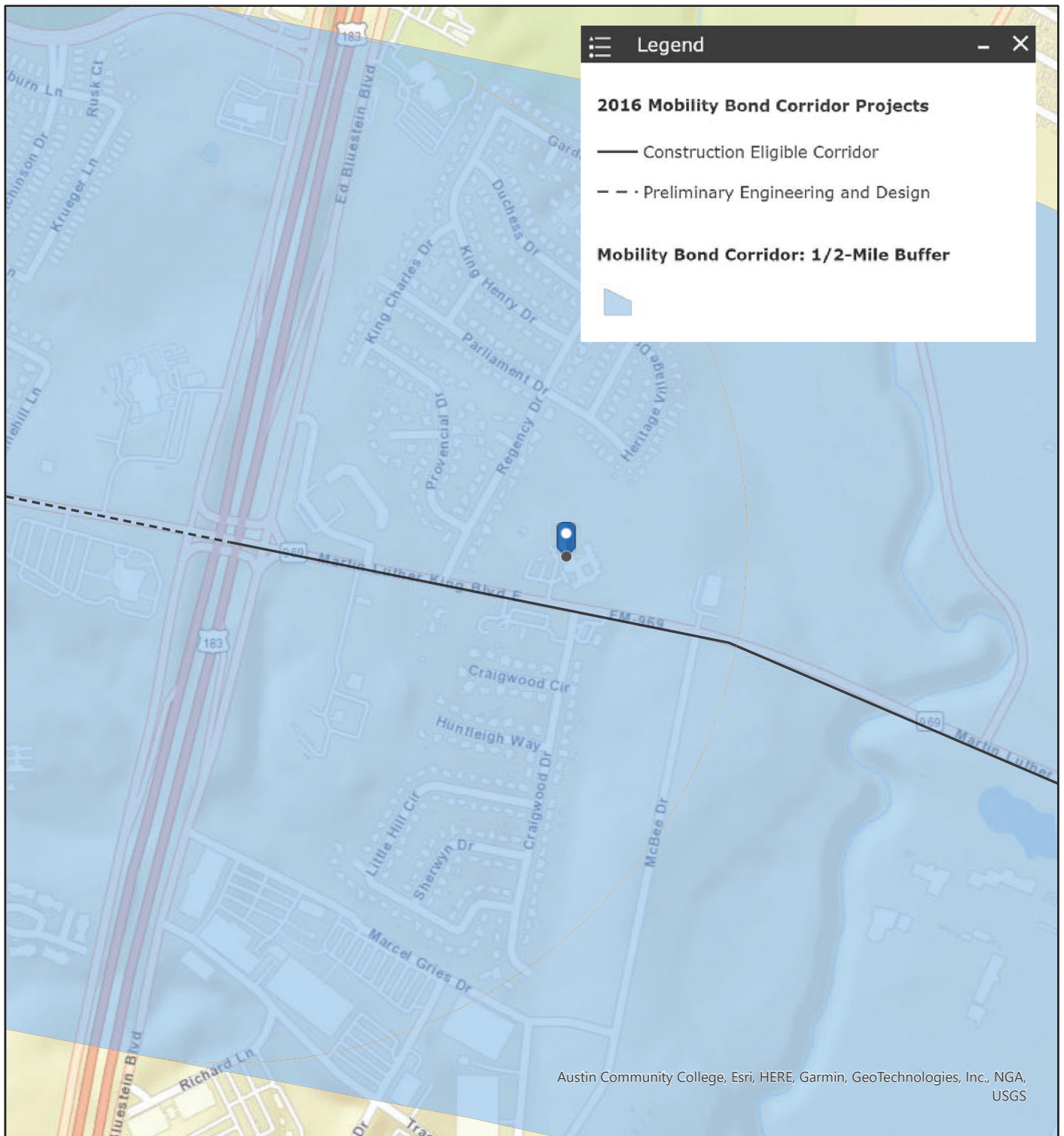


Gentrification Value



20 April 2022 ArcGIS Web AppBuilder

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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



