

November 1, 2024
Eden Gardens

RHDA FUNDING APPLICATION PACKET



AUSTIN
TEXAS

80

RENTAL
UNITS



UNDER
60%
FMI

SUBSIDY PER UNIT

\$105^K

Eden Gardens

RHDA Funding Application

Table of Contents

Application

[Application Checklist](#)

[Application A1, Executive Summary/Project Proposal](#)

[Application A2, Project Summary Form](#)

[Application A3, Project Timeline](#)

[Application A4, Development Budget](#)

[Application A5, RHDA Operating Pro Forma](#)

[Application A6, Unit SQ FT](#)

[Application A7, Scoring Sheet](#)

Attachments

1. Entity Information

[1.a. Detailed listing of developer's experience](#)

[1.b. Certificate of Status](#)

[1.c. Statement of Confidence](#)

2. Principals Information

[2.a. Resumes of Principals](#)

[2.b. Resumes of development team](#)

[2.c. Resumes of property management team](#)

3. Financial Information

[3.a. Federal IRS Certification](#)

[3.b. Certified Financial Audit](#)

[3.c. Board Resolution](#)

[3.d. Financial Statements](#)

[3.e. Funding commitment letters](#)

4. Project Information

[4.a. Market Study](#)

[4.b. Good Neighbor Policy](#)

[4.c. SMART Housing Letter](#)

[4.d. MOU with ECHO](#)

[4.e. Resident Services](#)

5. Property Information

[5.a. Appraisal](#)

[5.b. Property Maps](#)


[5.c. Zoning Verification Letter](#)

[5.d. Proof of Site Control](#)

[5.e. Phase I ESA](#)

[5.f. SHPO](#)

Eden Gardens
RHDA Funding Application
Application

APPLICATION CHECKLIST/ INFORMATION FORM			
DEVELOPER NAME: Capital A Housing		BORROWER ENTITY NAME : Eden Gardens on 12th LP	
DEVELOPMENT NAME : Eden Gardens		FUNDING CYCLE DEADLINE : Nov 1, 2024 (Q2 FY24-25)	
FEDERAL TAX ID NO: 85-3453910		DUNS NO: will apply if needed	
PROJECT ADDRESS: 3129 E 12th St, Austin TX 78702		PROGRAM : RHDA	
CONTACT NAME : Conor Kenny		AMOUNT REQUESTED: \$6,087,786	
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin TX 78723; 5127616161			
APPLICATION TABS			INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL		DH
A 2	PROJECT SUMMARY FORM		DH
A 3	PROJECT TIMELINE		DH
A 4	DEVELOPMENT BUDGET		DH
A 5	OPERATING PRO FORMA		DH
A 6	SCORING SHEET		DH
ATTACHMENT TABS			
1	ENTITY INFORMATION	1.a. Detailed listing of developer's experience	DH
		1.b. Certificate of Status	DH
		1.c. Statement of Confidence	DH
2	PRINCIPALS INFORMATION	2.a. Resumes of principals	DH
		2.b. Resumes of development team	DH
		2.c. Resumes of property management team	DH
3	FINANCIAL INFORMATION	3.a. Federal IRS Certification	DH
		3.b. Certified Financial Audit	DH
		3.c. Board Resolution	DH
		3.d. Financial Statements	DH
		3.e. Funding commitment letters.	DH
4	PROJECT INFORMATION	4.a. Market Study	DH
		4.b. Good Neighbor Policy	DH
		4.c. SMART Housing Letter	DH
		4.d. MOU with ECHO	DH
		4.e. Resident Services	DH
5	PROPERTY INFORMATION	5.a. Appraisal	DH
		5.b. Property Maps	DH
		5.c. Zoning Verification Letter	DH
		5.d. Proof of Site control	DH
		5.e. Phase I ESA	DH
The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct			
<i>Unsigned/undated submissions will not be considered.</i>			
SIGNATURE OF APPLICANT		DATE AND TIME STAMP OF RECEIPT	
			
PRINTED NAME			
Daryl Horton			
TITLE OF APPLICANT			
Reverend			
DATE OF SUBMISSION			
11/01/2014		FOR AHFC USE ONLY	

Project Summary
Eden Gardens: Austin, Texas

Development Name: Eden Gardens

Construction Type: New Construction

Target Population: Elderly Housing

Number of Units: 80 units

Buildings:

- One four-story, elevator-served building
- 28 studio, 44 one-bedroom and 8 two-bedroom apartments
- Community and resident amenity spaces

Project Purpose and Stakeholders

McKinley Heights Development Corporation - a community development corporation affiliated with Mt. Zion Baptist Church in Austin - is partnering with Capital A Housing to develop Eden Gardens, an affordable housing community for low- and very-low-income seniors in the heart of the Rosedale neighborhood.

The purpose of this project is to provide high-quality, service-enriched housing to seniors in historic East Austin who are otherwise at risk of being displaced out of their community. Eden Gardens will provide a critical anchor for the African American community in a neighborhood under significant displacement pressures and rising prices. Because the project will be majority-owned and controlled by a community development corporation affiliated with a historic Black church in the neighborhood, it will be run by stakeholders with the cultural competency, relationships, and values that will ensure it truly serves its purpose.

Eden Gardens is located in an area of Austin that has been historically under-resourced as part of the city's notorious 1928 Master Plan. It will serve seniors with incomes between 30% and 60% of the city's median, so its service population will center on Austinites who witnessed the inequity of the city's history first-hand, and those who are now being pushed out of their neighborhood due to displacement pressures.

Mt. Zion is especially well suited to provide important social and community connections to residents, which is critical because isolation is one of the biggest risk factors for seniors generally. In addition to their strong and long-standing presence in the neighborhood, Mt. Zion has actively embraced its role as a community caretaker by coordinating services and bridging connections between neighborhood residents and public and non-profit service providers.

Mt. Zion has existing partnerships through the African American Mental Health and Wellness (AMEN) Program and the Vast Initiatives Launched in Love 4 all Ages ("VILLage") program, under which Mt. Zion partners with healthcare providers, higher education, and local government to address healthcare inequities in the East Austin community. Mt. Zion also works with the University of Texas at Austin School of Nursing and Austin Public Health to provide services such as nutrition classes, vaccinations, blood pressure checks, exercise classes, and mental and physical health referrals at its main campus, which has been designated as an

off-site clinical facility. Under this collaboration, Mt. Zion will also designate space within Eden Gardens as a similar facility, and use those existing partnerships (and funding) to provide these services directly to the low-income residents of the development.

Mt. Zion is partnering with Capital A Housing, a local developer of affordable housing who specializes in partnerships with local governments and non-profits. Capital A Housing is currently developing hundreds of units of homelessness-response supportive housing and low-income housing in Austin under those partnerships.

Together, we hope to establish an innovative and replicable model that utilizes the relationships and community expertise of long standing community organizations (including faith-based organizations), alongside the capacity and expertise of affordable housing developers. This synergy will produce stable, well-run developments whose operations and programmatic features are tailored to serve the residents of existing, at-risk communities. While houses of worship leasing or selling land for affordable housing is a laudable trend, it is something relatively new to actively engage churches and other faith-based organizations in stewarding and programming these developments in the hearts of the communities they have long served.

This project is especially emblematic of our community's push to prevent displacement not just due to its general location, but because this will be a redevelopment of existing "naturally affordable" housing. Currently on the site are ten small bungalows being rented to low-income seniors at naturally affordable rates. The current residents will all be relocated nearby during construction, and given the opportunity to move back into the new building at similarly affordable rents. This will be ten homes and one acre of land that is not lost to displacement in East Austin.

About the Residents:

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

- 20 units for individuals making < than 30% Area Median Family Income
- 38 units for individuals making < than 50% Area Median Family Income

About the Location:

Eden Gardens has ample transit access with healthy food access and is located on an Imagine Austin Corridor and within an Imagine Austin Activity center.

The development is located within the Rosewood neighborhood planning area, and is guided by the corresponding neighborhood plan adopted November 29, 2001. ([Link to Plan](#))

Financing:

- \$12.9 million in LIHTC equity;
- \$1.0 million in grant funds;
- \$6.07 million in current AHFC RHDA request;

Project Summary Form

1) Project Name Eden Gardens	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description 3129 E 12th St, Austin TX 78702		5) Mobility Bond Corridor Airport Blvd
6) Census Tract 8.02	7) Council District District 1	8) Elementary School OAK SPRINGS EL
9) Affordability Period 40 years		
10) Type of Structure Multi-family	11) Occupied? Yes	12) How will funds be used? Construction

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	8	10	2			20
Up to 40% MFI						0
Up to 50% MFI	18	18	2			38
Up to 60% MFI	2	16	4			22
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	28	44	8	0	0	80

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	8	Continuum of Care Units	8
Accessible Units for Sensory Impairments	2		

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

16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?

Yes

17) Is the property within 1/4 mile of a High-Frequency Transit Stop?

Yes

18) Is the property within 3/4 mile of Transit Service?

Yes

19) The property has Healthy Food Access?

