

November 3rd, 2023

Seabrook Square II

2210 Pershing Dr, Austin TX 78723

# RHDA FUNDING APPLICATION PACKET



To Whom It May Concern,

Please find the enclosed application for Rental Housing Development Assistance funds for Quarter 2, FY 2023-2024.

This application is a follow-up application to last quarter's, which requested up to \$8.4 million in funds. After receiving feedback from AHFC, we have renewed our efforts to diversify our sources and reduce our reliance on AHFC funding. It also appears likely that the state will award state HOME-ARP funding to the project.

We are heartened to hear of potential funds from both Travis County and philanthropic sources that may be available for this project, and we are engaging them in conversations. While this project (and, largely, its location) will not yield a 9% LIHTC award – and the timing for a 4% LIHTC award is beyond when the federal requirement for our County funds to be committed – we are optimistic about raising further, non-city sources.

That said, this application continues to show an \$8.4 million request, but is the high-water mark of what we will be requesting from AHFC for this project. We want to assure AHFC that we have, and are continuing to, aggressively seek out any other potential sources.

We are glad to hear that the County and AHFC teams are communicating regarding these funding requests, and hope to communicate with both, respectively, on how we would be able to reduce our City request based on those conversations.

Finally, we want to call attention to the calendar for this project. Due to the commencement of serious construction work on the other Seabrook project, we must sign a construction contract by around May of next year. After that date, we will no longer have the kind of access we need to the site to coordinate and perform our own construction. The County has also set a goal of having all funds for this project committed by February, after which they may no longer be able to hold our award.

Thank you,

*Marlene Buchanan*

Marlene Buchanan, LPC  
Director of System of Care  
Integral Care  
512-804-3523  
[Marlene.Buchanan@integralcare.org](mailto:Marlene.Buchanan@integralcare.org)

# Integral Care at Seabrook Square

## RHDA Funding Application

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Seabrook Square  
RHDA Funding Application  
Application

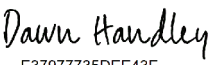
APPLICATION CHECKLIST/ INFORMATION FORM	
DEVELOPER NAME: Integral Care; Capital A Housing	BORROWER ENTITY NAME : Integral Care Seabrook, LLC
DEVELOPMENT NAME : Seabrook Square II	FUNDING CYCLE DEADLINE : Q2 FY 2023-2024
FEDERAL TAX ID NO: 74-1547909	DUNS NO: 0784962130000
PROJECT ADDRESS: 2210 Pershing Dr	PROGRAM : RHDA
CONTACT NAME : Eyad Kasemi	AMOUNT REQUESTED: \$8,394,906
CONTACT ADDRESS AND PHONE : (512) 761-6161, 5110 Lancaster Ct, Austin TX 78723	

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		1.c.	<a href="#">Statement of Confidence</a>	DH
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	DH
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3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	DH
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4	PROJECT INFORMATION	4.a.	<a href="#">Market Study</a>	DH
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5	PROPERTY INFORMATION	5.a.	<a href="#">Appraisal</a>	DH
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		5.d.	Proof of Site control	DH
		5.e.	<a href="#">Phase I ESA</a>	DH

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:  
  
 E37977735DEE43E...  
**PRINTED NAME**  
 Dawn Handley  
**TITLE OF APPLICANT**  
 Chief Operations Officer  
**DATE OF SUBMISSION**  
 11/3/2023

ICANT

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY



# CAPITAL A HOUSING

## Seabrook Square II: Austin, Texas

**Development Name:** Seabrook Square II Apartments

**Construction Type:** New Construction

**Target Population:** Supportive Housing

**Number of Units:** 60 units

**Number of Buildings:** One five-story, wood-framed, elevator-served buildings with connected parking structure.

Seabrook Square is envisioned as an inclusive, sustainable, and active hub for the J.J. Seabrook Neighborhood that seamlessly integrates with the neighborhood's existing resources, cultural history, and physical environment. Seabrook Square is broken into two phases of development, with the first phase, Seabrook Square I apartments consisting of 204 affordable units and the second phase, Seabrook Square II as described in this proposal.

Seabrook Square II Apartments will be a new construction of 60 units of Permanent Supportive Housing (PSH) that will provide high-quality housing paired with voluntary, wrap-around services for Austin's homeless population. Integral Care is uniquely qualified to act as owner and operator of this building with their more than 50 years of experience serving this target population, their extensive knowledge of and experience addressing the barriers individuals experiencing homelessness face, as well as best practices for serving this population. In addition, Integral Care has significant development experience. Integral Care's most recent development, Bungalows at Century Park, is a hotel conversion project that will provide a single-site PSH program model to 60 chronically homeless individuals. In 2019, Integral Care opened Terrace at Oak Springs, the first single-site PSH project in Central Texas.



### About the Community:

Seabrook Square II Apartments will be a five-story, wood-framed, elevator-served building that will be designed with dignity and safety in mind for persons who have experienced long-term trauma, violence, and homelessness. The building will feature a single point of entry with interior corridors on all levels. The site will be equipped with ample common area spaces, including two courtyards on either side of the building, one more public courtyard at the entry and a private courtyard enclosed by a parking.. Trauma-informed design, durability, and long-term ownership are critical factors in the selection of materials and systems for the building as well as key design features throughout the community.

- 60 units comprised of all studio zero-bedroom units – fully furnished.
- All units have a project-based voucher attached from the City of Austin.
- All units are all bills paid by the owner. Community spaces include plenty of gathering spaces, computer lab, supportive service staff offices, laundry rooms, and single entry/controlled-access reception area.
- The building will include green building, energy, and water efficiency features.

In addition to the Integral Care building, Seabrook Square will also include a multi-building affordable housing project developed and owned by the NHP Foundation, Capital A Housing, and the Austin Housing Finance Corporation (referred to above as Seabrook Square I). This includes one 5 story, 164 unit building; one 4 story, 40 unit building; and a precast parking garage that will serve the entire development (including the Integral Care building). All 264 units in the development will be income restricted at or below 60% MFI. Additionally, the overall development will also feature community open space, affordable live-work units for artists, affordable non-profit office space, and a community hall for public meetings and gatherings.

### About the Site:

Seabrook Square was selected by the Austin Housing Finance Corporation through a competitive RFP process to be the development team for the publicly owned property at 3515 and 3511 Manor Road. The phase I and II developments each have a long-term ground lease with AHFC through which the land will continue to be publicly owned. The full development site consists of two parcels, 3515 and 3511 Manor Road, which are being developed under one site plan with a Unified Development Agreement.

### About the Residents:

Seabrook Square II Apartments will target older adults in need of specialized and specific nonmedical services in order to maintain housing. The property will serve persons transitioning out of homelessness and/or live with a medical, mental health and/or substance use diagnosis.

Eligible tenants must be:

- 18 years of age or older, and
- Single households, and
- Must have completed the Coordinated Assessment through the Austin/Travis County Coordinated Entry System, and
- Meet the definition of Chronic Homelessness as defined in 24 CFR 578

All participants will be referred for unoccupied units through the Coordinated Entry system. Chronic homelessness verification documentation will be documented in HMIS and will be



uploaded into the participant's electronic health record upon enrollment in the program.

About the Services:

Supportive services to be provided by Integral Care include:

Supportive Service	Description
Housing	Integral Care's PSH programs use the evidence based SAMSHA PSH toolkit. All PSH services will be provided onsite, either in the residents' units, or in community space located throughout the building. Integral Care follows PSH guidelines of a 1:15 staff to client ratio. In addition, Integral Care offers peer support services to all residents in the PSH units.
Counseling	Individuals interested in ongoing counseling services will be referred to an Integral Care clinic for ongoing counseling services. Counseling Services can be provided both in person and/or virtually. Integral Care will have a passenger van onsite and staff will be able to transport individuals to appointments as needed. The closest Integral Care clinic is located approximately 1.5 miles from Seabrook Square.
Psychiatric Services	Individuals interested in psychiatric services will be referred to an Integral Care clinic for ongoing counseling services. Counseling Services can be provided both in person and/or virtually. Integral Care will have a passenger van onsite and staff will be able to transport individuals to appointments as needed. The closest Integral Care clinic is located approximately 1.5 miles from Seabrook Square.
Substance Misuse Disorder Recovery	Integral Care's substance use teams provide ambulatory detox, methadone maintenance, intensive and supportive SUD outpatient services, medication assisted treatment, and screening and referral to outside partners. Most of Integral Care's substance use services are located at our John Hopkins building, which is approximately one mile from Seabrook Square. Integral Care will have a passenger van onsite and staff will be able to transport individuals to appointments as needed.
Employment and Education	Integral Care provides evidence-based supportive employment services. The PSH onsite team can provide these services onsite. If more intensive employment services are needed, Integral Care has an internal supportive employment team, which provides more robust employment services. This team is a community-based team that can come to the property and provide these services onsite.
Physical Health	Integral Care PSH staff will connect individuals to a local FQHC (Federally Qualified Health Center) and/or another provider of choice for physical health services. At Integral Care's Oak Springs Clinic, located 1.5 miles from Seabrook Square, Lone Star Circle of Care is co-located and provides onsite primary care services.

About the Location:





Seabrook Square II is an uncommonly good location for affordable housing. It has easy access to excellent, frequent transit steps from the front door, which ensures that residents will have ample support.

Financing:

- \$6.8 million in Travis County ARPA funds
- \$850,000 from FHLB Dallas
- \$8,394,906 million in matching AHFC RHDA funds

Timing and Submission:

The project timelines for phase I and II are interlinked because of the need to concurrently construct the phases due to the site configuration and project budgets. Both phases stand to save costs on construction if they are built at the same time and both phases will be providing housing our community desperately needs. Phase I has a 4% LIHTC closing deadline of September 3, 2023, which is driving the project schedule for the entire development. Though phase II will not be financed with these tax credits, it must also be ready to begin construction in the fall of 2023, thus leaving little time to wait for additional large funding sources to come in.

This application from the Integral Care team and their development partner, Capital A Housing comes as we await final determination from TDHCA on an \$8.1M HOME ARP funding application submitted in early 2023. The application logs released from TDHCA indicate that funding our application is unlikely so the team has elected to continue seeking additional sources. This request for \$8.4M reflects the gap this project currently has after also considering a May FHLB Dallas application, though the team is actively seeking additional sources to reduce this requested amount.

The Seabrook Square development is a unique opportunity to provide not only a diversity of affordable housing options in Austin, but to also provide a number of additional community benefits in a neighborhood that has historically suffered from underinvestment. An RHDA award is critical this quarter in order to ensure not only the delivery of these 60 PSH units as soon as possible, but to also ensure the project doesn't suffer schedule delays that will likely result in added construction costs.

**Project Summary Form**

1) <b>Project Name</b> Seabrook Square II	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation</b> New Construction
4) <b>Address(s) or Location Description</b> 3511 & 3515 manor Rd, Austin TX 78723		5) <b>Mobility Bond Corridor</b> Airport Blvd
6) <b>Census Tract</b> 21.09	7) <b>Council District</b> District 1	8) <b>Elementary School</b> MAPLEWOOD EL
9) <b>Affordability Period</b> 40 years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> No	12) <b>How will funds be used?</b> Construction

13) Summary of Rental Units by MFI Level

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

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	6	Continuum of Care Units	60
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?  Yes
- 18) Is the property within 3/4 mile of Transit Service?  Yes
- 19) The property has Healthy Food Access?  Yes

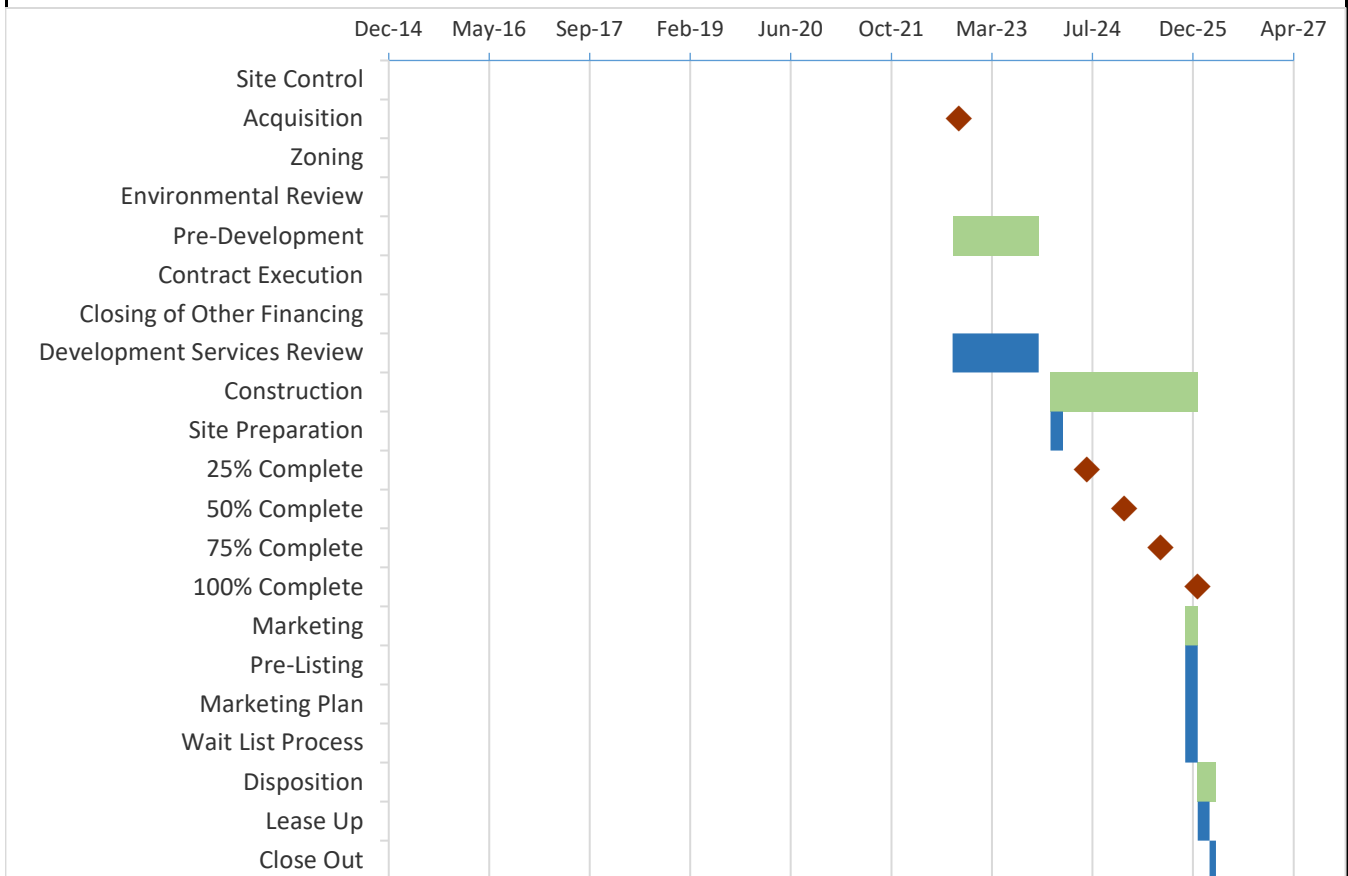
20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	6,836,970
Equity	378,625
Grant	850,000
Other	1,125,314
Deferred Developer Fee (not applicable for OHDA)	
<b>Previous AHFC Funding</b>	
<b>Current AHFC Request</b>	<b>8,394,906</b>
<b>Total \$</b>	<b>17,585,815</b>

<u>Uses</u>	
Acquisition	1,000
Off-Site	
Site Work	
Sit Amenities	
Building Costs	13,203,815
Contractor Fees	
Soft Costs	2,050,373
Financing	80,000
Developer Fees	2,250,628
<b>Total \$</b>	<b>17,585,816</b>

### Development Schedule

	Start Date	End Date
<b>Site Control</b>	Oct-22	Jan-00
Acquisition	Oct-22	
Zoning		
Environmental Review	Oct-22	
<b>Pre-Development</b>	Nov-23	Mar-24
Contract Execution		
Closing of Other Financing	Nov-23	Feb-24
Development Services Review	Jan-24	Mar-24
<b>Construction</b>	Mar-24	Jun-26
Site Preparation	Mar-24	Jun-24
25% Complete	Dec-24	
50% Complete	Jun-25	
75% Complete	Dec-25	
100% Complete	Jun-26	
<b>Marketing</b>	Apr-26	Jun-26
Pre-Listing	Apr-26	Jun-26
Marketing Plan	Apr-26	Jun-26
Wait List Process	Apr-26	Jun-26
<b>Disposition</b>	Jun-26	Sep-26
Lease Up	Jun-26	Aug-26
Close Out	Aug-26	Sep-26



<b>Development Budget</b>			
	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	5,000		
Environmental Review	50,000		EA, Feasibility report & nergy solar consultant
Engineering	288,335		
Survey	10,000		
Architectural	576,670		
<b>Subtotal Pre-Development Cost</b>	<b>\$930,005</b>	<b>\$0</b>	
<b>Acquisition</b>			
Site and/or Land	1,000	0	
Structures			
Other (specify)			
<b>Subtotal Acquisition Cost</b>	<b>\$1,000</b>	<b>\$0</b>	
<b>Construction</b>			
Infrastructure	297,800	297800	Off-site
Site Work	1,388,657	1388657	Site Work + Site Amenities
Demolition			
Concrete	485,854	485,854	
Masonry	485,251	485,251	
Rough Carpentry	1,677,216	1,677,216	Woods and Plastics
Finish Carpentry	691,303	691,303	
Waterproofing and Insulation	218,673	218,673	
Roofing and Sheet Metal	309,935	309,935	Roof Covering + Metals
Plumbing/Hot Water			
HVAC/Mechanical	1,196,910	1,196,910	
Electrical	1,102,200	1,102,200	
Doors/Windows/Glass	407,598	407,598	
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	406,364	133,509	Furnishings
Specialties/Special Equipment	1,337,250		
Cabinetry/Appliances	400,000		FF+E
Carpet			
Other (specify)	436,532		Elevators Owner Allox Fire Suppression
Construction Contingency	710,676		
<b>Subtotal Construction Cost</b>	<b>\$11,552,219</b>	<b>\$8,394,906</b>	
<b>Soft &amp; Carrying Costs</b>			
Legal	150,000		Real Estate Attorney
Audit/Accounting	20,000		Accounting fees
Title/Recordin	80,000		
Architectural (Inspections)	19,379		Building Permits
Construction Interest			
Construction Period Insurance	190,989		
Construction Period Taxes			
Relocation			
Marketing	10,000		
Davis-Bacon Monitoring	766,695		
Developer Fee	2,250,628		
Other (specify)	1,614,900		General Requirments, Contractor Fees, operating reserves
<b>Subtotal Soft &amp; Carrying Costs</b>	<b>\$5,102,591</b>	<b>\$0</b>	
<b>TOTAL PROJECT BUDGET</b>	<b>\$17,585,815</b>	<b>\$8,394,906</b>	

**15 Year Rental Housing Operating Pro Forma (RHDA)**

*The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.*

<b>INCOME</b>	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>	<b>YEAR 10</b>	<b>YEAR 15</b>
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$902,160	\$920,203	\$938,607	\$957,379	\$976,527	\$1,078,164	\$1,190,381
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$902,160	\$920,203	\$938,607	\$957,379	\$976,527	\$1,078,164	\$1,190,381
Provision for Vacancy & Collection Loss	-\$67,662	-\$69,015	-\$70,396	-\$71,803	-\$73,240	-\$80,862	-\$89,279
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$834,498	\$851,188	\$868,211	\$885,576	\$903,287	\$997,302	\$1,101,102
<b>EXPENSES</b>							
General & Administrative Expenses	\$18,500	\$19,055	\$19,627	\$20,215	\$20,822	\$24,138	\$27,983
Management Fee	\$41,700	\$42,534	\$43,385	\$44,252	\$45,137	\$49,835	\$55,022
Payroll, Payroll Tax & Employee Benefits	\$399,211	\$411,187	\$423,523	\$436,229	\$449,315	\$520,880	\$603,842
Repairs & Maintenance	\$61,500	\$63,345	\$65,245	\$67,203	\$69,219	\$80,244	\$93,024
Electric & Gas Utilities	\$94,722	\$97,564	\$100,491	\$103,505	\$106,610	\$123,591	\$143,276
Water, Sewer & Trash Utilities	\$15,600	\$16,068	\$16,550	\$17,047	\$17,558	\$20,354	\$23,596
Annual Property Insurance Premiums	\$54,000	\$55,620	\$57,289	\$59,007	\$60,777	\$70,458	\$81,680
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$19,572	\$22,689
Other Expenses	\$33,040	\$34,031	\$35,052	\$36,104	\$37,187	\$43,110	\$49,976
TOTAL ANNUAL EXPENSES	\$733,273	\$754,854	\$777,074	\$799,953	\$823,509	\$952,181	\$1,101,088
NET OPERATING INCOME	\$101,225	\$96,334	\$91,137	\$85,623	\$79,778	\$45,121	\$14
<b>DEBT SERVICE</b>							
First Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>ANNUAL NET CASH FLOW</b>	\$101,225	\$96,334	\$91,137	\$85,623	\$79,778	\$45,121	\$14
<b>CUMULATIVE NET CASH FLOW</b>	\$101,225	\$197,559	\$288,695	\$374,318	\$454,097	\$766,344	\$879,179
<b>Debt Coverage Ratio</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00



<b>Project Name</b>	Seabrook Square II	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 1	
<b>Census Tract</b>	21.09	
<b>Prior AHFC Funding</b>	\$0	
<b>Current AHFC Funding Request Amount</b>	\$8,394,906	
<b>Estimated Total Project Cost</b>	\$17,585,816	
<b>High Opportunity</b>	No	
<b>High Displacement Risk</b>	YES	
<b>High Frequency Transit</b>	Yes	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	Airport Blvd	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
<b>&lt; 20% MFI</b>	0	# of rental units at < 20% MFI
<b>&lt; 30% MFI</b>	60	# of rental units at < 30% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	28%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>25</b>	<b>% of annual goal * units * 50%, max of 75</b>
<b>&lt; 40% MFI</b>	0	# of rental units at < 40% MFI
<b>&lt; 50% MFI</b>	0	# of rental units at < 50% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	28%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>&lt; 60% MFI</b>	0	# of units for purchase at < 60% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	28%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
<b>&lt; 80% MFI</b>	0	# of units for purchase at < 80% MFI
<i>District Goal</i>	12%	% of City's affordable housing goal
<i>High Opportunity</i>	FALSE	% of City's affordable housing goal for high opportunity areas
<i>Displacement Risk</i>	28%	% of City's affordable housing goal to reduce displacement
<i>High Frequency Transit</i>	18%	% of City's affordable housing goal near high frequency transit
<i>Imagine Austin</i>	18%	% of City's affordable housing goal in imagine austin corridors
<i>Geographic Dispersion</i>	0%	% of City's affordable housing goal to increase geographic dispersion
<i>Mobility Bond Corridor</i>	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>25</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
<i>Continuum of Care</i>	60	Total # of units provided up to 100 per year
<b>Continuum of Care Score</b>	20	(total CoC Units/100 + HF Units/50)*20
<b>Access to Healthy Food</b>	Yes	Within 1 Mile of Healthy Food (City GIS)
<b>Continuum of Care Weighted Score</b>	17	Mobility, Access to Jobs, Community Institutions, Social Cohesion

<i>2 Bedroom Units</i>	0	Total Affordable 2 Bedroom units
<i>3 Bedroom Units</i>	0	Total Affordable 3 Bedroom units
<i>4 Bedroom Units</i>	0	Total Affordable 4+ Bedroom units
<b>Multi-Generational Housing Score</b>	0	Multi-bedroom Unit/Total Units * 20
<b>TEA Grade</b>	77	Elementary School Rating from TEA
<b>Multi-Generational Housing Weighted Score</b>	0	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
<i>Accessible Units</i>	9	mobiltiy and sensory units
<i>Non-PSH, Non-Voucher Under 20% MFI</i>	0	Total units under 20% MFI
<b>Accessibility Score</b>	3	Accessible Unit/Total Units * 20
<b>Metro Access Service</b>	Yes	Within 3/4 mile of fixed route transit
<b>Accessibility Weighted Score</b>	1	Housing Stability, Health, Mobility, Community Institutions
<b>Initiatives and Priorities Score</b>	<b>41</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
<i>AHFC Leverage</i>	48%	% of total project cost funded through AHFC request
<b>Leverage Score</b>	<b>3</b>	<b>3 points per 5% reduction in leverage below 50% (max 30)</b>
<i>AHFC Per Unit Subsidy (including prior amounts)</i>	\$139,915	Amount of assistance per unit
<b>Subsidy per unit score</b>	<b>8</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
<i>AHFC Per Bedroom Subsidy</i>	\$139,915	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	<b>8</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
<i>Debt Coverage Ratio (Year 5)</i>	0.00	Measured at the 5 Year mark
<b>Debt Coverage Ratio Score</b>	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
<b>Underwriting Score</b>	<b>18</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>84</b>	<b>THRESHOLD SCORE = 50</b>
<i>Previous Developments</i>		
<i>Compliance Score</i>		
<i>Proposal</i>		
<i>Supportive Services</i>		
<i>Development Team</i>		
<i>Management Team</i>		
<i>Notes</i>		



Integral Care at Seabrook Square  
RHDA Funding Application  
Attachments

Integral Care at Seabrook Square  
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

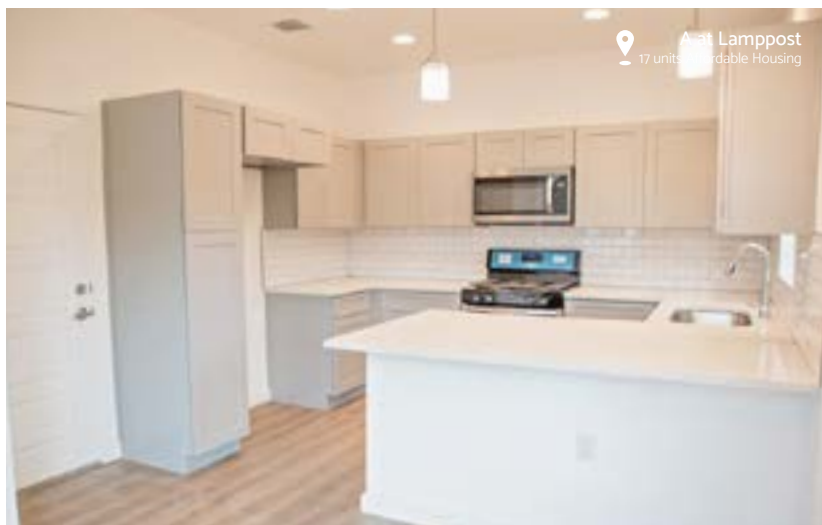
512.968.3050

conor@civiltudegroup.com

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

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

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



**CAPITAL A HOUSING**

Project Experience



**Project Name**

A at Lamppost

**Total Construction Cost**

\$4,700,000

**Unit Count or Sq ft.**

17 multi-bedroom units

**Location**

12500 Lampost Lane, Austin, TX 78727

**Completion Date**

2022

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



**CAPITAL A HOUSING**

Project Experience



**Project Name**

Blackland CDC Alley Flats

**Total Construction Cost**

\$454,686

**Unit Count or Sq ft.**

3 units

**Location**

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

**Completion Date**

October 2020

**Owner**

Blackland CDC

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



**CAPITAL A HOUSING**

## Project Experience

**Project Name**

Jordan at Mueller

**Total Construction Cost**

\$26,700,000

**Unit Count or Sq ft.**

132 units

**Location**

2724 Philomena St, Austin, TX 78723

**Completion Date**

December 2019

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



**CAPITAL A HOUSING**

Project Experience



**Project Name**

La Vista de Lopez

**Total Construction Cost**

\$5,800,000

**Unit Count or Sq ft.**

27 units

**Location**

809 E. 9th St, Austin, TX 78702

**Completion Date**

Est December 2022

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



**CAPITAL A HOUSING**

Project Experience



**Project Name**

Cedar Alley Flat

**Total Construction Cost**

\$167,000

**Unit Count or Sq ft.**

1 units

**Location**

1608 Cedar Avenue, Austin, TX 78702

**Completion Date**

December 2019

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





## **1.B. Certificate of Status**

Please see the attached Certificates of Status from the Secretary of State for Integral Care Seabrook, LLC.



## Office of the Secretary of State

February 18, 2023

Attn: LOCKE LORD AFFORDABLE HOUSING

Locke Lord - Affordable Housing  
600 Congress Avenue, Suite 2200  
Austin, TX 78701 USA

RE: INTEGRAL CARE SEABROOK, LLC  
File Number: 804933062

-----  
It has been our pleasure to file the certificate of formation and issue the enclosed certificate of filing evidencing the existence of the newly created domestic limited liability company (llc).

Unless exempted, the entity formed is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

The entity formed does not file annual reports with the Secretary of State. Documents will be filed with the Secretary of State if the entity needs to amend one of the provisions in its certificate of formation. It is important for the entity to continuously maintain a registered agent and office in Texas. Failure to maintain an agent or office or file a change to the information in Texas may result in the involuntary termination of the entity.

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

Sincerely,

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

Enclosure



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

INTEGRAL CARE SEABROOK, LLC  
File Number: 804933062

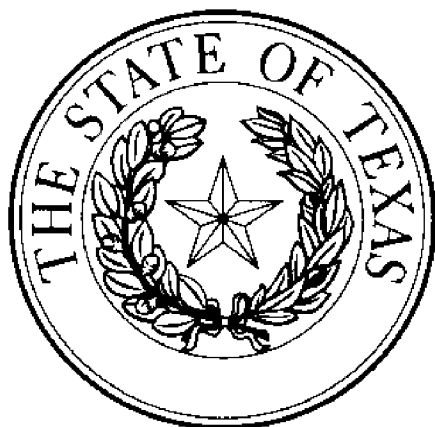
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

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

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 02/06/2023

Effective: 02/06/2023



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson  
Secretary of State

**CERTIFICATE OF FORMATION  
OF  
INTEGRAL CARE SEABROOK, LLC**

The undersigned, acting as the sole organizer of a limited liability company under Title 3, Chapter 101 of the Texas Business Organizations Code (the "Code"), does hereby adopt the following Certificate of Formation for **INTEGRAL CARE SEABROOK, LLC** (the "Company"):

**ARTICLE ONE**

The name of the Company is "Integral Care Seabrook, LLC".

**ARTICLE TWO**

The period of duration of the Company is perpetual.

**ARTICLE THREE**

The purposes for which the Company is organized shall be to transact any or all lawful business for which limited liability companies may be organized pursuant to the Texas Business Organizations Code.

**ARTICLE FOUR**

The Company is organized to serve the public interest. The Company is not organized and shall not be operated for pecuniary gain or profit, or for the benefit of private interests.

No part of the assets or net earnings, if any, of the Company shall inure to the benefit of, or be distributed to any director or officer of the Company or any individual, except that the Company shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in the furtherance of the purposes set forth.

No substantial part of the activities of the Company shall be carrying on of propaganda, or otherwise attempting to influence legislation, and the Company shall not participate in, or Intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition of any political campaign.

The Company is prohibited against inurement of private gain and is prohibited to operate in such a way as to accrue distributable profits or otherwise to violate the limitations set forth in Texas Tax Code 11.18.

**ARTICLE FIVE**

The address of the initial registered office of the Company is 1430 Collier Street, Austin, Texas 78704 and the name of the initial registered agent at that address is David Evans.

## **ARTICLE SIX**

The Company will be managed by the Sole Member. The name and address of the Sole Member are as follows:

Austin-Travis County Mental Health and Mental Retardation Center (d/b/a Integral Care)  
1430 Collier St.  
Austin, Texas 78704

## **ARTICLE SEVEN**

Any action required by the Code to be taken at any annual or special meeting of members, or any action which may be taken at any annual or special meeting of members, may be taken without a meeting, without prior notice, and without a vote, if a consent or consents in writing, setting forth the action so taken, shall be signed by the holder or holders of membership interests having not less than the minimum number of votes which would be necessary to take such action at a meeting at which the holders of all membership interests entitled to vote on the action were present and voted. Prompt notice of the taking of any action by the members without a meeting by less than unanimous written consent shall be given to those members who did not consent in writing to the action.

## **ARTICLE EIGHT**

No member shall have a preemptive right to acquire any membership interests or securities of any class that may at any time be issued, sold, or offered for sale by the Company.

## **ARTICLE NINE**

The right of members to cumulative voting in the election of managers is expressly prohibited.

## **ARTICLE TEN**

The Sole Member of the Company shall not be liable to the Company for monetary damages for an act or omission in the Sole Member's capacity as a member, except that this Article Ten shall not eliminate or limit the liability of the Sole Member to the extent the Sole Member is found liable for (i) a breach of the Sole Member's duty of loyalty to the Company or its members; (ii) an act or omission not in good faith that constitutes a breach of duty of the Sole Member to the Company or an act or omission that involves intentional misconduct or a knowing violation of the law; (iii) a transaction from which the Sole Member received an improper benefit, whether or not the benefit resulted from an action taken within the scope of the Sole Member's duties; or (iv) an act or omission for which the liability of the Sole Member is expressly provided in an applicable statute. Any repeal or amendment of this Article Ten by the members of the Company shall be prospective only and shall not adversely affect any limitation on the liability of a Sole Member of the Company existing at the time of such repeal or amendment. In addition to the circumstances in which the Sole Member of the Company is not liable as set forth in the preceding sentences, the Sole Member shall

not be liable to the fullest extent permitted by any provision of the statutes of Texas hereafter enacted which further limits the liability of a member or of a director of a corporation. This Article Ten shall in no manner limit the obligations or liabilities of any and all members, managers, officers, directors, or persons.