Mobility Bond Corridor



0 0.055 0.11

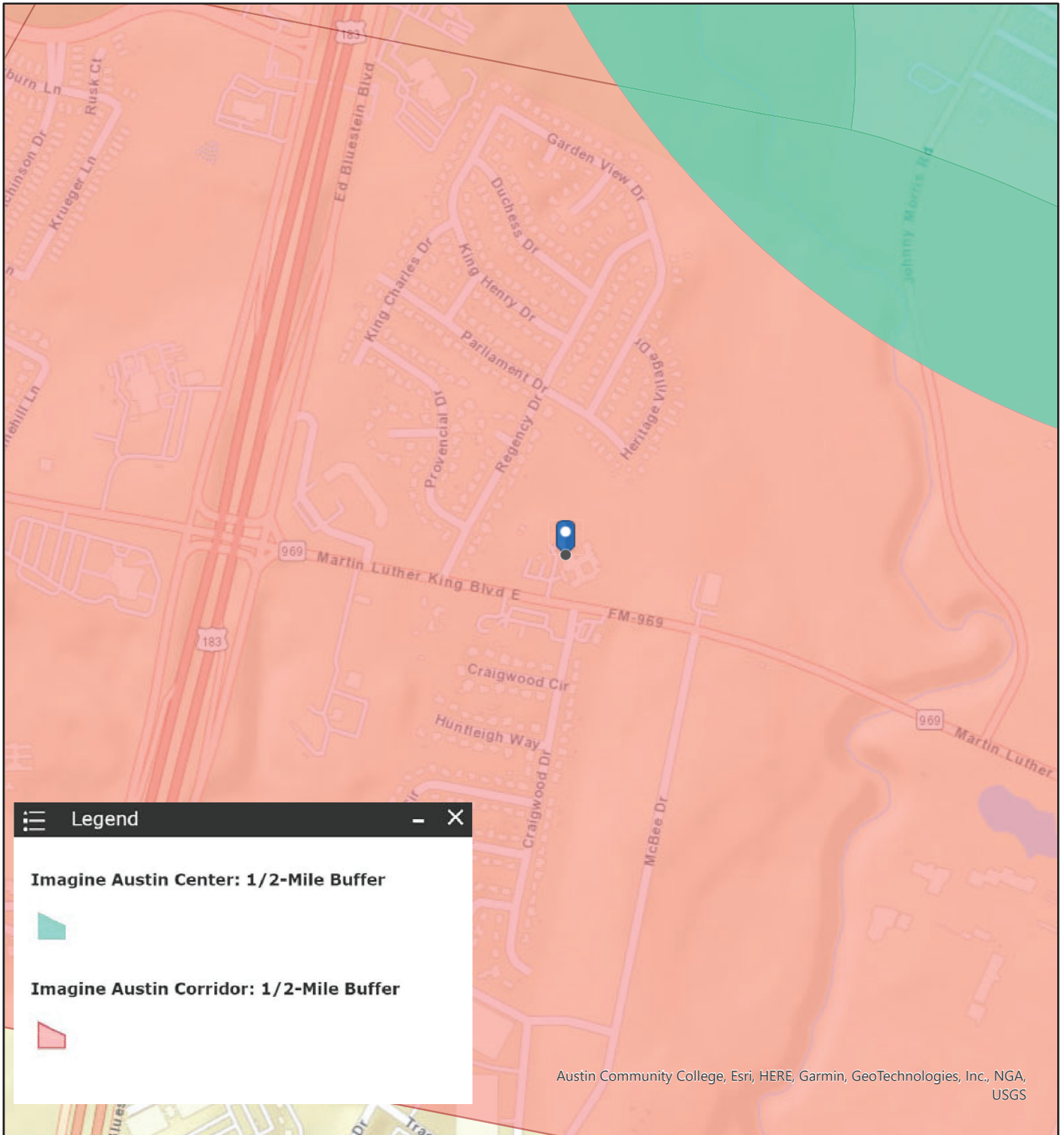


mi

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20 April 2022 ArcGIS Web AppBuilder