Yes

20) Estimated Sources and Uses of funds

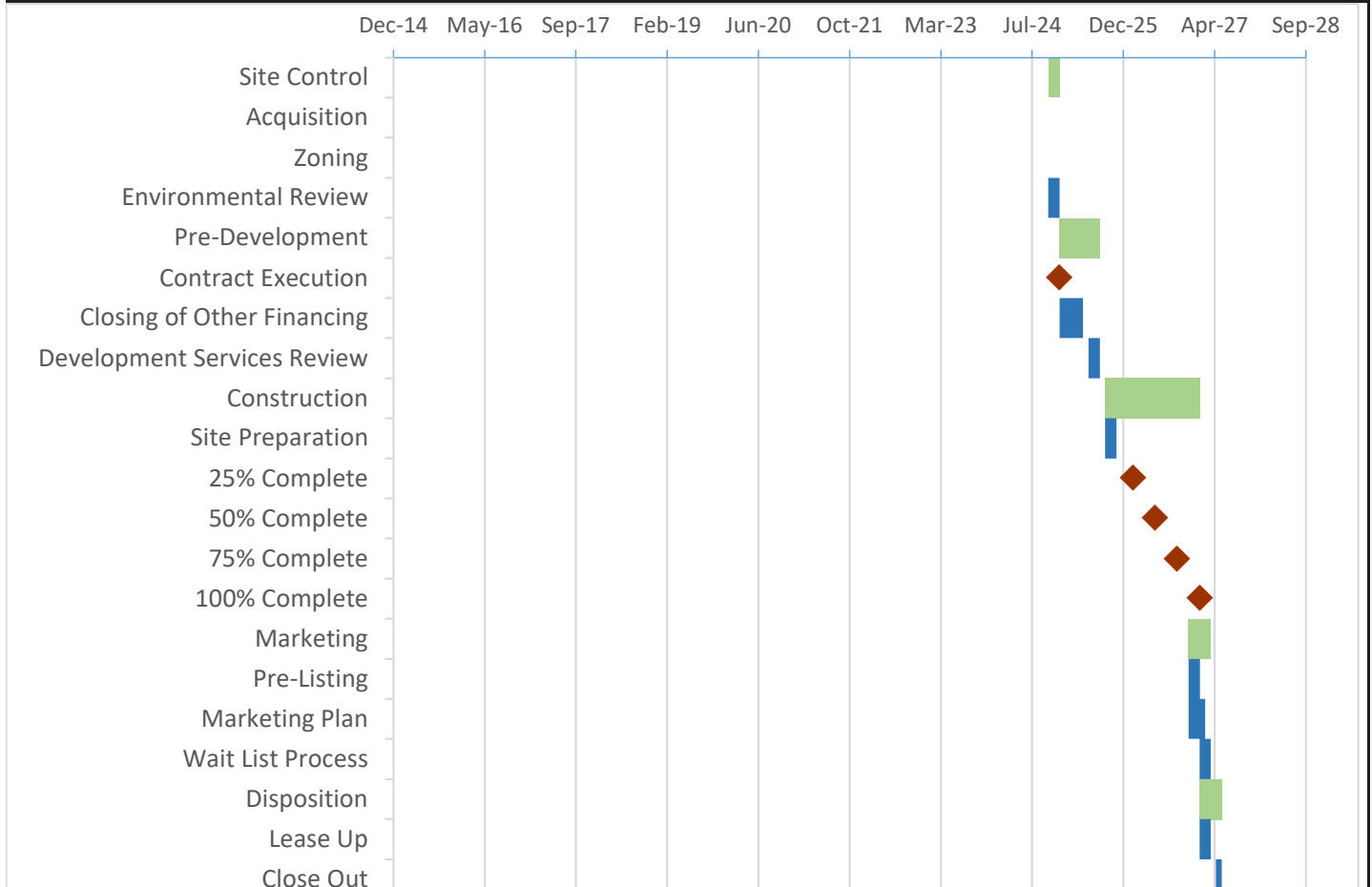
Sources	
Debt	12,938,046
Equity	1,876,839
Grant	1,000,000
Other	
Deferred Developer Fee (not applicable for OHDA)	864,893
Previous AHFC Funding	
Current AHFC Request	6,087,786

Total \$ 22,767,564

Uses	
Acquisition	-
Off-Site	
Site Work	877,850
Sit Amenities	92,150
Building Costs	11,848,067
Contractor Fees	1,433,360
Soft Costs	1,716,055
Financing	4,015,900
Developer Fees	2,784,182
Total	\$ 22,767,564

Development Schedule

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



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	5,500		
Environmental Review	4,500		
Engineering	375,000		
Survey	3,750		
Architectural	425,000		
Subtotal Pre-Development Cost	\$813,750	\$0	
Acquisition			
Site and/or Land			
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$0	\$0	
Construction			
Infrastructure			
Site Work	970,000		Site work + site amenities
Demolition			
Concrete	1,651,425	1,000,000	
Masonry	467,904	400,000	
Rough Carpentry	2,091,805	1,000,000	Woods & Plastics
Finish Carpentry	550,475	400,000	
Waterproofing and Insulation	770,665	400,000	
Roofing and Sheet Metal	1,816,568	1,000,000	Roof Covering + Metals
Plumbing/Hot Water			
HVAC/Mechanical	1,211,045	1,000,000	
Electrical	715,618	400,000	
Doors/Windows/Glass	275,238		
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades			
Specialties/Special Equipment	935,808	487,786	Specialties, equipment, special construction
Cabinetry/Appliances	82,571		
Carpet			
Other (specify)	1,873,740		Elevator Contractor Fees
Construction Contingency	838,564		
Subtotal Construction Cost	\$14,251,426	\$6,087,786	
Soft & Carrying Costs			
Legal	290,000		Real Estate Attorney + Closing Costs & Legal Fees
Audit/Accounting	25,000		Accounting Fees
Title/Recordin	168,260		
Architectural (Inspections)	363,400		Supervision Fees + Impact Fees + Permits + Inspection Fees
Construction Interest	1,519,473		
Construction Period Insurance	244,905		Hazard & Liability Insurance
Construction Period Taxes	242,000		Origination Fees
Relocation	111,000		
Marketing	13,000		Market Analysis + marketing
Davis-Bacon Monitoring			
Developer Fee	2,784,182		
Other (specify)	1,941,167		Tax Credit Financing Fees + Reserves
Subtotal Soft & Carrying Costs	\$7,702,387	\$0	
TOTAL PROJECT BUDGET	\$22,767,563	\$6,087,786	

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.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$1,113,744	\$1,136,019	\$1,158,739	\$1,181,914	\$1,205,552	\$1,331,027	\$1,469,562
Secondary Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POTENTIAL GROSS ANNUAL INCOME	\$1,113,744	\$1,136,019	\$1,158,739	\$1,181,914	\$1,205,552	\$1,331,027	\$1,469,562
Provision for Vacancy & Collection Loss	-\$83,531	-\$85,201	-\$86,905	-\$88,644	-\$90,416	-\$99,827	-\$110,217
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$1,030,213	\$1,050,818	\$1,071,834	\$1,093,270	\$1,115,136	\$1,231,200	\$1,359,345
EXPENSES							
General & Administrative Expenses	\$65,826	\$67,801	\$69,835	\$71,930	\$74,088	\$85,888	\$99,568
Management Fee	\$51,511	\$52,451	\$53,592	\$54,664	\$55,757	\$61,560	\$67,968
Payroll, Payroll Tax & Employee Benefits	\$115,920	\$119,398	\$122,980	\$126,669	\$130,469	\$151,249	\$175,339
Repairs & Maintenance	\$84,917	\$87,465	\$90,088	\$92,791	\$95,575	\$110,797	\$128,445
Electric & Gas Utilities	\$23,280	\$23,978	\$24,698	\$25,439	\$26,202	\$30,375	\$35,213
Water, Sewer & Trash Utilities	\$66,480	\$68,474	\$70,529	\$72,644	\$74,824	\$86,741	\$100,557
Annual Property Insurance Premiums	\$88,640	\$91,299	\$94,038	\$96,859	\$99,765	\$115,655	\$134,076
Property Tax	\$73,189	\$75,385	\$77,646	\$79,976	\$82,375	\$95,495	\$110,705
Reserve for Replacements	\$24,000	\$24,720	\$25,462	\$26,225	\$27,012	\$31,315	\$36,302
Other Expenses	\$24,204	\$24,930	\$25,678	\$26,448	\$27,242	\$31,581	\$36,611
TOTAL ANNUAL EXPENSES	\$617,967	\$635,901	\$654,546	\$673,645	\$693,309	\$800,656	\$924,784
NET OPERATING INCOME	\$412,246	\$414,917	\$417,288	\$419,625	\$421,827	\$430,544	\$434,561
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$358,475	\$358,475	\$358,475	\$358,475	\$358,475	\$358,475	\$358,475
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
ANNUAL NET CASH FLOW	\$53,771	\$56,442	\$58,813	\$61,150	\$63,352	\$72,069	\$76,086
CUMULATIVE NET CASH FLOW	\$53,771	\$110,213	\$169,026	\$230,176	\$293,528	\$632,081	\$1,002,468
Debt Coverage Ratio	1.15	1.16	1.16	1.17	1.18	1.20	1.21

Bedroom Type	Income Level	Unit Square Footage	# of Units	Total Sq Footage
Efficiency	30% MFI	450	8	3,600
Efficiency	50% MFI	450	18	8,100
Efficiency	60% MFI	450	2	900
1-bdrm	30% MFI	550	10	5,500
1-bdrm	50% MFI	550	18	9,900
1-bdrm	60% MFI	550	16	8,800
2-bdrm	30% MFI	800	2	1,600
2-bdrm	50% MFI	800	2	1,600
2-bdrm	60% MFI	800	4	3,200
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
				-
Total			80	43,200

Average Square Foot AHFC Units at or Below 50% MFI				
Efficiency	1-bdrm	2-bdrm	3-bdrm	4-bdrm
450	550	800	-	-

Project Name	Eden Gardens	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	8.02	
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$6,087,786	
Estimated Total Project Cost	\$22,767,564	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	20	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	8	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	38	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	8	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	16	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	8	Total # of units provided up to 100 per year
Continuum of Care Score	2	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	1	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	4	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	1	Multi-bedroom Unit/Total Units * 20
TEA Grade	64	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	10	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	10	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	37%	% of total project cost funded through AHFC request
Leverage Score	9	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$104,962	Amount of assistance per unit
Subsidy per unit score	12	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$98,190	Amount of assistance per bedroom
Subsidy per Bedroom Score	13	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.18	Measured at the 5 Year mark
Debt Coverage Ratio Score	17.67264105	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	51	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	77	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Eden Gardens
RHDA Funding Application
Attachments

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

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



Seabrook Square I

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



Seabrook Square II

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



The Lancaster

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



The Works III

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



Urban Empowerment Zone

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



Fayeze Kazi

Founder and CEO

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



Eyad Kasemi

Founder and Principal

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



Conor Kenny,

Founder and Principal

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

Completed Projects



The Jordan at Mueller

Owner: Foundation Communities

Completed and placed in service: 2019

Number of Units: 132

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



Cardinal Point Apartments

Borrower/Owner: Foundation Communities

Completed and placed in service: 2018

Number of Units: 120 Units

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



Lakeline Station

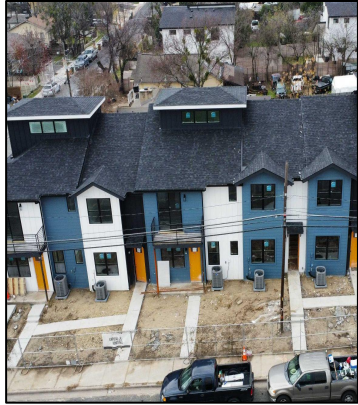
Borrower/Owner: Foundation Communities

Completed and placed in service: 2016

Number of Units: 128 Units

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

Completed Projects



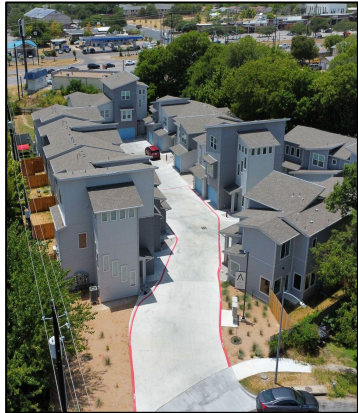
A at St Johns

Owner: A at St Johns, LLC

Year in Service: 2024

Number of Units: 6 Ownership Units

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



A at Lamppost

Owner: A at Lamppost, LLC

Year in Service: 2022

Number of Units: 17 Ownership Units

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



1142 Gunter

Owner: Talia at Gunter

Year in Service: 2024

Number of Units: 16 Rental Units

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

Eden Gardens
RHDA Funding Application
Attachments 1. Entity Information

1.B. Certificate of Status

The developer of record will be Capital A Housing, Inc. The owner of record will be the Eden Gardens on 12th, LP. Attached are the Certificates of Standing from the Secretary of State for Capital A Housing and the Eden Gardens on 12th, LP.