#### **ARTICLE ELEVEN**

**SUBJECT TO THE LIMITATIONS AND CONDITIONS AS PROVIDED IN THIS ARTICLE ELEVEN, IF THE SOLE MEMBER WAS OR IS MADE A PARTY OR IS THREATENED TO BE MADE A PARTY TO OR IS INVOLVED IN ANY THREATENED, PENDING, OR COMPLETED ACTION, SUIT, OR PROCEEDING, WHETHER CIVIL, CRIMINAL, ADMINISTRATIVE, ARBITRATIVE, OR INVESTIGATIVE, OR ANY APPEAL IN SUCH ACTION, SUIT, OR PROCEEDINGS, OR ANY INQUIRY OR INVESTIGATION WHICH COULD LEAD TO SUCH AN ACTION, SUIT, OR PROCEEDING (COLLECTIVELY REFERRED TO HEREIN AS A "PROCEEDING"), IT SHALL BE INDEMNIFIED BY THE COMPANY TO THE FULLEST EXTENT PERMITTED BY THE CODE, AS SUCH CODE EXISTS OR MAY HEREAFTER BE AMENDED. IN THE CASE OF ANY SUCH AMENDMENT, HOWEVER, SUCH INDEMNIFICATION SHALL APPLY ONLY TO THE EXTENT THAT SUCH AMENDMENT PERMITS THE COMPANY TO PROVIDE BROADER INDEMNIFICATION RIGHTS THAN SUCH LAW PERMITTED THE COMPANY TO PROVIDE PRIOR TO SUCH AMENDMENT. THE INDEMNIFICATION PROVIDED UNDER THIS ARTICLE ELEVEN SHALL (i) EXTEND TO JUDGMENTS, PENALTIES (INCLUDING EXCISE AND SIMILAR TAXES AND PUNITIVE DAMAGES), FINES, SETTLEMENTS, AND REASONABLE EXPENSES (INCLUDING, WITHOUT LIMITATION, ATTORNEYS' FEES) ACTUALLY INCURRED BY THE SOLE MEMBER IN CONNECTION WITH A PROCEEDING, (ii) APPLY ONLY IF THE SOLE MEMBER'S INVOLVEMENT OR POTENTIAL INVOLVEMENT IN THE PROCEEDING ARISES BY REASON OF THE FACT THAT THE SOLE MEMBER IS OR WAS THE SOLE MEMBER OF OR FOR THE COMPANY OR THE SOLE MEMBER OF OR FOR THE COMPANY IS OR WAS SERVING AT THE REQUEST OF OR ON BEHALF OF THE COMPANY, (iii) CONTINUE AS TO THE SOLE MEMBER WHEN SUCH MEMBER HAS CEASED TO SERVE IN THE CAPACITY WHICH INITIALLY ENTITLED SUCH SOLE MEMBER TO INDEMNITY HEREUNDER, AND (iv) BE APPLICABLE, WITHOUT LIMITATION, TO CLAIMS AGAINST SUCH SOLE MEMBER BASED ON NEGLIGENCE OR ALLEGEDLY NEGLIGENT ACTS OR OMISSIONS OF SUCH SOLE MEMBER. THE RIGHTS GRANTED PURSUANT TO THIS ARTICLE ELEVEN SHALL BE DEEMED CONTRACT RIGHTS, AND NO AMENDMENT, MODIFICATION, OR REPEAL OF THIS ARTICLE ELEVEN SHALL HAVE THE EFFECT OF LIMITING OR DENYING ANY SUCH RIGHTS WITH RESPECT TO ACTIONS TAKEN OR PROCEEDINGS ARISING PRIOR TO ANY SUCH AMENDMENT, MODIFICATION, OR REPEAL. IT IS EXPRESSLY ACKNOWLEDGED THAT THE INDEMNIFICATION PROVIDED IN THIS ARTICLE ELEVEN COULD INVOLVE INDEMNIFICATION FOR NEGLIGENCE OR UNDER THEORIES OF STRICT LIABILITY**

The Company may additionally indemnify any person covered by the grant of mandatory indemnification contained above to such further extent as is permitted by law and may indemnify any other person to the fullest extent permitted by law.

To the extent permitted by the applicable law, the grant of mandatory indemnification to any person pursuant to this Article Eleven shall extend to proceedings involving the negligence of such person.

As used herein, the term "proceeding" means any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, arbitrative, or investigative, any appeal in such an action, suit, or proceeding, and any inquiry or investigation which could lead to such an action, suit, or proceeding.

#### **ARTICLE TWELVE**

The principal place of business and initial mailing address to which franchise tax correspondence should be sent is 1430 Collier Street, Austin, Texas 78704.

#### **ARTICLE THIRTEEN**

The Company Agreement of the Company will be adopted by the Sole Member. The powers to alter, amend, or appeal the Company Agreement or adopt a new Company Agreement are vested in the Sole Member.

#### **ARTICLE FOURTEEN**

The Company shall be dissolved, and its affairs shall be wound up upon the first to occur of the following:

1. The written consent of the Sole Member.
2. At any time there are no members of the Company unless the business of the Company is continued in a manner permitted by the Code.
3. The entry of a decree of judicial dissolution under the Code.

The bankruptcy of the Sole Member will not cause the Sole Member to cease to be a member of the Company and upon the occurrence of such an event, the business of the Company shall continue without dissolution.

Upon discontinuance of the Company, by dissolution or otherwise, all of the assets of the Company shall be transferred to its Sole Member, so long as it as Sole Member remains tax-exempt pursuant to Sec. 501(c)(3) of the Internal Revenue Code of 1986, as amended, or if by reason of this provision, the Sole Member is not eligible to receive such assets, then such assets shall be transferred to an eligible organization. For purposes of this provision, an "eligible organization" shall be any organization determined to be exempt from taxation pursuant to the provisions of Sec. 501(c)(3) of the Internal Revenue Code of 1986, as amended.

**ARTICLE FIFTEEN**

**The name and address of the organizer are as follows:**


**David Evans  
1430 Collier Street  
Austin, Texas 78704**

**[Signature page follows.]**



**IN WITNESS WHEREOF**, this Certificate of Formation has been executed on the 3rd day of February 2023, by the undersigned. By execution below, the undersigned affirms the person designated as registered agent has consented to such appointment.

**ORGANIZER:**

  
\_\_\_\_\_

**David Evans**



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

March 03, 2023

INTEGRAL CARE SEABROOK, LLC  
1430 COLLIER ST  
AUSTIN TX 78704-2911

Taxpayer number	32088413169
File number	0804933062
WebFile number	FQ109595

Dear Taxpayer:

Congratulations on registering your business with the Texas Secretary of State. In addition to being the state's chief financial officer and tax collector, I am a strong advocate for growth in our economy, and my office plays an important role in ensuring businesses like yours continue to thrive in the state of Texas. Part of that responsibility is to be a resource when your business needs assistance.

Customer service is my top priority, and my staff is ready to help you with questions related to your business' state tax responsibilities. The agency website, [www.comptroller.texas.gov](http://www.comptroller.texas.gov), contains a wealth of resources about the various taxes we administer. There you can find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. In the right hand corner of each page, there is a link to "contact us," where you will find information on how to reach us if you do not find your answer online.

The Secretary of State notified us that your company was recently registered with their office. The company you registered is subject to the franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration.

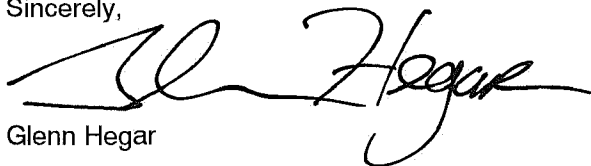
Please review and update your account information at your earliest convenience. Most important is to ensure the address we have on file is the address where your company wants to receive tax mailings from us.

To view and correct your account information, go to [www.comptroller.texas.gov/taxes/file-pay/](http://www.comptroller.texas.gov/taxes/file-pay/). If you have not used WebFile before, you will register as a new user, and there is a video to assist you with that process. When you are ready to get started, select the Franchise Tax Accountability Questionnaire under Other Electronic Reporting Tools. Select "continue to log in" at the bottom of the page to sign in. You will need the WebFile number located at the top of this letter.

The company's first franchise tax report is due on 05/15/2024 . We will send you a reminder letter with filing instructions well before the due date. You can contact our office for assistance at 1-800-252-1381.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,



Glenn Hegar

## 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, including the first Affordability Unlocked development in the city, A at Lampost. Additionally, Integral Care plays a vital role in the City of Austin's ongoing homeless response efforts.

Integral Care at Seabrook Square

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 7331 Menchaca Road:

<b>Owner/Applicant Entity</b>	Integral Care Seabrook, LLC
<b>Lead Developer</b>	Capital A Housing
<b>Civil Engineer</b>	Civilitude
<b>Architect</b>	Forge Craft Architecture + Design
<b>Property Management</b>	Volunteers of America
<b>Resident Services Provider</b>	Integral Care

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

nhato@civiltude.com

### Date of Organization

April 2010

### Type of Organization

Limited Liability Company

### Firm's Registration Number

F-12469

## Firm Overview & History

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Founded by 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. Nhato Ho, PE, has been with Civiltude since its inception, starting as an engineer prior to joining the management team in 2014 and more recently becoming named President of Civiltude in 2021.

Civiltude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team brings a combined 65 years of experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies.

Additionally, as the prime engineers for various public entities including the City of Austin, our team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

When it comes to growth, our focus is not only on our team size and expanding public and private sector portfolios but also deepening trust with our clients. In 2010, our team of three dedicated our expertise to serving public school and affordable housing segments which were largely underserved, especially when there were fewer and smaller projects. In 2012, Civiltude was selected to provide water, sanitary, and reclaimed small diameter pipeline design and permitting for the Greenwater Downtown Redevelopment project, a public private partnership between Trammel Crow and the City of Austin. In 2013, we performed chilled water large diameter pipeline design for Austin Energy as part of Nueces and West 2nd Street extension to Shoal Creek Bridge. In 2014, as part of the winning masterplan team for Colony Park Sustainable Community, Civiltude began providing utility layout, capacity analysis, and pipeline design and permitting, both small and large diameter, for 208-ac planned community with over 12 miles of public roadways. By 2015, with the two principals serving as the lead engineers for an energetic team of nine, Civiltude had laid the foundation for structured and sustainable growth not only in project volume but also complexity, diversity and scale.

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

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

## Civiltude Engineers & Planners

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.



**Civiltude Engineers & Planners**

Relevant Experiences



**Project Name**

Greenwater Redevelopment

**Location**

San Antonio 2nd, 78701

**Client**

Trammell Crow/Mark Fowler (Rep)

**Completion Date**

S2016

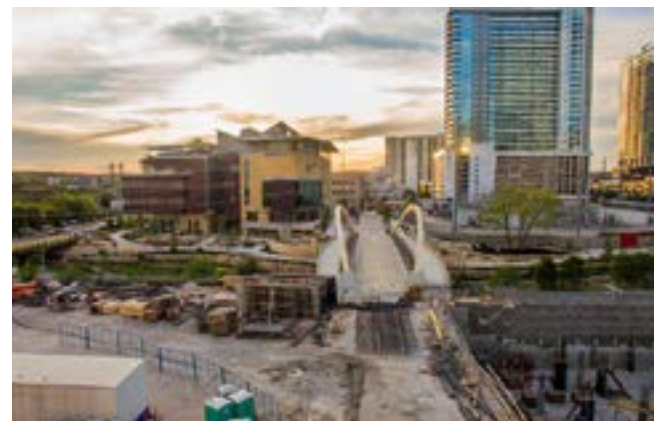
**Construction Cost**

\$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.

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



**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** <sup>PE</sup>  
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.



AFFORDABLE & PERMANENT  
SUPPORTIVE HOUSING EXPERIENCE





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#### COMPANY BACKGROUND

##### FORGE CRAFT ARCHITECTURE + DESIGN MISSION STATEMENT:

FORGE CRAFT is a respected architecture firm, based in the creative culture of Austin. We specialize in multi-family housing and creative mixed-use development with an emphasis on micro-unit design, affordable housing, performance and arts spaces, restaurant and bar, light industrial, creative office, tricky urban infill sites and custom luxury and spec modern homes. We are also a leading firm in prefabricated modular design and execution.

##### FOUNDING PRINCIPLES:

In late summer 2013, Scott Ginder and Rommel Sulit joined forces converging nearly 30 years of combined, comprehensive architectural experience across a wide range of project types with an emphasis on single-family and multi-family housing, both affordable and market-rate.

Our company philosophy is based on resolute yet simple virtues: “Design” is the purpose or planning that exists behind an action, fact, or object. To “forge” is to form or make by concentrated effort. To “craft” is to wield one’s skill in making. Our mission is clear: to plan with purpose and then through concentrated effort and with pointed skill, to manifest functional, beautiful spaces.

We also see the terms “Forge” and “Craft” as two forces central to act of making architecture. “Forge” encompasses the raw power necessary to complete any building – harvesting raw materials, managing supply chains, directing large pools of resources and energy through collective labor. “Craft” entails the finer qualities of design, applied to and mitigated between the bold moves and most refined minutiae that render any building fit for human inhabitation.

Founding principal Scott Ginder’s work with Dick Clark Associates over a span of 15 years manifested some of the most forward-thinking design Austin has seen. Founding principal Rommel Sulit’s work with PageSoutherlandPage, Rhode Partners and BOKA Powell over the same period, is manifest in many noteworthy large-scale commercial and civic buildings in Austin. Jon Hagar’s leadership has been instrumental in our success and ushered his emergence as our most recent principal. With a talented, driven staff we stand behind a tough-minded work philosophy which extends not only to impactful architecture but also to community advocacy, to the local non-profits and arts industries, and also towards cultural equity. Focusing equally on design and construction and drawing from our wide-ranging interests, we have the ability to fluidly shift between the big move and the small move, the concept and the delivery, the idea and the result. This approach has enabled Forge Craft to produce exciting, relevant architecture across all scales and project types.

##### ADDRESS:

FORGE CRAFT ARCHITECTURE + DESIGN  
608 Monroe Street West, Suite C  
Austin, Texas 78704

##### PRINCIPAL OWNERS:

SCOTT GINDER, AIA, LEED AP  
Chief Executive + Financial Officer  
Director of Marketing and Business Development

##### ROMMEL SULIT

Chief Operations Officer  
Director of Technology and Media  
Community Outreach Director

##### JON HAGAR

Principal  
Director of Design Standards and Quality



### SERVICE OFFERINGS

Forge Craft offers architectural design services like any other architectural firm but with an approach that is uniquely premised through our work philosophy.

Under this banner, we see each project as a unique circumstance with unique challenges, sometimes with significant obstacles to overcome, but always rife with opportunity.

We have developed a reputation as a firm that can shepherd even the most complicated and seemingly untenable projects through the circuitous paths of conception and feasibility, site entitlements and code review, and ultimately construction realization, all the while with an eye towards performance and beauty. Our methodologies typically start in feasibility for virtually every project wherein we establish the “rules of the game” and identify issues and encumbrances as well as options and possibilities.

Our wide range of project types, allows us in each instance to invest in and continually enhance our knowledge base and expertise in modern aesthetics, construction methodologies, and sustainable building practices which today are largely focused on energy efficiency, code compliance in accessibility and fire safety and high-performance envelope design. Indoor air quality has also come to the fore in commercial as well as residential architecture. And we would be remiss to not mention the impact of the events of this past year 2020 and how it has, perforce, mobilized our industry into reconsidering established programs of use and occupation in our spaces.

Our mandate is to find the optimal expression of the project’s goals to be manifested materially and experientially. This common end-goal unites but also engenders beneficial cross-fertilization between the varied project types in our portfolio which spans the gamut from commercial multifamily / mixed use, affordable housing, retail, office, warehouse, studio and performing arts spaces, to private custom homes and spec homes.

We navigate all our projects from conception and feasibility, through site planning and entitlements, permitting and pricing, and through all of construction. In our experience though, the earliest decisions often prove to have the greatest impact on project success. To this end, as an increasingly growing number of our developer clients have sought creative ways to stay ahead of the construction cost and labor curves. We have found ways to pivot accordingly.

In addition to conventional site-built delivery, we offer modular design and construction expertise for those clients who would embark on this path. Though modular is a relatively new delivery method as compared to conventional site-built construction, we see great potential in this field. To date, we have manifested several modular projects from as small as an 8500 square foot office addition to as large as a 143-unit student housing project, and are presently in discussions for new modular projects in various cities. As a result, we have emerged as an industry leader in this field and in spite of the challenges, we feel modular has the potential to be a major game changer in our construction industries.

But our interest in modular is just one aspect of our overarching pursuit of excellence and a symptom of our dogged attention to relevant movements in architecture and related fields. We feel that it is simply in Forge Craft’s DNA to push the envelope in our efforts to continually design better buildings and spaces. The act of design is equal parts unfettered imagination and practical realization. At Forge Craft we believe that pursuing both ends simultaneously is the key to making good projects great.



#### TECHNICAL QUALIFICATIONS / PROJECT TEAM BREAKDOWN:

While it is evident that Forge Craft brings a high level of creativity to every project, we also bring a high level of technical proficiency. This is a core value of our firm as we believe that the best buildings perform as good as they look and are best equipped to last long into a sustainable life-cycle.

With our commitment to practical underpinnings to our designs and integrated building systems, we recognize the need to bolster our team with a cadre of technically proficient engineers and consultants. Our modular work only heightens the need as in those cases we interface very closely with the manufacturing fields as well and an expansive net of AHJs, code experts, fire protection and accessibility specialists.

Whether site-built or modular delivery there is a prevalent need for the architect of record to lead and be the lynch pin for comprehensive project coordination and communication as well as to serve as a guide for the Owner and all interested parties during a long and arduous process of site entitlements and code review.

Over the years we have amassed a top-notch stable of industry professional that enable us to make any project work. This is a multi-faceted team of engineers with both local and national reputes, as well as minor consultants who are among the best in their field though they may fly a little under the radar. We have had the good fortune of working with many reputable engineering consultants who all have proven to be only a phone call away from engaging with us on new projects.

These consultants include DCI Engineers (Structural), Entuitive Consulting Engineers (Structural), Structures (Structural), Leap! Structures (Structural), Integral Group (MEP), Aptus Engineering (MEP), AYS (MEP), RCS (Modular MEP), TBG (Landscape), Asakura Robinson (Landscape), to name but a few.

Our "minor" consultants are probably unfairly categorized -- their work is invaluable and as necessary as our primary consultants. We typically contract the following on every job: envelope consultant, accessibility consultant, code consultant.

Our envelope consultant Erika Bonfanti, with Acton Partners Consulting, has provided excellent consultation for over a decade and we have come to rely on their honest and incisive input on our envelope designs. Carroll Pruitt is a renowned authority on mandatory building codes and conducts independent code reviews for us which often allows us to accelerate the assuredly lengthy evaluation period from the local AHJ. Andrea Lacour with Contour Collective is unparalleled in her knowledge of ever-evolving accessibility standards. Depending on the project's specific requirements, we bring in additional technical consultants to augment our own expertise such as lighting, elevator, acoustic, fire and security, low voltage and parking consultants.

Specific to niche markets, Forge Craft is also certified in accessibility training per Multifamily Accessibility Requirements as mandated by federal law and TDHCA Texas Accessibility Code for LIHTC project. We are also a member of the Modular Building Institute (MBI) and in addition to our modular projects ranging from single-family to multifamily, office to industrial, we were Architect of Record for Z-Modular's IHB certification process under TDLR for their modular plant in Killeen, Texas.

Finally 100% of our work employs BIM technology through the platform Archicad which plays well with Revit. We feel that this platform allows us the great flexibility and speed but with extraordinary accuracy and powerful 3D modeling capabilities. Building our buildings fully in cyberspace allows us to test-fit our concepts with the highest levels of visualization and coordination potential.



**RELEVANT PROJECT EXPERIENCE**

**RESIDENTIAL AND AFFORDABLE HOUSING:**

- Cheatham Street Flats, San Marcos TX - 143 unit, 245 bed student housing
- Tulum 512, Tulum Mexico - 48 unit condo/hotel
- Yampa Mixed Use, Steamboat Springs CO - private residence w/ office space
- Manor Forest, Austin TX - 7 unit residential development
- Arlington Lofts, Lexington KY - 80 unit affordable housing
- Fourth&, Austin TX - 102 unit mixed-use live/work
- Bluebonnet Studios, Austin TX - 107 unit affordable housing
- Gunter Street Apartments, Austin TX - 16 unit apartment
- Spicewood Springs, Austin TX - 4 unit residential development
- Angelina Street Duplexes, Austin TX - 2 Duplexes
- Waterloo Terrace, Austin TX - 132 unit affordable housing
- Zilker Studios Austin TX - 110 unit affordable housing (in permitting)
- Temenos, Houston TX - 95 unit affordable housing (in design)
- Summit at Renaissance Park, Houston TX - 325 unit affordable housing, mixed-use retail / office

**MULTI-PURPOSE ENTERTAINMENT / HOSPITALITY:**

- Austin Playhouse, Austin, TX - 17,500 SF Theater
- Austin Burrito - 1,600 SF Restaurant
- Uncle Billies @ Oasis Texas, Lake Travis TX - 20,000 SF Restaurant
- Soliel @ Oasis Texas, Lake Travis TX - 12,00 SF Restaurant
- Salvage Vanguard Theater, Austin TX - 8,000 SF Theater
- Oasis Texas, Lake Travis, TX- 72,00 SF Outdoor Mall, Entertainment Venue, & Brewery
- Ladybird Hotel, Austin TX -

**OFFICE FACILITIES:**

- Walmart Technology, Austin TX - 13,500 SF Creative Office
- Crest Steel, Riverside CA - 12,000 SF New Office
- Reliance Metal Center, San Antonio TX - 10,800 SF Modular Office
- Wheatland Tube, Sharon PA - 30,000 SF Office

**DAYCARE/GYM:**

- Chalk, Austin TX - 2,500 SF Private Training Facility

**WAREHOUSE:**

- Jack Trade, Austin TX - Rentable Warehouse Space

**MARKET:**

- Delicious, Austin TX - 6,500 SF Market, Deli, & Restaurant

**RETAIL:**

- Jack Ryan - 3,500 SF Jewelry Store
- Lavish - 1,600 SF Custom Kitchen & Bath Showroom
- California Closets - 1,800 SF Retail Showroom
- Oasis Texas - 72,000 SF Outdoor Mall & Entertainment Venue (Retail: 25,000 SF)

**PRIVATE STUDIO:**

- Various Custom Homes
- Various Renovations and Office / Retail Finish-Outs



SCOTT GINDER, AIA, LEED AP  
Chief Executive Officer  
Director of Marketing  
Director of Business Development  
TBAE Registration #21234  
CAB Registration  
CO DORA Registration

PROFESSIONAL HISTORY  
DICK CLARK + ASSOCIATES  
Austin TX  
Senior Associate  
September 1999 - October 2013

STUART ROSENBERG ARCHITECTS  
Philadelphia PA  
Staff Architect  
November 1997 - August 1999

EDUCATION  
UNIVERSITY OF PENNSYLVANIA  
Master of Architecture, 1997

UNIVERSITY OF PITTSBURGH  
Bachelor of Arts, 1994

## PROJECT TEAM ORGANIZATION - RESUMES

### MIXED USE

Zedeck Residence + Mixed-Use - Steamboat Springs CO  
Oasis Texas, Austin TX - retail, office, & restaurant  
1400 South Congress, Austin TX - retail, office, restaurant, & residential  
Trails of Lake LBJ, Austin TX - residential & amenity facilities

### MULTIFAMILY

Cheatham Street Flats, San Marcos TX - prefabricated modular 143 units  
Canyon Palms, Austin TX - 18 units condominium  
Lone Star Lofts, Austin TX - 64 units apartments

### AFFORDABLE HOUSING

Capital Studios, Austin TX - Foundation Communities, mf SRO, 9% LIHTC  
Bluebonnet Studios - Foundation Communities, mf SRO, 9% LIHTC  
Waterloo Terrace - Foundation Communities, mf SRO, 9% LIHTC  
Zilker Studios - Foundation Communities, mf SRO, 9% LIHTC  
Temenos - NHP Foundation, mf SRO, 4% LIHTC  
Summit at Renaissance Park - Zieben Group, multifamily, 4% LIHTC  
Paker Apartments

### HOSPITALITY

Hilton Hotel, Austin TX - rooftop pool deck and bar  
Lady Bird Hotel, Austin TX

### RESTAURANT

Uncle Billy's, Austin TX - brew pub and barbecue  
Soleil, Austin TX - Mediterranean style restaurant  
Cuba Libre, Austin TX - Cuban-style bar and restaurant  
Austin Java, Austin TX - coffee shop

### RETAIL

Jack Ryan Fine Jewelry, Austin TX - watch and jewelry store  
CVS Pharmacy, Philadelphia PA  
Blue Genie, Austin TX

### OFFICE

Tolteq Corporate Headquarters, Austin TX - new office facility

### CIVIC / ARTS / INSTITUTIONAL

Austin Playhouse, Austin TX - 300 seat live theater and restaurant  
Mass Gallery, Austin TX - art gallery and studio space  
Jester Cafeteria, University of Texas at Austin - Student cafeteria renovation

### CUSTOM RESIDENTIAL

Polombo Residence, Austin TX  
Donovan Residence, Austin TX  
Lakehurst Residence, Austin TX  
Logan's Hollow Spec Home, Austin TX  
McNearney Residence, Austin TX  
Ginder Residence, Austin TX  
Dorsey Residence, Austin TX  
Dundas Residence, Austin TX  
Pinkston Boat Dock, Austin TX  
McCaig Residence, Austin TX  
Dickson Residence, Shreveport LA  
Peters Residence, Austin TX  
Paterson Residence, Spicewood TX  
Heller Residence, Austin TX  
Safady Residence, Austin TX  
Moore Residence, Austin TX  
Dawson Residence, Austin TX  
Spanish Oaks 1 + 2 Spec Home, Austin TX

### FEASIBILITY / COMPETITIONS

Red Bluff Development, 2016



ROMMEL SULIT  
Chief Operations Officer  
Director of Technology & Media  
Director of Research & Development

PROFESSIONAL HISTORY  
SULIT DESIGN STUDIO  
Austin TX  
Principal, Owner  
November 2010 - July 2013

BOKA POWELL  
Austin TX  
Project Coordinator  
July 2010 - October 2012

RHODE PARTNERS  
Austin TX  
Senior Project Manager,  
Design Manager  
October 2005 - March 2009

PAGE SOUTHERLAND PAGE  
Austin TX  
Associate, Project Manager,  
Project Designer  
February 1998 - May 2005

OMA  
Rotterdam, NETHERLANDS  
Project Designer, Stagiaire  
February 1997 - August 1997

EDUCATION  
UNIVERSITY OF TEXAS AT AUSTIN  
Master of Architecture, 1998

UNIVERSITY OF CHICAGO  
Bachelor of Fine Arts (Painting), 1991

## PROJECT TEAM ORGANIZATION - RESUMES

### MIXED USE

Fourth& - 100 micro-units, mixed-use live/work development  
South Lamar Plaza, Austin TX - three-building mixed use  
Bridges on the Park, Austin TX - 104 unit condominium & retail  
7Rio, Austin TX - 30-story mixed use condominium & retail  
Magnolia, Austin TX - 200-unit mixed use  
East Avenue Mixed Use, Austin TX - multifamily with office, theatre, & retail

### MULTIFAMILY

Cheatham Street Flats, San Marcos TX - prefabricated modular 143 units  
Arlington Lofts, Lexington KY - 80 units residential apartment, 4% LIHTC  
Bluebonnet Studios, Austin TX - Foundation Communities, SRO, 9% LIHTC  
Capital Studios, Austin TX - 135 units affordable housing  
Riverview Apartments, Austin TX - 302 unit residential apartment  
Texas A+M University Dormitory, Kingsville TX - 88 room dormitory  
Austin City Lofts, Austin TX - luxury condominium with office, retail  
Summit at Renaissance Park - Zieben Group, multifamily, 4% LIHTC

### HOSPITALITY

South Congress Hotel, Austin TX - boutique hotel, restaurant retail, parking  
Homewood Suites, Chicago IL - consultant for 88-key extended stay hotel

### RESTAURANT / RETAIL

La Grande Table, Austin TX - 16,000sf continental cuisine buffet  
Delicious, Austin TX - 4,500sf market deli restaurant  
Centennial Center, Austin TX - adaptive reuse of shopping center  
Mueller Retail Center, Austin TX - 12,000sf retail shell

### OFFICE

Computer Sciences Corporation, Austin TX - two office buildings  
Universal Studios Headquarters, Los Angeles CA  
Temple Inland Headquarters, Austin TX - interior renovation  
Temple Inland Private Jet Hangar, Austin TX

### CIVIC / ARTS / INSTITUTIONAL

Meow Wolf (Conceptual), Austin TX - 100,000sf immersive arts exhibit  
The Stage at Water Street, Austin TX - flexible performing arts space, lounge  
La Maison des Droits de L'Homme - Place des Nations Complex, Genève SUI

### MEDICAL & HEALTHCARE

Christus Spohn Hospital, Corpus Christi TX - 80 bed critical care expansion

### CUSTOM RESIDENTIAL

Logan's Hollow Spec Home, Austin TX  
Glover Residence Renovation and Addition, Austin TX

### MASTER PLANNING & URBAN DESIGN

New Harbor Master Plan, Genoa ITALY

### FEASIBILITY / COMPETITIONS

Dripping Springs Development, 2016  
Pleasant Valley Development, 2014  
Seaholm Intake Reuse Design Competition, 2013  
California Senior Housing Design Competition, 2009  
Urban Re:Vision Dallas, 2008



**JON HAGAR**  
Principal

#### PROFESSIONAL HISTORY

FOX ARCHITECTS  
St Louis, MO  
Project Designer  
2011 - 2014

ESKEW + DUMEZ + RIPPLE  
New Orleans, LA  
Intern Architect  
2009 - 2010

AGUIRRE RODEN  
Austin, TX  
Intern Architect  
2005 - 2009

#### EDUCATION

TULANE UNIVERSITY  
Master of Architecture, 2010  
UNIVERSITY OF MICHIGAN  
Bachelor of Arts, 2001

#### PROJECT TEAM ORGANIZATION - RESUMES

#### PROJECT EXPERIENCE

##### MULTIFAMILY

Gunter Street Apartments, Austin TX - 16 units market rate housing  
Fourth&, Austin TX - 99 units market rate housing

##### AFFORDABLE HOUSING

CAPITAL STUDIOS - FOUNDATION COMMUNITIES, SRO  
GOODWILL - FOUNDATION COMMUNITIES, SRO  
BLUEBONNET STUDIOS - FOUNDATION COMMUNITIES, SRO  
WATERLOO TERRACE - FOUNDATION COMMUNITIES, SRO  
ZILKER STUDIOS - FOUNDATION COMMUNITIES, SRO  
TEMENOS - NHP FOUNDATION, SRO  
SUMMIT AT RENAISSANCE PARK

##### MIXED USE

Cheatham Street Flats, San Marcos TX  
Zedeck Residence + Mixed-Use, Steamboat Springs CO  
Tulum 512, Tulum Mexico - Condo Hotel + Mixed Use

##### OFFICE

Crest Steel, Riverside CA  
Reliance Metalcenter, San Antonio, TX  
Emerson iOps, Austin TX  
RGA Headquarters, St Louis MO

##### CIVIC / ARTS / INSTITUTIONAL

Austin Playhouse, Austin TX  
Superdome Enhancements, New Orleans LA  
VA Hospital Jefferson Barracks, St Louis MO



**TREY FARMER**  
Project Manager  
Certified Passivhaus Consultant  
National PassivHaus Council

#### PROFESSIONAL HISTORY

OFFICE OF LOCAL ARCHITECTURE  
Austin, TX  
Project Designer  
2015

HUGH JEFFERSON RANDOLPH  
Austin, TX  
Intern Architect  
2014

TODD JERSEY ARCHITECTURE  
Berkeley, CA  
Project Designer  
2008 - 2011

#### EDUCATION

UNIVERSITY OF TEXAS AT AUSTIN  
Master of Architecture, 2016  
SAN FRANCISCO INSTITUTE OF ARCH.  
Master of Ecological Design, 2010

#### PROJECT EXPERIENCE

##### MULTIFAMILY

Cheatham Street Flats, San Marcos TX - prefabricated modular 140 units  
Bluebonnet Studios, Austin TX - 107 units affordable housing  
Waterloo Terrace, Austin TX - 132 units affordable housing  
Arlington Lofts, Lexington KY - 82 units affordable housing

##### AFFORDABLE HOUSING

Bluebonnet Studios, Austin TX - 107 units affordable housing  
Waterloo Terrace, Austin TX - 132 units affordable housing

##### OFFICE

Wheatland Tube, Sharon PA  
Lundberg Family Farms, Richvale CA  
Littlefield Building Renovation, Austin TX  
Scarborough Building Renovation, Austin TX

##### CUSTOM RESIDENTIAL

Theresa Passive House, Austin TX  
Seventh Street Passive House, Austin TX  
Coastal House, Austin TX - Modular Housing Prototype

##### FEASIBILITY / COMPETITIONS

Habitat for Humanity Mueller, Austin TX  
Temenos NHB SRP Affordable Housing, Houston TX  
The Summit at Greenspoint, Houston TX

##### HOSPITALITY

Ponyfoot Brewery, Leander TX

##### RETAIL

Lavish Kitchen and Bath, Austin TX  
California Closets, Austin TX





**CAREY ALCOTT**  
Project Manager

**PROFESSIONAL HISTORY**  
BUSHMAN DREYFUS ARCHITECTS  
Charlottesville, VA  
Intern Architect  
2017

UNIVERSITY OF VIRGINIA DEPARTMENT OF DRAMA  
Charlottesville, VA  
Scenic Designer  
2017

OFFICE OF THE ARCHITECT, UNIVERSITY OF VIRGINIA  
Charlottesville, VA  
Intern Architect  
2016

**EDUCATION**  
UNIVERSITY OF VIRGINIA  
Master of Architecture, 2017  
UNIVERSITY OF TEXAS AT AUSTIN  
Bachelor of Arts, 2007

PROJECT TEAM ORGANIZATION - RESUMES

PROJECT EXPERIENCE

- MULTIFAMILY  
Elevate Multi-family, San Marcos, TX
- AFFORDABLE HOUSING  
SUMMIT AT RENAISSANCE PARK, HOUSTON TX.  
HABITAT FOR HUMANITY MONTOPOLIS, AUSIN TX.
- CIVIC / ARTS / INSTITUTIONAL  
Austin Playhouse, Austin TX
- FEASIBILITY  
E.M. Frankling, Austin, Tx  
Tannehil, Austin, Tx.  
Boomers Collaborative, Austin, Tx.



**VALERIA LANDEROS**  
Architectural Designer

**PROFESSIONAL HISTORY**  
BUILDING COMMUNITY WORKSHOP  
Brownsville, TX  
Project Designer  
2015

**EDUCATION**  
UNIVERSITY OF TEXAS AT AUSTIN  
Bachelor of Architecture 2018

PROJECT EXPERIENCE

- MULTIFAMILY  
Parker Lane Apartments, Austin Tx / Foundation Communities  
Casitas Lantana at Inwood, Brownsville, Tx/ CDCB  
Casitas Azucar, Santa Rosa, Tx /CDCB
- AFFORDABLE HOUSING  
Zilker Studios, Austin, Tx/ Foundation Communities, SRO  
Temenos PSH, Houston, Tx/ NHP Foundation, SRO
- MIXED USED  
Summit at Renaissance Park, Houston Texas



**ALISON STEELE**  
Project Designer

**PROFESSIONAL HISTORY**

**EDUCATION**

UNIVERSITY OF TEXAS AT AUSTIN  
Master of Architecture, 2016  
UNIVERSITY OF NORTH CAROLINA  
Bachelor of Fine Arts, 2004

**PROJECT TEAM ORGANIZATION - RESUMES**

**PROJECT EXPERIENCE**

**MULTIFAMILY**

Waterloo Terrace - Foundation Communities, SRO  
Zilker Studios - Foundation Communities, SRO  
Temenos - NHP Foundation, SRO  
Summit at Renaissance Park, Houston TX

**AFFORDABLE HOUSING**

WATERLOO TERRACE - FOUNDATION COMMUNITIES, SRO  
ZILKER STUDIOS - FOUNDATION COMMUNITIES, SRO  
TEMENOS - NHP FOUNDATION, SRO  
SUMMIT AT RENAISSANCE PARK, HOUSTON TX

**FEASIBILITY**

Habitat for Humanity Mueller, Austin TX  
Summit at Renaissance Park, Houston TX





CAPITAL STUDIOS  
9% LIHTC

DESCRIPTION:

Capital Studios features 135 efficiency units interwoven with amenity areas with social and educational program, the residences focus inwardly around a multi-height courtyard and outwardly engage the urban fabric of the nearby Capital city complex and surrounding downtown buildings. Given its management model of providing affordable, all-bills-paid units to its thoughtfully-screened tenant base, buildings such as Capital Studios benefit from highly-efficient VRF HVAC systems, energy recovery and related sustainable building and operating practices. Above all, the high design quality evident throughout Capital Studios engenders its tenants with a sense of pride and stewardship which carry immeasurable intangible benefits. Forge Craft is honored to be considered amongst Foundation Communities' preferred architects and is proud to serve as lead for one of Foundation Communities' next projects, Bluebonnet Studios.