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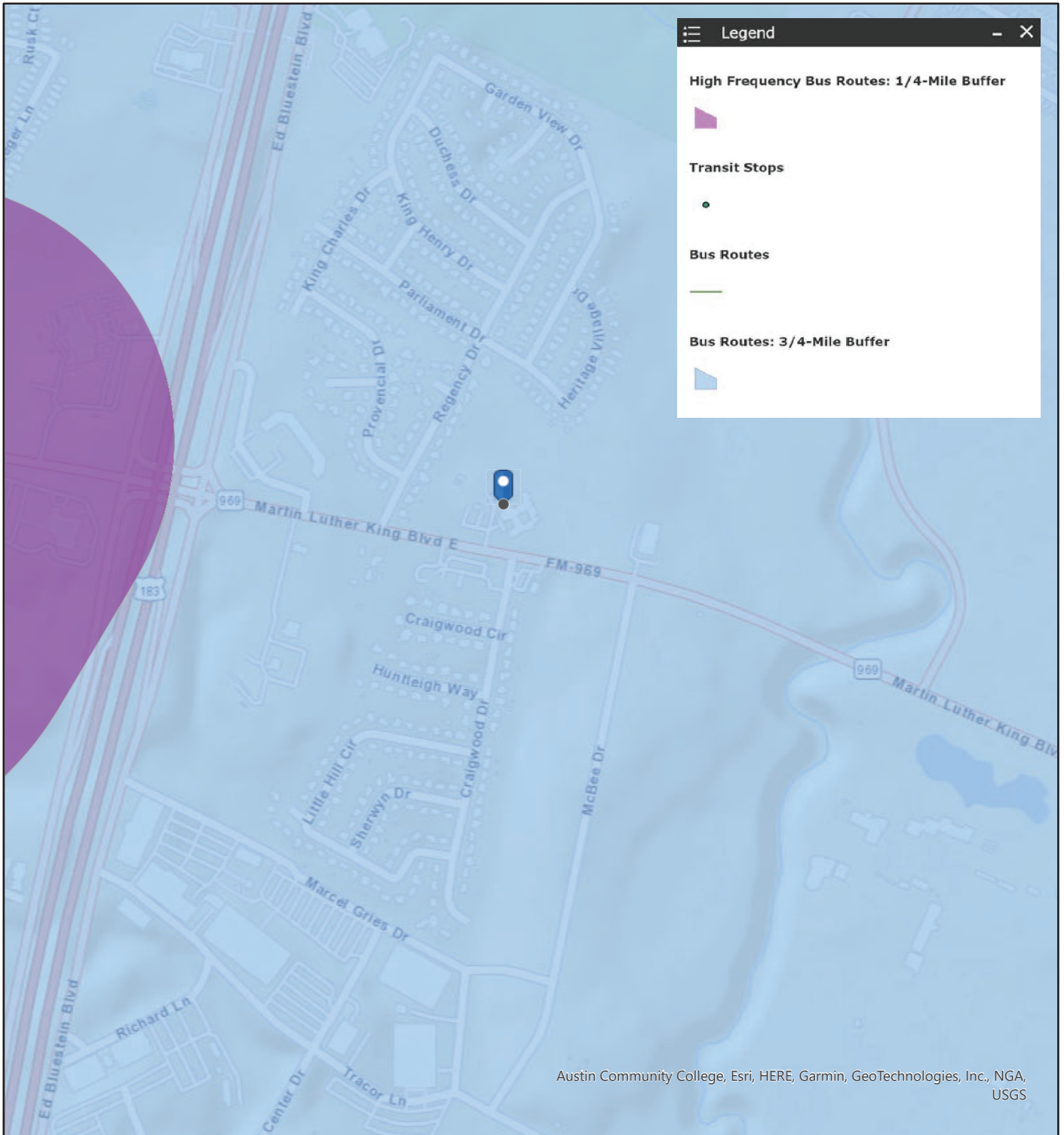


Imagine Austin Corridor



20 April 2022 ArcGIS Web AppBuilder

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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS



Access to Transit



0 0.055 0.11

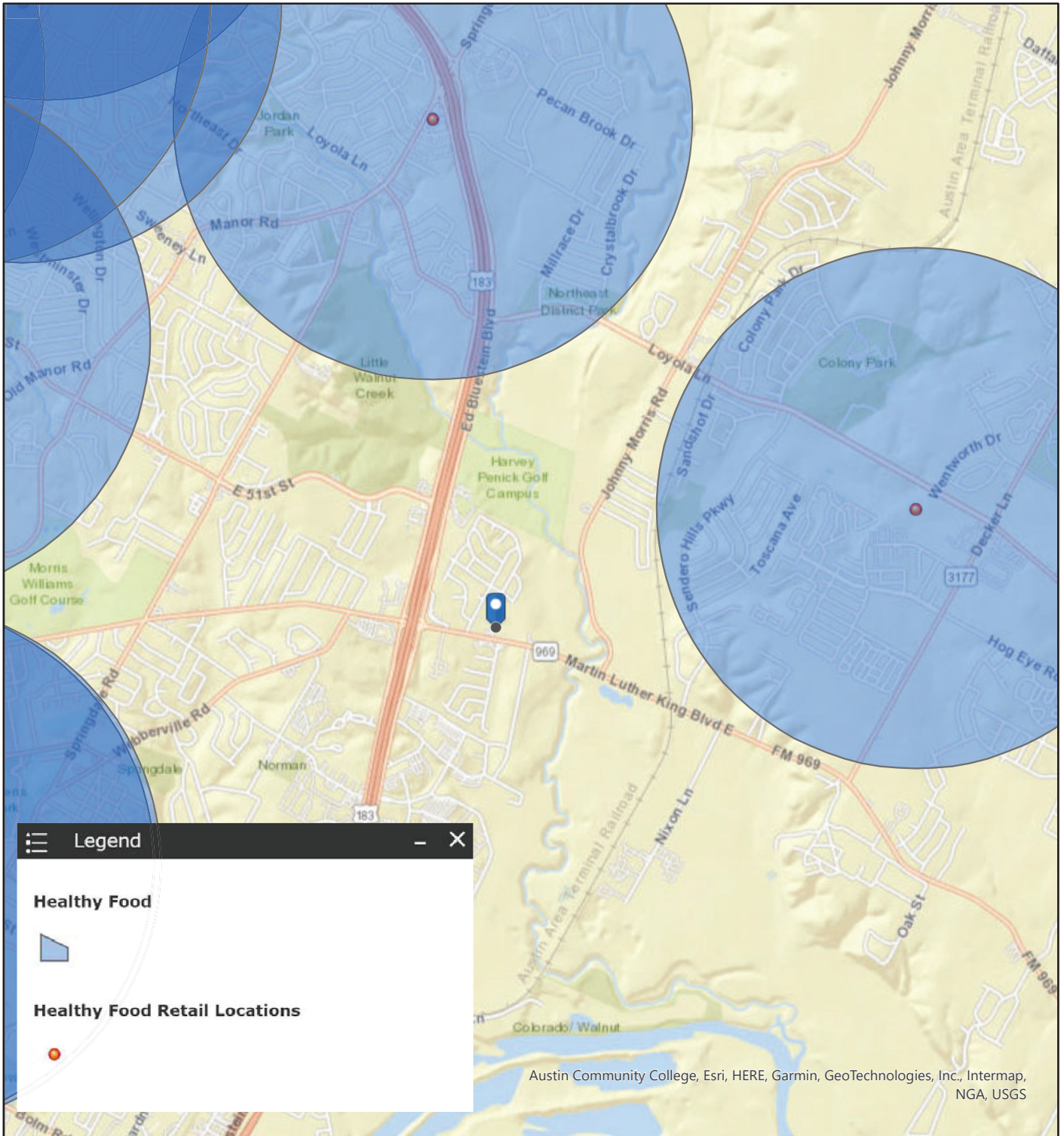


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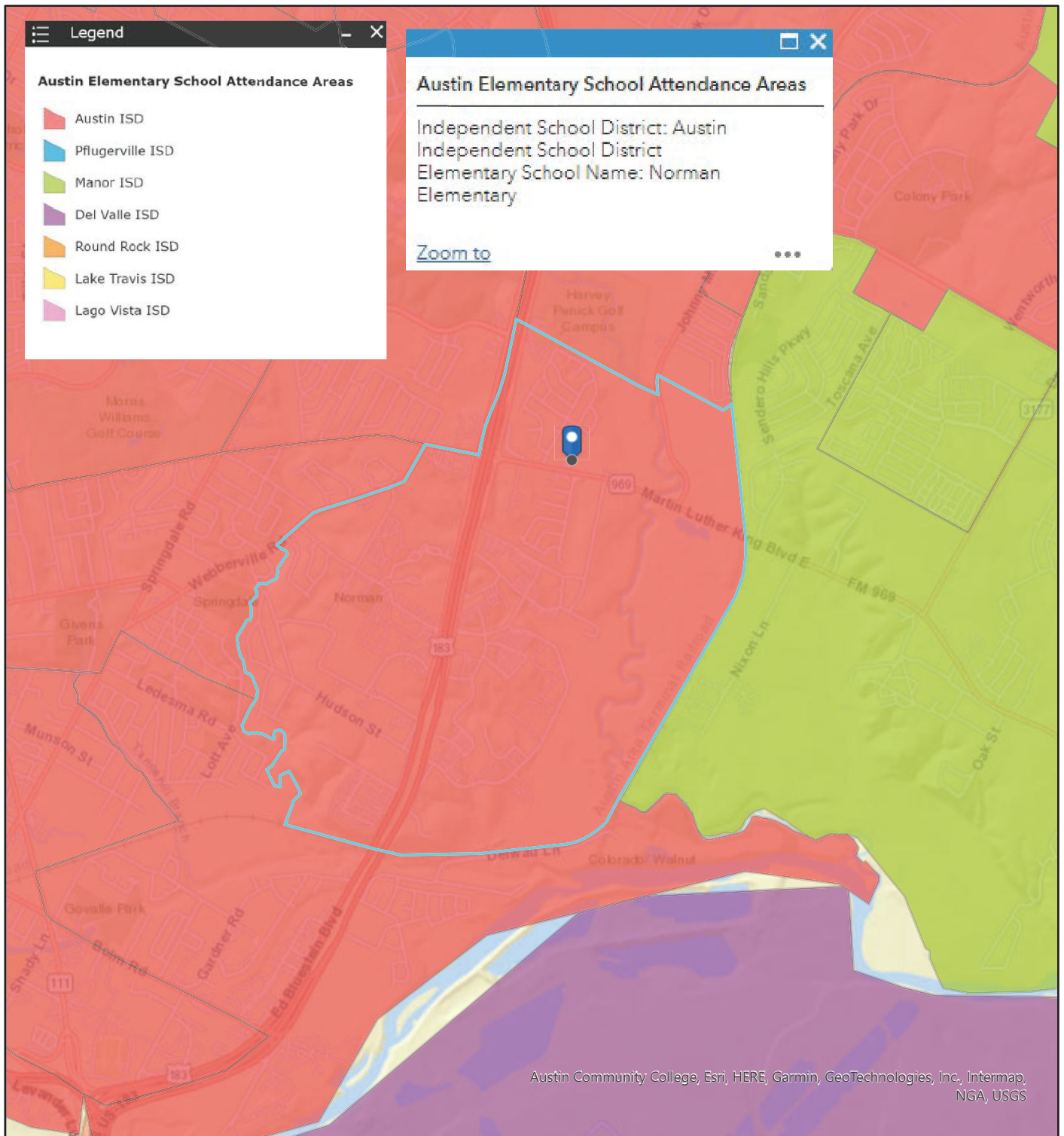


Healthy Food



20 April 2022 ArcGIS Web AppBuilder

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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, NGA, USGS



Elementary School



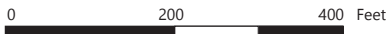
20 April 2022 ArcGIS Web AppBuilder

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City of Austin Regulatory Floodplains

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



Prepared: 4/8/2022

Address	
Contour	
	Index
	Intermediate
	Parcel
Fully Developed Floodplain	
	COA Fully Developed 25-Year
	COA Fully Developed 100-Year
	COA Master Plan 25-Year
	COA Master Plan 100-Year
	100-Year (Detailed-AE)
	100-Year (Shallow-AO,AH)

5.C. Zoning Verification Letter

Urban Empowerment Zone I is currently zoned as CS-1-MU-CO-NP, CS-MU-CO-NP, GO-NP, GO-MU-NP, LR-MU-NP, and MF-2-NP. Please see the attached City of Austin Zoning Verification and Property Profile Reports.