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



Jane Nelson
Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Conversion for Capital A Housing, Inc. (file number 804347609), a Domestic For-Profit Corporation, was filed in this office on December 07, 2021.

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

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on August 10, 2023.



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

Jane Nelson
Secretary of State

**Franchise Tax Account Status**

As of : 08/09/2023 15:34:33

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

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

1.C. Statement of Confidence

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

Eden Gardens

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 Eden Gardens:

Lead Developer	Capital A Housing
Civil Engineer	Civilitude
Architect	TBD
General Contractor	TBD
Property Management	Prak Property management

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 at Capital A Housing



Conor Kenny is a policy professional, civic volunteer, and affordable housing expert currently serving as a principal at Capital A Housing, a real estate developer focused on providing Affordable housing to the Austin community. Integrating his almost two decades of experience in government affairs with his penchant for creating better outcomes for communities, Kenny aims to help his hometown navigate the challenges around housing so neighborhoods and people can flourish.

At the helm of Capital A Housing, Kenny focuses on developing mixed-rate thriving communities that serve the complete needs of all residents and neighbors. Pulling from his expertise in public affairs, Kenny goes further than just identifying development opportunities and managing negotiations, he also provides counsel and drafts ordinances that in turn make Austin a better place to live. He was on the team that drafted “Affordability Unlocked,” a bonus program that waives or modifies some development restrictions in exchange for providing low-and moderate-income housing. Some of Kenny’s notable projects include: A at Lampost, a 17-townhouse neighborhood offering low income families access to homeownership, Seabrook Square, a 262 unit mixed-income development giving low income families and unhoused neighbors the opportunity to live, work and play in one of Austin’s historic neighborhoods, and more.

Prior to joining Capital A Housing, Kenny held multiple government and policy positions working during the 2003, 2011, 2013 and 2015 Texas legislative sessions. In 2015, he worked for the criminal justice division of the state and administered victim services programs for the state by writing policy and designing performance measurement systems for victims. Before that, he served as the chief of staff for the Texas House of Representatives, as a consultant for communications and policy while in graduate school and as a policy analyst for a former Texas Senator. Kenny also has an in-depth background in research serving as senior editor for OpenCongress.org, a researcher and managing editor for the Center for Media and Democracy, a national watchdog group that conducts in-depth investigations into corruption and the undue influence of corporations on media and democracy, and a researcher for Public Citizen, a nonprofit consumer advocacy organization that champions the public interest in the halls of power. He also served as chair of the planning commission for the City of Austin from 2017-2020 and prior to that he was a member of the comprehensive plan joint committee.

Kenny holds a masters in public affairs from The University of Texas at Austin, a bachelor’s degree in political science and government from The Evergreen State College, and an associates degree from Deep Springs College. When he isn’t advocating for and developing affordable housing, he spends time with his wife and kids. For more information, please visit capitalahousing.com.

Eyad Kasemi

Principal at Capital A Housing and leader at multiple entities



Eyad Kasemi is an experienced real estate developer, general contractor, and civil engineer, currently serving as principal at Capital A Housing, an Austin-based and focused development company of affordable and mixed-income projects. He's also a principal at several entities including Constructinople, a general contractor offering design and build services. As a Syrian refugee, Kasemi understands the obstacles people face when finding a home in the United States. His personal experiences have motivated him to provide quality affordable housing for immigrants, minorities and low-income persons so that everyone has the opportunity to have a home and community in a thriving city.

Kasemi was born and raised in Homs, Syria, where he worked for his family's commercial kitchen manufacturing company from a young age. At 14 years old, he managed a team of about 20 employees in their factory, overseeing the high-quality production of kitchen equipment for hospitals and restaurants. He also worked with his father in real estate, where he gained experience handling financials, creating pro-formas, and securing loans.

In 2014, Kasemi and his wife moved to Austin, Texas to find opportunity in the booming city. Fayeze Kazi, CEO of Civiltude Engineers & Planners, a civil engineering and planning services firm centered around land development for private and public projects, hired him as a CAD drafter. The first project Kasemi collaborated on was a development in Leander, Texas. As one of Civiltude's first employees, Kasemi trained under company president Nhat Ho and quickly learned the ins-and-outs of civil engineering in the United States. He has since been instrumental in the company's growth and development. With nearly 10 years of experience, he is well-versed in environmental sensitivities, grading, draining, and the permitting process, setting him apart as a company leader and valuable asset to clients.

Having seen clients buy and resell land, Kasemi drew on his experience working in real estate with his father to set out to do the same at Civiltude Group of Companies, known today as HEXAH. Early on, the company did not have the funds for this type of investment, so they borrowed money from family and friends to purchase the property. They handled everything from licensing to entitlements to development. Then, they sold the land, doubling their initial investment. These investments were the foundation for Constructinople, as principal of this entity, Kasemi provides public and private sector clients with entitlements. He also assists in the design, management and construction of site development projects. His solid understanding of environmental sensitivities, grading, draining and the permitting process are a key aspect of what makes the organization such a success.

After graduating with a bachelor's of science in civil engineering from Al-Baath University in 2010, Kasemi moved to California to escape political turmoil in his home country and pursue a master's of science in civil engineering at 22 years old. His first couple of years in the United States introduced many obstacles and hardships, including homelessness and struggles with immigration. Ultimately, the war in Syria negatively impacted his family's businesses and ability to afford his master's program, so he left school to pursue a career instead.

Kasemi was formerly the vice chair of the Paradiso Villas HOA. In his free time, he enjoys spending time with his wife and children. For more information, please visit hexah.com.

Fayez Kazi PE, LEED AP

Founder & CEO of HEXAH, Capital A Housing



Fayez Kazi is an activator of people and disruptor of industry using his expertise in engineering, development and entrepreneurship to nurture the next wave of leaders through mentorship, investments and philanthropic efforts. As the founder and CEO of HEXAH, a collective of industry leaders and partners creating connected and complete communities, he employs his two decades of leadership and engineering experience to expand the Austin skyline and create opportunities for future leaders to make a difference in the community.

Kazi was born and raised in Kuwait, a country bordering Iraq and Saudi Arabia. During the Gulf War, Iraqi forces invaded the region and Kazi's family of 20 was forced to flee to a Red Cross refugee camp in Jordan. After some time, the Red Cross reunited them with extended family in Mumbai, India – during this 18 month stay, the allied forces took back Kuwait and they were able to move back to their home country where Kazi was able to finish high school. Graduating as valedictorian, he found a knack for math and drawing and wanted to combine those interests by studying engineering in the United States, even though he

had never been to the country. He set his sights on attending the University of Texas at Austin because its architectural engineering program was one of the best in the country.

Post graduating, Kazi spent a few years working as an engineer and encountered disappointment in the way civil engineering was being practiced. In 2010, he founded Civiltude Engineers & Planners, a civil engineering and planning services firm centered around land development for private and public projects. The firm started off with K-12 schools and affordable housing projects – and now works on a healthy mix of public and private businesses including the Google tower in downtown Austin, Waterloo Terrace, The Ann Richards Schools and A at Lamppost.

As Civiltude expanded its volume of projects and expertise, Kazi found other gaps that needed filling in both the community through affordable housing solutions and in industries like development, construction, etc. Due to this, he founded Capital A Housing, an Austin-based and focused development company of affordable and mixed-income projects and Constructinople, a general contractor offering build and design services. Since then, there have been other additions to the roster of entities including Urbanity, Fabitat Realty & Property Management, KCK Concrete and more. Eventually all of these entities came together as Civiltude Group of Companies in 2020.

In 2022, Civiltude Group of Companies became HEXAH, a collective of industry leaders and partners utilizing their expertise in engineering, development and investment to create connected and complete communities that work towards the common goal of living together better. Through HEXAH, Kazi hopes to expand on the work he's done with Civiltude Group of Companies by empowering people to create thriving communities.

Throughout his extensive career, Kazi has been extensively involved in the Austin community through serving in leadership roles. From 2015 until 2020, he served as the chair and vice chair of the city of Austin planning commission, a committee that amends master plans, recommends approval or disapproval of proposed zoning changes and controls land subdivision within neighborhood planning areas and submits, annually, a list of recommended capital improvements. He also served as the vice chair of the city of Austin zero waste commission, which reviews and analyzes the policies and resources relating to solid waste management in the city and advises the council on solid waste management policies and resources.

Kazi has also invested in innovative ventures and their founders. Some of these include Aadhikesh Boopalam and Collin McCloskey of Terra Golf, a company developing sustainable golf products, Katie Fritts founder and CEO of Underclub, a luxury underwear subscription service and AJ Bingham of the Bingham Group, an Austin lobbying firm serving businesses, nonprofits and trade associations. Kazi believes in investing in founders, not ideas, so these leaders can find their true potential utilizing skill and diversity of thought and experience to truly disrupt their industries.

Kazi holds an engineering license in the state of Texas in addition to being a LEED accredited professional. He holds a masters in engineering and a bachelor of science in architectural engineering from the University of Texas at Austin. For more information, please visit civiltudgroup.com.

Civiltude Engineers & Planners

Firm Bio

**Firm Address**

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Fayez Kazi, PE, LEED AP

fayez@civiltude.com

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm's Registration Number

F-12469

Firm Overview & History

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010. Led by Fayez Kazi, PE, Civiltude's core principle was to deliver effective design solutions and experienced project management competitive to large companies while providing personal, flexible and timely communication that is unique to a small, nimble firm. Nhat Ho, PE, started as an engineer with Civiltude since its early inception and joined the management team in 2014. Jim Schissler, PE, joined Civiltude's leadership team in early 2018 after three decades of practice and management with several major local firms.