AEGB 4-Star  
LEED PLATINUM

LOCATION OF PROJECT:  
Downtown Austin, TX

PROJECT SIZE:  
138,951 SF  
135 units affordable housing

COMPLETION DATE:  
2014 (Scott Ginder, Project Lead,  
Dick Clark + Associates)

AWARDS:  
2016 AUSTIN GREEN AWARD





BLUEBONNET STUDIOS  
9% LIHTC

DESCRIPTION:

Bluebonnet Studios features 107 efficiency units interwoven with amenity areas with social and educational program, the residences focus inwardly around a multi-height courtyard and outwardly engage the urban fabric of South Lamar. In contrast to its eclectic context, Bluebonnet Studios presents a monolithic street facade with multicolored openings, each window serving as a marker of the residents' individual homes. Above all, the high design quality evident throughout Bluebonnet Studios engenders its tenants with a sense of pride and stewardship which carry immeasurable intangible benefits. Forge Craft is honored to be considered amongst Foundation Communities' preferred architects.

AEGB 5-Star  
LEED GOLD

LOCATION OF PROJECT:  
South Lamar, Austin TX

PROJECT SIZE:  
85,865 SF

COMPLETION DATE:  
2016

AWARDS:  
2018 AIA DESIGN AWARD

2017 AUSTIN BUSINESS JOURNAL:  
COMMUNITY IMPACT AWARD

2017 AUSTIN GREEN AWARD





WATERLOO TERRACE  
9% LIHTC

DESCRIPTION:

Foundation Communities is one of the most forward-thinking affordable housing development companies in the country. With a strong commitment to green building and sustainable development practices, projects such as Waterloo Terrace showcase some of the most progressive design initiatives not only in affordable housing but in multi-family housing in general.

Featuring 132 efficiency units interwoven with amenity areas with social and educational program, the residences focus inwardly around a multi-height terraced courtyard. Given its management model of providing affordable, all-bills-paid units to its thoughtfully-screened tenant base, buildings such as Waterloo Terrace benefit from highly-efficient VRF HVAC systems, energy recovery and related sustainable building and operating practices. Above all, the high design quality evident throughout Waterloo Terrace engenders its tenants with a sense of pride and stewardship which carry immeasurable intangible benefits. Forge Craft is honored to be considered amongst Foundation Communities' preferred architects.

LOCATION OF PROJECT:  
Austin, Texas

PROJECT SIZE:  
102,000 SF

COMPLETION DATE:  
JANUARY 2021





ZILKER STUDIOS  
9% LIHTC

DESCRIPTION:

Taking advantage of central Austin amenities and the city's Affordability Unlocked program, Zilker Studios provides over one hundred affordable, single-resident occupancy (SRO) units, while maintaining a sense of community among residents with ample open and green space, resident lounge, game room and fitness center, as well as technology and library spaces.

AEGB 5-Star

LOCATION OF PROJECT:

Downtown Austin, TX

PROJECT SIZE:

47,850 SF

110 units affordable housing

COMPLETION DATE:

2022

*PROJECT IS IN CONSTRUCTION*





TEMENOS  
4% LIHTC

DESCRIPTION:

With 95-units of affordable housing, Temenos responds directly to the needs of its context. The supportive shelter accommodates Houston's most vulnerable population in dignified, climate-responsive housing that will mitigate the high human cost of extreme weather conditions on the Texas Gulf Coast while providing the economic spring-board needed by so many unhoused individuals. Temenos is a leading example of one building making a city more resilient, equitable, and safe.

LOCATION OF PROJECT:  
HOUSTON, TX

PROJECT SIZE:  
60,258 SF  
95 units affordable housing

COMPLETION DATE:  
2023

*PROJECT IN PERMITTING, AND  
WILL BREAK GROUND IN MID-2021*







SUMMIT AT RENAISSANCE PARK  
Mixed-income, Multi-family Mixed-  
Use

DESCRIPTION:  
This multi-family complex represents  
a massive injection of housing units  
into the Houston market, running the  
gammit of income levels, that will  
help reduce the burdon of housing  
demand in the U.S. forth largest city.

LOCATION OF PROJECT:  
Houston, TX

PROJECT SIZE:  
431,154 SF  
325 units (923 bedrooms)

COMPLETION DATE:  
2023

*PROJECT FULLY PERMITTED AND  
WILL BREAK GROUND IN MID-2021*





THANK YOU!

## 2.B. Resumes of Development Team

### GENERAL CONTRACTOR

Integral Care and Capital A Housing, are working with BEC to conduct pricing exercises at each phase of design with the expectation of receiving a competitive bid on the final construction documents. A cohesive and experienced team is critical to the overall project success. The team assembled will have significant experience working together and on other affordable housing developments.

## 2.C. Resumes of Property Management Team

Please find the attached Letter of Interest provided by VOA Texas to Integral Care Seabrook, LLC to provide specialist property management services at the Seabrook Square II apartments.

Please find more detail about VOA Texas properties and an overview of VOA's key property management personnel:

- Angela King
- Jana Russell



April 5, 2023

Letter of Interest to Integral Care Seabrook, LLC  
Seabrook Square II Apartments  
3515 Manor Rd, Austin Texas 78723

Volunteers of America Texas is pleased to provide this Letter of Interest to Integral Care for specialist property management services at its proposed Single Site Permanent Supportive Housing Project located at 3515 Manor Rd, Austin Texas. Integral Care supports the health and well-being of adults and children living with mental illness, substance use disorder and intellectual and developmental disabilities (IDD). Since the 1960s, Integral Care has provided our community, with specialized teams who build relationships with individuals with severe and persistent mental illness who provide supports to address their mental and physical health.

Seabrook Square II Apartments will be a new construction of 60 units of Permanent Supportive Housing that will provide high-quality housing paired with voluntary, wrap-around services for Austin's homeless population. Integral Care is uniquely qualified to act as an owner and operator for Seabrook Square's Permanent Supportive Housing. With more than 50 years of experience serving the target population, Integral Care has extensive knowledge of and experience addressing the barriers individuals experiencing homelessness face, as well as best practices for serving this population. In addition, Integral Care has significant development experience. Integral Care's most recent development, Bungalows at Century Park, is a hotel conversion project that will provide a single-site permanent supportive housing program model to 60 chronically homeless individuals, of which Volunteers of America intends to also Property Manage. Currently, Volunteers of America provides management services for Terrace at Oak Springs, Integral Care's first single site PSH project and the only of its kind in Central Texas.

Volunteers of America has been managing affordable housing since 1985. In April, 2023 Volunteers of America Texas Property Management Corp. owns and/or manages 43 properties totaling 1,901 units. These properties serve a diverse population and were built with a variety of sources from HUD grants (202/811/section 8), Federal Home Loan funds, City of Fort Worth Home funds and Tax Credits. Each of these financing methods requires strict program compliance and reporting requirements.

Volunteers of America Texas Property Management Corporation is headquartered in Eules, Texas and is committed to delivering exceptional service. We have experience with new construction lease ups, management of mixed use/mixed income properties and projects that have used various financing methods, such as HUD grants, Home funds, LIHTC.



By signing this letter of commitment, Volunteers of America Texas Property Management Corp. is willing and has the capacity to support the Seabrook Square II Project. As the Property Management Contractor for this program, Volunteers of America Texas Property Management Corp. will provide the following:

- Leasing and Marketing Operations
- Physical Property Operations
- General Administrative Functions
- Accounting provided by staff and our 3<sup>rd</sup> party, Myan Management
- Education and Training for staff
- Operations – Oversee overall day-to-day operations to included staff, financial performance, resident satisfaction, etc.

Volunteers of America is a faith-based organization founded 127 years ago. It is one of the nation's largest and most comprehensive charitable, not-for-profit human services organizations. The name signified that the organization was comprised of people voluntarily choosing to help others. In those days, a volunteer was anyone who was committed to a mission or cause.

Since its earliest days, when Volunteers of America brought food, medicine and comfort to people not served by other charities, volunteering has been instrumental in every aspect of the organization's ministry of service. Today, Volunteers of America engages its professional staff and its volunteers in designing and operating program that deal with today's most pressing social needs.

Volunteers of America Texas Property Management Corp. has the capacity to fully collaborate with Integral Care and is committed to supporting it in this effort.

Sincerely,

*Jana Russell*

Jana Russell  
Vice President of Housing Management

## PROPERTY MANAGEMENT EXPERIENCE

### PORTFOLIO

Volunteers of America Texas' management portfolio currently consists of 43 apartments totaling 1,657 units. The following properties are a representative sample of the portfolio:

- ◆ **Alamo Village, Alamo TX**  
Funding: HUD Section 8/LIHTC  
56 apartments for low-income families and seniors  
Managed since April 2006  
Mortgage is current and property has cash flow
- ◆ **San Juan Village, San Juan TX**  
Funding: HUD Section 8/LIHTC  
86 apartments for low-income families and seniors  
Managed since April 2006  
Mortgage is current and property has cash flow
- ◆ **Santa Rosa Village, Santa Rosa TX**  
Funding: HUD Section 8/LIHTC  
53 apartments for low-income families and seniors  
Managed since April 2006  
Mortgage is current and property has cash flow
- ◆ **Castleglen, Garland TX**  
Funding: HUD 202 PRAC  
40 apartments for low income seniors  
Managed since February 2008  
Funded through HUD 202 Capital Advance Note – no mortgage
- ◆ **Fort Bend Gardens, Rosenberg TX**  
Funding: HUD 202/Section 8  
68 apartments for low income seniors  
Managed since October 1986  
Recently completed a 223(f) refinance with unit rehabilitation  
Mortgage is current
- ◆ **Harvestwood, The Woodlands TX**  
Funding: HUD 202/Section 8  
66 apartments for low income seniors  
Managed since April 1986  
Recently completed a 223(f) refinance with unit rehabilitation  
Mortgage is current

◆ **Park Meadows, Fort Worth TX**

Funding: HUD 202/Section 8

80 apartments for low income seniors

Managed since April 1998

Recently completed a 223(f) refinance with unit rehabilitation.

Mortgage is current

◆ **Prairie Creek, Dallas TX**

Funding: HUD 202/Section 8

120 apartments for low income seniors

Managed since November 1998

Completed a 223(f) refinance in 2014

Mortgage is current



**VOATX PROPERTY MANAGEMENT KEY PERSONNEL****Angela King, President of Volunteers of America Texas**

Phone: 817-529-7358

Email: [aking@voatx.org](mailto:aking@voatx.org)

Angela King is the President of Volunteers of America Texas. Angela began her career with Volunteers of America over 34 years ago at VOATX and has extensive experience in program development and operations. She developed some of the first 811 housing properties which are still operated by VOATX and has extensive experience in a wide array of social service programs. Angela has been the CEO for VOATX for the last 6 years, following 15 years working with the national office as the Senior Vice President for Aging and Disability services. In this role, she was responsible for contract negotiations and new program development around the country, including housing options for seniors and people with disabilities. Angela is a recognized expert on disability and Medicaid services, recently speaking at the National Press Club on this issue.

## VOATX PROPERTY MANAGEMENT KEY PERSONNEL



**Betty Morris, Director**

Phone: 817-529-7346

Email: [bmorris@voatx.org](mailto:bmorris@voatx.org)

Betty Morris is the Vice President of Housing for Volunteers of America Texas. Since 1998 she has help develop five properties with financing through HUD for HUD 202 and 811 PRACs.

She has been with Volunteers of America for twenty-three years and has been responsible for housing facilities and compliance issues and processes that support Volunteers of America's property management operations. She has over thirty-four years of affordable housing experience using a variety of HUD programs as well as other affordable housing programs including LIHTC.

Before coming to Volunteers of America, she worked extensively throughout Texas and the nation for several major owners of affordable housing in a variety of key management positions

She has extensive experience with low income housing tax credits, along with knowledge of the HUD multifamily programs.

She is a graduate of the University of Texas at Dallas with a Bachelor's Degree in "Interdisciplinary Studies". She holds the following certifications from the National Center for Housing Management: 1) Registered Housing Manager; 2) Senior Housing Specialist; 3) Certified Manager of Housing; 4) Certified Occupancy Specialist; 5) Certified Manager of Maintenance; 6) Site Based Budget Specialist; 7) Tax Credit Specialist

## VOATX PROPERTY MANAGEMENT KEY PERSONNEL



**Jana Russell, Vice President of Housing**

Phone: 972-926-4431

Email: [jrussell@voatx.org](mailto:jrussell@voatx.org)

Jana Russell is the Vice President of Housing and was promoted to this position from Director of Housing.

She has been with Volunteers of America for twenty-two years and been responsible for direct supervision and hands on management of the housing properties owned and managed by Volunteers of America. She has the responsibility for quarterly and yearly tax credit compliance of the three properties owned/managed by Volunteers of America. Also includes budget preparation and review, training and compliance.

Jana has been in the property management field for thirty-eight years and has extensive experience in elderly, family and special needs housing management as well as LIHTC and bond.

Before coming to Volunteers of America, she worked extensively in the property management field for several major owners of affordable housing in a variety of key management positions.

She holds the following certifications from the National Center for Housing Management:

- 1) Registered Housing Manager; 2) Senior Housing Specialist; 3) Certified Manager of Housing;
- 4) Certified Occupancy Specialist; 5) Certified Manager of Maintenance; 6) Site Based Budget Specialist; 7) Tax Credit Specialist.

## VOATX PROPERTY MANAGEMENT KEY PERSONNEL

### **Valory Barnett, Regional Housing Manager**

Phone: 409-499-1781

Email: [vbarnett@voatx.org](mailto:vbarnett@voatx.org)

Valory Barnett is a Regional Housing Manager and joined VOATX approximately one year ago.

She is responsible for direct supervision of 14 properties owned and managed by Volunteers of America, which includes budgets, compliance and training.

Valory has been in property management for over 30 years and has extensive experience in elderly, family and special needs housing management as well as LIHTC.

Before coming to Volunteers of America, she worked extensively throughout Texas for several major owners of affordable and conventional housing in a variety of key management positions.

She holds the following certifications: 1) Certified Occupancy Specialist; 2) Tax Credit Specialist; 3) Fair Housing Specialist

Integral Care at Seabrook Square  
RHDA Funding Application  
Attachments 3. Financial Information

## **3.A. Federal IRS Certification**

Please see the attached documentation for Integral Care.

**Internal Revenue Service****Department of the Treasury****P. O. Box 2508  
Cincinnati, OH 45201****Date:** March 21, 2000**Person to Contact:**Cheryl Skaggs 31-04010  
Customer Service Representative**Toll Free Telephone Number:**8:00 a.m. to 9:30 p.m. EST  
877-829-5500**Fax Number:**

513-263-3756

**Federal Identification Number:**

74-1547909

Mental Health-Mental Retardation Center Austin-  
Travis County  
P. O. Box 3548  
Austin, TX 78764

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter and a change to your mailing address. We have changed the address as shown above. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in October 1972, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

Donors may deduct contributions to your organization as provided in section 170 of the Code. Bequests, legacies, devises, transfers, or gifts to your organization or for its use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

-2-

**Mental Health-Mental Retardation Center Austin-Travis County  
74-1547909**

Your organization is not required to file federal income tax returns unless it is subject to the tax on unrelated business income under section 511 of the Code. If your organization is subject to this tax, it must file an income tax return on the Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your organization's present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

This letter affirms your organization's exempt status.

Sincerely,



Robert C. Padilla  
Manager, Customer Service





Austin Travis County  
Mental Health Mental Retardation Center

March 18, 2008

Internal Revenue Service  
Ogden, UT 84201-0038  
Attn: Entity

Re: Austin-Travis County Mental Health and Mental Retardation Center  
(ATCMHMR)  
TIN: 74-1547909

The IRS shows our company as “Mental Health-Mental Retardation Austin Travis County” in error. We are requesting that our name be changed to Austin-Travis County Mental Health and Mental Retardation Center. The assumed name under which the business or professional service is to be conducted is Austin Travis County Mental Health Mental Retardation Center.

We are attaching to this request our “Restated Articles of Organization” dated August 30, 1982. We are not incorporated in the state of Texas. The authority for the organization is described in the Articles. Also attached is our “Assumed Name Certificate” dated August 26, 1996.

Please confirm the change to Charles Harrison fax #512-440-4081

Sincerely,

  
Charles Harrison  
COO/CFO

Enclosed:

1. Restated Articles of Organization dated August 30, 1982
2. Assumed Name Certificate dated August 26, 1996



O R I G

OGDEN UT 84201-0046

In reply refer to: 0423348731  
May 05, 2008 LTR 252C E0  
74-1547909 000000 00 000  
00004373  
BODC: TE

AUSTIN-TRAVIS COUNTY MENTAL HEALTH  
AND MENTAL RETARDATION CENTER  
PO BOX 3548  
AUSTIN TX 78764-3548486



013610

Taxpayer Identification Number: 74-1547909

Dear Taxpayer:

Thank you for the inquiry dated Mar. 18, 2008.

We have changed the name on your account as requested. The number shown above is valid for use on all tax documents.

If you have any questions, please call us toll free at 1-877-829-5500.

If you prefer, you may write to us at the address shown at the top of the first page of this letter.

Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you. Also, you may want to keep a copy of this letter for your records.

Telephone Number ( ) \_\_\_\_\_ Hours \_\_\_\_\_

Sincerely yours,

*Karen E. Peat*

Karen E. Peat  
Dept. Manager, Code & Edit/Entity 3

Enclosure(s):  
Copy of this letter

## **3.B. Certified Financial Audit**

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

## 3.C. Board Resolution

Attached below is a blank resolution on behalf of Integral Care authorizing the submission of a Rental Housing Development Assistance (RHDA) application. This resolution will be presented to the Integral Care board of Directors and forwarded to AHFC upon receipt. In the meantime, attached is a resolution passed by the Board authorizing Integral care to pursue any funding opportunities related to the Seabrook Square II development.

**RESOLUTIONS OF THE BOARD OF TRUSTEES OF  
AUSTIN-TRAVIS COUNTY MENTAL HEALTH AND MENTAL  
RETARDATION CENTER**

**(Approval for RHDA Financing)**

The Board of Trustees (the “**Board**”) of Austin-Travis County Mental Health and Mental Retardation Center (d/b/a/ Integral Care) (“**Integral Care**”), pursuant to the Bylaws of Integral Care, held a regular meeting of the Board on April \_\_\_, 2023 and adopted the following resolutions.

**1. Memorandum of Understanding and Property Ownership.**

WHEREAS, David Evans is the Chief Executive Officer, Anna Arage is the Deputy Chief Financial Officer, and Mark Watson is the Director of Accounting (each, in such respective capacity, an “**Authorized Representative**”);

WHEREAS, Integral Care, Austin Housing Finance Corporation, and Capital A Housing entered into a Memorandum of Understanding whereby the parties will adhere to a plan of acquisition, construction, ownership, and financing of the proposed Seabrook Phase II Apartments, a 60-unit multifamily rental housing development located at 3515 Manor Road, Austin, Texas 78723 (the “**Project**”), which is intended to qualify for low income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended;

WHEREAS, Integral Care is being provided the opportunity to provide services to the residents of the Project, consistent with its mission and purpose;

WHEREAS, Integral Care formed Integral Care Seabrook, LLC, a Texas limited liability company (the “**Owner**”), to acquire a leasehold interest in the Project;

WHEREAS, it is anticipated that the Owner will seek certain financing and subsidies for the acquisition, construction, and ownership of the Project, including without limitation Rental Housing Development Assistancess from the City of Austin (collectively, the “**Financing**”); and

WHEREAS, in connection with the Project and the Financing, the Owner and/or Integral Care will execute certain documents, including without limitation applications, forms, deeds, assignments, bills of sale, financing statements, guaranties, promissory notes, deeds of trust, pledges, loan documents and other instruments (collectively, the “**Transaction Documents**”);

RESOLVED, that (a) Integral Care’s execution, on its own behalf or on behalf of the Owner, as applicable, of the Transaction Documents is ratified and approved; and (b) each Authorized Representative is individually authorized, each acting on behalf of Integral Care to (i) execute and deliver the Transaction Documents and any and all documents and instruments in connection therewith as may be necessary or desirable (such necessity and desirability to be conclusively evidenced by the signature of the Authorized Representative, as applicable); and (ii)

do all things necessary or desirable to perform Integral Care's obligations under the Transaction Documents.

**2. Authorization/Ratification.**

RESOLVED, that each Authorized Representative is individually authorized, each acting on behalf of Integral Care, acting on its own behalf or on behalf of the Owner, to (a) sign, certify to, acknowledge, deliver, accept, file, and record any and all instruments and documents, and (b) take, or cause to be taken, any and all such action, in the name and on behalf of Integral Care and/or the Owner, as applicable, as such individual shall deem to be necessary, desirable, or appropriate (such necessity, desirability, or appropriateness to be conclusively evidenced by the signature of the Authorized Representative, as applicable) in order to effect the purposes of the foregoing resolutions.

FURTHER RESOLVED, that any and all action taken by an Authorized Representative, each acting on behalf of Integral Care, acting on its own behalf or on behalf of the Owner, prior to the date this consent is actually executed in effecting the purposes of the foregoing resolutions is hereby approved, ratified, and adopted in all respects.

[Certification page follows.]

**CERTIFICATION**

The undersigned are the Chairperson and Secretary/Treasurer of the Board of Trustees of Integral Care and each hereby certifies that the foregoing resolutions were duly adopted and approved by the Board in a regular meeting of the Board on April \_\_\_\_, 2023.

Chairperson:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

Secretary/Treasurer:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

**RESOLUTIONS OF THE BOARD OF TRUSTEES OF  
AUSTIN-TRAVIS COUNTY MENTAL HEALTH AND MENTAL  
RETARDATION CENTER**

**(Approval for Memorandum of Understanding and Property Ownership)**

The Board of Trustees (the “**Board**”) of Austin-Travis County Mental Health and Mental Retardation Center (d/b/a/ Integral Care) (“**Integral Care**”), pursuant to the Bylaws of Integral Care, held a regular meeting of the Board on December 8, 2022 and adopted the following resolutions. The Board has received a recommendation of approval with respect to the matters set forth herein from the Integral Care Finance Committee (the “**Committee**”) pursuant to a resolution of the Committee dated December 8, 2022 (the “**Committee Resolution**”).

**1. Memorandum of Understanding and Property Ownership.**

WHEREAS, David Evans is the Chief Executive Officer, Anna Arage is the Deputy Chief Financial Officer, and Mark Watson is the Director of Accounting (each, in such respective capacity, an “**Authorized Representative**”);

WHEREAS, Integral Care, Austin Housing Finance Corporation (“**AHFC**”), and Capital A Housing (“**Developer**”) will enter into a Memorandum of Understanding (“**MOU**”) whereby the parties will adhere to a plan of acquisition, construction, ownership, and financing of the proposed Seabrook Phase II Apartments, a 60-unit multifamily rental housing development located at 3515 Manor Road, Austin, Texas 78723 (the “**Project**”), which is intended to qualify for low income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended (“**Tax Credits**”);

WHEREAS, Integral Care is being provided the opportunity to provide services to the residents of the Project, consistent with its mission and purpose;

WHEREAS, Integral Care will cause the formation of a wholly-owned Texas entity (the “**Owner**”) to acquire a leasehold interest in, and finance and operate the Project;

WHEREAS, AHFC and Integral Care will enter into a Ground Lease Option Agreement (the “**GLO**”), whereby AHFC will own the fee interest in the land upon which the Project is located (the “**Land**”) and will ground lease the Land to the Owner, with the intent of securing an exemption from ad valorem tax;

WHEREAS, it is anticipated that the Owner will seek certain financing and subsidies for the acquisition, construction, and ownership of the Project, including without limitation Tax Credits, project based vouchers and TDHCA HOME ARP Funds (collectively, the “**Financing**”); and

WHEREAS, in connection with the Project and the Financing, the Owner and/or Integral Care will execute certain documents, including without limitation applications, forms, deeds,



assignments, bills of sale, financing statements, guaranties, promissory notes, deeds of trust, pledges, loan documents and other instruments (collectively, together with the MOU and the GLO, the "Transaction Documents")

RESOLVED, that (a) Integral Care's execution, on its own behalf or on behalf of the Owner, as applicable, of the Transaction Documents is ratified and approved; (b) Integral Care's formation of the Owner is ratified and approved; (c) Integral Care's acquisition of the leasehold interest in the Land is ratified and approved; and (d) each Authorized Representative is individually authorized, each acting on behalf of Integral Care to (i) execute and deliver the Transaction documents and any and all documents and instruments in connection therewith as may be necessary or desirable (such necessity and desirability to be conclusively evidenced by the signature of the Authorized Representative, as applicable); and (ii) do all things necessary or desirable to perform Integral Care's obligations under the Transaction Documents.

**2. Authorization/Ratification.**

RESOLVED, that each Authorized Representative is individually authorized, each acting on behalf of Integral Care, acting on its own behalf or on behalf of the Owner, to (a) sign, certify to, acknowledge, deliver, accept, file, and record any and all instruments and documents, and (b) take, or cause to be taken, any and all such action, in the name and on behalf of Integral Care and/or the Owner, as applicable, as such individual shall deem to be necessary, desirable, or appropriate (such necessity, desirability, or appropriateness to be conclusively evidenced by the signature of the Authorized Representative, as applicable) in order to effect the purposes of the foregoing resolutions.

FURTHER RESOLVED, that any and all action taken by an Authorized Representative, each acting on behalf of Integral Care, acting on its own behalf or on behalf of the Owner, prior to the date this consent is actually executed in effecting the purposes of the foregoing resolutions is hereby approved, ratified, and adopted in all respects.

FURTHER RESOLVED, that the Committee Resolution and the matters authorized therein are ratified and approved by the Board.

[Certification page follows.]

**CERTIFICATION**

The undersigned are the Chairperson and Secretary/Treasurer of the Board of Trustees of Integral Care and each hereby certifies that the foregoing resolutions were duly adopted and approved by the Board in a regular meeting of the Board on December 8, 2022.

Chairperson:

Pats YJR  
Signature

Patricia Young Brown  
Printed Name

12-8-22  
Date

Secretary/Treasurer:

[Signature]  
Signature

Deborah Smith  
Printed Name

12/8/22  
Date

## **3.D. Financial Statements**

Current Financial Statements for Capital A Housing will be submitted under a separate cover.

## **3.E. Funding Commitment Letters**



January 26, 2023

Integral Care  
Austin, TX 78704

Re: Notification of allocation of 60 Project-based Local Housing Vouchers, and Agreement to enter into a Local Housing Voucher Program Contract and 15-year Housing Assistance Payment Contract.

The City of Austin is pleased to announce the allocation of 60 project-based Local Housing Vouchers (LHV) for Integral Care. The property is located at 3515 Manor Road, Austin, TX 78723.

Local Housing Voucher Program - Project Based Vouchers (LHV-PBV)

- Number of LHV – sixty (60)
- Unit Mix – 100% Efficiency units

The amount of assistance for LHV-PBV units is equal to 100% of Fair Market Rent (FMR), which is currently \$1,253 per month for a studio unit less utility allowances for utilities paid by tenants, multiplied by 15 years. The term of the Housing Assistance Payment Contract is 15 years.

On December 8, 2022, the Austin Housing Finance Corporation's Board of Directors approved this agreement for the City of Austin to enter into a Local Housing Voucher Program Contract and 15-year Housing Assistance Payment Contract.

Upon execution, this document will serve as an agreement for an allocation of 60 LHV's with a commitment to enter into a Local Housing Voucher Program Contract.

Executed:

James May

Title: Housing and Community Development Officer of the Housing and Planning Department for the City of Austin

*Board of Directors:* Kirk Watson, President ♦ Paige Ellis, Vice President

Natasha Harper-Madison, Director ♦ Vanessa Fuentes, Director ♦ José Velásquez, Director ♦ José “Chito” Vela, Director  
Ryan Alter, Director ♦ Mackenzie Kelly, Director ♦ Leslie Pool, Director ♦ Zohaib “Zo” Qadri, Director ♦ Alison Alter, Director  
Spencer Cronk, General Manager ♦ Rosie Truelove, Treasurer ♦ Myrna Rios, Secretary  
♦ Anne Morgan, General Counsel ♦

*The Austin Housing Finance Corporation is committed to compliance with the American with Disabilities Act and will provide reasonable modifications and equal access to communications upon request.*



**TRAVIS COUNTY HEALTH and HUMAN SERVICES**  
502 E. Highland Mall Blvd.  
P. O. Box 1748  
Austin, Texas 78767

January 5, 2023

David Evans  
Austin-Travis County Mental Health & Mental Retardation Center, dba Integral Care  
PO Box 3548  
Austin, Texas 78764

Re: Application for Gap Funding for Integral Care at Seabrook Square

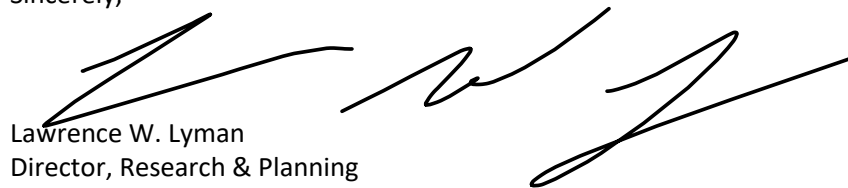
Dear David Evans,

Travis County has received your application for up to \$6,666,700 in American Rescue Act, Local Fiscal Recovery Funds for the development of Integral Care at Seabrook Square, to be located at 3511 and 3515 Manor Road, Austin, Texas 78723. On September 14, 2021, the Commissioners Court approved a resolution earmarking funds and identified the agencies that would have access to the funds.

Integral Care is part of a collaborative that was identified to receive \$50 million dollars. At this time, Integral Care has requested \$6,666,700 of the \$50,000,000 earmarked for the collaborative for the above-mentioned project. Organizational review and underwriting have begun on Integral Care and the Menchaca IC development with an obligation of resources to follow.

Travis County will work with the Applicant within the Final Rule issued by the Treasury on January 6, 2022 to structure the funds within the capital stack of the development. There will be no fees or basis points associated with this funding.

Sincerely,

  
Lawrence W. Lyman  
Director, Research & Planning  
Travis County HHS

Attachment: Resolution approved on 9/14/21 earmarking funds

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.

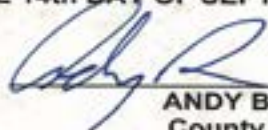
**NOW, THEREFORE, BE IT RESOLVED THAT THE TRAVIS COUNTY COMMISSIONERS COURT EARMARK \$110,000,000 OF LFRF/ARPA FUNDS TO CREATE THE TRAVIS COUNTY SUPPORTIVE HOUSING INITIATIVE PIPELINE (TCSHIP) INCLUDING BUT NOT LIMITED TO \$50M FOR THE BURLESON VILLAGE AND \$50M FOR PROJECTS TO BE DEVELOPED IN PARTNERSHIP 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. GOMEZ**  
 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?



## TRAVIS COUNTY

### Health and Human Services and AgriLife Extension Services

5325 Airport Blvd., 3<sup>rd</sup> Floor - Suite 3100, 78753 (Physical)

P. O. Box 1748 \* Austin, Texas 78767 (Mailing)

Pilar Sanchez  
County Executive for HHS  
Office (512) 854-4101

August 1, 2023

Integral Care - Seabrook Square II  
3515 Manor Road  
Austin, TX 78723  
Attn: Dawn Handley

Re: **County of Travis** Health and Human Services Preliminary Commitment  
Letter Integral Care, Seabrook Square II, Austin, TX

Dear Integral Care,

I am pleased to inform you that the **County of Travis** has authorized and approved the issuance of this preliminary commitment letter (“Preliminary Commitment Letter”) to make certain American Rescue Plan Act (“ARPA”) funds available as a loan to INTEGRAL CARE, under the terms and conditions set forth herein for the “Project,” as more particularly described herein.

The basic terms of this Preliminary Commitment Letter are as follows:

**Loan Awardee:** INTEGRAL CARE (“Borrower”)

**Program:** Supportive Housing Initiative Pipeline (ARPA SLFRF for Affordable Housing)

**Loan Amount:** \$6,836,970

**Term of Loan and Interest Rate:** As set forth on Attachment B hereto

**County of Travis’s** offer is conditioned upon your agreement to deliver the Project described in your application for funding, as revised by **County of Travis** in the accompanying attachments, and to construct, operate and manage the Project in compliance with the policies and procedures of **County of Travis** and Travis County Health and Human Services as set forth in their manuals, statutes and regulations which are hereby expressly incorporated by this reference into this Preliminary Commitment Letter. This offer is subject to **County of Travis** review and approval of the Project as required under any applicable federal, state, or local environmental laws and regulations.

Attached to this Preliminary Commitment Letter are the Exhibits listed below. These Exhibits contain the essential terms of this Preliminary Commitment Letter including, but not limited to, development timetable, and project finance and operating economics.

The Exhibits are as follows:

1. Application for funding request with project description (include unit and income breakdown and social service description)
2. Preliminary sources/uses budget and minimum 10-year operating pro-forma
3. Commitment letters from other sources of funds (if not available, terms sheets or Letter(s) of Intent)
4. Architectural Plans (at least schematic design level plans)
5. Proof of site control or if not available, sale/lease agreement
6. Phase I environmental review
7. Construction timeline
8. Organizational documents for the Borrower and other key entities

If Borrower fails to comply with any of the terms and conditions of this Preliminary Commitment Letter, **County of Travis** may terminate this Preliminary Commitment Letter in which case **County of Travis** shall have no liability to Borrower. This Preliminary Commitment Letter may not be assigned or modified without the prior written agreement of **County of Travis**.

Please be advised that this Preliminary Commitment Letter is specifically limited to the Project and property described in your application for funding. Carefully review the terms of this Preliminary Commitment Letter and the conditions set forth in each of the attached Exhibits as those terms and conditions may represent revisions to the Project proposed in your application for funding.

If you wish to accept this Preliminary Commitment Letter as described herein and as set forth in the Exhibits, please indicate your acceptance by executing this Preliminary Commitment Letter below to **County of Travis** within thirty (30) days of receipt of this Preliminary Commitment Letter, at the above address, Attn: the Office of the County Executive for HHS. **Within the time for accepting this Preliminary Commitment Letter, you may request a meeting with County of Travis representatives to review the terms of the Preliminary Commitment Letter. This meeting, if requested, should be scheduled through the Office of the County Executive for HHS or their designee, supportive.housing@traviscountytx.gov, 5325 Airport Boulevard, Austin, TX 78751; County of Travis will not consider requests for substantive changes to the terms of this Preliminary Commitment Letter.**

Prior to disbursing funds, the project must have a completed funding structure with title commitment and Travis County and Integral Care must execute the following documents, which will be managed by our internal and external counsel:

- 1) Subaward Agreement;
- 2) Promissory Note/Deed of Trust; and
- 3) Land Use Restriction Agreement.