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

An Affordability Unlocked application has been submitted and comments are currently being resolved to finalize a certification letter. Once received the development team will forward this AU Certification Letter to AHFC for this project.



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Todd Podbielski
Mailing Address:
5110 Lancaster Ct
Austin, TX 78723

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 754140

Zoning Classification(s)

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

CS-1-MU-CO-NP, CS-MU-CO-NP, GO-NP

Zoning Case Number(s)

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

C14-02-0142.002, C14-2017-0083

Zoning Ordinance Number(s)

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

021107-Z-12b, 20170928-091

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

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

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

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

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

5/3/2022

754140



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

Name: Todd Podbielski
Mailing Address:
5110 Lancaster Ct
Austin, TX 78723

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 754176

Zoning Classification(s)

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

GO-MU-NP, LR-MU-NP, MF-2-NP

Zoning Case Number(s)

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

C14-02-0142.002, C14-06-0173, C14-2007-0058.SH, C14-2016-0031

Zoning Ordinance Number(s)

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

021107-Z-12b, 20061214-066, 20070621-131, 20160811-041

For Address Verification visit:
<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:
<http://austintexas.gov/edims/search.cfm>

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit:
<http://austintexas.gov/department/austin-city-code-land-development-code>
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I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

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

5/3/2022

754176



CITY OF AUSTIN
Development
 SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, TX 78704 | 512.978-4000

General Information

Location: **6400 FM 969 RD**
 Parcel ID: **0213280917**
 Grid: **MN24**

Planning & Zoning

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

Future Land Use (FLUM): **Mixed Residential, Mixed Use, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **CS-1-MU-CO-NP, CS-MU-CO-NP, GO-NP**

Zoning Cases: [C14-2017-0083](#)

Zoning Ordinances: [021107-Z-12B](#)
[021107-Z-12b](#)
[20170928-091](#)
[20170928-091](#)

Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**
ADU Approximate Area Reduced Parking
Wildland Urban Interface:
Proximity Class - Within 1.5 miles of a Wildland Area

Neighborhood Plan: [MLK-183](#)

Infill Options: **Mixed Use Building Infill Option, Neighborhood Urban Center Infill Option, Residential Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

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.

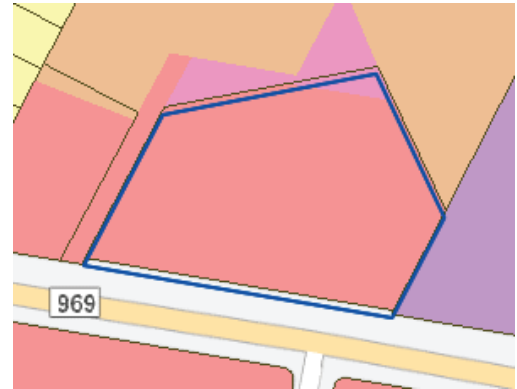
Environmental

Fully Developed Floodplain: **No**
 FEMA Floodplain: **No**
 Austin Watershed Regulation Areas: **SUBURBAN**
 Watershed Boundaries: **Walnut Creek**
 Creek Buffers: **CWQZ**
 Edwards Aquifer Recharge Zone: **No**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **Yes**

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, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Reissig Group, SELTexas, Sierra Club, Austin Regional Group**

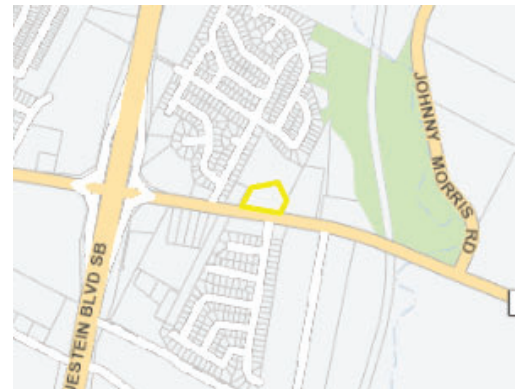
Property Profile Report



Zoning Map



Current Imagery



Vicinity Map

The information on this report has been produced by the City of Austin as a working document and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Date created: 4/29/2022



CITY OF AUSTIN
Development
SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, TX 78704 | 512.978-4000