Civiltude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team packs a combined 65 years of

experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, our team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

When it comes to growth, our focus is not only on our team size and expanding public and private sector portfolios but also deepening trust with our clients. In 2010, our team of three dedicated our expertise to serving public school and affordable housing segments which were largely underserved, especially when there were fewer and smaller projects.

Today, with our team size of 23 employees, Civiltude maintains a diverse and balanced portfolio with projects spanning both public and private sectors including but not limited to public infrastructure such as pipelines, roadways, trails, ponds, and parks; educational and sports facilities; tax credit and market-rate multi-family housing; master planned communities; and mixed use complexes for office, retail, entertainment and industrial. Our core services include land feasibility studies; site and infrastructure construction documents; site permitting and acceleration strategies; bid review, value engineering and cost control; project management; and construction administration. Civiltude specializes in pipeline design, site and right-of-way permitting and acceleration, and karst void mitigation. Our clients are just as diverse, from individual home owners, to neighborhood associations, housing authorities, municipalities, non-profit affordable housing providers, transportation authorities, and private developers.

Civiltude Engineers & Planners

Revelant Experiences

**Project Name**

Gaston Place Apartments

Location

1920 Gaston Place, Austin, TX

Owner

Accessible Housing Austin!

Completion Date

Summer 2020

Construction Cost

\$3 Million

Reference

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

Gaston Place Apartments

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

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

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



Civiltude Engineers & Planners

Revelant Experiences



Project Name

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

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

Lakeline Station Apartments

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

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



Civiltude Engineers & Planners

Revelant Experiences



Project Name

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

City of Austin / Sandra Harkins
(Neighborhood Housing & 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

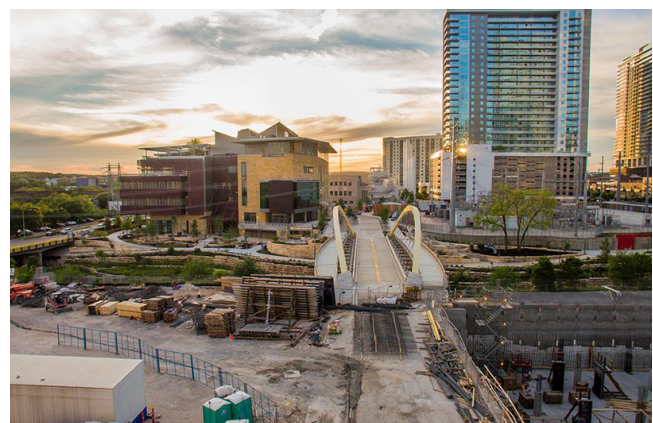
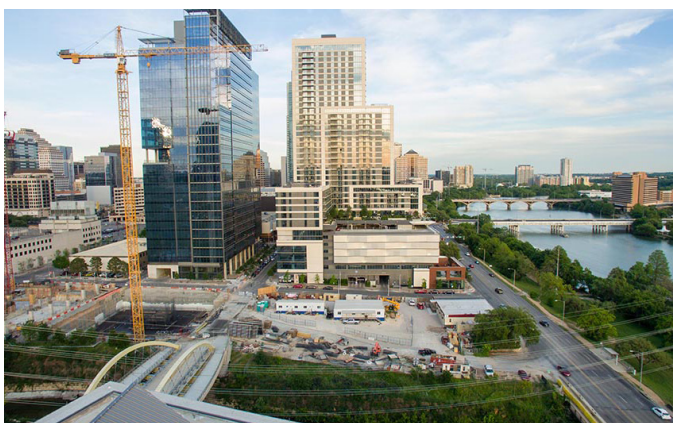
Construction Cost

\$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 ^{PE}
Director of Civil Engineering



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

Relevant Project Experience

Years of Experience:
14 years

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

Registration:
Licensed Professional Engineer Texas PE #111664

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

Current Workload
Availability:
70%

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Fayez Kazi PE, LEED AP
CEO



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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Presidium Riverside Apartments – Cadence McShane – Austin, TX

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

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

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

Colony Park – City of Austin – Austin, Texas

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

Years of Experience:
24 years

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

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

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

2.B. Resumes of Development Team

GENERAL CONTRACTOR

Capital A Housing will engage the general contractor once there is the design that is at a design stage that will permit a more accurate cost calculation. A cohesive and experienced team is critical to the overall project success and Capital A Housing will ensure the General Contractor fits the values of the team while fitting in the budget. The team assembled will have significant experience working together and on other affordable housing developments including supportive housing projects.

2.C. Resumes of Property Management Team

Prak Property Management Inc will oversee Eden Gardens, with a fully trained and certified team. They carry full insurance, ensuring protection for clients and residents. With strong HUD relationships and expertise in compliance, they focus on sustainable outcomes, balancing funding increases with cost control and effective marketing. Their 'nuts and bolts' approach will ensure transparent financials and practical planning for Eden Gardens. All their current sites maintain satisfactory or higher ratings on HUD, TDHCA, and local inspections, with passing REAC or physical inspection scores.



Prak Property Management, Inc.

P.O. Box 990
Seguin, TX 78156
(830) 372-2600

TTY/TDD use Texas Relay and dial 711



Professional Qualifications Statement

Our Purpose and Philosophy

Prak Property Management, Inc. is a full-service, third-party management firm presently managing approximately 900 multi-family units. Founded in 2009, Prak Property has over 60 staff managing locations around the state of Texas.

We respect that our residents' homes are placed in our care. We strive to always maintain that respect while also maintaining the communities and units we manage to be benchmarks of what is possible in affordable housing programs. We believe in a 'nuts and bolts' approach to management. If there is a problem, identify it, plan the solution and resolve it. We work to find solutions to any concerns our residents or clients present to us. Our reputation is based on our integrity and commitment to excellence for all involved.

Areas of Expertise

The primary business of Prak Property is the management of residential, rental and real estate for private owners, non-profit entities, financial institutions and government agencies. In this role, we provide full services that cover all aspects of property operations including but not limited to operational management, leasing, maintenance, accounting and financial management, program compliance and reporting. In addition to its overall expertise in apartment management, Prak Property possess a specific capability in the management and operation of affordable housing for the elderly or disabled.

Low Income Housing Tax Credit (LIHTC)

We presently manage several properties that have LIHTC funding including properties that were in their initial lease up phases.

HUD Financed and/or Subsidized Properties

We manage a significant number of projects financed by the U.S. Department of Housing & Urban Development under 223(f), 202 & 811 PRAC programs and 202/8 programs as well as project-based subsidy programs.

HOME Program

We have several locations operating under the HOME program.

Prak Property Management, Inc. does not discriminate against persons with disabilities in the admission or access to, or treatment or employment in, its federally assisted programs and activities. Brad Prak has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). Brad Prak, PO Box 990, Seguin, TX 78156, (830) 372-2600. TTY/TDD use Texas Relay and dial 711.

Non-Profit groups & Public Entities

We have a vast array of experience in working with non-profit entities and governmental agencies. Some of our current clients include:

Austin Housing Finance Corporation
Easter Seals of Central Texas
Integral Care of Austin
Merced Housing Texas
George Gervin Foundation
Advanced Housing Alternatives Corporation

Management Services Menu

Prak Property engages to provide a comprehensive list of services available and the ability to tailor to our client's specific needs. Major items of service include but are not limited to:

Leasing & Management

- ✓ Marketing and leasing units
- ✓ Implement and enforcing lease terms and property rules
- ✓ Daily operating procedures for property staff
- ✓ Determine rental rates in accordance with market trends or program requirements
- ✓ Maintain accurate tenant files and compliance reports

Facilities & Maintenance

- ✓ Maintain overall maintenance of the property
- ✓ Forecast and plan for future needs
- ✓ Engage outside services in the most effective and efficient manner
- ✓ Preventative maintenance program implementation and follow through
- ✓ Perform property inspections
- ✓ Provide emergency property repair services
- ✓ Maintain accurate records

Fiduciary

- ✓ Cooperate with audits
- ✓ Maintain banking accounts in accordance with client or program requirements
- ✓ Administer collection of revenues, payment of invoices, and reconciliation of accounts monthly
- ✓ Prepare budgets, provide reporting to clients and other entities on financials
- ✓ Review and provide recommendation on insurance needs
- ✓ Maintain financials according to GAAP, HUD or other requirements

Human Resources

- ✓ Provide all levels of staff with training resources, monitoring and mentoring to achieve superior performance in operating the property
- ✓ Maintain all HR records
- ✓ Ensure performance and take corrective or other action as necessary

Prak Property Management, Inc. does not discriminate against persons with disabilities in the admission or access to, or treatment or employment in, its federally assisted programs and activities. Brad Prak has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). Brad Prak, PO Box 990, Seguin, TX 78156, (830) 372-2600. TTY/TDD use Texas Relay and dial 711.

Client & Resident Relations

- ✓ Frequent communication with the client occurs—we always want to make sure our clients know what is going on at their properties
- ✓ Frequent communication with residents also occurs, to foster a sense of community and knowing about events, resources, and incidents
- ✓ Resolving resident or other party concerns or complaints
- ✓ Coordinating on events with the client or other entities

General Company Information

Prak Property Management, Inc.
PO Box 990, Seguin, TX 78156
(830) 372-2600

www.prakpropertymanagement.com

President, Brad Prak

Mr. Prak is a native of Michigan but has resided in Texas since 2001. He holds a degree in Public Administration from Southwestern Michigan College and a Texas Real Estate Broker's License. Mr. Prak previously worked for Southwest Housing Compliance Corporation, HUD's compliance contract administrator as well as Suzanne Smith Management Company of San Antonio. He founded Prak Property Management, Inc. in the fall of 2009.

Compliance Assurance, Pam Yeager

Mrs. Yeager is a South Texas native. She has worked in the affordable housing industry for over 25 years. Her expertise in tenant recertification compliance and HUD TRACS data processing is invaluable. Mrs. Yeager has served as a site manager, resident resolution specialist and regional supervisor. She has been with Prak Property Management, Inc. since its founding in 2010.

Compliance Assurance, Tammy Perez

Mrs. Perez is a South Texas native and has worked in the affordable housing industry for 17 years. Mrs. Perez started as a site manager and has acquired skills in regional supervision, resident relations and affordable housing program compliance. She has been with Prak Property Management, Inc. since its founding.