In addition, prior to **County of Travis** executing the above-mentioned documents, the Borrower must submit to County of Travis the following, but not limited to, checklist documents, and County of Travis must approve the suitability of the following checklist documents:

- Finalized unit count and income requirement breakdown
- Rent schedule (Including unit mix by bedroom type and affordability with rent amounts and voucher availability if applicable)
- Finalized Sources and Uses and minimum 10-year operating pro-forma
- Full construction pricing including executed contract with general contractor
- Final commitment letters from other sources of funds
- Proof or commitment of tax exemption if applicable
- Evidence of zoning and other necessary entitlements
- Partial engineering and construction docs/drawings

- Critical path construction schedule
- Phase II environmental review, if applicable
- Proof of site control (including relevant agreements and ownership structure over the loan term)
- Proof that no taxes are owed to the County and free of municipal liens
- Final Site Partner Agreement, if applicable

County of Travis looks forward to working with you to finalize these steps to allow for contract execution and disbursement of funds. Congratulations and best wishes for success in the development of this Project.

All the terms and conditions set forth herein are agreed to and accepted.

Loan Awardee: Integral Care Seabrook, LLC


**BORROWER:**  
Integral Care

August 1, 2023

By: Integral Care

By: x  
Dawn Handley  
COO

COUNTY OF TRAVIS

  
By: [Pilar Sanchez \(Aug 3, 2023 18:32 MDT\)](#)

Date: August 1, 2023

Pilar Sanchez, County Executive

As approved by Travis County Commissioners Court on September 14, 2021

Attachments A & B are attached, Exhibits 1-8 made available through shared data services.

## Attachment A

# Memo

To: Travis County Health and Human Services

From: Guidehouse Team

CC: Integral Care

Re: Seabrook Square II (Phase 2)

Date: June 12, 2023

Att: Preliminary Review, Due Diligence Materials

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We received and reviewed Preliminary Project Review documentation from Integral Care regarding Seabrook Square II. Please note, the project changed sites from Menchaca to Seabrook Square II in January 2023. Below is a project summary followed by two checklists: 1) Initial Review Checklist - Round 1, which was completed for the original site, Menchaca and 2) Initial Review Checklist - New Site, which was completed for the new project site, Seabrook Square II. The checklist contains information for the current site and proposal, as well as notes regarding which documentation may need additional follow up as the project advances. The “Preliminary Review Due Diligence Materials” submitted by the sponsor organization are attached.

If you have any questions, please reach out to Greg Heller ([gheller@guidehouse.com](mailto:gheller@guidehouse.com)), Laura Slutsky ([lslutsky@guidehouse.com](mailto:lslutsky@guidehouse.com)), Vethina Hage ([vhage@guidehouse.com](mailto:vhage@guidehouse.com)) or Ian McInnis ([imcinnis@guidehouse.com](mailto:imcinnis@guidehouse.com)).

*This deliverable was prepared by Guidehouse Inc. for the sole use and benefit of, and pursuant to a client relationship exclusively with Travis County Health & Human Services ("Client"). The work presented in this deliverable represents Guidehouse's professional judgement based on the information available at the time this report was prepared. The information in this deliverable may not be relied upon by anyone other than Client. Accordingly, Guidehouse disclaims any contractual or other responsibility to others based on their access to or use of the deliverable.*

**Project Overview**

Name: Seabrook Square II (Phase 2)

Sponsor: Integral Care

Borrower Entity: Integral Care Seabrook, LLC

Address: 3515 Manor Road, Austin, TX 78723

Description: New construction of a 5-story property providing 60 permanent supportive housing units, 15 set-aside units of affordable housing for individuals with disabilities also experiencing homelessness. The project is intended to serve individuals who live with mental illness and/or substance abuse.

In addition to the Integral Care building, Seabrook Square also includes a multifamily affordable housing project developed and owned by the NHP Foundation, Capital A Housing, and the Austin Housing Finance Corporation. The building that is the subject of this memo, and will be receiving Travis County Funding, is referred to as “Phase 2”. The full development site consists of two parcels, 3511 and 3515 Manor Road, which are being developed under one site plan with a Unified Development Agreement. The City of Austin materials refer to 3515 Manor for the entire site, consisting of both addresses. Certain due diligence materials refer to both sites, however, to align with the City of Austin’s documents, this memo will refer to 3515 Manor Road.

<b>Document</b>	<b>Address</b>
Program Narrative	3515 Manor Road
Development Description	3511 & 3515 Manor Road
Ground Lease Option	3511 & 3515 Manor Road
ESA	3511 & 3515 Manor Road
Development Agreement w/ Capital A	3515 Manor Road
Preliminary Plans	3511 Manor Road
Vouchers/Operating Subsidy	3515 Manor Road

The project includes 60 efficiency units at the following income levels:

<b>Income Level</b>	<b>Units</b>
30% AMI	48
50% AMI	12
<b>Total</b>	<b>60</b>

Services: Integral Care’s housing programs operate using a “Housing First” approach that centers on connecting people experiencing homelessness to housing quickly with low barriers to entry. Integral Care has referral agreements with several community agencies. For all services, staff perform a “warm handoff” if a

participant prefers another provider for housing or supportive services. With consent, staff may conduct follow-ups with referral partners to monitor clients' progress and assess how else they may support a client's journey. Duplication of services is prevented through the use of HMIS.

Site: 0.41 acres site located at 3515 Manor Road, Austin, TX 78723

Funding: Total Development Cost: \$15,315,264  
 Travis County ARPA: \$6,836,970

Sources and Uses:  
 Updated 2/13/2013

Integral Care @ Seabrook Square

**Use of Funds**

Acquisition	-
Hard Cost Construction	12,458,786
Soft costs & professional fees	1,480,994
Developer fee	1,045,484
Reserves	330,000
<b>Total Use of Funds</b>	<b>\$15,315,264</b>

**Source of Funds - Permanent**

Owner Sponsor Loan	378,625
TC SLFRF	6,836,970
TDHCA HOME-ARP	8,099,669
Deferred Developer Fee	-
<b>Permanent Source of Funds</b>	<b>\$15,315,264</b>
<b>Permanent Surplus (Gap)</b>	<b>\$0</b>
Surplus (Gap) per unit	\$0

initially allocated by Cap A, higher amount  
 contingent upon TCSHC and County  
 \$6,666,700 approval of \$50m re-allocation



**Preliminary Project Review  
Checklist (Round 1, October 2022)**

*The first round of review was completed in October 2022 for an initial proposal for Menchaca. This review is no longer applicable as the project changed sites and partners.*

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
Funding request with project description  (include unit and income breakdown and social service description)	Complete		A narrative or description of the provided services		
	Partially Complete				
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				
Preliminary sources/uses budget and minimum 10-year operating pro-forma	Complete	<input checked="" type="checkbox"/>		Preliminary Sources and Uses provided.	01/14/2022
	Partially Complete				
	Incomplete				
	N/A				
Commitment letters from other sources of funds  (if not available, terms sheets or Letter(s) of Intent)	Complete				
	Partially Complete				
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				
At least schematic level plans (design-development preferred)	Complete		Copy of at least Schematic level plans		
	Partially Complete				
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				
Proof of site control or if not available, sale/lease agreement	Complete		Proof of site control		
	Partially Complete				

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				
Phase I environmental review	Complete		Please provide a Phase 1 environmental review report		
	Partially Complete				
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				
Construction timeline	Complete	<input checked="" type="checkbox"/>			1/14/23
	Partially Complete				
	Incomplete				
	N/A				
Organizational documents for the project sponsor and other key entities Borrower: <ul style="list-style-type: none"> <li>• Certificate of Organization, Bylaws</li> <li>• Site Partner Agreement</li> <li>• Developer/ Nonprofit Agreement</li> <li>• Nonprofit/ SPE/ LLC Agreement</li> <li>• Organizational Chart</li> </ul>	Complete		Please provide articles of incorporation and other formation documents for your organization and any other key entities		
	Partially Complete				
	Incomplete	<input checked="" type="checkbox"/>			
	N/A				

**Preliminary Project Review  
Checklist – (New Site, May 2023)**

*Project site changed from Menchaca to Seabrook Square II in January 2023.*

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
Project Information: • Legal Name of Borrowing Entity • Legal Counsel Name and Point of Contact	Complete	<input checked="" type="checkbox"/>		Integral Care Seabrook, LLC will be the borrowing entity, per the Org Chart.  Internal Counsel: Lisa Lasky  External Counsel: Cynthia Bast	2/13/23
	Partially Complete				
	Incomplete				
	N/A				
Funding request with project description  (Include unit and income breakdown and social service description)	Complete	<input checked="" type="checkbox"/>		A new site was identified in January. Updated Program Narrative Responses are provided, and description is above.  The Travis County SLFRF funding amount is \$6,836,970. Unit breakdown is above.  Integral Care will develop, own, and operate a 60-unit supportive housing building (Seabrook Square II) within the larger Seabrook Square development located on two City of Austin-owned parcels at 3515 and 3511 Manor Road.  Further detail of full site development is provided in description above.	2/17/23
	Partially Complete				
	Incomplete				
	N/A				
Preliminary sources/ uses budget and minimum 10-year operating pro-forma	Complete	<input checked="" type="checkbox"/>	Zero taxes; proof of tax exemption will be required for Final Review.  This project will not be awarded TDHCA HOME ARP, as described by TDHCA.	Updated Pro-forma excludes Ground Lease Discount, includes Owner Sponsor Loan of \$378,625 and bumps in TC SLFRF and HOME ARP to balance with Use of Funds (previous budget dated 11/15/2022 listed SLFRF at	2/17/23
	Partially Complete				
	Incomplete				
	N/A				

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
			Will need plan and commitment for \$8,099,669 (53% of TDC) which is currently a budget gap.	<p>\$6,666,700 and HOME at \$6,709,600).</p> <p>No taxes are listed in the pro forma. Operating subsidy (vouchers) are listed in the pro forma, included in commitments.</p> <p>The project narrative indicates that, as part of the collaborative, the project will leverage saved property taxes across relevant properties to support operations.</p>	
Commitment letters from other sources of funds (if not available, terms sheets or Letter(s) of Intent)	Complete	<input checked="" type="checkbox"/>	Need new funding sources since HOME ARP will not be awarded.	Commitment Letters: <ul style="list-style-type: none"> <li>• City of Austin Commitment of 60 Local Housing Vouchers</li> <li>• \$2M award from Austin Public Health is operating subsidy, this is not currently reflected in the Pro-Forma</li> <li>• Owner Sponsor Loan – Commitment Letter submitted 6/1/2023</li> </ul>	2/17/2023
	Partially Complete				
	Incomplete				
	N/A				
At least schematic level plans (design-development preferred)	Complete	<input checked="" type="checkbox"/>		<p>Site plans are provided for building although the address listed is at 3511 Manor Rd. Austin, TX 78723, rather than 3515.</p> <p>See “Seabrook Square Development Description” which describes the site as a building within a larger development located on two parcels at 3511 &amp; 3515 Manor Rd. The document includes a diagram that highlights the site location of the project, which matches the site identified in the site plan.</p>	3/28/23
	Partially Complete				
	Incomplete				
	N/A				

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
Proof of site control or if not available, sale/lease agreement	Complete	<input checked="" type="checkbox"/>	Ground Lease Agreement and Option provided to County Attorney for Review	Ground Lease Option Agreement with the Austin Housing Finance Corporation, 55 years, \$1,000 for two parcels: 3511 Manor Road and fully committed and ready to fund to the satisfaction of AHFC prior to the execution and commencement of the Ground Lease.  Unified Development Agreement allows both parcels (3511 & 3515 Manor Rd) to be developed under one site plan.	4/18/23
	Partially Complete				
	Incomplete				
	N/A				
Phase I environmental review	Complete	<input checked="" type="checkbox"/>	Phase I ESA Version 2 report has correct site address (3511 & 3515 Manor Rd)	Phase I ESA report uploaded but Site Description states 3511 Manor Road.  Phase I ESA Version 2 report provided on March 27, 2023, includes site address of 3511 & 3515 Manor Rd.	3/27/23
	Partially Complete				
	Incomplete				
	N/A				
Construction timeline	Complete	<input checked="" type="checkbox"/>		See Seabrook Square II Construction Timeline below this table.	11/14/22
	Partially Complete				
	Incomplete				
	N/A				
Organizational documents for the project sponsor and other key entities <ul style="list-style-type: none"> <li>• Borrower: Certificate of Organization, Bylaws</li> <li>• Site Partner Agreement</li> <li>• Developer/ Nonprofit Agreement</li> </ul>	Complete	<input checked="" type="checkbox"/>	Developer Agreement provided to County Attorney for review  This project does not include a Site Partner	Organizational documents: <ul style="list-style-type: none"> <li>• Developer Services Agreement between Capital A and Integral Care to provide development service.</li> <li>• The MOU is the agreement between AHFC, Capital A, and Integral Care to develop the project on AHFC owner land.</li> </ul>	2/13/23
	Partially Complete				
	Incomplete				
	N/A				

Required Documentation	Status		Additional Information Requested	Notes	If Note Complete, Date Submitted
<ul style="list-style-type: none"> <li>• Nonprofit/ SPE/ LLC Agreement</li> <li>• Organizational Chart</li> </ul>				<ul style="list-style-type: none"> <li>• Interlocal Agreement between City of Austin and Integral Care for providing social services to community</li> <li>• Organizational chart provided for Integral Care Seabrook LLC (Owner), Capital A Housing LLC (Developer), and Integral Care (Guarantor)</li> <li>• Certificate of Organization for Integral Care</li> <li>• Integral Care Bylaws</li> </ul>	

**Additional Notes**

Construction timeline –

<b>Construction/Project Milestone</b>	<b>Target Timeline</b>
Bulk of Funding Secured	November 2022
Vouchers Secured	October 2022
Full Site Control	October 2022
Full Civil Engineering Begins	September 2022
Full Architecture Begins	October 2022
Site Permit Filed	September 2022
Site Permit Received	April 2023
Building Permit Filed	April 2023
Building Permit Received	July 2023
Site Construction Begins	August 2023
Building Construction Begins	August 2023
Construction Complete / Lease-Up	April 2025
Begin Operations	May 2025

*Confidential information for the sole benefit and use of Travis County Health & Human Services.*

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**ATTACHMENT B - Travis County ARPA Loan Term Sheet  
Homeless Resolution and Supporting Housing Initiative Pipeline Program  
Collaborative**

	<b>HHS Recommendation</b>
<b>Program Description</b>	The Travis County Homelessness Resolution and Supportive Housing Initiative Pipeline (TCSHIP) was created to catalyze the development of deeply affordable housing units and building a pipeline of supportive housing units dedicated for people experiencing homelessness or at risk of becoming homeless.
<b>Affordability Requirement</b>	<ul style="list-style-type: none"> <li>• Units must serve households whose incomes do not exceed 65% of Area Median Income (AMI)</li> <li>• Percent of units restricted to 65% of AMI is proportional to the % of ARPA in the Total Development Cost</li> </ul>
<b>Loan and Regulatory Term</b>	<ul style="list-style-type: none"> <li>• 99 years or the length of site control term, no less than 40 years</li> <li>• Loan and regulatory term will have concurrent terms; longer loan term may be agreed upon to accommodate other sources</li> <li>• May be restructured or recapitalized by Travis County at the end of the term in conjunction with commitment to a new affordability period or other Travis County Program</li> <li>• Site control required for the loan term. If land donation is anticipated to achieve tax status, executed agreement specifying terms required.</li> </ul>
<b>Interest Rate and Loan Structure</b>	<ul style="list-style-type: none"> <li>• No monthly interest or principal payments are made during the loan term</li> <li>• No interest charged</li> <li>• Principal defers to a balloon to be paid at maturity</li> <li>• Loan may not be prepaid during the term</li> </ul>
<b>Maximum Loan Amount</b>	The total project budget to the nonprofit borrower may not exceed the amount submitted to HHS in the Program Narrative request unless separately approved.
<b>Operating Requirements</b>	<ul style="list-style-type: none"> <li>• Project must provide at least \$250 per dwelling unit annually into a replacement reserve to be used for capital needs. Reserves must remain with the project for the duration of the regulatory period.</li> <li>• Project must provide an operating reserve of 6 months of operations and maintenance expenses.</li> <li>• Service program implementation plan must be submitted, executed contract if the borrower is not the service provider</li> </ul>
<b>Affordability Tools</b>	<ul style="list-style-type: none"> <li>• Travis County has the right to purchase the property at the end of the term (Right of First Refusal)</li> </ul>
<b>Eligible Uses</b>	<p>Construction hard and soft costs. Predevelopment Costs may be covered by the program. Developer fees may be paid up to 15%.</p> <p>SLFRF Restricted Uses are Not Eligible:</p> <ul style="list-style-type: none"> <li>• Debt service, including paying outstanding interest or principal on existing debt</li> <li>• Replacement of funds, including capitalizing reserves (funding a reserve account at closing)</li> </ul>



	In accordance with Texas State Law <sup>1</sup> governing County financial authorities, Travis County may only make disbursements for eligible costs which have been incurred and are payable under an executed contract.
<b>Other Requirements</b>	<p>Environmental assessment consistent with the National Environmental Policy Act (NEPA) is required. Impending projects will utilize traditional City of Austin EJT environmental assessments.</p> <p>Lender's title insurance policy is required and must be paid by borrower.</p> <p>Projects must follow due diligence process as determined by HHS.</p>

DRAFT

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<sup>1</sup> Texas Constitution Article III, Sections 50 & 52, Article XI, Section 3

Integral Care at Seabrook Square  
RHDA Funding Application  
Attachments 4. Project Information

## 4.A. Market Study

See the attached write-up and Neighborhood Scout report for the Seabrook Square II surrounding market conditions.

**MARKET ANALYSIS**

*Seabrook Square II is responding to an enormous and growing demand for affordable housing in Austin by providing 60 deeply-affordable rental units within East Austin. Designed as studios, 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 Seabrook Square II are individuals experiencing homelessness in need of housing in east Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:*

- **Race and Ethnicity:** 42.8% White, 30.5% Black or African American, 1.2% Asian, 24% Hispanic or Latino of any race. [More diverse than 88% of US Neighborhoods.]
- **Median Household Income:** \$63,750 [\$64,994 for the nation.]
- **Homeownership Rate:** 56.1% owners
- **Average Market Rent:** \$2,124 per month
- **Average Home Value:** \$568,363
- **Age:** 4.2% are under 5 years, 4.6% are 5 to 17, 20.1% are 18-29, 36% are 30-44, 20.1% are 45-64, 14.9% are 65 years and over.
- **Household Type:** 34.2% are 1-person household, 7.8% are married couple with child, and 6.2% are single parent with child.
- **Gender:** 49.5% are male and 50.5% are female.

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

*The neighborhood surrounding Seabrook Square II has a median real estate price of \$568,363, which is more expensive than 92.7% of the neighborhoods in Texas and 90.5% of the neighborhoods in the U.S. Also, according to NeighborhoodScout, the average rental price is \$2,124 which is higher than 72.6% of the neighborhoods in Texas.*

*NeighborhoodScout categorizes the neighborhood as middle-income, with 21.5% of children here below the federal poverty line.*

*The average annual change in per capita income over the last 5 years is 14.6% compared to 4.8% for the nation. The average annual change in household income over the last 5 years is 15% compared to 4.6% for the nation. The average change in unemployment rate over the last 5 years is 0.0% for the neighborhood compared to -0.1% nationally.*

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

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

*According to NeighborhoodScout, the site is located in the “MLK” neighborhood submarket. This is classified as an suburban neighborhood based on population density.*

*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 apartment complexes. Most of the residential real estate is occupied by mixture of owners and renters. Most of the residences in this neighborhood are older, well-established, built between 1940 and 1969, with a number of residences also built since 2000.*

*Home and apartment vacancy rates are 3% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 82% of the neighborhoods in the nation, making available housing supply very limited in this neighborhood.*

*In the last 5 years, the average annual appreciation for homes has been 11.25%, with current prices per square foot at \$405. Rents have increased 7.1% over the last 5 years.*

**ii. Identify the Geographic Area**

*Seabrook Square II is located in East Austin in census tract 17.28. The area is identified as “MLK South” within the City’s Gentrification and Displacement study; which classifies the tract as experiencing “Early Type 1” displacement. The area is subject to the East MLK Combined neighborhood planning area. Please see page one of the Neighborhood Scout Report below for a map of the surrounding area.*

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

*Due to Integral Care Seabrook, LLC’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 2025, Austin will need an additional 60,000 units of housing that are affordable to people earning 80% of the Median Family Income (MFI) or less — 22,417 of which are needed for people earning 30% MFI or below.*

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

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

**iv. Analyze the Competition**

*Homes at Seabrook Square II will provide much-needed permanent supportive housing in the area. Designed as studios, these homelessness-response units will be some of the only such residences available in the immediate vicinity.*

**v. Assess the Market Demand**

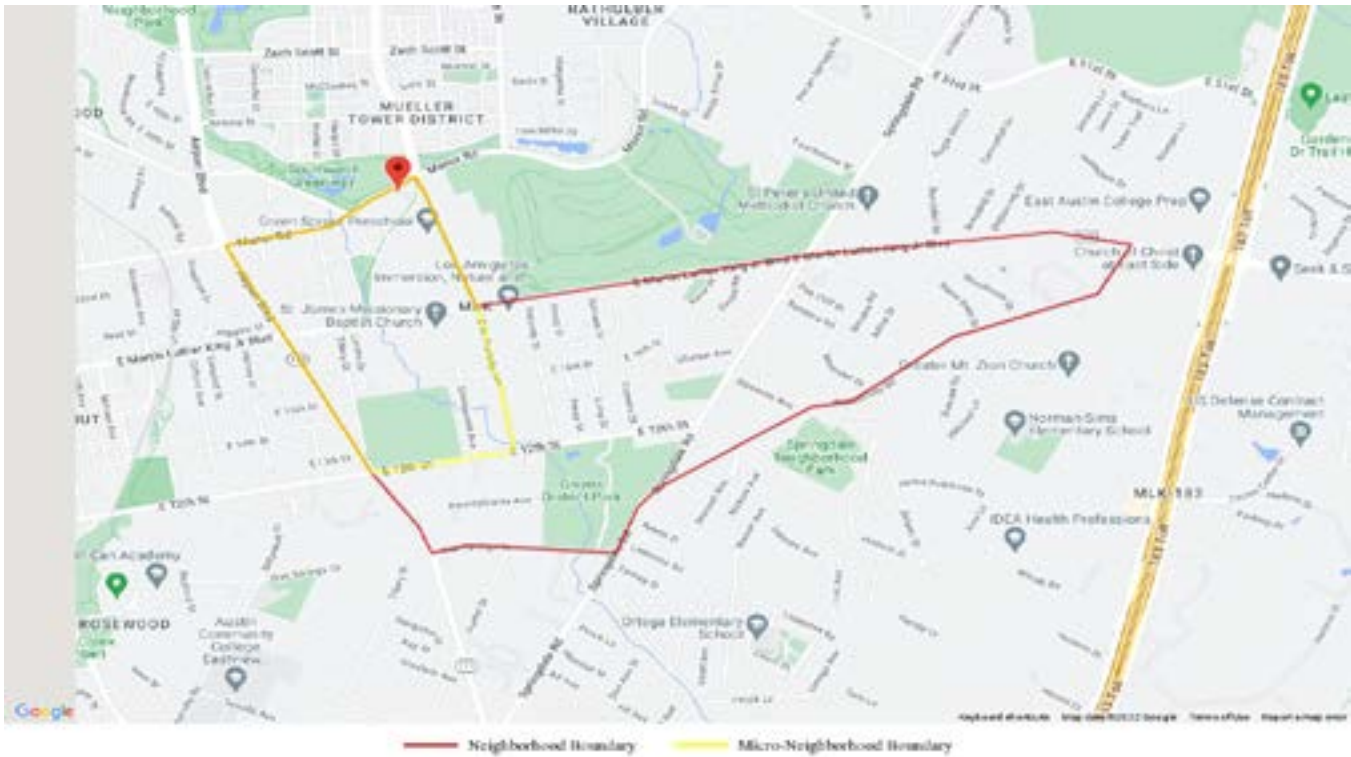
*As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 20,000 are earmarked for families 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 1,569 (22%) 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**

*60 units / 45,000 housing units needed at 60% MFI or below = **0.1% capture rate.***

**vii. Absorption Rate**



*Once construction of Seabrook Square II is completed, the project will be filled systematically by Integral Care with residents drawn from the Coordinated Entry homelessness response system operated by ECHO. It is expected that the property will be 100% occupied in 2-3 months with an estimated absorption rate of 30 units per month.*





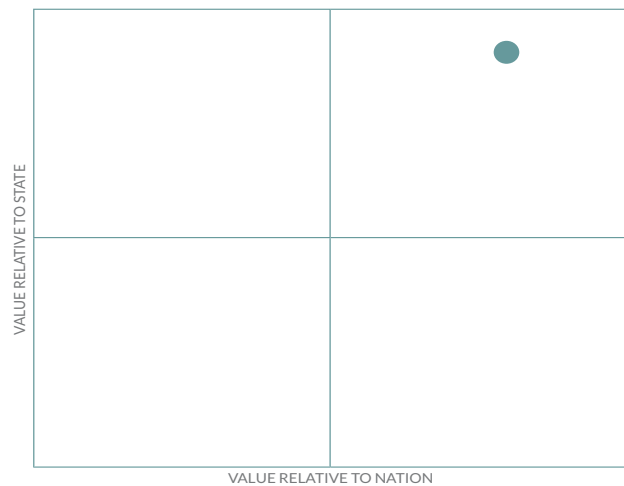
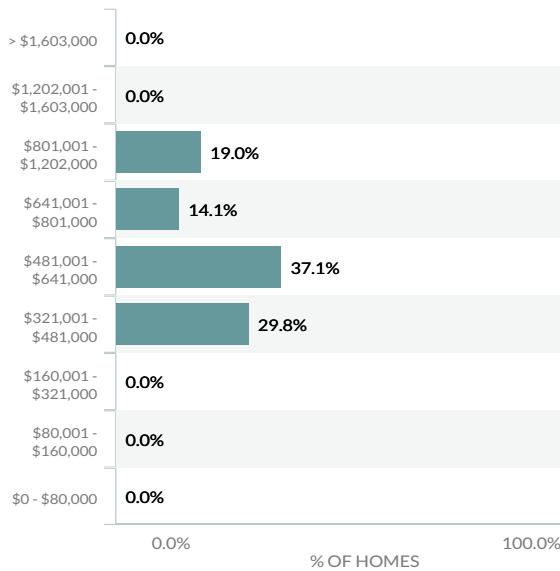
## THE 3511 MANOR RD NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES

 **MEDIAN HOME VALUE:**   
\$568,363

 **MEDIAN REAL ESTATE TAXES:**  
**\$8,444** (1.5% effective rate)

### NEIGHBORHOOD HOME PRICES



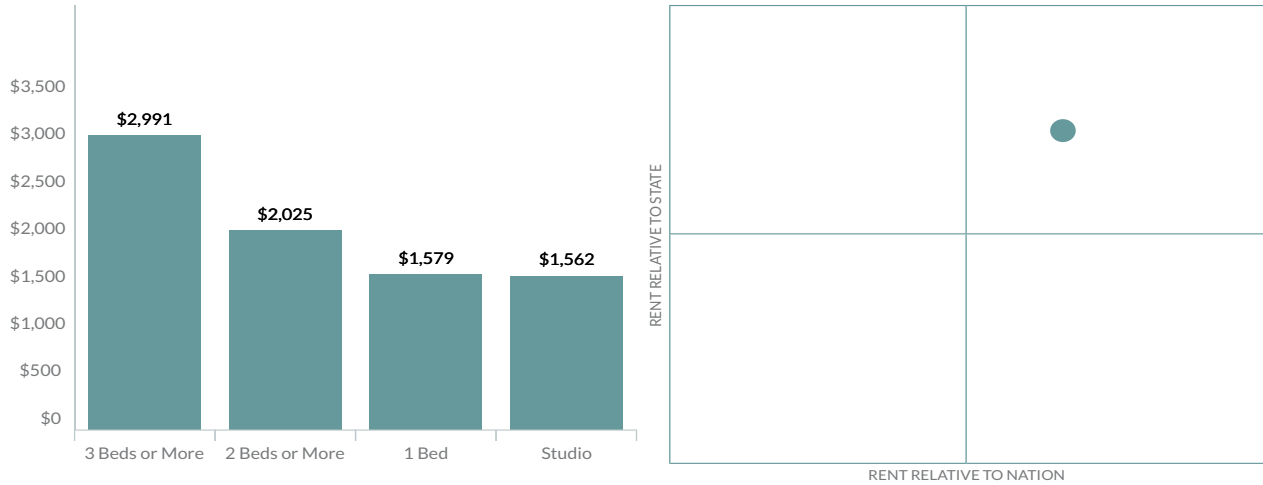
### AVERAGE MARKET RENT

 **AVERAGE MARKET RENT:**  
**\$2,124** / per month

 **GROSS RENTAL YIELD:**  
**5.49 %**



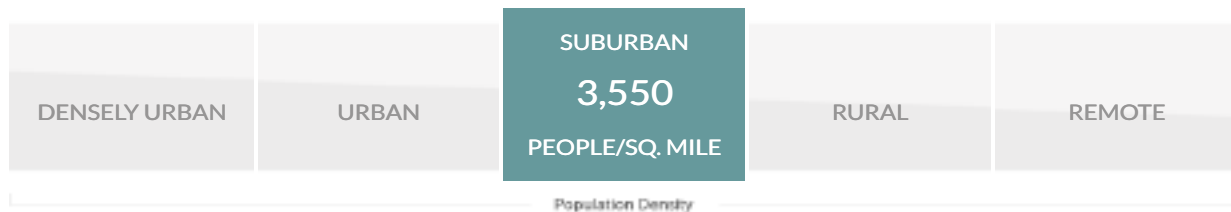
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

COASTAL
  LAKEFRONT
  FARMS

NEIGHBORHOOD LOOK AND FEEL

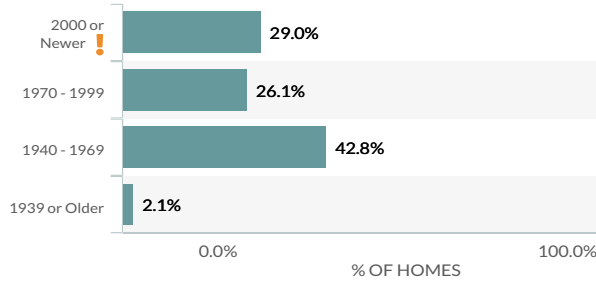




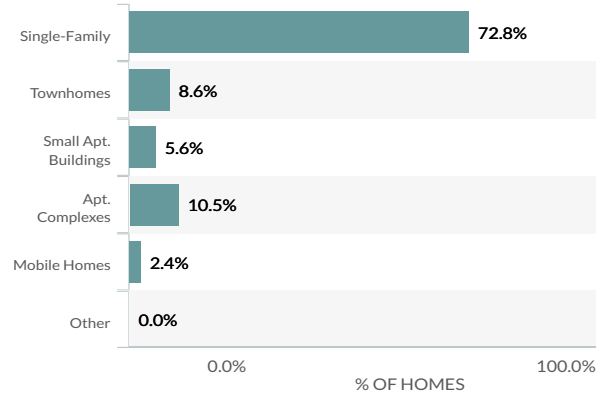


## HOUSING MARKET DETAILS

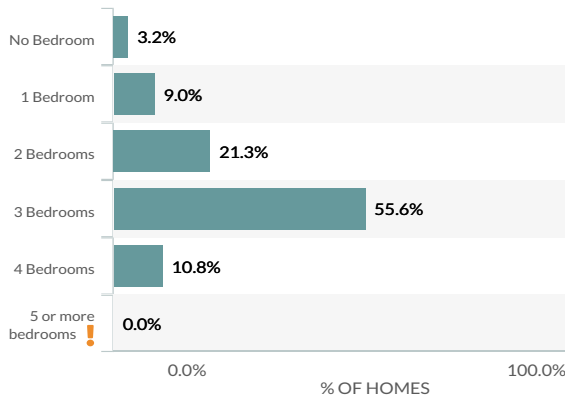
### AGE OF HOMES ⚠️



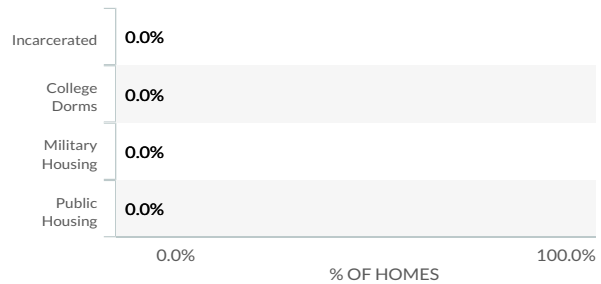
### TYPES OF HOMES



### HOME SIZE ⚠️

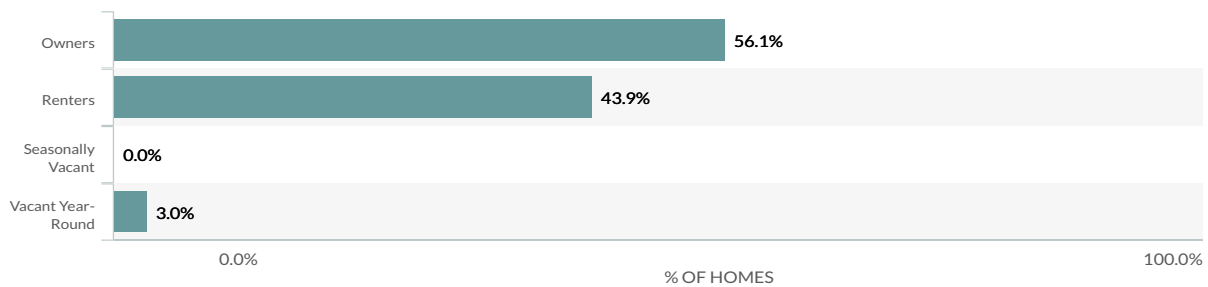


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP

### HOMEOWNERSHIP RATE





## THE 3511 MANOR RD NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

### LIFESTYLE

Young Single Professionals	95.2%	Excellent
Luxury Communities	72.6%	Good
Retirement Dream Areas	67.0%	Fair
Family Friendly	18.3%	Poor
College Student Friendly	11.5%	Poor
Vacation Home Locations	0.0%	Poor
First Time Homebuyers	0.0%	Poor

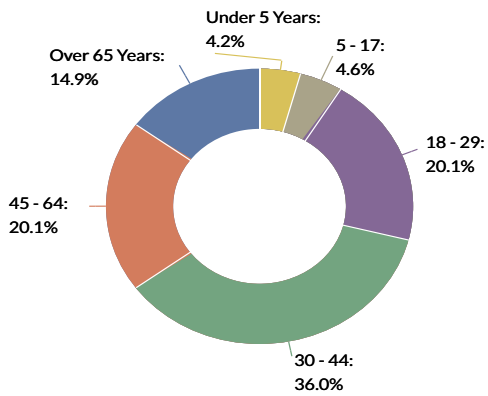
### SPECIAL CHARACTER

Hip Trendy	89.8%	Very Good
Urban Sophisticates	69.2%	Fair
Walkable	62.6%	Fair
Quiet	61.7%	Fair
Nautical	0.0%	Poor