Property Profile Report

General Information

Location: **6314 FM 969 RD**
 Parcel ID: **0213280918**
 Grid: **MN24**

Planning & Zoning

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

Future Land Use (FLUM): **Mixed Residential, Mixed Use, Transportation**

Regulating Plan: **No Regulating Plan**

Zoning: **GO-MU-NP, LR-MU-NP, MF-2-NP**

Zoning Cases: [C14-2007-0058.SH](#)
[C14-2016-0031](#)
[C14-2017-0083](#)

Zoning Ordinances: **021107-Z-12B**
[021107-Z-12b](#)
[20061214-066](#)
[20070621-131](#)
[20160811-041](#)
[20170928-091](#)

Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**
ADU Approximate Area Reduced Parking
Wildland Urban Interface:
Proximity Class - Within 1.5 miles of a Wildland Area

Neighborhood Plan: [MLK-183](#)

Infill Options: **Mixed Use Building Infill Option, Neighborhood Urban Center Infill Option, Residential Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: **Cavalier Park Neighborhood Assn.**

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**



Zoning Map



Current Imagery

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**
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 Austin Watershed Regulation Areas: **SUBURBAN**
 Watershed Boundaries: **Walnut Creek**
 Creek Buffers: **CWQZ**
 Edwards Aquifer Recharge Zone: **No**
 Edwards Aquifer Recharge Verification Zone: **No**
 Erosion Hazard Zone Review Buffer: **Yes**



Vicinity Map

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, Cavalier Park Neighborhood Association, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Heritage Village of Austin Home Owner's Association, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Reissig Group, SELTexas, Sierra Club, Austin Regional Group**

5.D. Proof of Site Control

Please see the following documentation of site control.

MEMORANDUM OF UNDERSTANDING

It is the intent of the Narrow Road Group (“NRG”) and the Austin Area Urban League (“AAUL”) to enter into an executed agreement for option to lease/sub-lease 1.020 acres of the property at 6314 & 6400 E. FM 969, Austin, TX, 78724 (see attached site diagram, blue-outlined site labeled “AAUL”) from NRG to AAUL for the purposes of developing affordable multi-family housing by AAUL.

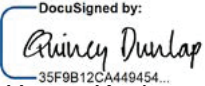
The reason for this MOU and not a full lease/sub-lease option is that legal teams are working through documents and requirements, and the option agreement is not yet ready. Both NRG and AAUL expect to execute the option agreement prior to May 13, and will update the application to the city’s Rental Housing Development Assistance program at that time.

The option period is expected to run from the date of execution of the option agreement through May 30, 2022. The lease/sub-lease itself would commence on Jan 1, 2023. The term of the lease/sub-lease will be at least 45 years.

The option agreement will be contingent upon AAUL securing sufficient financing for the development and NRG obtaining an expected tax abatement partnership with the Housing Authority of Travis County or a similar public entity.

TENTANT/SUBTENANT:

Austin Area Urban League, a Texas not for profit corporation

By:  _____
Name: Quincy Dunlap
Title: CEO _____

LANDLORD/SUBLANDLORD:

GDC-NRG MLK LLC,
A Texas Limited Liability Corporation

By: NRG Manager LLC, a Texas LLC
 _____
By: Anthony Clarke
Name: Anthony Clarke
Title: Manager

5.E. Phase I ESA

A Phase 1 ESA for the development site will be provided under a separate cover.

5.F. SHPO

A building dating to 1973 currently exists on the property (see attached report from TCAD). Due to the age of the building, the City will need to contact SHPO.

PID 754140 | 6400 F M RD 969

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

GENERAL INFO

ACCOUNT

Property ID: 754140
 Geographic ID: 0213280917
 Type: R
 Zoning:
 Agent: KEEL & NASSOUR L.L.P
 Legal Description: LOT 1 BLK A STONE RIDGE SEC 1
 RESUB OF RESUB
 Property Use: 52

OWNER

Name: AUSTIN 1825 FORTVIEW INC
 Secondary Name:
 Mailing Address: 3839 BEE CAVE RD STE 200 WEST LAKE
 HILLS TX 78746-6400
 Owner ID: 188297
 % Ownership: 100.00
 Exemptions:

LOCATION

Address: 6400 F M RD 969 TX 78724

Market Area:
 Market Area CD: NEA
 Map ID: 021021

PROTEST

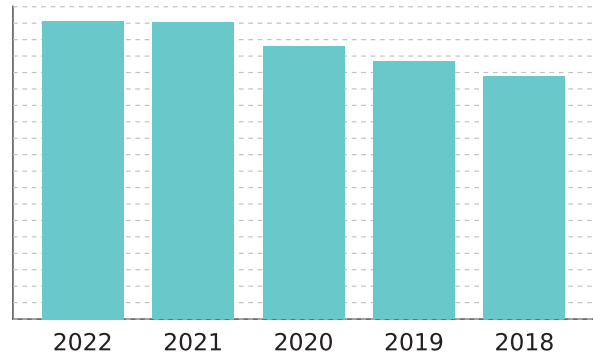
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite:	\$0
Land Non-Homesite:	\$352,818
Special Use Land Market:	\$0
Total Land:	\$352,818
Improvement Homesite:	\$0
Improvement Non-Homesite:	\$1,460,432
Total Improvement:	\$1,460,432
Market:	\$1,813,250
Special Use Exclusion (-):	\$0
Appraised:	\$1,813,250
Value Limitation Adjustment (-):	\$0
Net Appraised:	\$1,813,250

VALUE HISTORY



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

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2022	\$352,818	\$1,460,432	\$0	\$1,813,250	\$0	\$1,813,250
2021	\$352,818	\$1,453,464	\$0	\$1,806,282	\$0	\$1,806,282
2020	\$352,818	\$1,307,182	\$0	\$1,660,000	\$0	\$1,660,000
2019	\$352,818	\$1,213,282	\$0	\$1,566,100	\$0	\$1,566,100
2018	\$352,818	\$1,122,182	\$0	\$1,475,000	\$0	\$1,475,000

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
01	AUSTIN ISD	0.000000	\$1,813,250	\$1,813,250	\$0.00
02	CITY OF AUSTIN	0.000000	\$1,813,250	\$1,813,250	\$0.00
03	TRAVIS COUNTY	0.000000	\$1,813,250	\$1,813,250	\$0.00
0A	TRAVIS CENTRAL APP DIST	0.000000	\$1,813,250	\$1,813,250	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.000000	\$1,813,250	\$1,813,250	\$0.00
68	AUSTIN COMM COLL DIST	0.000000	\$1,813,250	\$1,813,250	\$0.00
TOTAL TAX RATE:					0.00000
ESTIMATED TAXES WITH CURRENT EXEMPTIONS:					\$0.00
ESTIMATED TAXES WITHOUT EXEMPTIONS:					\$0.00

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

IMPROVEMENT

Improvement #1: OFFICE MED 10-35 Improvement Value: N/A Main Area: 23,066
 State Code: F1 Gross Building Area: 62,081

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1973	1973	23,066
551	PAVED AREA	AA		1	1973	1973	11,475
031C	GARAGE DET 1ST COMM	WM		1	1973	1973	864
011C	PORCH OPEN 1ST COMM	C		0	1973	1973	577
501	CANOPY	A		1	1973	1973	586
571C	STORAGE DET COMM	WM		1	1973	1973	300
611	TERRACE	CA		1	1973	1973	864
571C	STORAGE DET COMM	WM		1	1973	1973	120
SO	Sketch Only	SO			1973	1973	258
SO	Sketch Only	SO			1973	1973	366
SO	Sketch Only	SO			1973	1973	220
SO	Sketch Only	SO			1973	1973	141
SO	Sketch Only	SO			1973	1973	33
SO	Sketch Only	SO			1973	1973	33
SO	Sketch Only	SO			1973	1973	112
SO	Sketch Only	SO			1973	1973	5,637
SO	Sketch Only	SO			1973	1973	7,269
SO	Sketch Only	SO			1973	1973	7,168
SO	Sketch Only	SO			1973	1973	2,992

Improvement Features

1ST Shape Factor: I, Floor Factor: 1ST, Ceiling Factor: 10, Grade Factor: F

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	2.6999	117,606	\$3.00	N/A	N/A

DEED HISTORY