San Antonio Regional Supervisor, Clara Burchfield

Ms. Burchfield has been in the affordable housing industry for 43 years. She is expert in HUD project-based housing compliance, with an emphasis on senior and disabled housing programs. She is also expert in working with local housing authorities on their tenant-based
Prak Property Management, Inc. does not discriminate against persons with disabilities in the admission or access to, or treatment or employment in, its federally assisted programs and activities. Brad Prak has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). Brad Prak, PO Box 990, Seguin, TX 78156, (830) 372-2600. TTY/TDD use Texas Relay and dial 711.

housing choice voucher programs. Ms. Burchfield is bilingual (Spanish) and has fostered many productive relationships with local organizations, such as LULAC (League of United Latin American Citizens) and Merced Housing Texas.

Austin Facilities Regional Supervisor, Rene Gonzalez

Mr. Gonzalez is a native of the Rio Grande Valley and has been in the affordable housing industry for over 30 years. His background includes working for local and county housing authorities, several management companies where his expertise for turning around physically troubled assets is a highly valued skill. Mr. Gonzalez has established many relationships with vendors and local housing partners in the Austin region, enabling efficient and effective facilities operations for our Central Texas clients.

San Antonio Facilities Regional Supervisor, Larry Horn

Mr. Horn is a South Texas native and has worked in the affordable housing industry for 15 years. His background in facilities and site operations has enabled him to bring efficiency and productive facilities operations to our San Antonio Metro clients. His relationships with large and small vendors enables us to deliver excellent cost savings to our clients.

Eden Gardens

RHDA Funding Application

Attachments 3. Financial Information

3.A. Federal IRS Certification

Not applicable.

3.B. Certified Financial Audit

Not applicable.

3.C. Board Resolution

Not applicable.

3.D. Financial Statements

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

3.E. Funding Commitment Letters

Submitted under separate cover.

Eden Gardens

RHDA Funding Application

Attachments 4. Project Information

4.A. Market Study



Comprehensive Neighborhood Report

3129 E 12th St, Austin, TX 78702

December 19, 2023

Report Contents

About This Neighborhood	Map Overview
Real Estate	44 Statistics 7 Alerts
Economics & Demographics	136 Statistics 0 Alerts
Crime	67 Statistics 6 Alerts
Schools	65 Statistics 5 Alerts
Trends & Forecasts	328 Statistics 24 Alerts

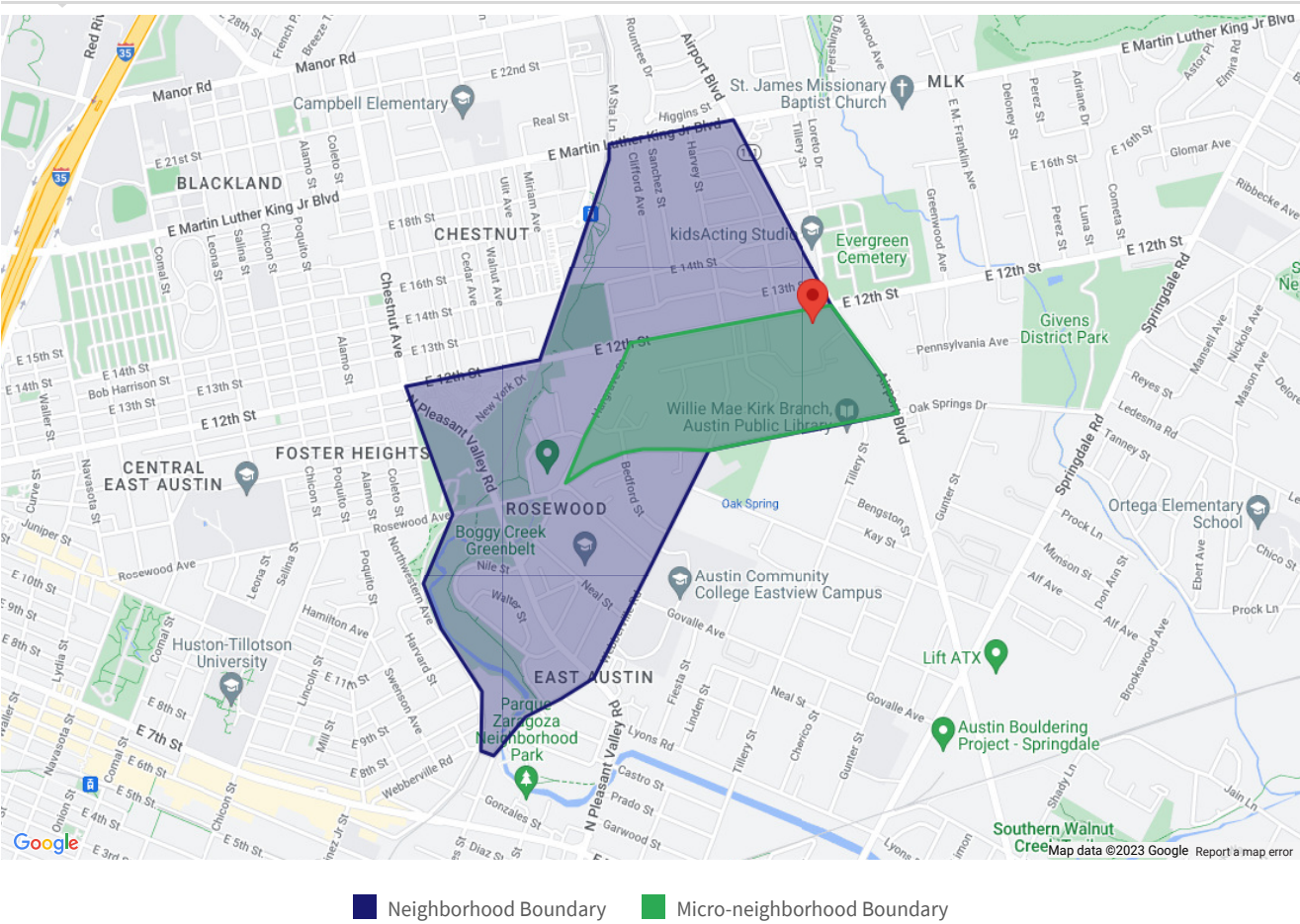
Neighborhood Map

NEIGHBORHOOD

scout

3129 E 12th St, Austin, TX 78702 | December 19, 2023

NEIGHBORHOOD MAP



REAL ESTATE PRICES & OVERVIEW

This neighborhood's median real estate price is \$598,484, which is more expensive than 91.8% of the neighborhoods in Texas and 80.4% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$923, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 98.9% of Texas neighborhoods.

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

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) single-family homes and small apartment buildings. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 8.5% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 47.0% of the neighborhoods in the nation, approximately near the middle range for vacancies.

NOTABLE & UNIQUE NEIGHBORHOOD CHARACTERISTICS

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

People

Of note, 61.6% of the children in this area live in poverty; an extraordinarily high percentage compared to other neighborhoods in the nation. In a nation where approximately one in four children grows up in poverty, this neighborhood stands out for the depth of the problem manifested here.

THE NEIGHBORS

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

The neighbors in the Rosewood neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 67.3% of U.S. neighborhoods. With 61.6% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 97.2% of U.S. neighborhoods.

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

In the Rosewood neighborhood, 54.8% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 21.6% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (15.5%), and 8.1% in clerical, assistant, and tech support occupations.

Languages

The most common language spoken in the Rosewood neighborhood is English, spoken by 85.7% of households. Some people also speak Spanish (13.7%).

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 Rosewood neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (32.6%). There are also a number of people of German ancestry (8.5%), and residents who report Irish roots (7.3%), and some of the residents are also of English ancestry (4.0%), along with some Italian ancestry residents (2.1%), among others.

GETTING TO WORK

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Rosewood neighborhood spend between 15 and 30 minutes commuting one-way to work (38.1% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (63.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (8.8%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



Neighborhood Real Estate Data

3129 E 12th St, Austin, TX 78702

44 Vital Statistics | 7 Condition Alerts

December 19, 2023

3129 E 12th St, Austin, TX 78702 | December 19, 2023

AVERAGE HOME VALUES

Median Home Value

\$598,484

⚠

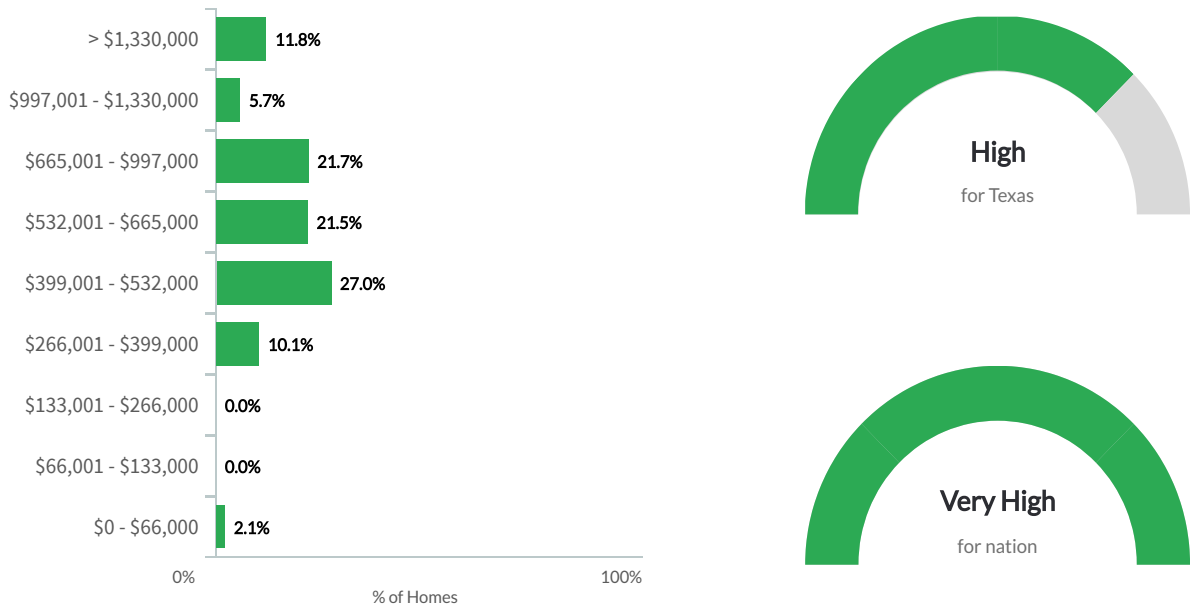
This neighborhood's median house value is currently among the **highest** of all neighborhoods in this state.