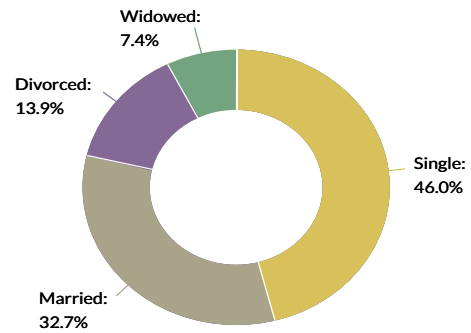


## AGE / MARITAL STATUS

### AGE



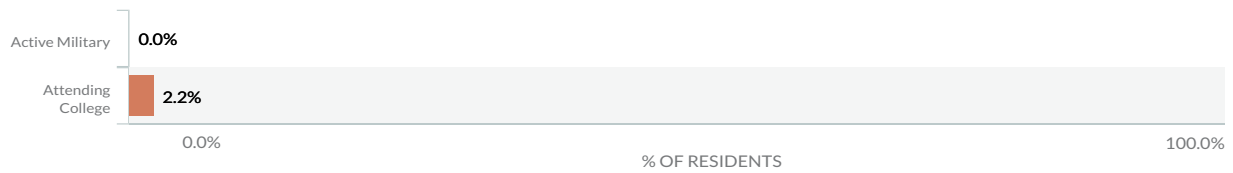
### MARITAL STATUS



## GENDER RATIO



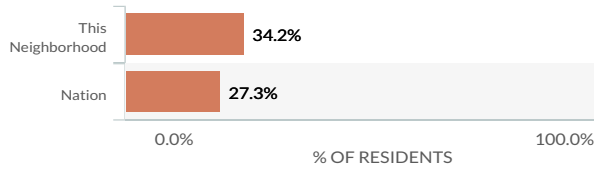
## MILITARY & COLLEGE STATUS



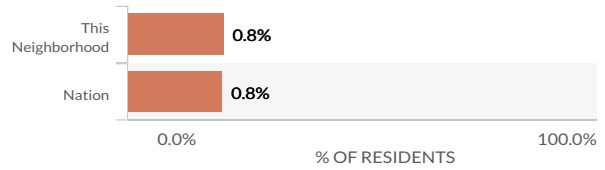


## HOUSEHOLD TYPES

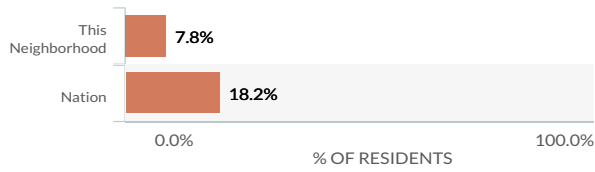
### ONE PERSON HOUSEHOLDS



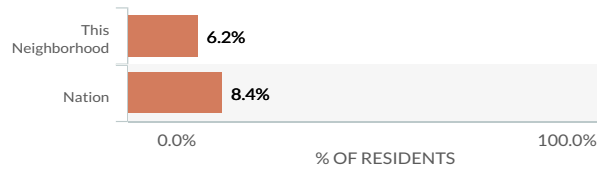
### SAME SEX PARTNERS



### MARRIED COUPLE WITH CHILD

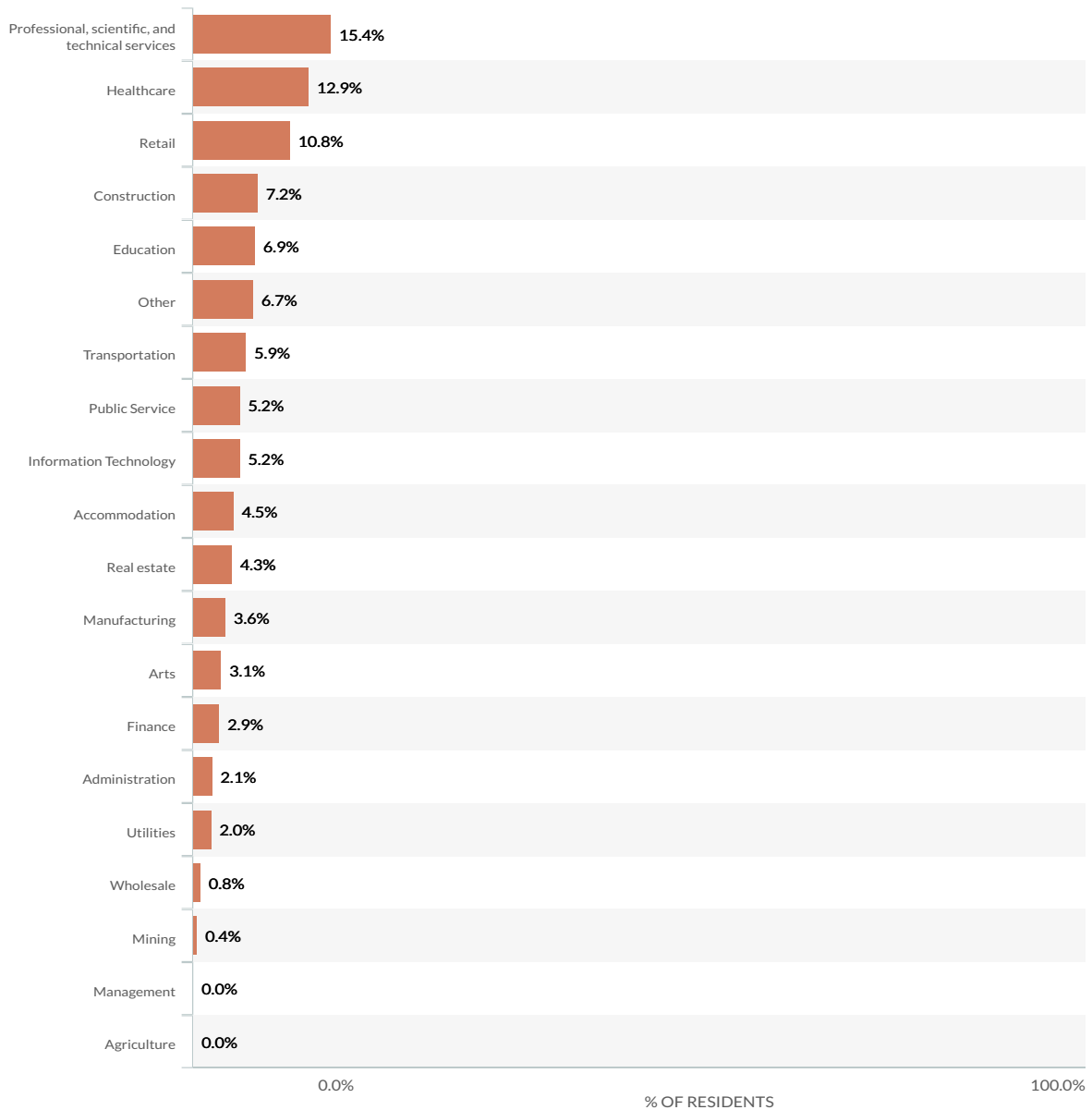


### SINGLE PARENT WITH CHILD





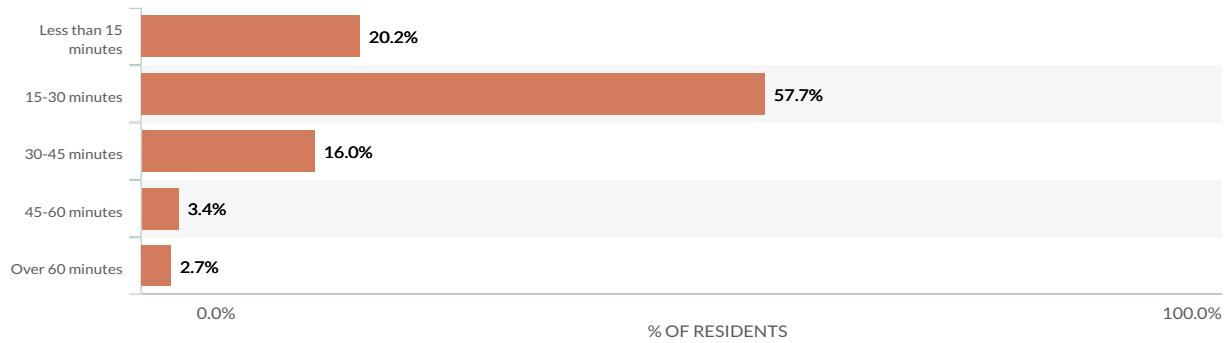
## EMPLOYMENT INDUSTRIES



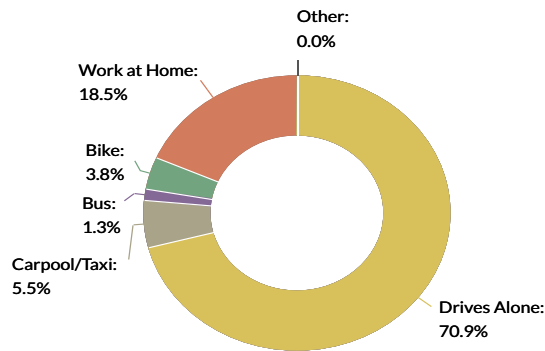


## COMMUTE TO WORK

### AVERAGE ONE-WAY COMMUTE TIME



### MEANS OF TRANSPORT



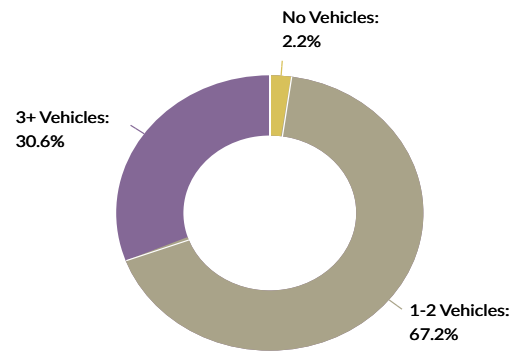
Other Categories:

Subway/Train: 0.0%

Ferry: 0.0%

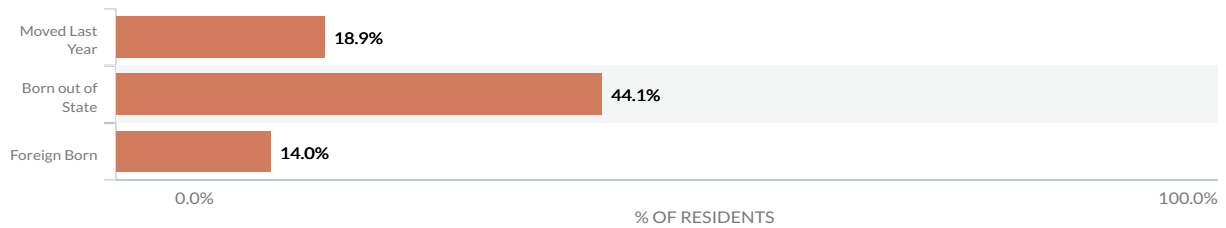
Walk: 0.0%

### VEHICLES PER HOUSEHOLD





### MIGRATION & MOBILITY



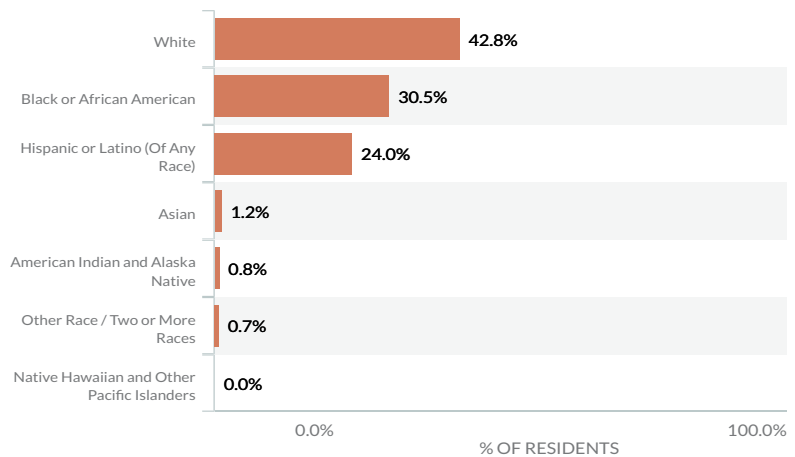
### RACE & ETHNIC DIVERSITY

## DIVERSITY INDEX

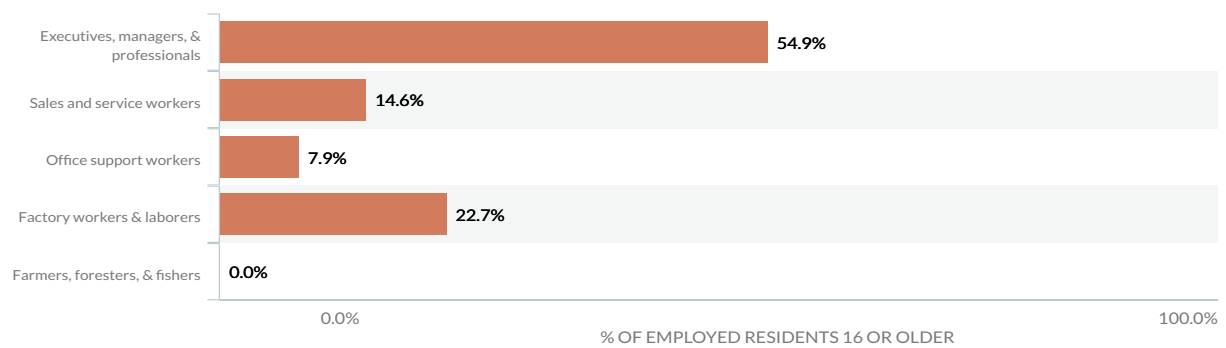
88

(100 is the most diverse)

More diverse than 88% of U.S. neighborhoods.



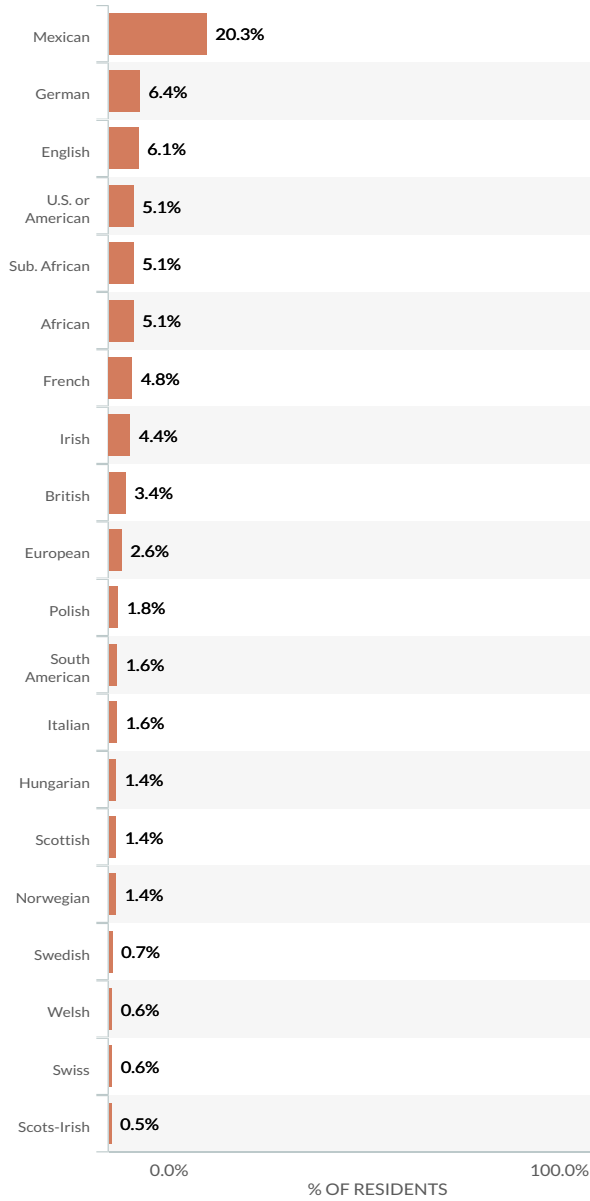
### OCCUPATIONS



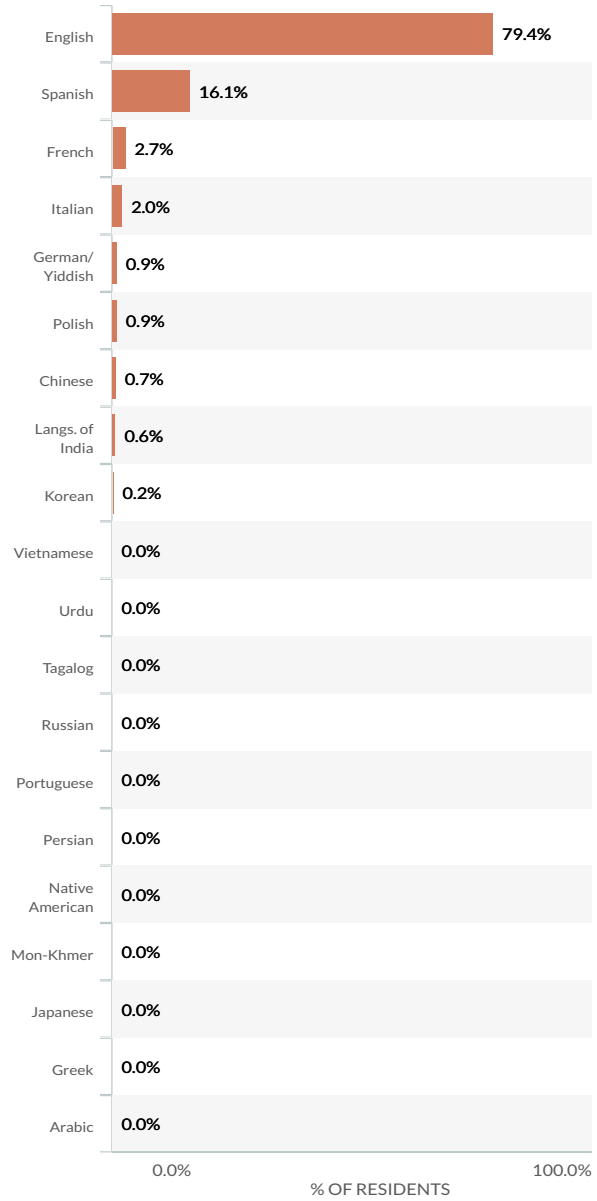


## ANCESTRIES & LANGUAGES SPOKEN

### ANCESTRY (TOP 20)



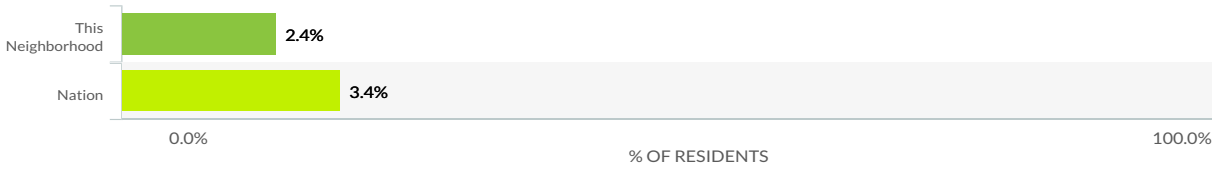
### LANGUAGES SPOKEN (TOP 20)





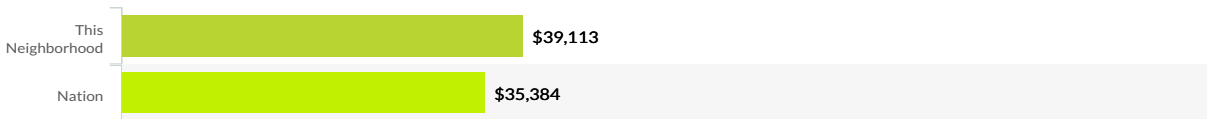


### UNEMPLOYMENT RATE

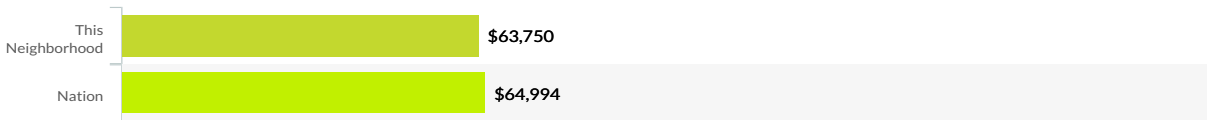


### AVERAGE INCOME

#### PER CAPITA INCOME

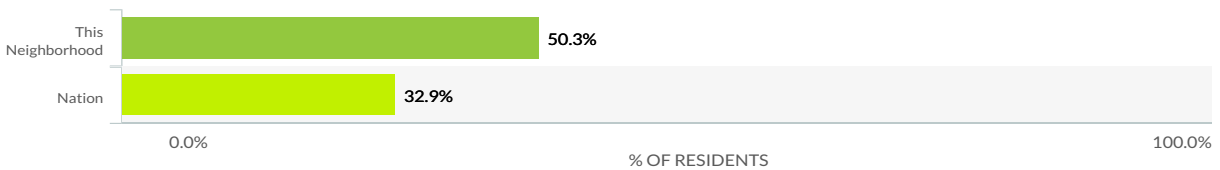


#### MEDIAN HOUSEHOLD INCOME

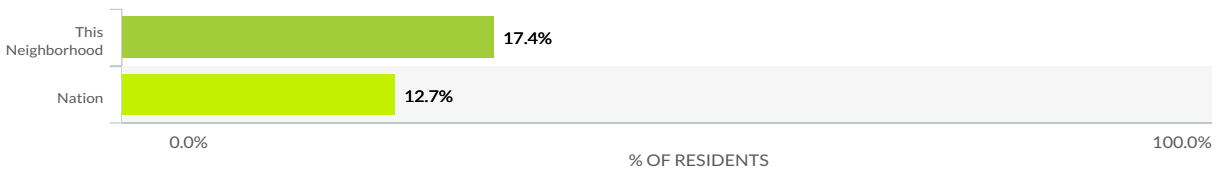


### EDUCATION

#### PERCENT WITH COLLEGE DEGREE

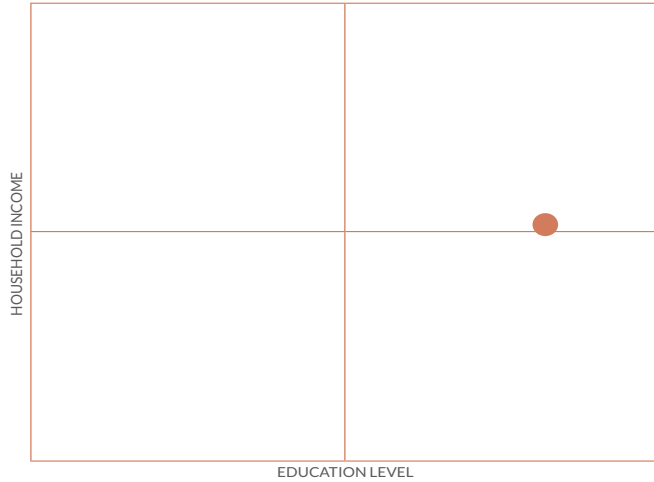


#### PERCENT WITH ADVANCED DEGREE





## INCOME AND EDUCATION





## THE 3511 MANOR RD NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found.

### NEIGHBORHOOD CRIME DATA

**TOTAL CRIME INDEX**

**12**

(100 is safest)

Safer than 12% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	25	170	195
Crime Rate (per 1,000 residents)	6.53	44.39	50.91

### NEIGHBORHOOD VIOLENT CRIME

**VIOLENT CRIME INDEX**

**21**

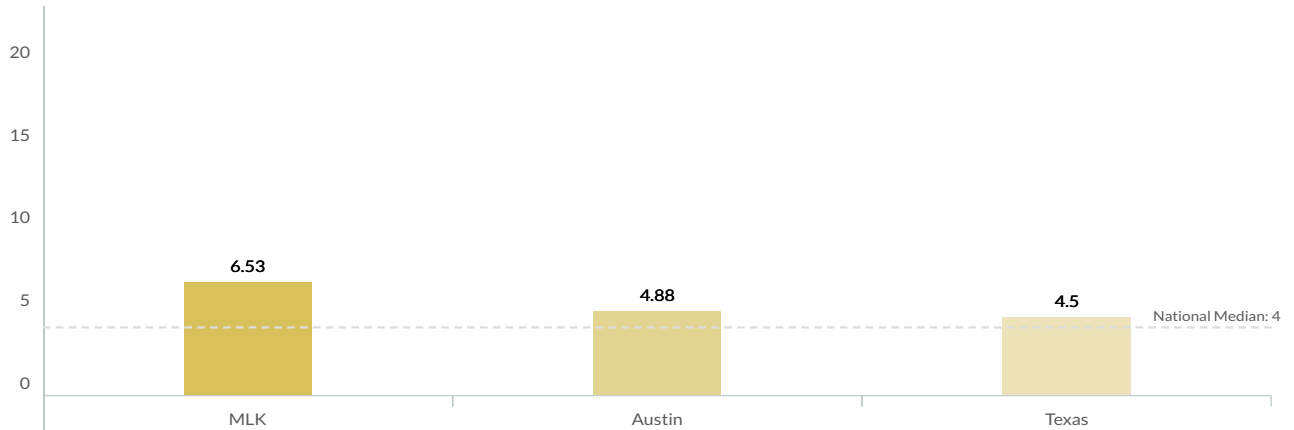
(100 is safest)

Safer than 21% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
<b>34</b> <small>100 is safest</small>	<b>21</b> <small>100 is safest</small>	<b>12</b> <small>100 is safest</small>	<b>26</b> <small>100 is safest</small>



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



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME		
<b>1 IN 153</b> in this Neighborhood	<b>1 IN 205</b> in Austin	<b>1 IN 222</b> 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**

10

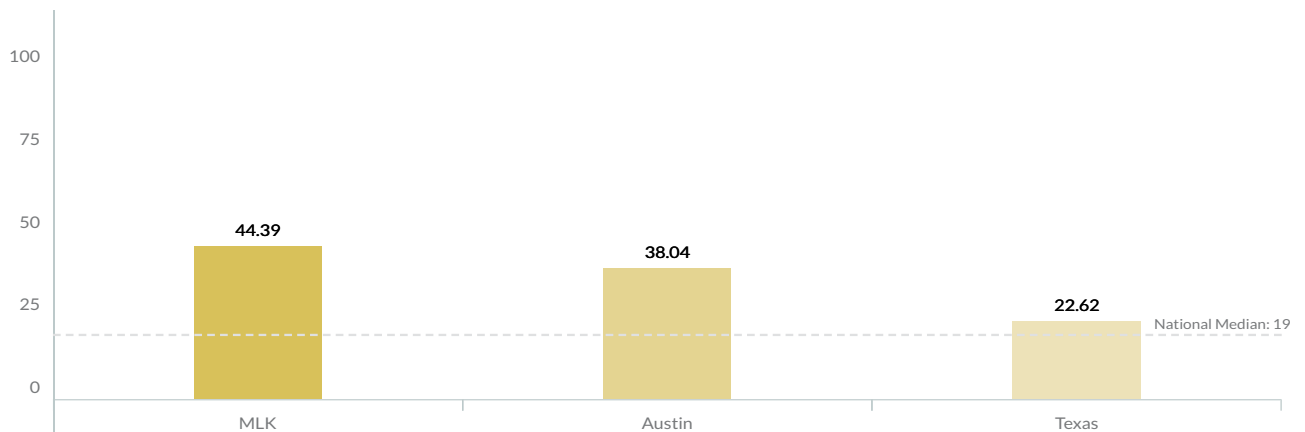
(100 is safest)

⚠️

Safer than 10% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
24	6	59
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: 24px; color: #0099cc;">1 IN 23 ⚠️</p> <p>in this Neighborhood</p>	<p style="font-size: 24px; color: #0099cc;">1 IN 26</p> <p>in Austin</p>	<p style="font-size: 24px; color: #0099cc;">1 IN 44</p> <p>in Texas</p>
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**AUSTIN PROPERTY CRIMES**

POPULATION: **961,855**

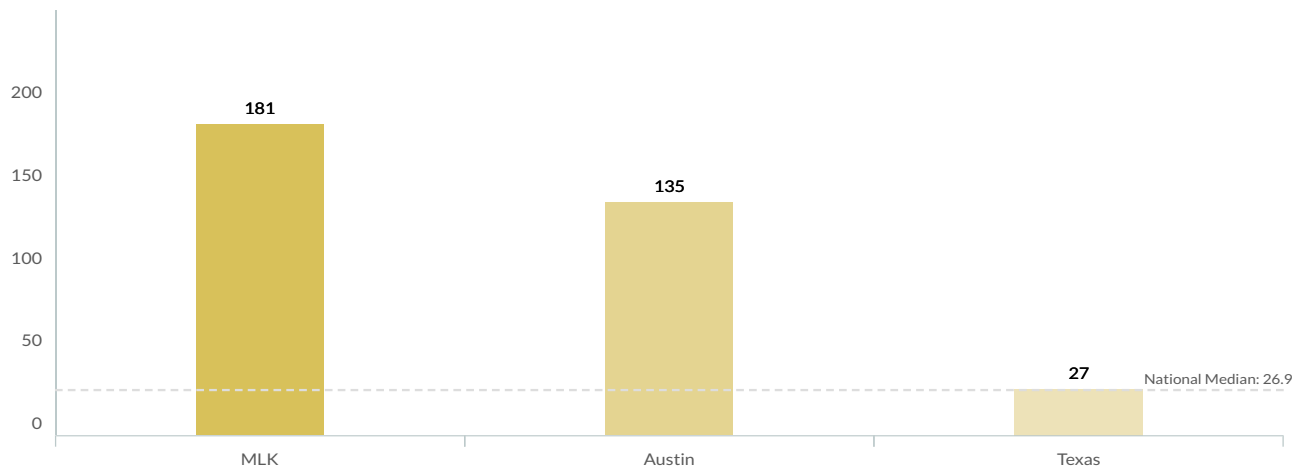
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,827	27,679	4,080
Rate per 1,000	5.02	28.78	4.24

**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 3511 MANOR RD NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

**SCHOOL QUALITY**

77

(100 is best)

Better than 77% of U.S. schools.