Median Real Estate Taxes

\$10,326

(1.7% effective rate)

Neighborhood Home Prices



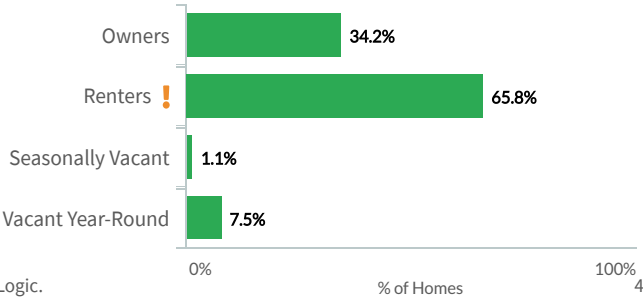
HOMEOWNERSHIP

Homeownership Rate

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

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

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



3129 E 12th St, Austin, TX 78702 | December 19, 2023

RENTAL MARKET

Average Market Rent

\$923 / per month

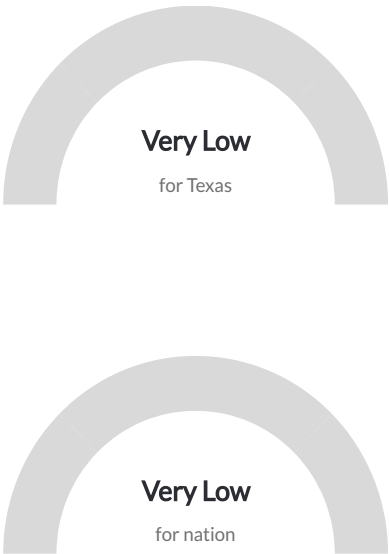
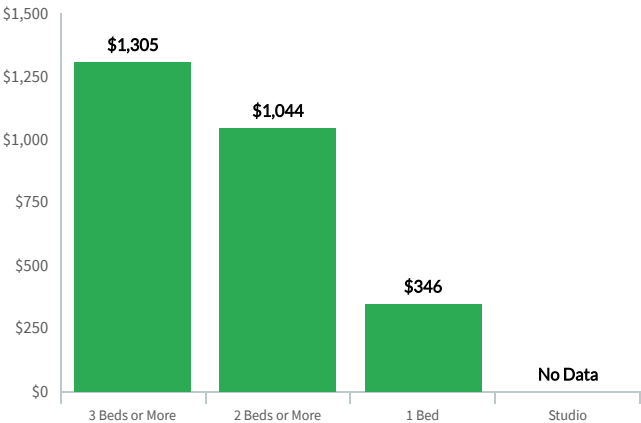
⚠ This neighborhood's avg monthly rental cost is among the **lowest** in this state, according to NeighborhoodScout's exclusive analysis.

Gross Rental Yield

2.74%

⚠ Another Scout Exclusive: This neighborhood's gross rental yield is among the **lowest** in the metropolitan area, meaning the average rent paid each year is very low relative to the cost of buying a similar-sized property. This indicates that an investment in rental property may not be advisable.

Median monthly rent by number of bedrooms



NEIGHBORHOOD SETTING

Coastal

Neighborhoods on the ocean or tidally influenced rivers.

Lakefront

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

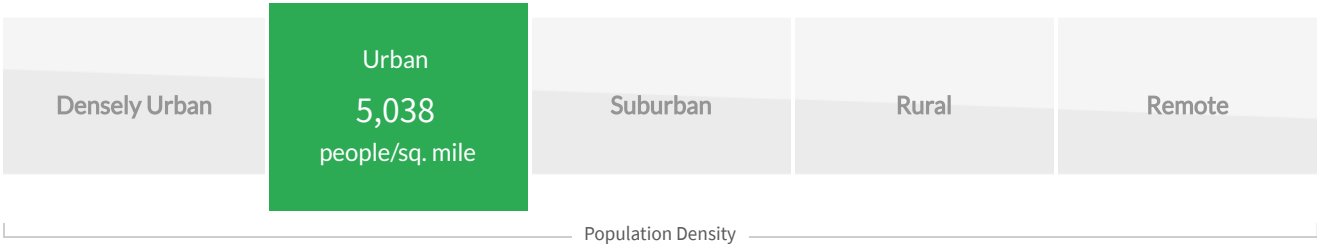
Farms

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

3129 E 12th St, Austin, TX 78702 | December 19, 2023

Neighborhood Look and Feel

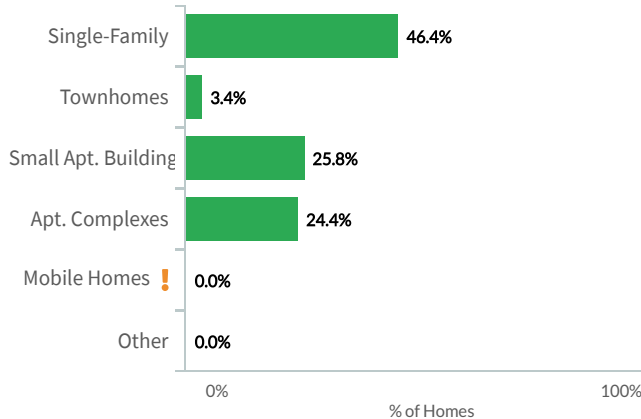
Urban: Generally between 5,000 and 10,000 people per square mile, these are full built up places although not among the most dense in the country.



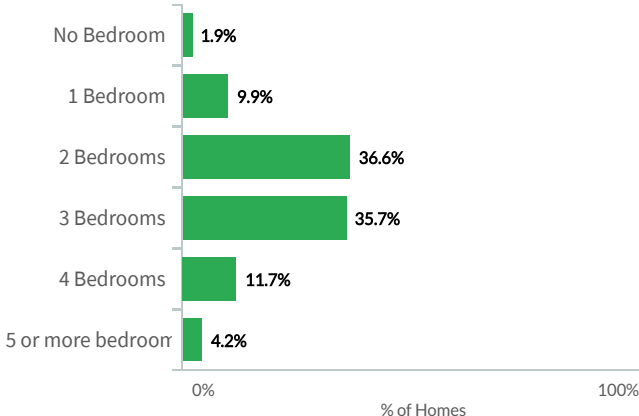
HOUSING MARKET DETAILS

Types of Homes

⚠ This neighborhood has among the **lowest** percentage of mobile homes and trailers of all neighborhoods in America according to NeighborhoodScout analysis.

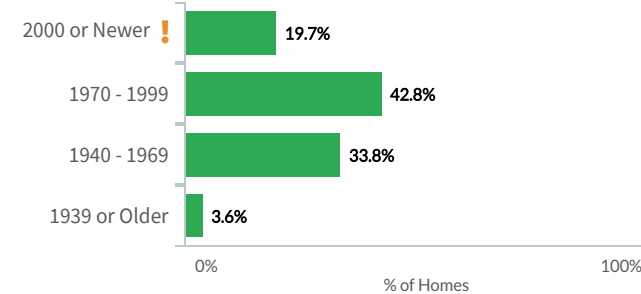


Home Size

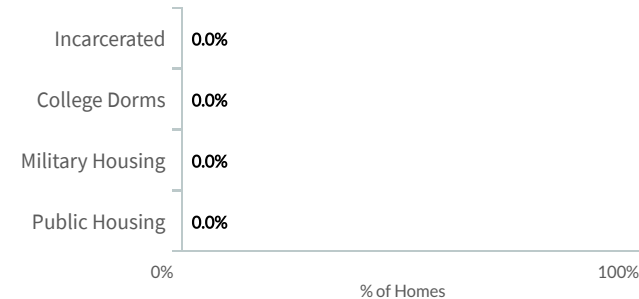


Age of Homes

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



Special Purpose Housing





Neighborhood Economics & Demographics Data

3129 E 12th St, Austin, TX 78702

136 Vital Statistics | 0 Condition Alerts

December 19, 2023

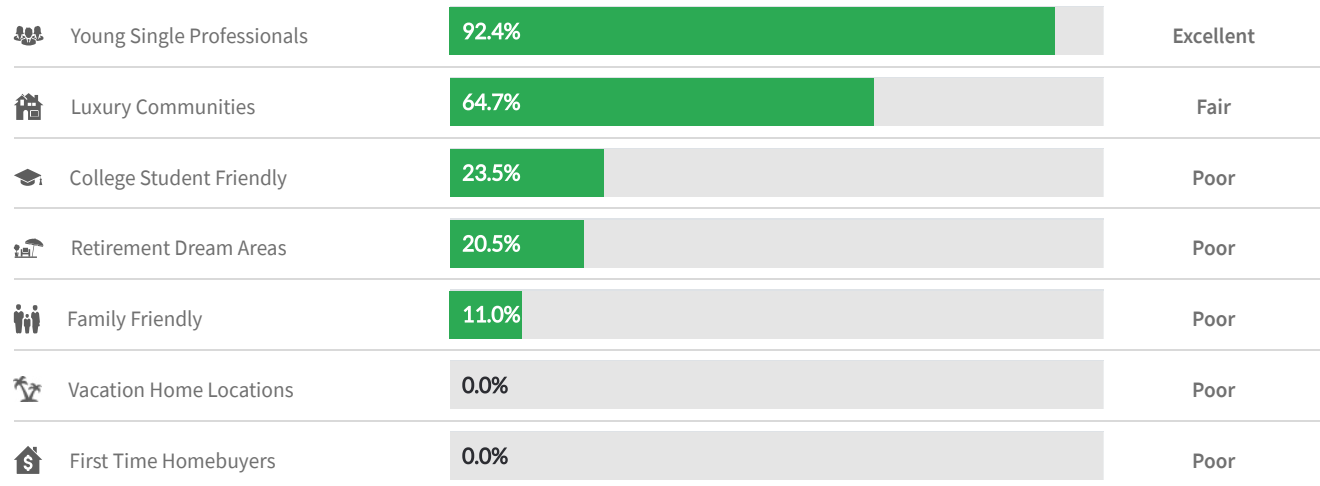
Neighborhood Economics & Demographics Data



3129 E 12th St, Austin, TX 78702 | December 19, 2023

LIFESTYLE

Percentage of neighborhoods in America that this neighborhood surpasses.