**ADDRESS SCHOOL QUALITY RATING**

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

### SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<a href="#">Kealing M.S. School</a> 1607 Pennsylvania Ave Austin, TX 78702	06-08	<span style="background-color: #4CAF50; border-radius: 50%; padding: 5px 10px;">10</span>	<span style="background-color: #4CAF50; border-radius: 50%; padding: 5px 10px;">9</span>
<a href="#">Maplewood Elementary School</a> 3808 Maplewood Ave Austin, TX 78722	PK-05	<span style="background-color: #4CAF50; border-radius: 50%; padding: 5px 10px;">8</span>	<span style="background-color: #FF9800; border-radius: 50%; padding: 5px 10px;">7</span>

\* 10 is highest

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

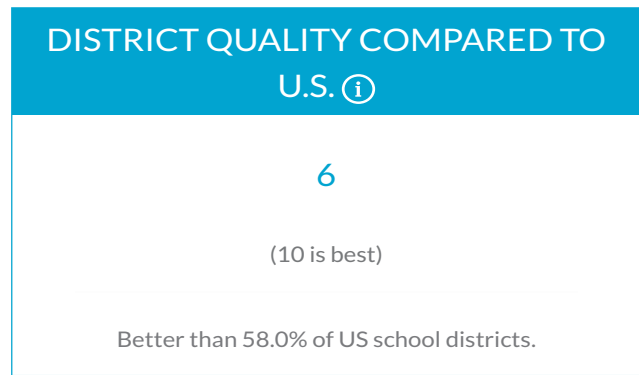
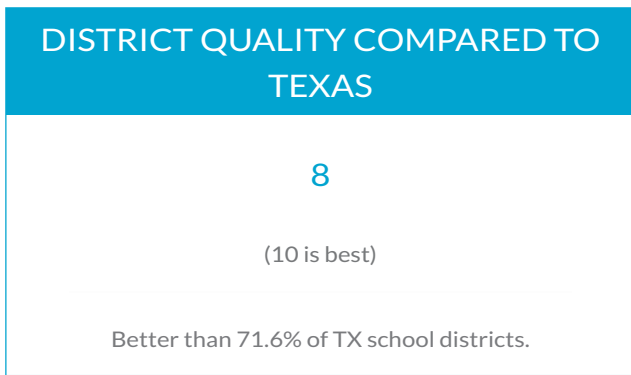
Adults In Neighborhood With College Degree Or Higher	50.3%
Children In The Neighborhood Living In Poverty	21.5%



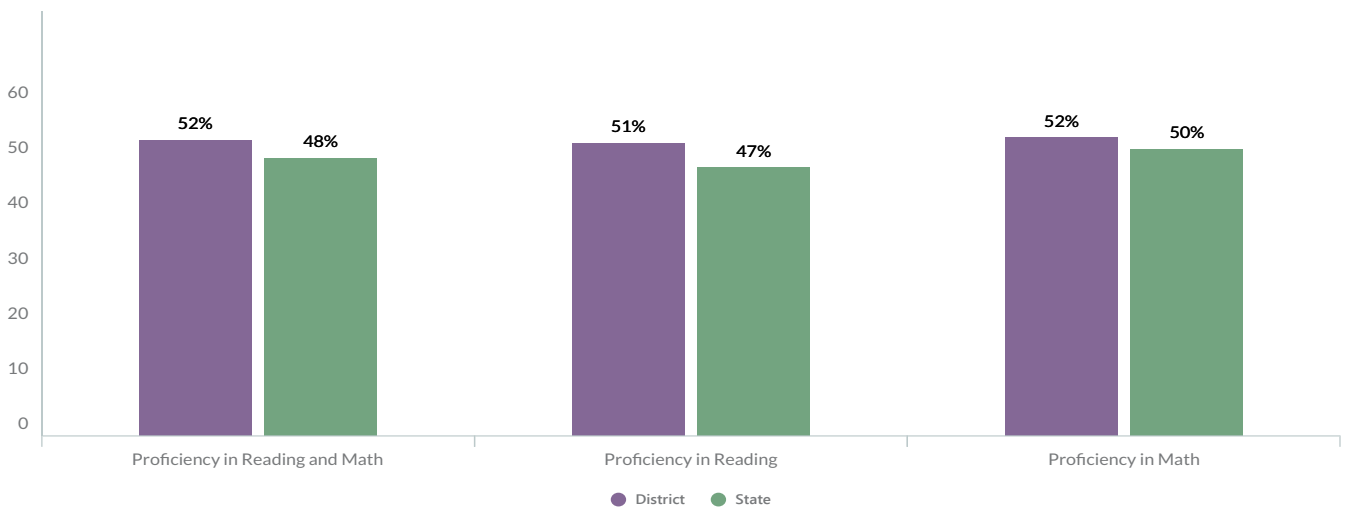
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

<p><b>74,871</b></p> <p>Students Enrolled in This District</p>	<p><b>126</b></p> <p>Schools in District</p>	<p><b>14</b></p> <p>Students Per Classroom</p>
--	--	--



Public School Test Scores (No Child Left Behind)








## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	31.2%	27.5%
Black	6.9%	13.1%
Hispanic	57.0%	54.0%
Asian Or Pacific Islander	4.7%	4.9%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	51.8%	60.2%
FREE LUNCH ELIGIBLE	51.0%	56.2%
REDUCED LUNCH ELIGIBLE	0.9%	4.0%

## Educational Expenditures

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,881	\$470,668,192	26.7%
Support Expenditures			
Student	\$610	\$48,819,520	2.8%
Staff	\$627	\$50,180,064	2.9%
General Administration 	\$132	\$10,564,224	0.6%
School Administration	\$681	\$54,501,792	3.1%
Operation	\$1,187	\$94,997,984	5.4%
Transportation 	\$415	\$33,213,280	1.9%
Other	\$557	\$44,577,824	2.5%
Total Support	\$4,209	\$336,854,688	19.1%
Non-instructional Expenditures 	\$11,896	\$952,060,672	54.1%
Total Expenditures 	\$21,986	\$1,759,583,552	100.0%



## THE 3511 MANOR RD 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 ⓘ

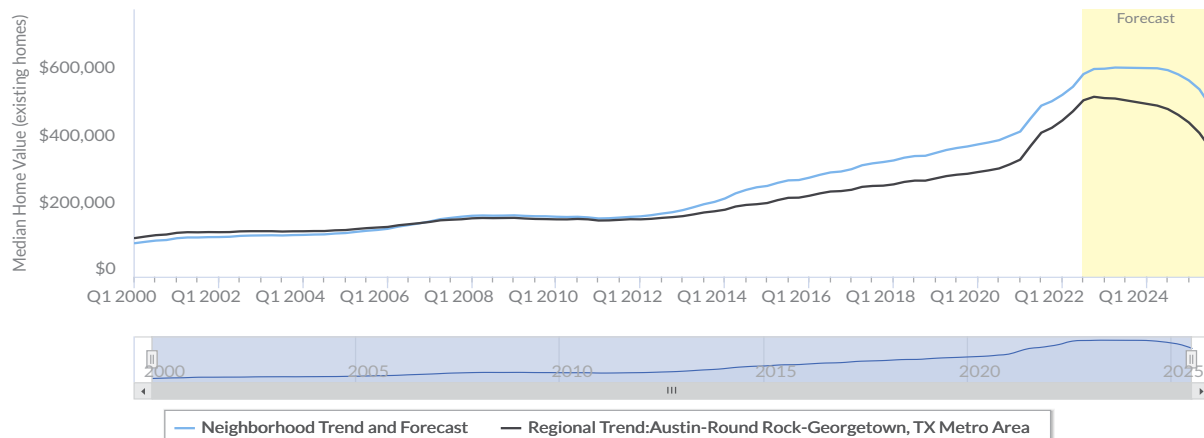
Blue Chip



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<sup>®</sup> HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2022 Q3 - 2025 Q3	-9.70% ↓	-3.34% ↓	10	1
Latest Quarter: 2022 Q1 - 2022 Q2	4.42% ↑	18.90% ↑	3	8
Last 12 Months: 2021 Q2 - 2022 Q2	19.83% ↑	19.83% ↑	3	8
Last 2 Years: 2020 Q2 - 2022 Q2	⚠️ 41.47% ↑	18.94% ↑	3	10
Last 5 Years: 2017 Q2 - 2022 Q2	⚠️ 70.43% ↑	11.25% ↑	5	9
Last 10 Years: 2012 Q2 - 2022 Q2	⚠️ 208.70% ↑	11.93% ↑	9	10
Since 2000: 2000 Q1 - 2022 Q2	⚠️ 417.68% ↑	7.85% ↑	10	10

\* 10 is highest



## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

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

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

### Cons

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

- Regional Housing Market Outlook
- Crime

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Advantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

**\$405**

Neighborhood price per sqft

**\$466**

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

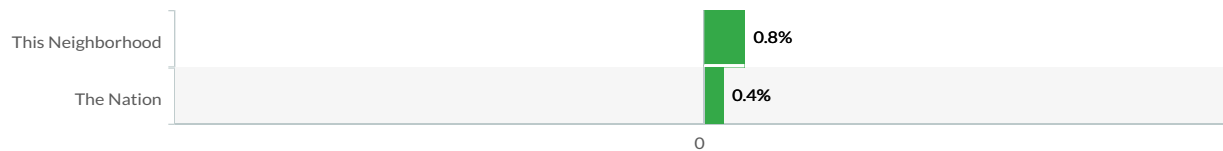
Good 5=Excellent

WITHIN	HIGH-PAYING* JOBS
5 minutes	5856
10 minutes	139487
15 minutes	274738
20 minutes	386416
30 minutes	526296
45 minutes	594327
60 minutes	624805

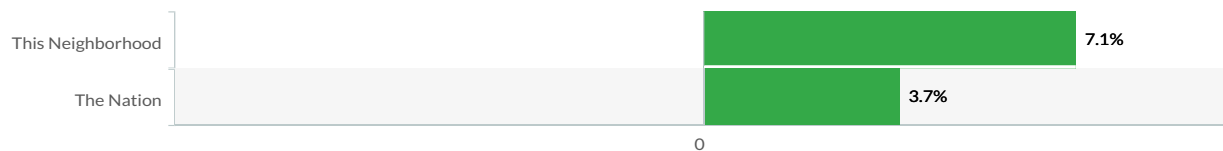
\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

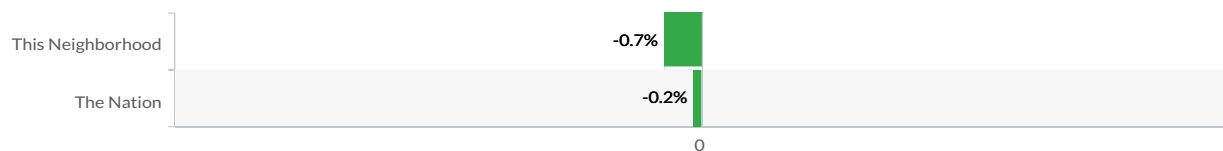
### AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



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

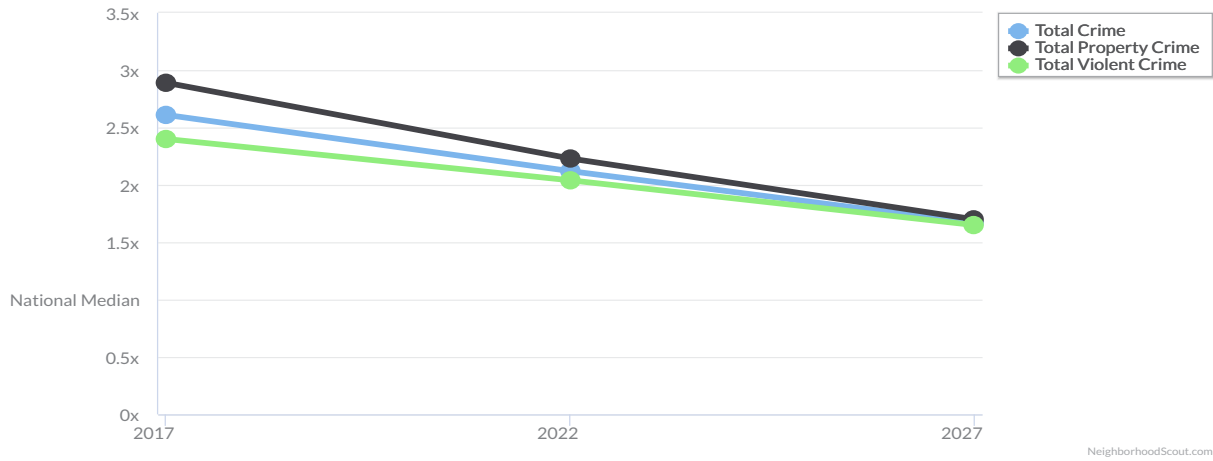


### AVG. ANNUAL VACANCY TRENDS Over last 5 years



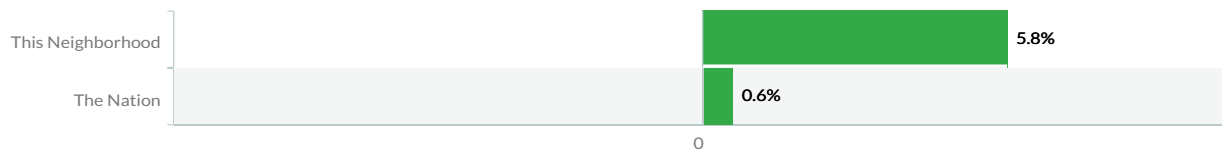


### SCOUT VISION® CRIME TRENDS AND FORECAST

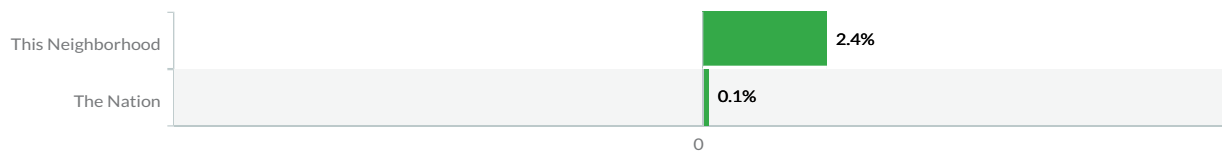


### SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

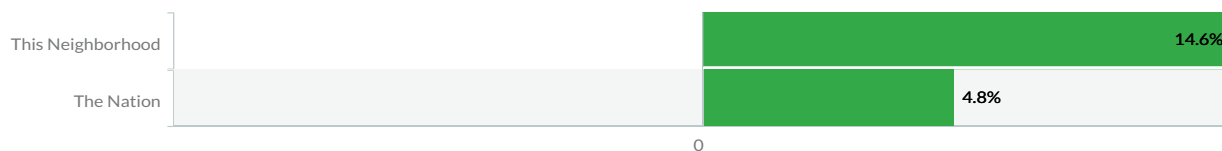


#### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



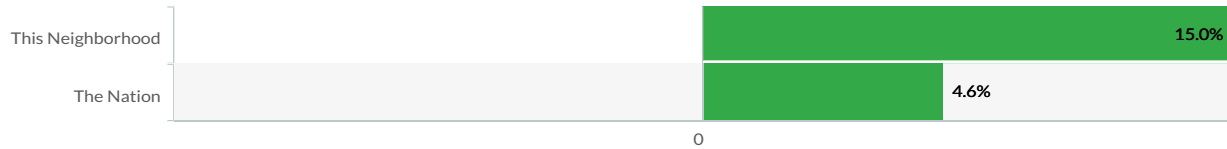
### SCOUT VISION® ECONOMIC TRENDS AND FORECAST

#### 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	2,670	2,804	5.02% 
1 Mile	14,225	16,294	 14.54% 
3 Miles	143,002	147,948	3.46% 
5 Miles	335,006	334,968	-0.01% 
10 Miles	786,065	801,209	1.93% 
15 Miles	1,221,457	1,298,612	 6.32% 
25 Miles	1,799,944	2,029,645	 12.76% 
50 Miles	2,308,594	2,637,567	 14.25% 



## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



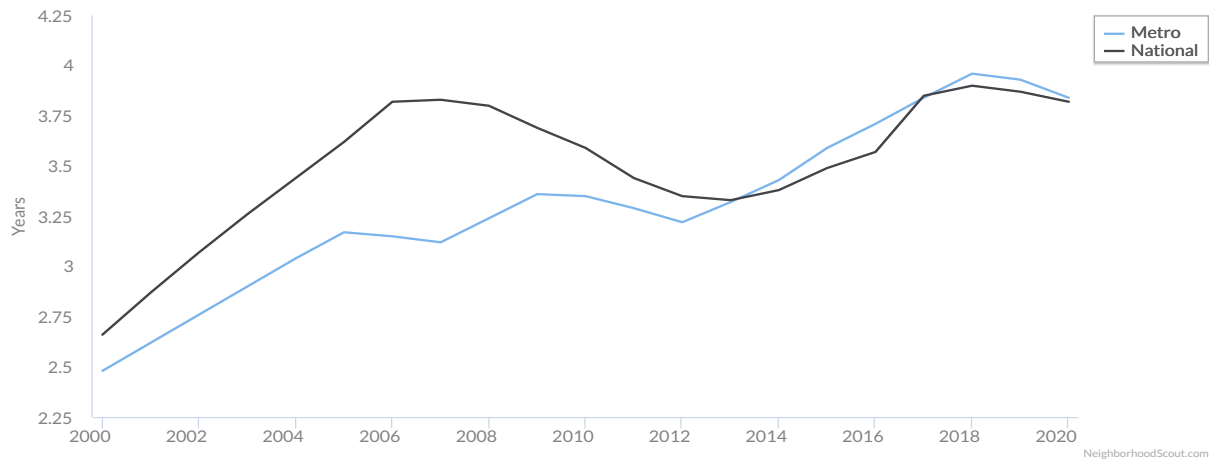
Regional Appreciation Potential (3yr)

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><b>2.48</b></p> <p>Region's Historical Low</p>	<p><b>3.96</b></p> <p>Region's Historical High</p>	<p><b>3.84</b></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	5.45% ↑	10 ⓘ	2.32% ↑	10 ⓘ
Job Growth	15.38% ↑	10 ⓘ	3.81% ↑	7
Income Trend (Wages)	23.84% ↑	10 ⓘ	16.47% ↑	10 ⓘ
Unemployment Trend	-9.33% ↓	4	-1.92% ↓	4
Stock Performance of Region's Industries	22.88% ↑	7	-12.47% ↓	3
Housing Added	8.34% ↑	10 ⓘ	4.58% ↑	10 ⓘ
Vacancy Trend	-0.48% ↓	8	0.00% ↑	1

\* 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 3511 MANOR RD NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$568,363, which is more expensive than 90.5% of the neighborhoods in Texas and 79.5% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,124, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 72.6% 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 apartment complexes/high-rise apartments. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are older, well-established, built between 1940 and 1969. A number of residences were also built between 2000 and the present.

In this neighborhood, the current vacancy rate is 3.0%, which is a lower rate of vacancies than 82.0% of all neighborhoods in the U.S. This means that the housing supply in this neighborhood is very tight compared to the demand for property here.

### Notable & Unique Neighborhood Characteristics

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

### Notable & Unique: Modes of Transportation

If your dream is to be able to ride your bike to work each day, look no further than this unique neighborhood. With 3.8% of residents in the MLK neighborhood commuting on a bicycle to and from work daily, this neighborhood has more bicycle commuters than 97.1% of all neighborhoods in the U.S., according to NeighborhoodScout's exclusive analysis.

Also, a unique way of commuting is simply not to. And in the MLK neighborhood, analysis shows that 18.5% of the residents work from home, avoiding a commute altogether. This may not seem like a large number, but it is a higher proportion of people working from home than is found in 95.3% of the neighborhoods in the United States. One thing NeighborhoodScout's research reveals is that the wealthier and/or more isolated the neighborhood, the greater the proportion of residents who choose to work from home.



## Notable & Unique: Diversity

Did you know that the MLK neighborhood has more British ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 3.4% of this neighborhood's residents have British 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 MLK 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 51.6% of the neighborhoods in America. With 21.5% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 69.3% of U.S. neighborhoods.

### The Neighbors: Occupations

The old saying "you are what you eat" is true. But it is also true that you are what you do for a living. The types of occupations your neighbors have shape their character, and together as a group, their collective occupations shape the culture of a place.

In the MLK neighborhood, 54.9% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is manufacturing and laborer occupations, with 22.7% of the residents employed. Other residents here are employed in sales and service jobs, from major sales accounts, to working in fast food restaurants (14.6%), and 7.9% in clerical, assistant, and tech support occupations.

### The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the MLK neighborhood is English, spoken by 79.4% of households. Other important languages spoken here include Spanish and French.



### 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 MLK neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (20.3%). There are also a number of people of German ancestry (6.4%), and residents who report English roots (6.1%), and some of the residents are also of Sub-Saharan African ancestry (5.1%), along with some African ancestry residents (5.1%), among others. In addition, 14.0% of the residents of this neighborhood were born in another country.

### Getting to Work

Even if your neighborhood is walkable, you may still have to drive to your place of work. Some neighborhoods are located where many can get to work in just a few minutes, while others are located such that most residents have a long and arduous commute. The greatest number of commuters in MLK neighborhood spend between 15 and 30 minutes commuting one-way to work (57.7% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (70.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (5.5%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

## **4.B. Good Neighbor Policy**

## City of Austin Good Neighbor Checklist

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

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

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

### (1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

### (2) Neighborhood Notification

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


### (3) Pre-Application Engagement

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

### (4) Application requirements

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

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

DocuSigned by:  E37977735DEE43E...	Dawn Handley	8/4/2023
Signed	printed name	date

### Seabrook Square Good Neighbor summary

The development team at Seabrook Square is collaborating with its design team and community partners in the development to facilitate a robust community outreach and engagement process to not only help make critical design decisions for public spaces across the site, but to also inform the ongoing programming the development will support once occupied.

The proposed Seabrook Square development aligns with numerous goals outlined in the E-MLK CNP that recommend the project site at 3515 Manor Road be used in the future as a “Neighborhood Urban Center.”

- By including a variety of rental units in different forms combined with commercial space, the proposed development promotes a mix of land uses that will respect and enhance the existing neighborhood surroundings while addressing compatibility between different land uses (Goal 2).
- By offering the proposed ground floor commercial space to a business such as Origin Studio House the proposal offers new neighborhood commercial services in an appropriate location, such as a Neighborhood Urban Center (Goal 3).
- Incorporated in the proposed mixture of housing unit types and sizes are the requirements that all of these units be rented out to populations across a wide range of incomes, specifically between 30% and 60% of the Austin area median family income (MFI). The provision of units at varying income levels will provide housing that maintains the social and economic diversity of its residents (Goal 5).

The engagement plan for Seabrook Square includes a variety of events and opportunities for conversation and collaboration with community members. Prior to submission of this application the development team attended numerous meetings of the JJ Seabrook Neighborhood Association and one meeting of the E MLK Neighborhood Contact Team to provide updates on the development plan and receive community feedback.

Additionally, the development team hosted a Meet & Greet on October 6, 2022 for community members to learn more about NHP Foundation, Capital A Housing, and Integral Care as new neighbors and discuss the development proposal in greater detail. The sign in sheet for this meeting is attached. Two visioning workshops are planned through the end of 2022, the first scheduled for November 16 and the second in mid-December, where the design team will dive deeper into discussions with the community about the public spaces provided on site including the public plaza, community hall, and neighborhood café.

Following the visioning workshop by the design team, the community partners on the team (Raasin in the Sun, Origin Studio House, and Six Square) will assist with facilitating a series of creative placemaking events to explore how the space may be activated prior to the development being complete and gain additional insight into the desired programming provided in the final development.

As a compliment to the community engagement events planned, the development team intends to launch a project website prior to the first visioning workshop to provide an additional platform for information sharing and collecting community feedback.

We believe the methods proposed in this plan will enable the team to achieve the aspirations set out in the development proposal and ensure the development is meeting community-identified needs to the best of its ability.



## 4.C. SMART Housing Letter

Attached is a SMART Housing letter and Affordability Unlocked certification that reflect the entirety of the Seabrook Square development. Note that this RHDA application refers to the 60 supportive housing units which will be located in a unique building owned and operated by Integral Care.



# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

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

May 24, 2023 (Revision to letter dated November 10, 2022)

**S.M.A.R.T. Housing Certification**  
**Austin Housing Finance Corporation**  
**Seabrook Square – 3511-3515 Manor Rd. (ID 865)**

TO WHOM IT MAY CONCERN:

Austin Housing Finance Corporation (development contact Alex Radtke; ph: 512-974-2108; email: alex.radtke@austintexas.gov) is planning to develop Seabrook Square, a 264-unit rental development at 3511-3515 Manor Road, Austin, TX 78723.

<b>S.M.A.R.T. Housing – Rental – 3511-3515 Manor Rd.</b>	
<b>Total units:</b> 264 units	
<u>Minimum Required:</u> 40% (106 units) at or below 80% MFI - Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 30% (79 units) at or below 30% MFI 23% (63 units) at or below 50% MFI 47% (122 units) at or below 60% MFI
<b>Affordability Period (S.M.A.R.T. units):</b> 5 Years	
<b>Fee waiver level:</b> 100%	
<b>AWU Capital Recovery Fees:</b> 264/264 units eligible	

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

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

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

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

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

Subdivision Plan Review  
Parkland Dedication Fee  
(by separate ordinance)

Regular Zoning Fee  
Zoning Verification  
Land Status Determination

Building Plan Review

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

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

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

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

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

Please contact me by phone 512.978.1594 or by email at [brendan.kennedy@austintexas.gov](mailto:brendan.kennedy@austintexas.gov) if you need additional information.

Sincerely,



Brendan Kennedy, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

## City of Austin

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

### Housing and Planning Department

**June 22, 2023 (Revision to letter dated November 10, 2022)**

Affordability Unlocked Development Bonus Certification  
**Seabrook Square – 3511-3515 Manor Rd. – (ID 865)**

To Whom It May Concern:

Owner Austin Housing Finance Corporation (development contact: Alex Radtke, ph: 512-974-2108; email: [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov)) is planning to develop a **264-unit rental** development at 3511-3515 Manor Road, Austin, TX 78723. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20199509-027.

**The purpose of this revision is to update the total unit count from 262 units to 264.**

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

If changes are made through the review process, the applicant must notify HPD and an amendment to the Affordability Unlocked Land Use and Restrictions Agreement must be made and a revised Affordability Unlocked Certification letter must be issued. An administrative hold will be placed on the building permits, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect, and 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

Sincerely,

Brendan Kennedy, Project Coordinator  
 Housing and Planning Department

## 4.D. MOU with ECHO



## **Memorandum of Understanding (MOU) Between Ending Community Homelessness Coalition (ECHO) and Integral Care for the Rental Housing Development Assistance (RHDA) Program**

This Memorandum of Understanding is made by and between the Ending Community Homelessness Coalition (ECHO) and Integral Care (Owner/Agent) and is effective as of March 30, 2023 (Effective Date).

### **I. RECITALS AND TERM**

- Integral Care will dedicate 60 units at Seabrook Square II to the Austin/Travis County Homelessness Response System (HRS).
- HRS unit commitments from this MOU will be fulfilled by one of the following or a combination of both:
  - CoC units – these are units that are available by referral from ECHO for households who have been enrolled in a tenant-based permanent housing program. ECHO makes these units available to clients of local service agencies who provide tenant based rental assistance and services, either through a Rapid Rehousing or Permanent Supportive Housing program. The local service agencies administering the tenant-based program receive their client referrals through the Coordinated Entry System. CoC units at Seabrook Square II will be the most affordable and require the lowest area median income (AMI) out of all units at Seabrook Square II.
  - Site-based Program Units – these are units that have a HRS program, typically Permanent Supportive Housing (PSH), set up as a project in the Homelessness Management Information System (HMIS) tied to the property referenced in this MOU. Clients will be directly referred from the Coordinated Entry System to be enrolled in services and housed at the property. Site-based units must follow the CoC written standards for their intervention type.
- The Total Number of CoC units and/or Site-based Program Units at Seabrook Square II will be 60 units.
- The Integral Care is responsible to notify ECHO as soon as possible, or at least 6 months prior to lease up of the property, to designate the HRS units as CoC units and/or Site-based units. This will require the execution of an additional MOU between the Integral Care] and ECHO at that time. Total HRS commitments can be met with a combination of CoC and site-based program units or be designated as just one.
- Qualifying applicants will be referred to Integral Care through ECHO.
- If the City of Austin or Austin Housing Finance Corporation approves RHDA financing for Integral Care for the Property, the terms of this MOU are incorporated into the RHDA loan documents, and the MOU term will not terminate until the expiration of the term of the Integral Care RHDA restrictive covenant unless mutually agreed upon in writing by Integral Care and ECHO.



- In the event that Integral Care intends to market the Property for sale, Integral Care will provide ECHO with at least six months advanced written notice. Integral Care will provide advanced written notice of any contract to purchase the Property at least 90 days before the closing of the sale. This notice is not intended to provide ECHO with any property claims to the Property, but rather to provide ECHO an opportunity to prepare for and respond to any transition in ownership of the Property, including without limitation time to negotiate an MOU with the new owner of the Property.
- This MOU is intended to hold the owner/agent accountable to make HRS units available to ECHO for the life of the property's affordable housing obligations to the City of Austin.
- The property must follow housing first principles for all HRS units. The units cannot have screening criteria more stringent than allowed by the RHDA requirements and are encouraged to keep the screening requirements as low as possible.

## II. SUMMARY OF RESPONSIBILITIES

- Integral Care will notify ECHO of the intention to designate HRS units as CoC and/or Site-based program units at least 6 month/s prior to initial lease up of the property and enter into an additional MOU outlining that commitment.
  - For CoC units, the Integral Care will enter in a MOU with ECHO outlining referral and vacancy referral expectations.
  - For Site-based program units, the Integral Care will enter in a MOU with ECHO outlining their commitment to creating a site-based project in HMIS.
- Integral Care will make the HRS units available to the HRS for the affordability period of the property. If a HRS tenant vacates a property, the property must make the next available unit available to HRS, by notifying ECHO of that vacancy.

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## III. ESTABLISHED POINTS OF CONTACT

All notices under this MOU shall be sent by electronic mail, personally delivered, or mailed by United States certified mail to the parties listed below:

### ECHO Point of Contact

**Name:** Jezzmen McPeters

**Title:** Associate Director of Housing and System Advancement

**Phone:** (512) 522-0277

**Email:** [jezzmenmcpeters@austinecho.org](mailto:jezzmenmcpeters@austinecho.org)

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**Address:** P.O. Box 150249, Austin, Texas 78715

**Website:** [www.austinecho.org](http://www.austinecho.org)

**Owner/Agent Point of Contact**

**Name:** Kali Holyfield

**Title:** Deputy Director of Specialty Programs

**Phone:** 737-787-6584

**Email:**

**Address:** 3000 S IH 35, Ste 300 Austin, TX 78704

**Website:**

**IV. MISCELLANEOUS**

This MOU may be executed in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. Delivery of this MOU may be accomplished through facsimile or a PDF through electronic mail.

Owner/Agent or Buyer may assign this MOU, but only with the written consent of the other party.

[SIGNATURES FOLLOW]





V. MOU SIGNATURES

ECHO

Name: Matthew Mollica

Title: Executive Director

Phone: -

Email: [matthewmollica@austinecho.org](mailto:matthewmollica@austinecho.org)

Address: P.O. Box 150249, Austin, Texas 78715

Website: [www.austinecho.org](http://www.austinecho.org)

Signature: Matthew Mollica  
Matthew Mollica (Aug 3, 2023 13:51 CDT)

Date: Aug 3, 2023

Integral Care

Name: David Evans

Title: Chief Executive Officer

Phone: 512-440-4031

Email: [David.Evans@integralcare.org](mailto:David.Evans@integralcare.org)

Address: 1430 Collier St, Austin, TX 78704

Website: [www.integralcare.org](http://www.integralcare.org)

Signature: David Evans

Date: 8-1-23

## **4.E. Resident Services**

Resident services will be provided by Integral Care.



Integral Care has supported our homeless community for more than 20 years, with a goal of moving individuals off the streets and into a home as quickly as possible. Integral Care believes that a home is more than four walls; it is the basic foundation for health and well-being. To empower individuals experiencing homelessness to work toward their own goals of self-sufficiency, we connect them to housing, integrated primary and behavioral health care services, counseling, substance use services, and other wraparound supports that can help them regain their health and independence.

We have specialized teams that provide support to individuals from homeless to housed. Our Housing and Homeless Services staff build relationships with individuals living on the street in order to connect them to services that support their mental and physical health – providing direct care both in the community and at our clinics. Our Assertive Community Treatment team provides treatment, rehabilitation and support services to individuals with histories of multiple hospitalization treatments. These supports include supported housing and co-occurring psychiatric and substance use disorder services. Integral Care’s PATH team assists individuals experiencing homelessness by working with them to build a healthcare plan with the assistance of psychiatrists, a certified medical assistant, engagement specialists and a licensed clinical supervisor. We also work collaboratively with Dell Medical School and CommUnityCare clinic to deliver care via a mobile team, which meets individuals where they are, thereby increasing access to care and reducing the burden on clients.

Through our housing programs, we currently provide access to housing and support services to over 1,000 individuals – in properties we own and in privately-owned apartments across the community. Integral Care uses the Housing First model to remove barriers, creating opportunities for individuals to move from homelessness to housing. We engage clients in services, place them in housing, and offer rehabilitation supports to move them from chronic homelessness to recovery and housing stability.

**Brief History of the Organization and Description of Existing Services:**

Since 1967, Integral Care has supported the health and well-being of children and adults living with mental illness, substance use disorder, and intellectual and developmental disabilities (IDD) in Travis County, TX. As the Local Mental Health and Intellectual and Developmental Disability Authority, Integral Care partners with local organizations to strengthen a community network in support of mental health, offers guidance to other behavioral health agencies, and battles the stigma that surrounds mental illness, substance use disorder, and intellectual and developmental disabilities (IDD). We are responsible for planning, developing policy, and coordinating resources for mental health and IDD services throughout Travis County. Additionally, we play a significant role in planning for and providing substance use services.

Integral Care's comprehensive array of services includes a 24/7 crisis helpline, mobile crisis response, residential treatment, integrated primary and behavioral healthcare, holistic prevention and wellness programs, housing services with wraparound rehabilitation supports, and re-entry services. Integral Care delivers person-centered, trauma-informed and culturally competent care. In FY20, Integral Care served more than 29,000 Travis County residents.

[Integralcare.org](http://Integralcare.org)

# Housing and health happen through collaboration.



## How We Collaborate

### City of Austin & Travis County

Provide significant funding through bonds and general fund dollars to expand housing and services. Provide various voucher types including vouchers for people with disabilities.

### Federally Qualified Health Centers

We collaborate to provide integrated care (primary and behavioral health), including specialty care like Medication Assisted Treatment, to individuals who could not afford it otherwise.

### Mobile Loaves & Fishes

Integral Care operates the Topfer Health Resource Center and provides behavioral healthcare services at Community First! Village.

### Communities for Recovery

We collaborate to support individuals who experience homelessness and substance use disorder through peer coaching. We also provide funding for peer support services.

### ECHO

We collaborate to monitor and ensure best practice interventions for our homeless community. We provide funding for coordinated assessments and community coordination efforts.

### Landlords

We partner with Travis County landlords and apartment associations to make available safe and affordable housing to individuals experiencing homelessness.



# Homeless & Housing Services

Our housing services are a pathway to recovery for people experiencing homelessness and living with mental illness, substance use disorder and intellectual and developmental disabilities.



  
 Mental Illness  
 Treatment

  
 Substance Use  
 Disorder Treatment

  
 Wellness &  
 Prevention Services

  
 24/7 Crisis  
 Support

  
 Criminal Justice  
 Navigation

  
 HIV  
 Services

  
 Disability &  
 Insurance Benefits

## Our Impact

**20+**  
 Years Serving  
 Homeless  
 Community

**28**  
 Housing &  
 Homeless  
 Programs

**150**  
 Housing  
 Staff

**\$8 M**  
 Housing &  
 Homeless  
 Services Budget

**1040+**  
 People  
 Permanently  
 Housed

**3500+**  
 People experiencing  
 marginal homeless-  
 ness in services

**2900+**  
 People experiencing  
 homelessness in  
 services

**Program Budget and Narrative**

Budget	Project Period Terms				Contract Term
	1	2	3	4	
Start Date	09/15/2022	10/01/2023	10/01/2024	10/01/2025	09/15/2022
End Date	09/30/2023	09/30/2024	09/30/2025	09/30/2027	09/30/2027
<b>Personnel</b>					
Salaries	\$0.00	\$0.00	\$323,809.00	\$647,618.00	\$971,427.00
Fringe and Payroll Taxes	\$0.00	\$0.00	\$98,022.00	\$196,044.00	\$294,066.00
<b>Sub-Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$421,831.00</b>	<b>\$843,662.00</b>	<b>\$1,265,493.00</b>
<b>Operations</b>					
General Operations	\$14,091.00	\$32,009.00	\$172,534.00	\$345,068.00	\$563,702.00
Outsourced Professional Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Supplemental Program Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Training/Travel Outside Austin and/or Travis County	\$0.00	\$0.00	\$5,635.00	\$11,270.00	\$16,905.00
<b>Sub-Total</b>	<b>\$14,091.00</b>	<b>\$32,009.00</b>	<b>\$178,169.00</b>	<b>\$356,338.00</b>	<b>\$580,607.00</b>
<b>Assistance to Clients</b>					
Rental/Mortgage Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Housing Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Client Food and Beverage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub-Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Capital Outlay</b>					
Capital Outlay - \$5,000.00	\$85,909.00	\$67,991.00	\$0.00	\$0.00	\$153,900.00
<b>Deliverable Amount</b>					
Deliverable Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Subgrantees/Sub-recipients</b>					
Personnel-Sub	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Operations-Sub	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Direct Client Assistance-Sub	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other-Sub	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub-Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Program Income</b>					
Program Income (Zero dollars budgeted for monthly credit)					
<b>Other</b>					
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$600,000.00</b>	<b>\$1,200,000.00</b>	<b>\$2,000,000.00</b>

## Program Budget and Narrative

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### Detailed Budget Narrative

#### Personnel

Salary and Fringe for staff working on the program

#### Operations

Network; telecommunication; internet; general liability insurance; facility costs; computer purchases for staff; mileage reimbursement for staff; local travel; out of state travel including registration, meals and lodging for 2 conferences; office supplies; therapeutic supplies; HMIS licenses; online and in-person trainings; staff lab testing; administrative staff costs; client group meals; food for client community events.

#### Assistance to Clients

Rent subsidies and security deposits for clients; furniture and household supplies for clients; incentives for client event/activity participation; bus passes and local client transportation; clothing and hygiene items

#### Capital Outlay

Van purchase, office furniture, client furniture

#### Deliverable

#### Subgrantees/Subrecipients

#### Program Income


Program Income

#### Other



**Marlene Buchanan, MA, LPC**


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 Marlene.Buchanan@integralcare.org
**Professional Summary:**

An accomplished Licensed Professional Counselor (LPC) with hands-on experience in leadership, oversight, and management of multiple teams. Ability to create and maintain budgets for behavioral health divisions and adept in program and policy development. Experience with collaborating with partners or stakeholders within and outside of the agency and acting as the liaison for multiple governmental entities and within committees. Strengths include providing executive level supervision of multiple staff, gathering and interpreting data, leading and taking initiative, proficient written and verbal skills, organizational skills, and successful program development and implementation.

**Professional Experience:**

Integral Care- Austin, Texas

**Director of Systems of Care**

February 2021-present

- Oversee the behavioral health system of care within the organization
- Provide supervision to management staff and leadership of Integral Care Adult, Child and Family, and Housing and Homelessness divisions.
- Provide administrative, operational, and clinical services for the Adult, Child and Family, and Housing and Homelessness divisions.
- Oversee budgets for the division.
- Oversee program development and implementation for the Adult, Child and Family, and Housing and Homelessness divisions.
- Collaborate with community stakeholders and hold positions on various boards and executive committees in Travis County.
- Collaborates with other directors and the executive team to carry out the vision of the agency.