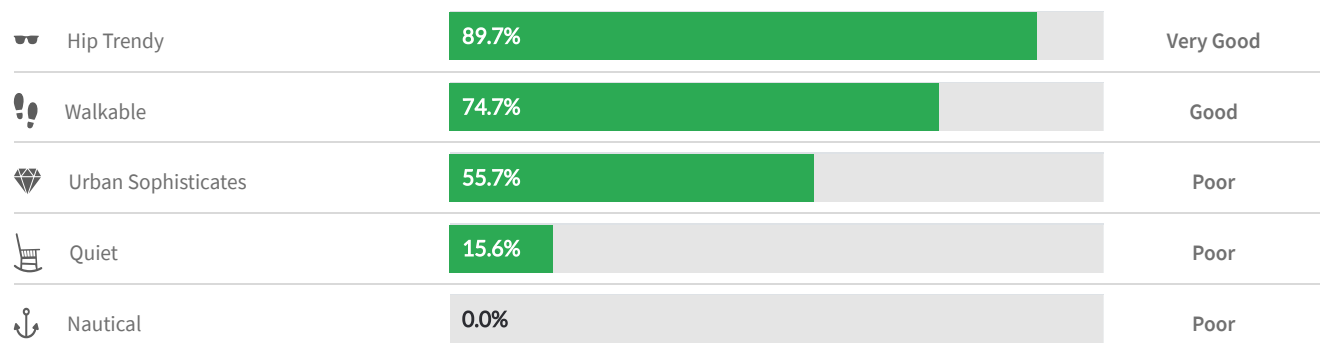


There isn't one neighborhood that is best for everyone. The best neighborhood for you may not be the best one for someone else. Similarly, what you want as a first-time home buyer may be different than what you want when you have school-aged children, or when you are nearing retirement.

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

SPECIAL CHARACTER

Percentage of neighborhoods in America that this neighborhood surpasses.

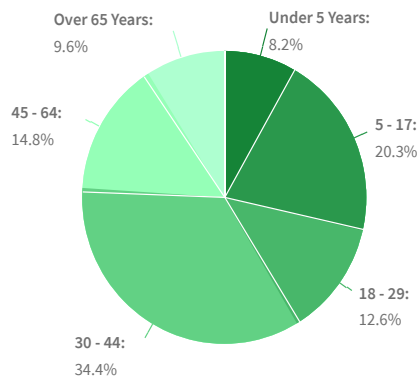


People have personalities, and so do neighborhoods. A neighborhood's character describes its personality and the feeling one gets when experiencing the neighborhood as a true resident. Quiet and sophisticated? Hip and walkable? The length of the bars indicate the percentage of neighborhoods in America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

3129 E 12th St, Austin, TX 78702 | December 19, 2023

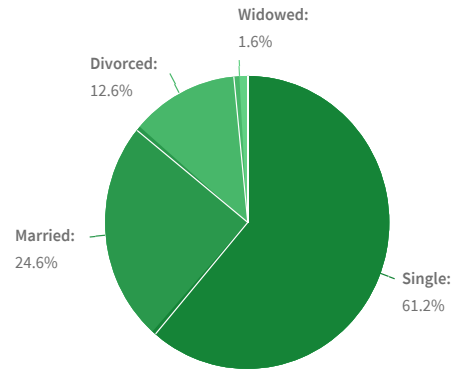
AGE

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

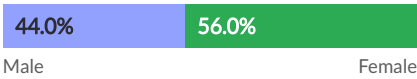


MARITAL STATUS

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

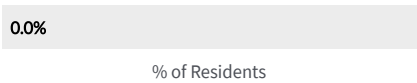


GENDER



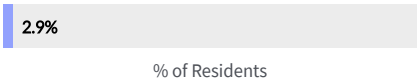
MILITARY

Currently active in the military living on or off base.



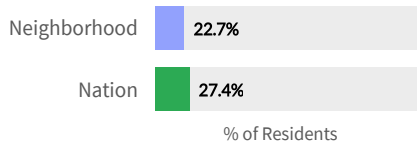
COLLEGE

Enrolled undergraduate or graduate students living on or off campus.

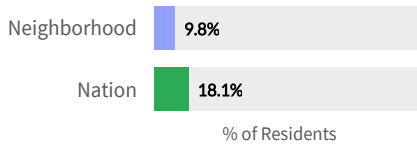


HOUSEHOLD TYPES

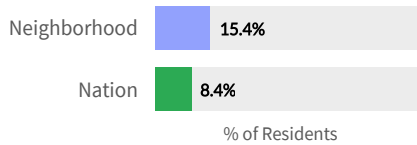
One person households



Married Couple with Child



Single Parent with Child



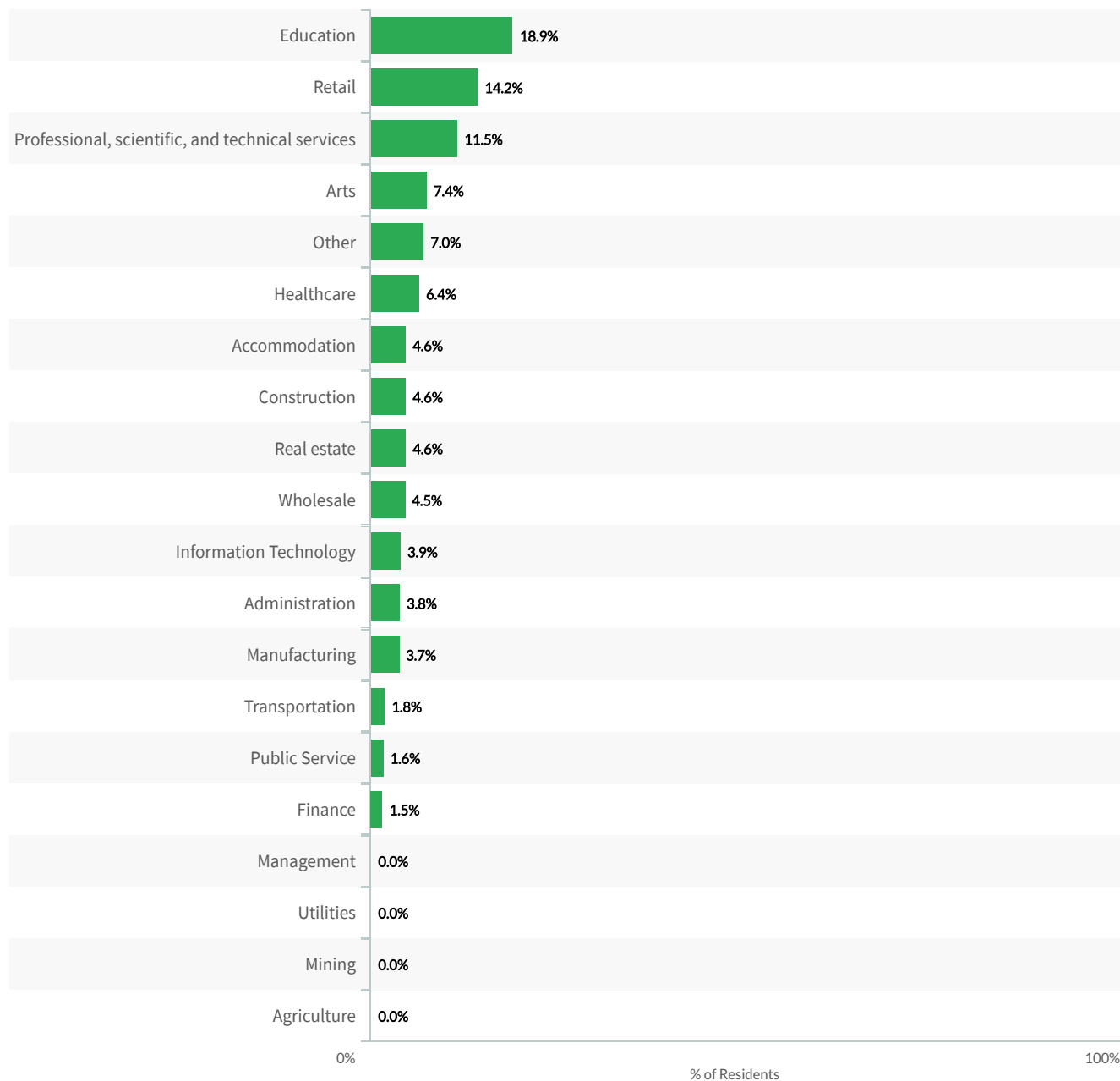
Neighborhood Economics & Demographics Data



3129 E 12th St, Austin, TX 78702 | December 19, 2023

EMPLOYMENT INDUSTRIES

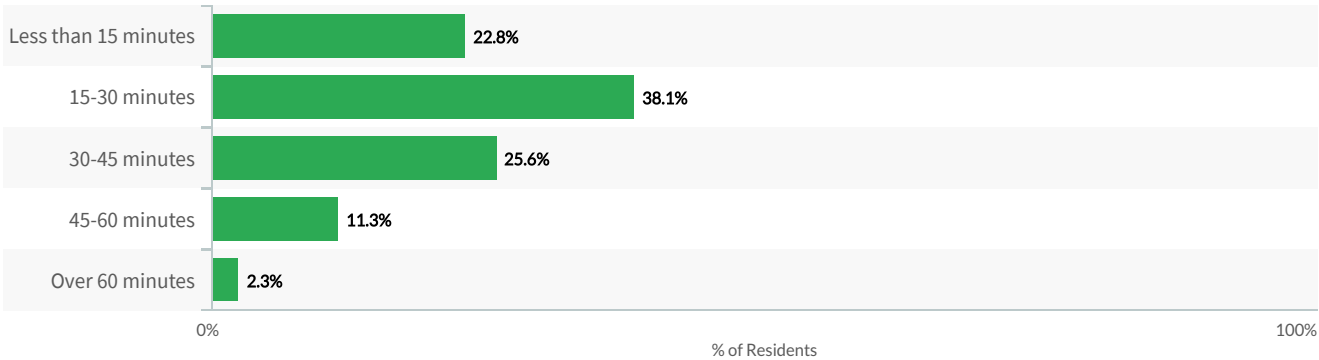
Types of employers for whom residents work. Neighborhoods where residents cluster into particular industries are often found near particular employers or institutions.