Integral Care- Austin, Texas

**Director of Child and Family Services**

August 2020-February 2021

- Oversee Child and Family Services for Integral Care
- Provide supervision to management staff and leadership of Integral Care Child and Family Services team.
- Provide administrative, operational, and clinical services for the Child and Family Services division.
- Oversee budgets for the Child and Family Services division.
- Oversee program development and implementation for the Child and Family Services division.
- Collaborate with community stakeholders and hold positions on various boards and executive committees in Travis County.
- Collaborates with other directors and the executive team to carry out the vision of the agency.

**Practice Administrator- Substance Use**

March 2019-August 2020

- Oversaw Substance Use Services for Integral Care
- Provided direct supervision to the management staff of Integral Care's substance use teams including Office Based Opioid Treatment, Ambulatory Detox, the Narcotic Treatment Program, Intensive Outpatient and Supportive Outpatient Programs, COPSD programs, Recovery Navigation Services, Residential Services, and Psychiatric Emergency Services.
- Provides administrative, operational and clinical oversight for all programs.
- Develop and maintain budgets for the agency. Work closely with the business office in allocating funds to the correct program and ensuring all teams are meeting their budget expectations.
- Provide program implementation and development including developing, budgeting, and building new programs. Maintain these programs in an effort for them to remain sustainable.
- Collaborates with community stakeholders and committees to represent Integral Care to various county, city, and program officials.
- Part of several internal committees such as Joint Commission, Electronic Health Record Core Team, Risk and Safety, Employee Retention, CCBHC, etc.
- Maintain requirements for a SAMSHA grant and several HHSC contracts.
- Completes program development tasks such as applications for programs, applications for funding, stakeholder meetings, and grant writing.
- Ensures that all programs meet their total operating revenue as evidenced by meeting monthly volume and productivity requirements.
- Conducts various staffing and trainings.
- Hire and conduct all personnel tasks, including performance improvement planning and disciplinary actions, when needed.
- Ensures that programs and sites uphold standards of safety and health as set by internal policies and procedures as evidenced by consistent compliance to safety tasks.
- Ensures QMHP and Management staff meet achievement expectation and documentation in accordance with HHSC and TAC (Texas Administrative Code) standards.
- Work closely with the executive team to carry out the vision of the agency.

Metrocare Services- Dallas, Texas

**Director of Specialty Services**

February 2015-February 2019

- Part of the upper management team reporting directly to the Chief Clinical Officer
- Provides direct supervision of twelve Clinical Managers for Metrocare Services Specialty Programs. This team of 12 management staff, including three Assertive Community Treatment (ACT) and one Forensic Assertive Community Treatment (FACT) team, a DSRIP funded crisis team, a residential treatment center, three TCOOMMI programs, one jail diversion program, one forensic outpatient clinic, and children and adolescent specialty services including the YES Waiver, Wraparound teams, and Juvenile TCOOMMI.
- Provides administrative, operational and clinical oversight for all programs.
- Develop and maintain budgets for the agency. Work closely with the finance department in allocating funds to the correct program and ensuring all teams are meeting their budget expectations.

- Provide program implementation and development including developing, budgeting, and building new programs. Maintain these programs in an effort for them to remain sustainable.
- Collaborates with community stakeholders and committees to represent Metrocare Services to various county, city, and program officials.
- Work closely with the revenue cycle management team to ensure billing is completed thoroughly and accurately for the Specialty Programs.
- Part of several internal committees such as CARF accreditation, CCBHC, DSRIP, MIPS, etc.
- Maintain various state and federal grants.
- Completes program development tasks such as applications for programs, applications for funding, stakeholder meetings, and grant writing.
- Ensures that all programs meet their total operating revenue as evidenced by meeting monthly volume and productivity requirements.
- Maintains a positive monthly contribution margin for responsible programs.
- Sustains prime metrics for Specialty Programs.
- Conducts various staffing and trainings.
- Hire and conduct all personnel tasks for the Specialty Services, including performance improvement planning and disciplinary actions, when needed.
- Ensures that programs and sites uphold standards of safety and health as set by internal policies and procedures as evidenced by consistent compliance to safety tasks.
- Ensures QMHP and Management staff meet achievement expectation and documentation in accordance with HHSC and TAC (Texas Administrative Code) standards.
- Work closely with the executive team to carry out the vision of the agency.

Bluebonnet Trails Community Service Center, Round Rock, Texas

**TCOOMMI Program Director/Justice Involved 1115 Waiver Project Manager**

December 2012-December 2014

- Supervised 15 Qualified Mental Health Professionals (QMHP's) within adult and juvenile TCOOMMI.
- Ensured staff were meeting achievement expectation and documenting in accordance with DSHS and TAC (Texas Administrative Code) standards.
- Followed strict TCOOMMI standards and managed staff to ensure caseload compliance.
- Developed and managed several new programs under the 1115 waiver and provided documentation on DSRIP projects.
- Conducted mental health assessments for Williamson County's pre-sentencing investigators to be used in court.
- Interacted with clinical staff and external resources such as schools, probation/parole offices, and other state agencies.

**Behavioral Health Counselor**

September 2011- December 2012

- Provided individual, family, group, and marital therapy sessions.
- Reference and used various therapy techniques, including cognitive behavioral therapy, cognitive processing therapy, trauma-focused cognitive behavioral therapy, and family systems therapy.
- Lead a Dialectical Behavioral Therapy skills group.
- Diagnosed mental health, emotional, and substance use disorders.
- Documented all information including service plans, treatment plans, and progress notes.

**Team Lead/Intensive Case Manager**

January 2011-September 2011

- Served as a lead clinician for individuals diagnosed with Bipolar Disorder, Major Depressive Disorder, and Schizophrenia/Schizoaffective Disorder.
- Organized treatment projects that focused on problem solving skills and critical thinking.
- Taught individuals in services psychosocial rehabilitation techniques such as anger management, relaxation skills, impulse control, social skills, emotional coping and functional living skills.
- Completed and updated ANSA's and collaboratively documented in Anasazi.

Alliance for Change Through Treatment, Atlanta, Georgia

**Intensive Family Intervention Team Member (IFI)**

July 2010- December 2011

- Worked as an IFI team member and therapist for adolescent individuals (LOC4).
- Conducted individual and family therapy sessions as well as case management.
- Collaborated with psychiatrists, therapists, schools, probation officers, courts, CPS, and case workers to advocate.
- Worked with individuals diagnosed with Bipolar disorder, Mood Disorder, ADHD, Reactive Attachment Disorder, substance use, victims, PTSD, Schizophrenia, family relational issues, and other diagnoses.
- Completed intake assessments.
- Administered and updated CANS, treatment plans, discharge plans, and safety plans.
- Documented progress notes in accordance with Georgia standards.

The Bridges Center, Atlanta, Georgia

**Intensive Case Manager**

September 2009-June 2010

- Worked on an IFI (Intensive Family Intervention) team conducting in home counseling for adolescence and their families.
- Managed a caseload of 10-16 individuals.
- Provided behavioral health interventions for intense individuals.
- Lead a Dialectical Behavioral Therapy teen girls group.
- Worked with individuals diagnosed with Bipolar disorder, Mood Disorder, ADHD, Reactive Attachment Disorder, substance use, victims, PTSD, Schizophrenia, family relational issues, and other diagnoses.
- Administered and updated CANS, treatment plans, discharge plans, and safety plans
- Documented progress notes in accordance with Georgia standards.

**Education and Training:**

The Chicago School of Professional Psychology, Chicago, Illinois

August 2007-May 2009

- Masters of Arts in Forensic Psychology
- GPA: 3.85

Auburn University, Auburn, Alabama

August 2003-May 2007

- Bachelor of Arts in Criminal Justice and Psychology

**Certifications, Trainings, and Affiliations:**

- LPC (Licensed Professional Counselor TX: 70368)
- Youth Mental Health First Aid Trainer
- YES Waiver Implementation and Manager training
- Illness Management and Recovery training
- Seeking Safety training
- Person Centered Recovery Practices Supervisor training
- Trauma Focused Cognitive Behavioral Therapy (TF-CBT) training
- Cognitive Behavioral Therapy (CBT) training
- Cognitive Processing Therapy (CPT) training
- Dialectical Behavioral Therapy (DBT) training
- HIPAA and Confidentiality training
- CPR and First Aid Certified
- Crisis Prevention Intervention (CPI) training
- Member of Texas Correctional Association (TCA)
- National Board of Certified Counselors (NBCC)
- Psi Chi Psychology Fraternity Member
- Alpha Phi Sigma Criminal Justice Fraternity Member
- Auburn Alumni Association
- The Chicago School of Professional Psychology Alumni Association

References Available Upon Request



Ruth.Ahearn@integralcare.org

## RUTH AHEARN

### SKILLS & ABILITIES

Licensed Marriage and Family Therapist  
 Skilled in Motivational Interviewing, Person Centered Care/Recovery Model,  
 Tobacco Cessation, SAMHSA Evidenced Based Practices for Supportive Housing,  
 Supported Employment, Housing First Model, Integrated Care, Harm Reduction  
 Strong knowledge of HMIS, Coordinated Entry Systems  
 Experience in Program Development and Grant Management

### EXPERIENCE

#### **PRACTICE ADMINISTRATOR OF HOUSING AND HEALTH CARE FOR THE HOMELESS INITIATIVES, INTEGRAL CARE**

10/2020-Present

Responsible for oversight of quality assessment and management of clinical services and business operations for the Supported Housing and Homeless Outreach Teams within the Adult Behavioral Health Division. Provides guidance and direction to Housing and Homeless Services Practice Managers to ensure the delivery of quality patient care that is person centered. Collaborates with key partners within the larger Austin/Travis County Homeless Continuum of Care, including the City of Austin, Austin Public Health, ECHO, Downtown Austin Alliance, Mobile Loaves and Fishes, Veteran's Administration, and local Housing Authorities. Provides ongoing monitoring and reporting for local, state and federal grants.

#### **PRACTICE MANGER OF SUPPORTED HOUSING SERVICES, INTEGRAL CARE**

1/2018-10/2020

Responsible for the clinical oversight of the supported housing teams with Integral Care. Teams consist of the Community Recovery PSH team, Rapid Rehousing Team, M3 (Integrated Mobile Medical and Mental health team), 3000 Oak Springs Clinic, Terrace at Oak Springs Residential Team and the Community First! Village clinic. Manage the Healthy Community Collaborative Grant and provide quarterly reports to the Health and Human Services Commission ensuring quality services are being provided through the collaboration.

#### **PROGRAM MANAGER/HEALTHY COMMUNITY COLLABORATIVE, INTEGRAL CARE**

2/2015-1/2018

Managed a team of 10-12 rehabilitation specialists providing permanent supportive housing and mental health case management services to adults who were chronically homeless and diagnosed with severe mental health and substance use needs.

#### **ASSISTANT PROGRAM MANAGER/ANEW, AUSTIN TRAVIS COUNTY INTEGRAL CARE**

4/2009-2/2015

Assistant program manager for TCOOMMI funded adult behavioral health services. Provided clinical and technical supervision to staff; managed continuity of care program for adults releasing from the Texas Department of Criminal Justice Institutional Division with severe and persistence mental illness.

**THERAPIST AND CASE MANAGER/FAMILY PRESERVATION, AUSTIN TRAVIS COUNTY INTEGRAL CARE**

2/2006-4/2009

Provided intensive, in-home family and individual counseling to adolescents who were on probation. Counseled individuals and groups who resided in the Juvenile Probation Intermediate Sanctions Center Residential Program. Provided case management, staffing with probation officers and attended court with families as needed.

**EDUCATION**

**PEPPERDINE UNIVERSITY- MALIBU, CA- MA CLINICAL PSYCHOLOGY 2005**

-Emphasis in Marriage and Family Therapy

**NEW COLLEGE OF FLORIDA- SARASOTA, FL- BA PSYCHOLOGY 2002**

**LEADERSHIP**

Participant in the National Council For Behavioral Health’s 2020 Addressing Health Disparities Leadership Program

Participant in the National Health Care for the Homeless Council’s 2019-200 Diversity, Equity and Inclusion Learning Collaborative

Austin/Travis County Continuum of Care Leadership Council Vice Chair 5/2021- Present

Integral Care’s Diversity and Inclusion Council Co-Chair 6/2021-Present

**Kali Holyfield, LPC, LCDC****Achievements:**

- Presented at the Healthier Texas Submit
- Assisted in opening a Single Site Permanent Supportive Housing Program that has an onsite Integrated Care Clinic.
- Sit as a Co-chair the local Continuum of Care Committee
- Provided interviews for FOX news
- Co-developed Substance Use Treatment Program for chronically homeless individuals
- Presented at Veterans Administration conference on Homeless Veteran Services
- Presented at Celebrate Recovery and COSA meetings
- Graduated with Masters of Arts in Counseling Program with 4.0 GPA
- Volunteered at Communities in Schools

**Experience:****Integral Care****March 2018-Current***Practice Administrator—Housing Administration & Assertive Community Treatment*

- Responsible for the administrative oversight of three Assertive Community Treatment teams
- Develop and implement quality improvement plans to improve client services and experience
- Provide progress updates and grant recommendations to all levels of executive management and the Board of Directors.
- Responsible for budget and quarterly reporting for local, state and federal contracts
- Author, rank and select Request for Proposals to meet agency contracting needs
- Contribute to the application process for local, state and federal contract
- Collaborate with City, County and local officials on partnerships including a Hotel Conversion project to Permanent Supportive Housing
- Agency expert on Housing Subsidies and HUD regulations
- Duties as described below

*Practice Manager-Housing Administration*

- Responsible for managing the administration for Integral Care's homeless services resources by overseeing compliance, staff resources and patient satisfaction
- Develop and maintain policies and procedures
- Provide ongoing monitoring and oversight of all federal, state and local government housing contracts and grants
- Build and maintain strong relationships with housing community partners, stakeholders and government entities
- Responsible for organizing the work flow for unit, providing clear direction to staff, and evaluating program and staff performance
- Analyze and manage multiple complex budgets to ensure unit expenditures stay within budget allocations based on federal and state contract requirements
- Assist Executive Management in problem solving complex challenges
- Identify and create work plans that foster division growth and success

**A New Entry, Inc., Austin, Texas****May 2011-February 2018***Chief Operations Officer*

- Responsible for the overall daily operations of the residential substance use treatment facility
- Networking with outside stakeholders to promote smooth coordination of care and to increase client access to city/county resources
- Creating strategies for the functioning of the company along with the chief executive officer
- Plan execution strategies for agency development
- Provide training in leadership, management and best practices in a residential substance use treatment facility
- Oversee donor management utilizing the NeonCRM software, overseeing events and website



development

- Investigate grant and contract opportunities and oversee the RFA, LOI and application processes
- Develop marketing materials and represent agency at stakeholder events
- Strategically plan and maintain the financial stability of the facility
- In authority for the recruitment, hiring, evaluating, employee retention and discharging of employees
- Coordinates the development of the agency's human resources department
- Supervise the development of clinical programming and provide supervision
- Decrease barriers to client care and provide crisis intervention
- Ensure all resources are utilized efficient and effectively
- Interacting with heads of all departments of the company and managing their functions

*Director of Advanced Care and Contract Manager*

- Sought and applied for RFPs and grants
- Managed contracts with Veteran's Administration, Downtown Austin Community Court and Austin Travis County Integral Care
- Developed policy and procedures in accordance with local, state and federal standards and in alignment best practices.
- Managed various departments including intern program and direct care team
- Organized and led trainings for clinical and direct care staff
- Experience completing monthly billing procedures for ATCIC and other government contracts
- Intervened using non-violent crisis intervention with staff and residents
- Created documentation required by DSHS for client files as required by auditors
- Conducted client assessments to include Addiction Severity Index, Mini Mental Status Exam and Dissociative Experiences Scale
- Conducted individual, group counseling, couples counseling, trauma therapy and mental health counseling to complex dual diagnosed residents.
- Complete screening, intake, master treatment plans, clinical notes, master treatment plan reviews, relapse prevention plans, continued care plans and discharge summaries.

*Program Coordinator, Intake Coordinator, Case Manager & Facilitator*

- Liaison between Veteran's Administration, Travis County & Austin Downtown Community Court
- Managed and trained interns
- Coordinating client interviews, intakes & discharges
- Providing community referrals, client support & care plans
- Creating case management & recovery plans
- Co-facilitator for therapy & educational programs
- Outreach coordination, procedure development & documentation

**Travis County Counseling and Education, Austin, Texas**

**July 2010-July 2011**

*Case Manager & Facilitator- Commitment to Change Substance Abuse Program (State Jail)*

- Conducting client interviews for acceptance into program
- Referring clients to community organization, providing support & advocacy
- Responsible for intake & discharge plans
- Creating case management & recovery plans
- Facilitate Anger Management, Cognitive Education & Job Training

**Travis County Counseling and Education, Austin, Texas**

**May 2009- August 2009**

*Intern*

- Provided customer service during initial contacts with all clients to organization
- Observed Counseling & assessments sessions with clients (Drug & Family Violence Offenders)
- Observed group therapy in men & women's prisons
- Worked with Judges in Travis County during sentencing and as they assisted clients who were participating in family drug court

**\*Additional work experience available upon request**

**Education:**

**St. Edwards University, Austin, Texas**

**Graduated: December 2013**

Program: Master of Arts in Counseling

**Austin College, Sherman, Texas**

**Graduated: May 2010**

Major: Psychology

Minor: Exercise and Sports Science

**Current Licenses & Training:**

Licensed Professional Counselor

Licensed Chemical Dependency Counselor

EMDR Trained

Gottman Couples Method Levels 1,2 and 3 Trained

CPR Certified

Safety Care Certified

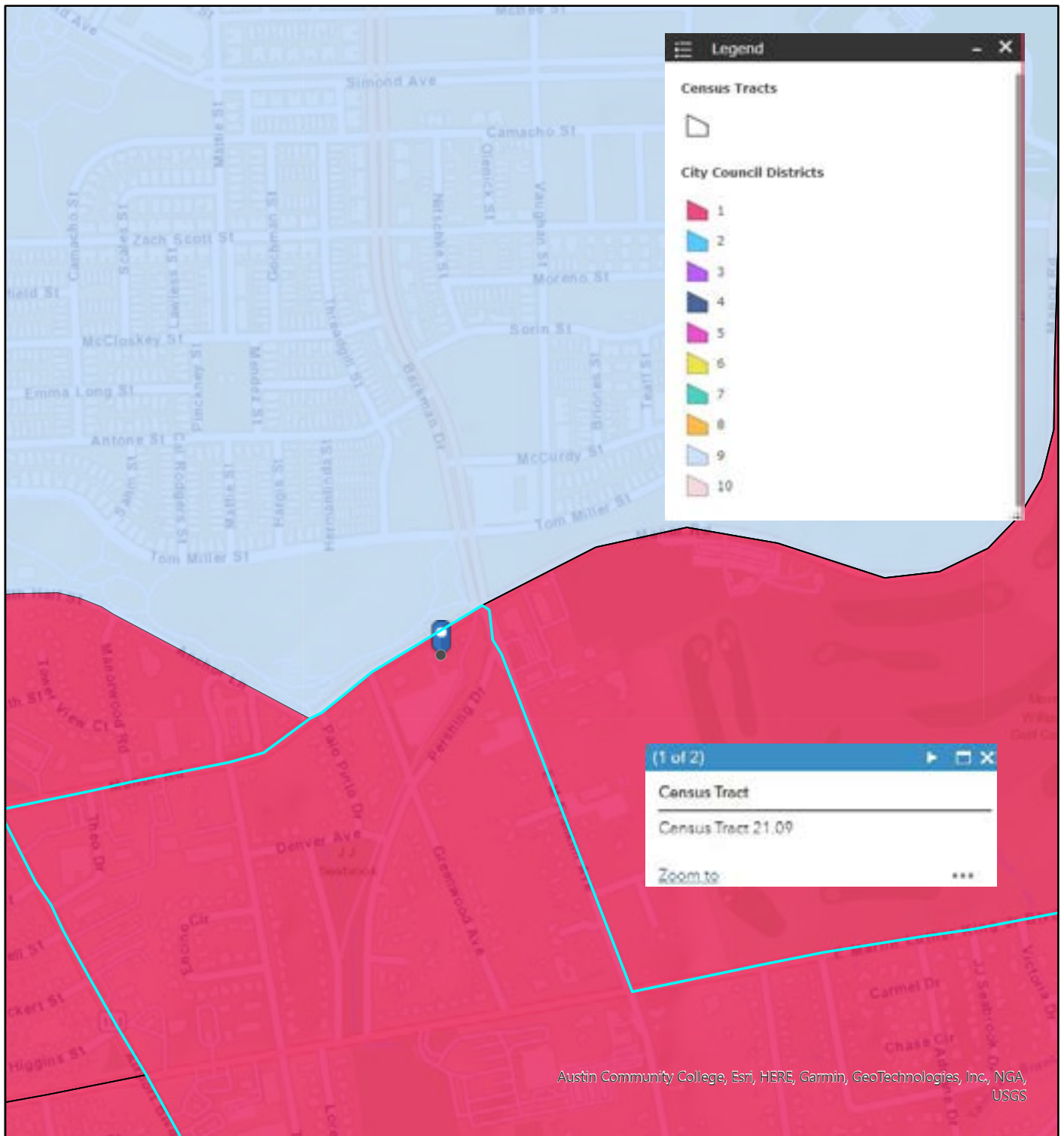
Integral Care at Seabrook Square  
RHDA Funding Application  
Attachments 5. Property Information

## 5.A. Appraisal

Not applicable.

## 5.B. Property Maps

Please see the following attachments.



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

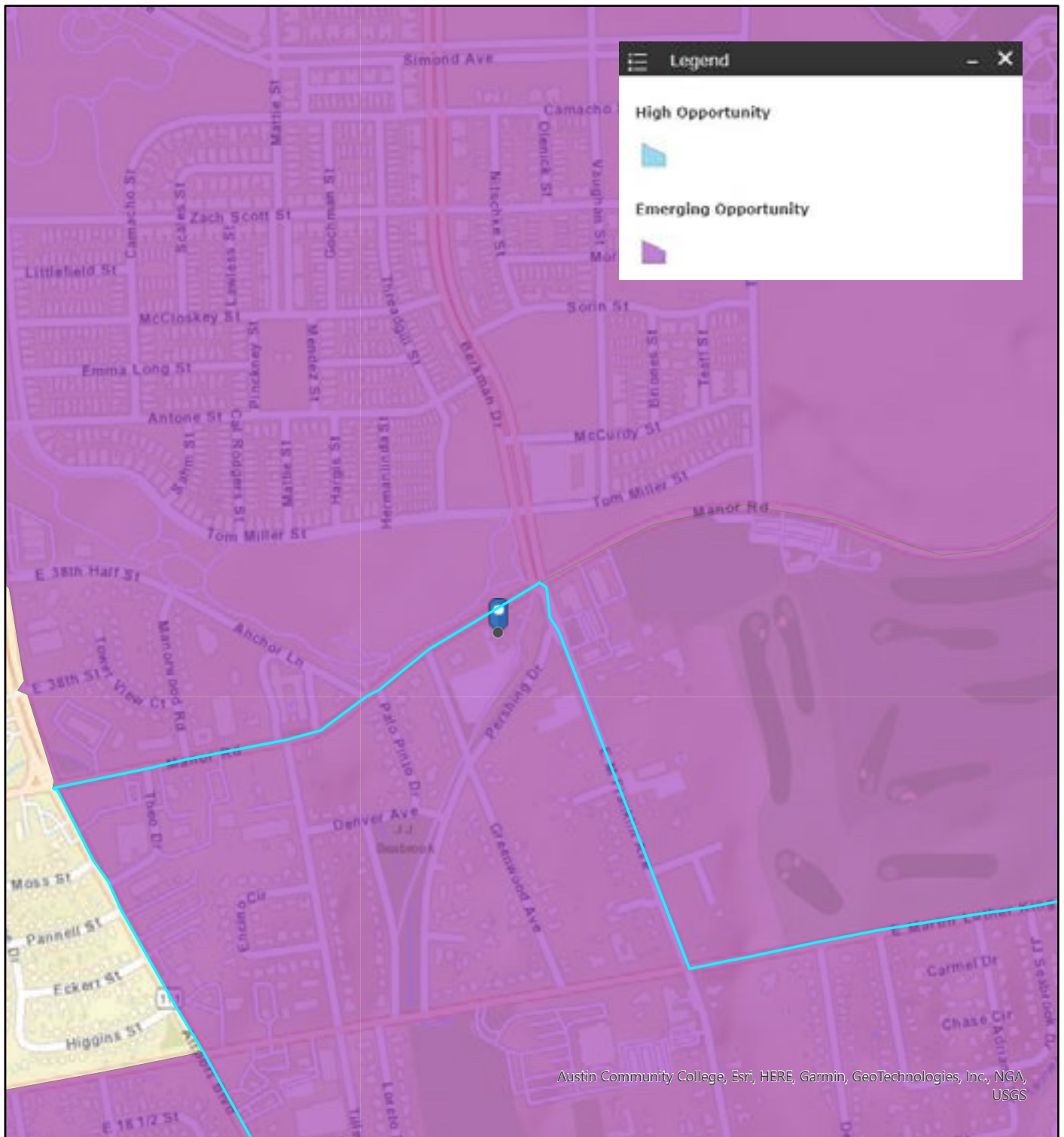


### Seabrook Square Council District



04 October 2022 ArcGIS Web AppBuilder

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

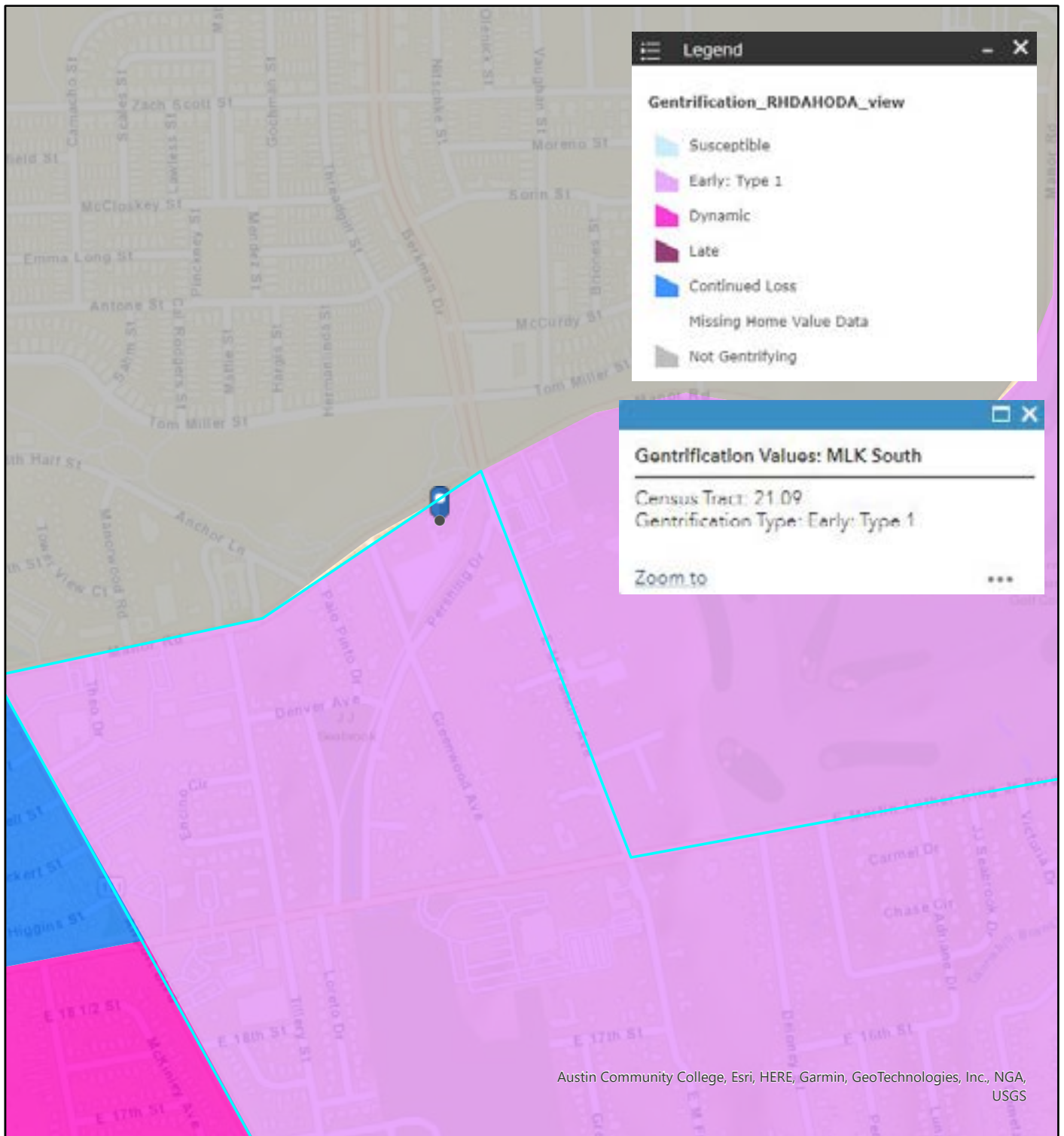


### Seabrook Square Opportunity Value



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## Seabrook Square Gentrification Value



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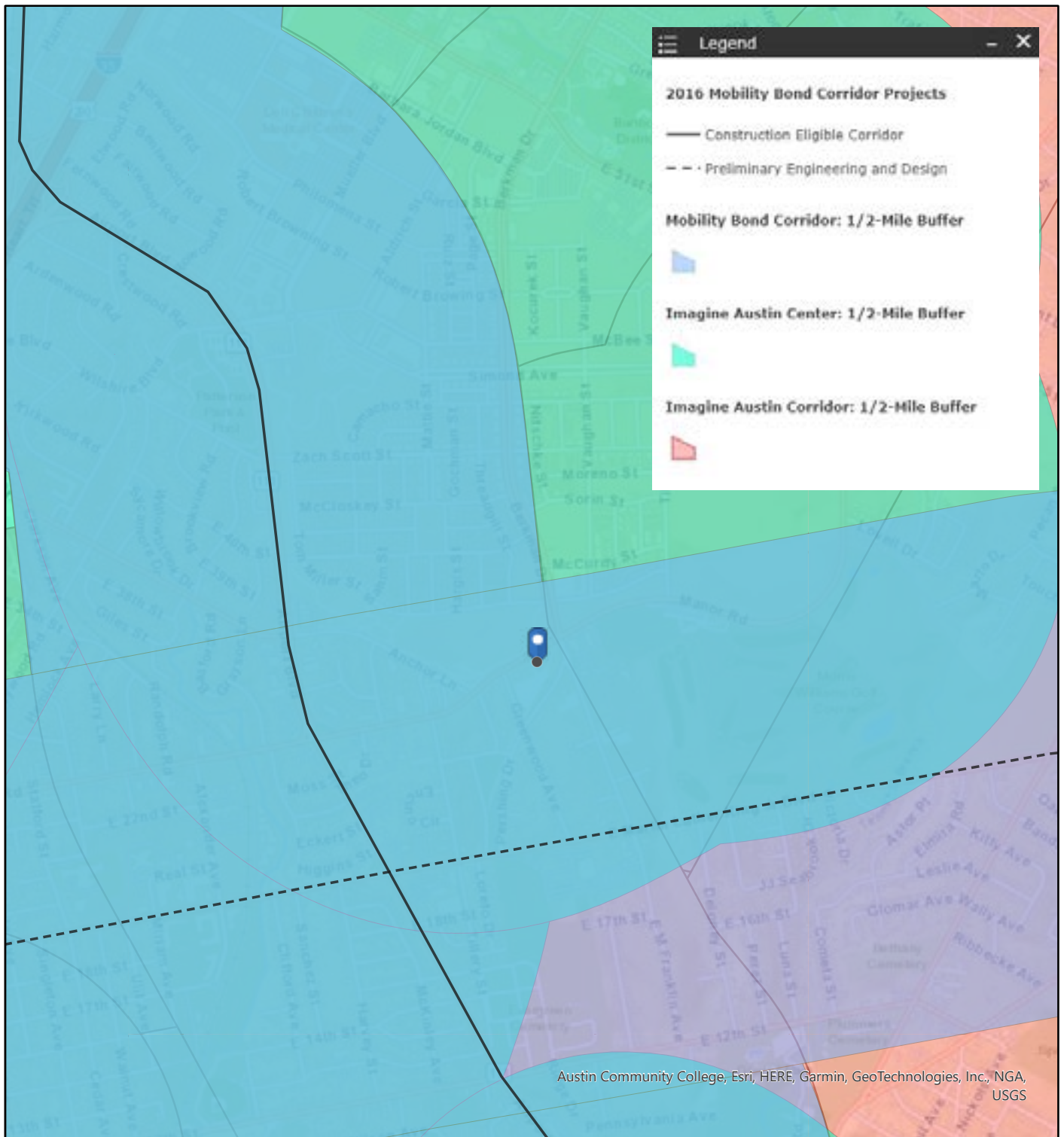
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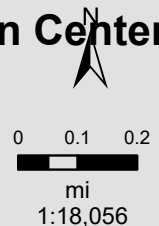




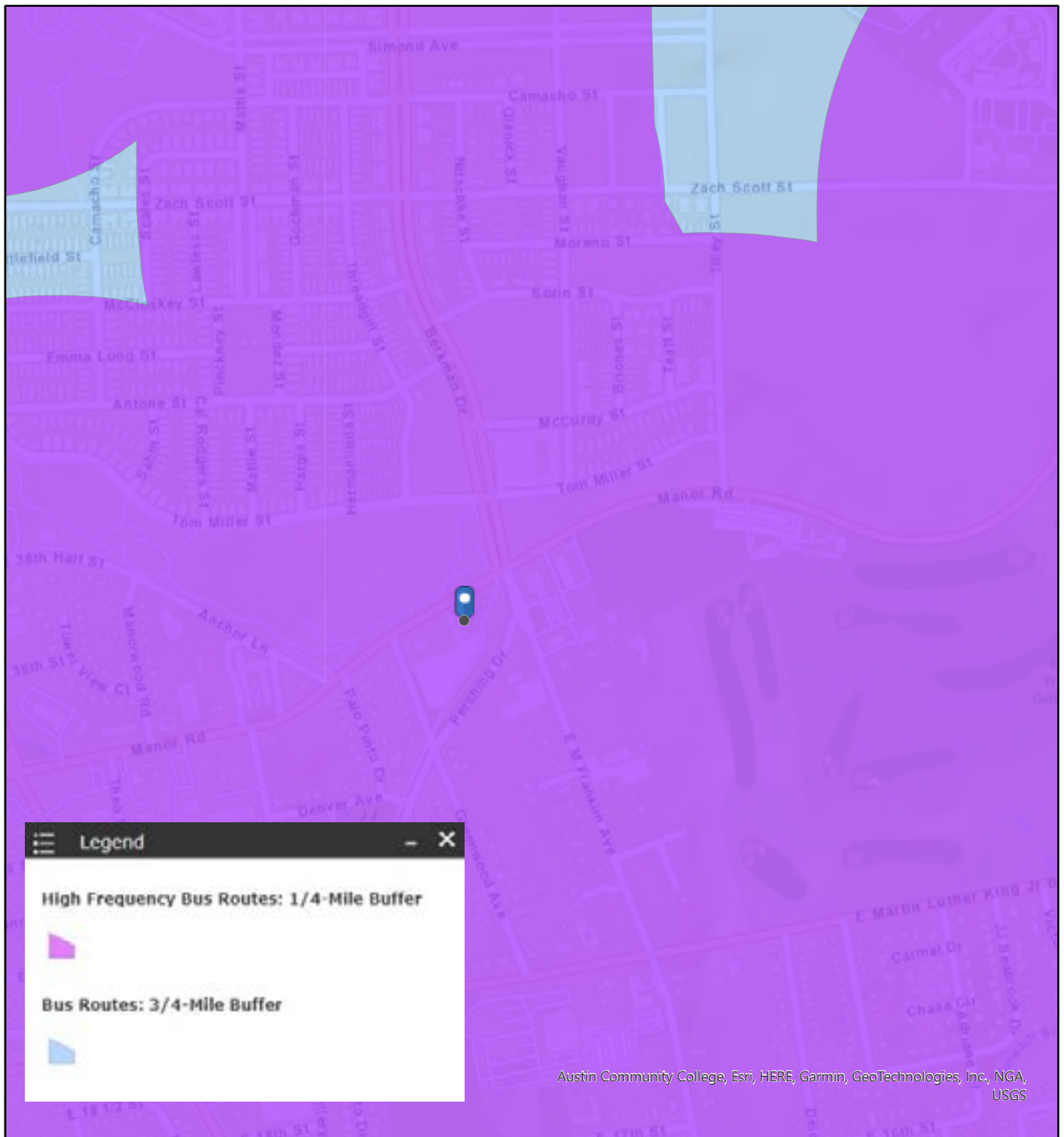
# Seabrook Square - Mobility Bond Corridors & Imagine Austin Centers



04 October 2022 ArcGIS Web AppBuilder



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## Seabrook Square - Proximity to Transit



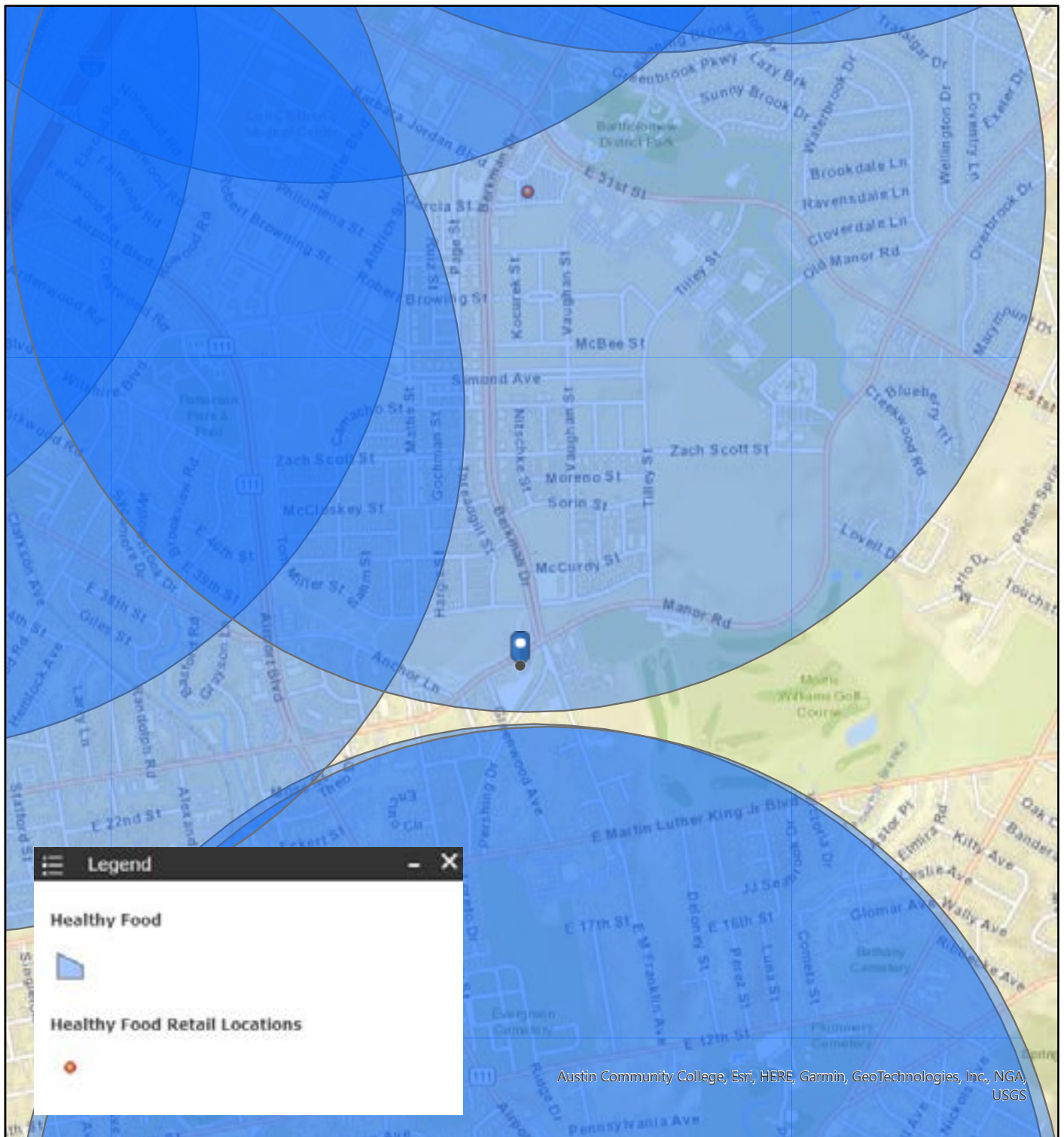
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04 October 2022 ArcGIS Web AppBuilder

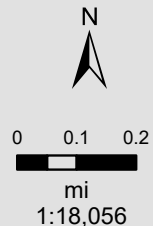
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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

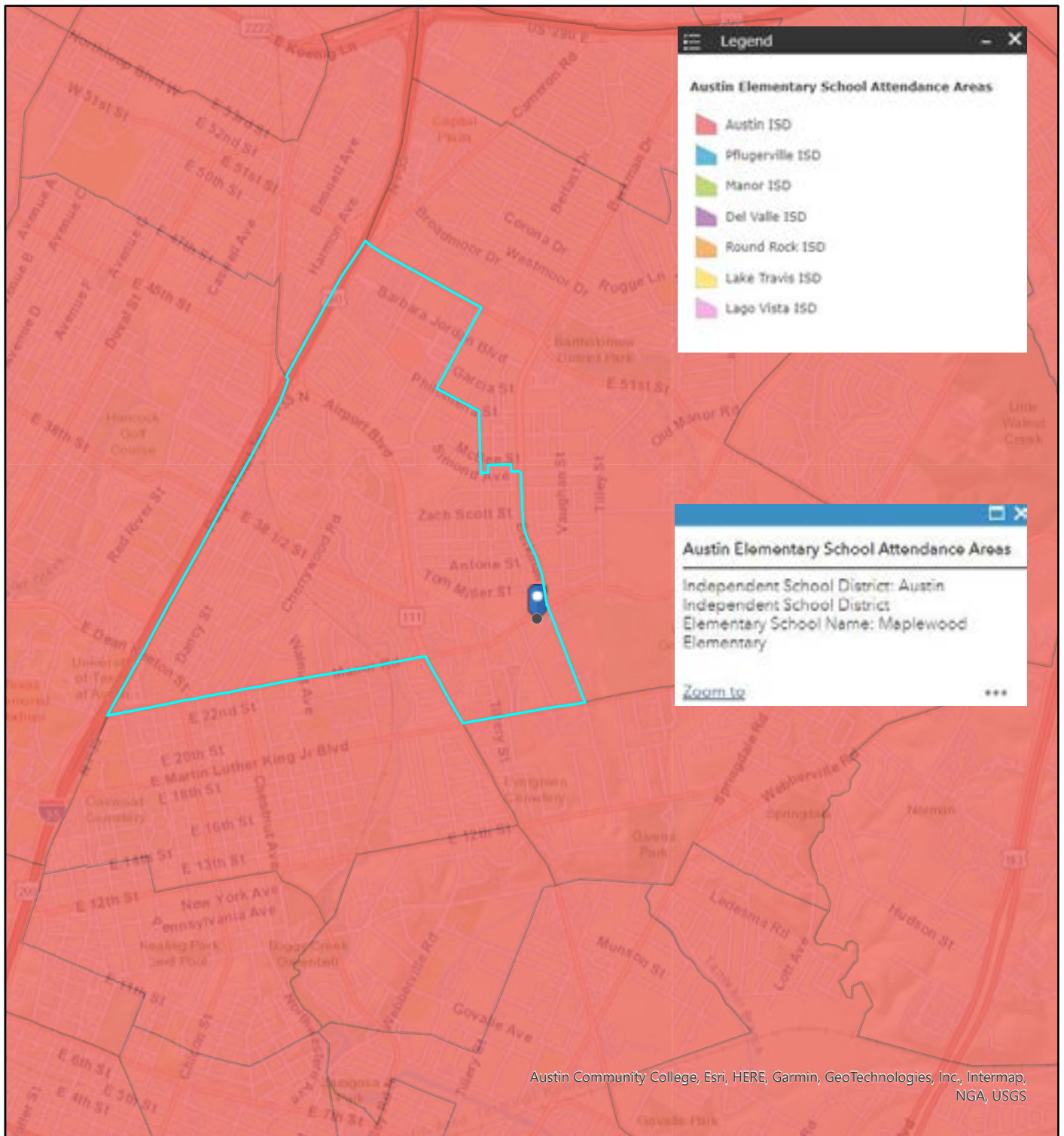


### Seabrook Square - Healthy Food Access



04 October 2022 ArcGIS Web AppBuilder

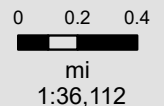
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the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



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

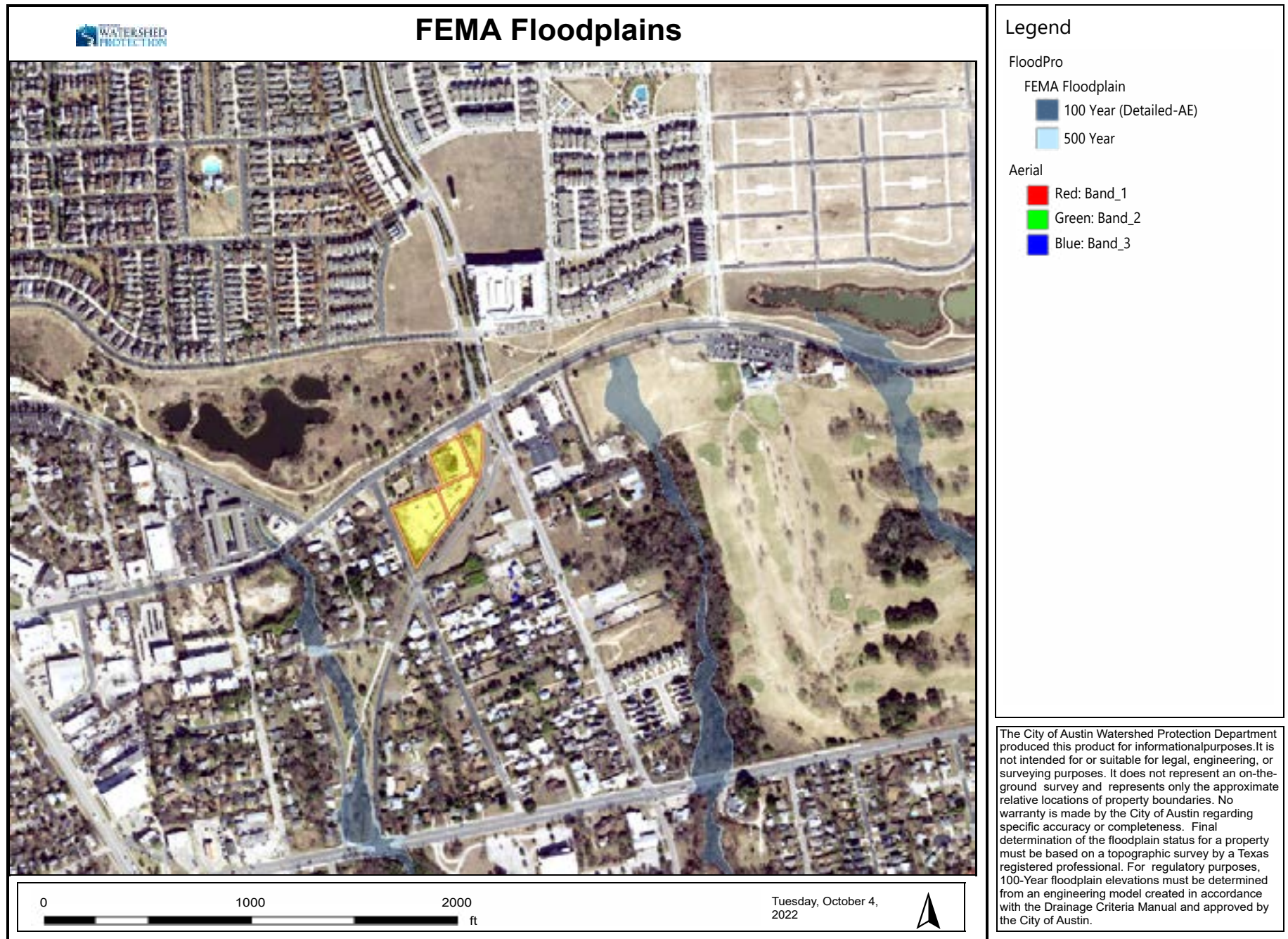


### Seabrook Square - Elementary School



04 October 2022 ArcGIS Web AppBuilder

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



## 5.C. Zoning Verification Letter

The Seabrook Square development site is currently zoned as “GR-NP” and “GR-V-NP” – Community Commercial - Vertical Mixed Use Building. Please see the attached City of Austin Zoning Verification Letters.

This site has been certified under the City’s Affordability Unlocked Program. Under the AU Program, a qualifying development is not required to comply with compatibility standards (except side setbacks per zoning district), maximum floor-to-area ratio, minimum site area requirements, or parking requirements other than accessible parking that would normally be required by code. Height bonuses are allocated based on the level of affordability. The proposed development is eligible to be certified as a Type 2 qualifying development, meaning the site can be developed as multifamily housing with the bonuses described above.



## 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 Podbiekski  
 Mailing Address:  
 5110 Lancaster Ct  
 Austin, TX 78723

### Tax Parcel Identification Number

Agency: TCAD  
 Parcel ID: 0214150606

### Zoning Classification(s)

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

GR-NP

### Zoning Case Number(s)

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

C14-02-0142.003

### Zoning Ordinance Number(s)

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

021107-Z-12C

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.

11/2/2022

0214150606

## **5.D. Proof of Site Control**

The Ground Lease Option for 3511-3515 Manor Road is attached.



**GROUND LEASE OPTION AGREEMENT  
(Seabrook Square II)**

THIS GROUND LEASE OPTION AGREEMENT (this “Agreement”) is entered into as of January 27, 2023 (the “Effective Date”) by and between AUSTIN HOUSING FINANCE CORPORATION (“Grantor”) and AUSTIN-TRAVIS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER (d/b/a Integral Care), a community center created pursuant to Chapter 534 of the Texas Health and Safety Code (“Grantee”).

**WITNESSETH:**

WHEREAS, Grantor is the fee owner of two (2) parcels of real property totaling 3.049 acres, including (i) 2.599 acres, located at 3511 Manor Road, Austin, Texas and (ii) .450 acres, located at 3515 Manor Road, Austin, Texas, as more particularly described in Exhibits A-1 and A-2, respectively, attached hereto and made a part hereof (collectively, the “Land”);

WHEREAS, Grantor has agreed to lease a portion of the Land to Grantee or its permitted assignee consisting of approximately 0.41 acres and Grantee has agreed to lease such portion of Land (“Leased Premises”) subject to the conditions of this Agreement; and

WHEREAS, Grantee intends to construct an approximately 60-unit multifamily rental housing development to be known as Seabrook Square II (the “Development”) on the Leased Premises; and

WHEREAS, Grantor and Grantee and Capital A Housing, Inc. have entered into a Memorandum of Understanding dated of even date (the “MOU”), with respect to requirements relating to the development, financing, construction and operation of the Development in consideration for AHFC entering into this Agreement and granting the option described herein; and

WHEREAS, Grantee desires to obtain, and Grantor desires to grant to Grantee an exclusive option to lease the Leased Premises, subject to and upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the sum of the Option Price (as defined below) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. Grant of Option. Grantor hereby grants to Grantee an exclusive option (the “Option”) for Grantee to lease the Leased Premises from Grantor on the terms set forth herein. This Option shall be exercised only in accordance with the terms and conditions set forth herein. Grantor agrees to not enter into any agreements, conveyances, leases, purchase agreements, options, or other contractual or real estate interests in the Leased Premises whatsoever during the Option Term (as herein defined).

2. Option Consideration. Grantor and Grantee acknowledge and agree that the payment of One Hundred Dollars (\$100.00) (the “Option Price”) by Grantee to Grantor, together

with the mutual promises and covenants made herein, provide valuable consideration for the Option granted herein. The Option Price shall not be refundable.

3. Term of Agreement and Option. (a) The term of the Option (and this Agreement) (the “Option Term”) shall commence on the Effective Date and shall terminate at 11:59 p.m. CST on December 1, 2024.

(b) Grantor may terminate the Option (and this Agreement) in its sole discretion prior to the conclusion of the Option Term (but not before July 31, 2023) upon: (i) a final determination by the Texas Department of Housing and Community Affairs (“TDHCA”) and/or Travis County, Texas that American Rescue Plan Act (ARPA) funds will not be awarded to the Development and Grantor determines, in its sole discretion after consideration of evidence from Grantee, that insufficient funds will be available for the construction of the Development.

(c) The Option (and this Agreement) may also be terminated pursuant to Section 8(a),(b), (c) and (d) of the MOU.

4. Manner of Exercising Option; Closing.

(a) Grantee may exercise this Option by delivering to Grantor, at any time during the Option Term, a written notice (the “Option Notice”) advising Grantor of Grantee’s election to exercise the Option. The Option Notice shall state that the Option is thereby exercised by Grantee. The leasing of the Leased Premises by Grantee shall occur on a date designated by Grantee in the Option Notice that is no more than ninety (90) days from the date of the exercise of the Option (the “Initial Lease Date”). The consummation of Grantee’s acquisition of the leasehold interest shall be conducted through the title company selected by Grantee and approved by Grantor (the “Title Company”) by executing a ground lease (“Ground Lease”) and causing a memorandum of Ground Lease to be filed in the Real Property Records of Travis County, Texas.

(b) Grantee shall pay the premium for issuance of an owner’s leasehold policy of title insurance to Grantee. The cost of any new survey of the Land shall be paid by Grantee. No brokerage commissions shall be payable by reason of this transaction.

5. Ground Lease Provisions. The Ground Lease shall be for a term of 55 years from the Initial Lease Date. The rent payable by Grantee as tenant under the Ground Lease shall be \$1,000 at commencement of the Ground Lease and an annual rent as set forth in the Ground Lease. The Ground Lease shall be in the form of ground lease generally used by Grantor and shall be in a form acceptable to Grantee.

6. Lease of Remainder of the Land. Grantee acknowledges and agrees that Grantor intends to lease a portion of the Land (estimated at 2.639 acres) to a separate ownership entity for development of an approximately 203-unit multifamily rental housing development (“Seabrook Square I”).

7. Ground Lease-Related Costs. All reasonable costs (excluding any overhead costs of Grantor) incurred by Grantor or Grantee in carrying out the purposes of this Agreement and leasing the Leased Premises under the Ground Lease shall be paid by Grantee.

8. Assignment. Neither party may assign its rights under this Agreement except with the prior written consent of the other party, which consent may be given or withheld in such party's sole and absolute discretion; provided that either party may assign this Agreement to a 100% controlled affiliate without the consent of the other party. Any assignment or attempted assignment in violation of this Section 8 shall be null and void and shall constitute a default by the assigning party.

9. Default and Remedies. If Grantee defaults in its obligations under this Agreement, Grantor may pursue either of the following remedies:

(a) terminate the Option (and this Agreement) by giving Grantee written notice thereof;  
or

(b) enforce specific performance of the Option and its obligations under this Agreement by Grantee.

If Grantor defaults in its obligations under this Agreement, Grantee may pursue either of the following remedies:

(a) terminate the Option (and this Agreement) by giving Grantor written notice thereof;  
or

(b) enforce specific performance of Grantor's obligations under the Option and this Agreement.

10. Notices. Any notice pursuant hereto shall be given in writing by (a) personal delivery, (b) expedited delivery service with proof of delivery, (c) United States Mail, postage prepaid, registered or certified mail, return receipt requested, (d) facsimile transmission (provided that such facsimile transmission is confirmed by expedited delivery service or by mail in the manner previously described), or (e) email transmission (provided that such email transmission is confirmed by expedited delivery service or by mail in the manner previously described) sent to the intended addressee at the address set forth below, or to such other address in the continental United States or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given either at the time of personal delivery, or, in the case of expedited delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of email or facsimile transmission, upon receipt. Unless changed in accordance with the preceding sentence, the addresses for notices given pursuant hereto shall be as follows:

If to Grantor:

Austin Housing Finance Corporation  
1000 East 11th Street  
Austin, Texas 78702  
Attn: Travis Perlman  
Phone: (512) 974-3156  
Email: [travis.perlman@austintexas.gov](mailto:travis.perlman@austintexas.gov)

If to Grantee:

Integral Care  
1430 Collier St.

Austin, Texas 78704  
Attn: David Evans, CEO  
Phone (512) 447 - 4141  
Email: david.evans@integralcare.org

For each notice, a copy to:

Austin Housing Finance Corporation  
General Counsel  
P.O. Box 1088  
Austin, Texas 78767-8839  
Attn: Shannon Kackley  
Phone: (512) 974-2317  
Email: [shay.kackley@austintexas.gov](mailto:shay.kackley@austintexas.gov)

For each notice, a copy to:

Greenberg Traurig, LLP  
2101 L Street, NW  
Suite 1000  
Washington, DC 20037  
Attn: William L. Gehrig  
Phone: (202) 331-3170  
Email: [gehrigw@gtlaw.com](mailto:gehrigw@gtlaw.com)

11. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Texas (without regard to principles of conflicts of laws).

12. Severability. Should any provision of this Agreement be or become invalid, void, illegal or unenforceable, it shall be considered separate and severable from this Agreement, and the remaining provisions shall remain in full force and effect and be binding upon the parties hereto as though such provisions had not been included.

13. Time of the Essence. Time is of the essence with respect to all obligations to be performed hereunder.

14. Entire Agreement. No oral statements or prior written material not specifically incorporated herein shall be of any force or effect. Each party agrees that in entering into and taking this Agreement, it relies solely upon the representations and agreements contained in this Agreement and no others. This Agreement, including the Exhibits, attached hereto and made a part hereof, constitutes the whole agreement of the parties with respect to the subject matter contained herein and shall in no way be constituted, modified or supplemented, except by a written agreement executed by both Grantor and Grantee.

15. Further Assurances. The parties hereto covenant and agree that they will execute, deliver, and acknowledge from time to time at the request of the other, and without further consideration, all such further instruments of assignment and/or assumption as may be required in order to give effect to the transactions described herein.

16. Successors and Assigns. This Agreement is executed by, and shall be binding upon and inure to the benefit of, the parties hereto and each of their respective successors and permitted

assigns. None of the provisions of this Agreement shall be for the benefit of or enforceable by any other person.

17. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and together shall be deemed one in the same document.

18. Inspections. Notwithstanding anything contained in this Agreement to the contrary, Grantee shall have the right at any time during the Option Term to make a physical inspection and assessment of the Leased Premises, including, without limitation taking of soil samples, ground water samples and other intrusive testing, upon not less than twenty-four (24) hours' prior written notice to Grantor, which may be given by email. Notwithstanding anything to the contrary contained in the foregoing, Grantee shall not make drillings or borings on the Leased Premises without first obtaining the prior written consent of Grantor, which consent shall not be unreasonably withheld. All such testing shall be at Grantee's sole expense and shall not interfere with the reasonable operations of the Leased Premises. Further, Grantee shall be solely responsible for returning the Leased Premises to the same pre-testing condition in a reasonable timeline after any performed tests. Grantee agrees to: (a) repair any damage to the Leased Premises caused by such inspections, tests, studies, examinations and investigations; (b) pay for and keep in full force and effect comprehensive or general liability insurance with coverage limits of not less than One Million Dollars (\$1,000,000) for bodily injury, personal injury, death and property damage; and (c) without waiving any immunity or other protection to which it may otherwise be entitled, indemnify, defend and hold Grantor harmless for, from and against any and all claims and expenses arising or resulting from such inspections, tests, studies, examinations and investigations, excluding, however, any of the foregoing caused by the negligence or willful misconduct of Grantor, its invitees or Grantor's employees, agents, representatives or any third party engaged by Grantor. Grantee's obligations under this Section 18 shall survive the termination of this Agreement.

19. Recording of Memorandum. Immediately upon the request of either party, Grantor and Grantee agree to execute and acknowledge a memorandum of this Option for recording in the Real Property Records of Travis County, Texas.

20. Headings. The subject headings contained in this Amendment are for reference purposes only and do not affect in any way the meaning or interpretation hereof.

21. No Waivers. No waiver of any breach of any covenant or provision herein contained shall be deemed a waiver of any preceding or succeeding breach thereof, or of any other covenant or provision herein contained. No extension of time for performance of any obligation or act shall be deemed an extension of the time for performance of any other obligation or act.

22. Force Majeure. Neither party to this Agreement shall be in default or breach of any term, condition or covenant in this Agreement which is caused by or results from any Force Majeure, provided that the affected party provides notice thereof to the other party and proceeds in good faith with reasonable diligence hereunder and provided further that, notwithstanding any of the foregoing to the contrary, no such extension of time to perform due to a Force Majeure shall exceed thirty (30) consecutive days (unless otherwise agreed by the parties in each of their respective reasonable discretion). For purposes of this Agreement, the term "Force Majeure" shall

mean (a) an act of God, epidemic, pandemic, quarantine, breakdown of web host, breakdown of internet service provider, breakdown on communication facilities, act of the public enemy, act or threat of terrorism, war declared or undeclared, revolution, riot, insurrection, civil commotion, public demonstration, sabotage, act of vandalism, lightning, fire, flood, storm, drought, earthquake or extreme weather conditions, and the like, (b) any strike, lock out or other industrial action or disturbance and (c) any other cause which is beyond the reasonable control of a party.


23. HOME ARP Requirements. Notwithstanding any other provision of this Agreement, Grantee shall have no obligation to enter into the Ground Lease for the Leased Premises (in which it will acquire a leasehold interest in the Leased Premises) as contemplated in this Agreement, unless and until TDHCA and/or the Texas General Land Office, as applicable, has provided Grantee and/or Grantor with a written notification that: (A) It has completed a federally required environmental review and its request for release of federal funds has been approved and, subject to any other contingencies in this Agreement, (i) the leasing of the Leased Premises under a ground lease may proceed, or (ii) the leasing of the Leased Premises may proceed only if certain conditions to address issues in the environmental review shall be satisfied before or after the leasing of the Leased Premises; or (B) It has determined that the leasing of the Leased Premises are exempt from federal environmental review and a request for release of funds is not required. Additionally, Grantor and Grantee agree that Grantee will not have any power of eminent domain under the Ground Lease relating to the Leased Premises. Grantee may use federal funds from the U.S. Department of Housing and Urban Development ("HUD") to complete the leasing of the Leased Premises. Grantee represents that HUD will not use eminent domain authority to condemn the Leased Premises. Grantor and Grantee have entered into this Agreement voluntarily and the Grantee has notified the Grantor of what it believes the value of the Leased Premises to be in accordance with 49 CFR Part 24 Appendix A. If negotiations between both Parties fail, Grantee will not take further action to lease the Leased Premises.

*[Remainder of Page Intentionally Left Blank]*

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

GRANTOR:

AUSTIN HOUSING FINANCE CORPORATION

By:   
Name: Rosie Truelove  
Title: Treasurer

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

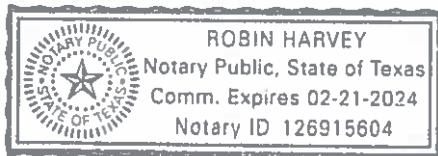
§

This instrument was acknowledged before me on the 23 day of January, 2023 by Rosie Truelove, Treasurer of Austin Housing Finance Corporation.

(SEAL)

  
Notary Public in and for the State of Texas

Robin Harvey  
(Printed Name of Notary)



My commission expires: 2.21.2024

GRANTEE:

AUSTIN-TRAVIS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER (d/b/a Integral Care)

By: [Signature]  
Name: DAVID EVANS  
Title: CEO

STATE OF TEXAS

§

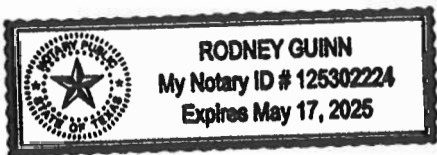
COUNTY OF TRAVIS

§

§

This instrument was acknowledged before me on the 25 day of JANUARY, 2023 by \_\_\_\_\_, \_\_\_\_\_ of AUSTIN-TRAVIS COUNTY MENTAL HEALTH AND MENTAL RETARDATION CENTER (d/b/a Integral Care).

(SEAL)



[Signature]  
Notary Public in and for the State of Texas

RODNEY GUINN  
(Printed Name of Notary)

My commission expires: 5-17-2025



## Exhibit A-1

### Legal Description of Land—3511 Manor Road

**A DESCRIPTION OF 2.599 ACRES (APPROXIMATELY 113,209 SQ. FT.), BEING A PORTION OF LOTS 1, 2, 3, 4, 13 AND 14, BLOCK 1, CREST HAVEN ADDITION, A SUBDIVISION OF RECORD IN VOLUME 502, PAGE 425 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF A 2.594 ACRE TRACT CONVEYED TO CITY OF AUSTIN IN A SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 25, 2009 AND RECORD IN DOCUMENT NO. 2009163414 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.599 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1/2" rebar found in the south right-of-way line of Manor Road (right-of-way width varies as monumented), being the northeast corner of the said 2.594 acre tract, being also the northwest corner of Lot A, Airways Addition, a subdivision of record in Volume 81, Page 362 of the Plat Records of Travis County, Texas, from which PK nail found in the south right-of-way line of Manor Road and the north line of said Lot A, bears North 58°29'28" East, a distance of 73.94 feet;

**THENCE** with the common line of the 2.594 acre tract and said Lot A, the following two (2) courses and distances:

1. South 22°07'18" East, a distance of 239.79 feet to a 1" iron pipe found for the southwest corner of said Lot A;
2. North 67°07'33" East, passing a 1/2" rebar found at a distance of 2.27 feet and continuing for a total distance of 3.87 feet to a 1/2" rebar with "Early Boundary" cap set in the northwest line of Pershing Drive (90' right-of-way width), from which a metal bolt found in the west right-of-way line of Pershing Drive and the east line of said Lot A, bears with a curve to the left, having a radius of 419.48 feet, an arc length of 259.59 feet, a delta angle of 35°27'25", and a chord which bears North 04°13'43" East, a distance of 255.47 feet;

**THENCE** with the northwest right-of-way line of Pershing Drive and the southeast line of the said 2.594 acre tract, the following three (3) courses and distances:

1. With a curve to the right, having a radius of 419.48 feet, an arc length of 99.95 feet, a delta angle of 13°39'08", and a chord which bears South 28°47'00" West, a distance of 99.72 feet to a 1/2" rebar with illegible cap found
2. South 35°39'46" West, passing 1/2" rebars found at distances of 2.32 feet and 77.07 feet and continuing for a total distance of 371.93 feet to a 1/2" rebar with "RPLS 3693" cap found;
3. With a curve to the left, having a radius of 1061.86 feet, an arc length of 51.41 feet, a delta angle of 02°46'27", and a chord which bears South 34°15'00" West, a distance of 51.41 feet to a 1/2" rebar with "RPLS 3693" cap found;

**THENCE** with the southwest line of the said 2.594 acre tract, with a curve to the right, having a radius of 5.83 feet, an arc length of 13.31 feet, a delta angle of 130°50'02", and a chord which bears North 84 °22'16" West, a distance of 10.60 feet to a 1/2" rebar found in the east right-of-way line of Greenwood Avenue (60' right-of-way width);

**THENCE** North 21 °27'05" West with the east right-of-way line of Greenwood Avenue and the west line of the said 2.594 acre tract, a distance of 318.15 feet to a 1/2" rebar found for the westernmost northwest corner of the said 2.594 acre tract, being the southwest corner of a 0.9688 acre tract described in Document No. 2005117067 of the Official Public Records of Travis County, Texas,

- from which a 1/2" rebar found at the intersection of the east right-of-way line of Greenwood Avenue and the south right-of-way line of Manor Road, being the northwest corner of the said 0.9688 acre tract, bears North 21 °21'03" West, a distance of 132.40 feet;
- from which a 1/2" rebar with "Interstate Surveying" cap found, bears South 56°04'02" West, a distance of 1.18 feet;

**THENCE** North 68°34'05" East with the north line of the said 2.594 acre tract and the south line of the said 0.9688 acre tract, passing a 1/2" rebar found at a distance of 240.43 feet and continuing for a total distance of 270.91 feet to a 1/2" rebar with "Early Boundary" cap set for the southeast corner of the said 0.9688 acre tract, from which a 1/2" iron pipe found for the common corner of said Lots 1, 2, 13 and 14, bears North 68°34'05" East, a distance of 29.58 feet;

**THENCE** North 20°56'05" West with the east line of the said 0.9688 acre tract, which varies from the west line of the said 2.594 acre tract, a distance of 175.74 feet to a 1/2" rebar with "Early Boundary" cap set for an angle point in the south right-of-way line of Manor Road, from which a 1/2" rebar found for an angle point in the south right-of-way line of Manor Road, being the northeast corner of the said 0.9688 acre tract, bears North 20°56'05" West, a distance of 3.33 feet;

**THENCE** with the south right-of-way line of Manor Road and the north line of the said 2.594 acre tract, the following three (3) courses and distances:

1. North 57°07'20" East, a distance of 28.86 feet to a 1/2" rebar found;
2. North 20°46'03" West, a distance of 6.63 feet to a 1/2" rebar found ;
3. North 58°35'29" East, a distance of 135.39 feet to the **POINT OF BEGINNING**, containing 2.599 acres of land, more or less.

**Exhibit A-2**

**Legal Description of Land—3515 Manor Road**

LOT A, AIRWAYS ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 81, PAGE 362, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

## 5.E. Phase I ESA

A Phase 1 ESA was conducted by Terracon and submitted to AHFC in the previous RHDA Funding Round. Due to file size constraints the Phase 1 ESA will be submitted under a separate cover.

## 5.F. SHPO

The approximate development area of the Seabrook Square II apartments does not contain any existing structures.