COMMUTE TO WORK

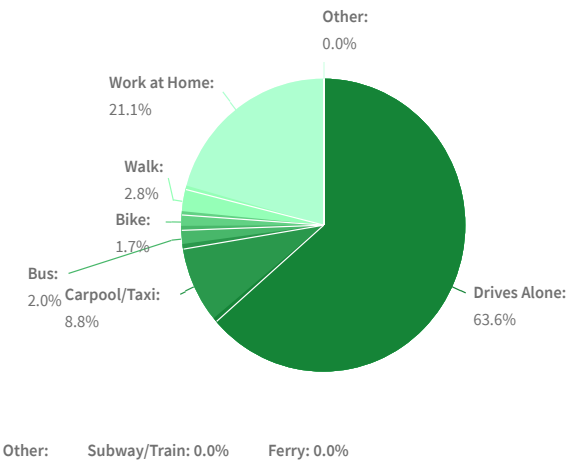
Average One-way Commute Time

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



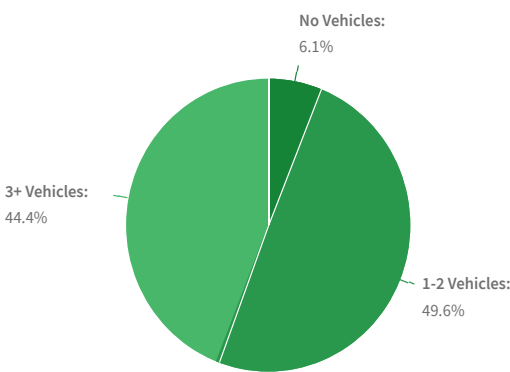
Means of Transport

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



Vehicles per household

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



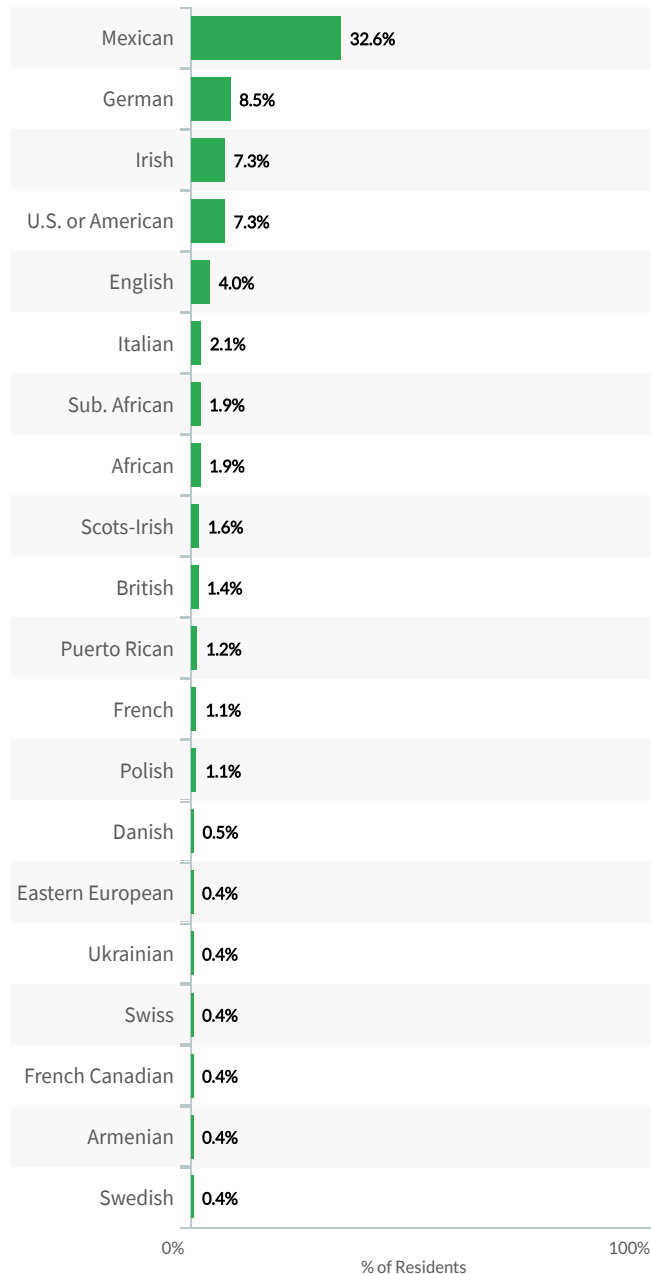
Neighborhood Economics & Demographics Data



3129 E 12th St, Austin, TX 78702 | December 19, 2023

ANCESTRY

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



LANGUAGES SPOKEN

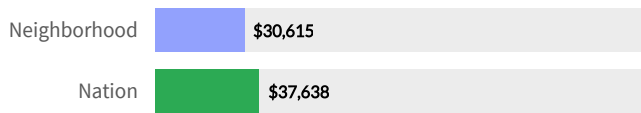
Top 20 most common languages neighborhood residents preferentially speak when they are at home with their families.



AVERAGE INCOME

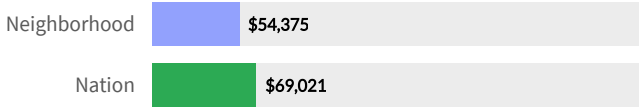
Per Capita Income

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



Median Household Income

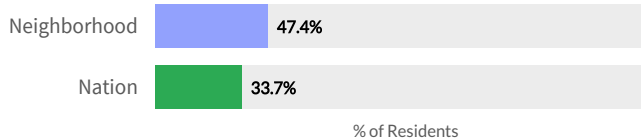
Best measure of the budget of the typical family or other non-family household.



EDUCATION

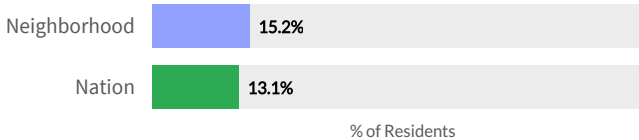
Adults with College Degree

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



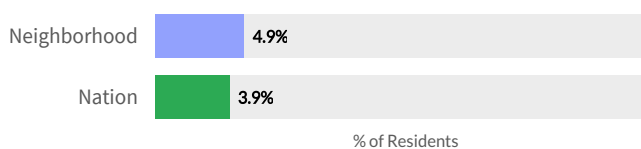
Adults with Advanced Degree

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



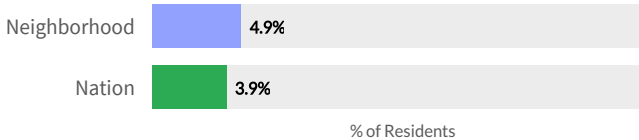
UNEMPLOYMENT RATE

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

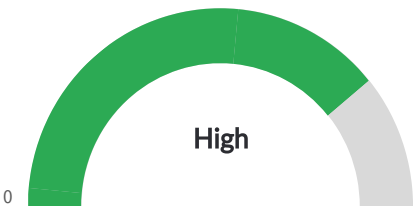


CHILDREN LIVING IN POVERTY

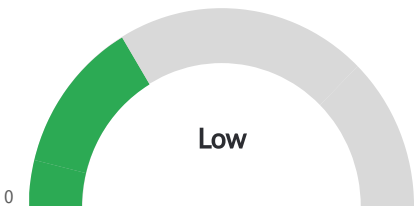
⚠ This neighborhood has one of the **highest** percentages of children living below the federal poverty line of any neighborhood in this state.



More educated than 78.07% of U.S. neighborhoods.



Higher income than 32.70% of U.S. neighborhoods.





Neighborhood Crime Data

3129 E 12th St, Austin, TX 78702

67 Vital Statistics | 6 Condition Alerts

December 19, 2023

3129 E 12th St, Austin, TX 78702 | December 19, 2023

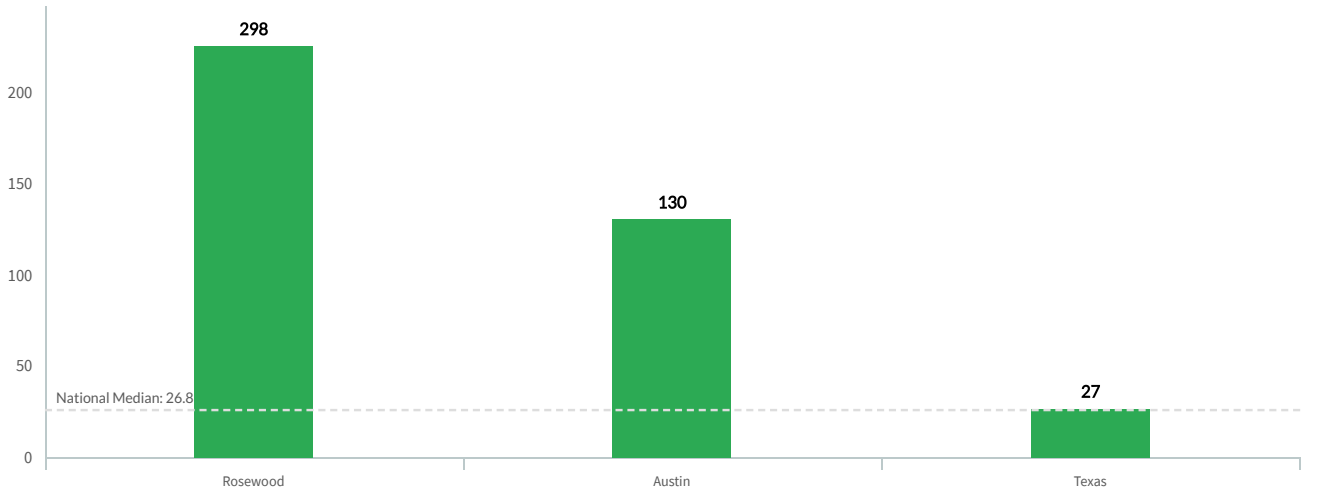
NEIGHBORHOOD CRIME INDEX

Total Crime Index	Violent Crime Index	Property Crime Index
<div>7</div> <div>(100 is safest)</div> <div>Safer than 7% of U.S. neighborhoods.</div> <div><div></div><div>This neighborhood has one of the highest overall rates of crime incidents per 1,000 resident population in America, according to exclusive NeighborhoodScout analysis. Overall crimes include both property crimes and violent crimes. To see the details of violent vs. property crime rates for this neighborhood, please refer to the respective sections below.</div></div>	<div>4</div> <div>(100 is safest)</div> <div>Safer than 4% of U.S. neighborhoods.</div> <div><div></div><div>This neighborhood has one of the highest violent crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-negligent manslaughter, forceable rape, armed robbery and aggravated assault.</div></div>	<div>9</div> <div>(100 is safest)</div> <div>Safer than 9% of U.S. neighborhoods.</div> <div><div></div><div>This neighborhood has one of the highest property crime rates per 1,000 residents of any neighborhood in America, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</div></div>

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

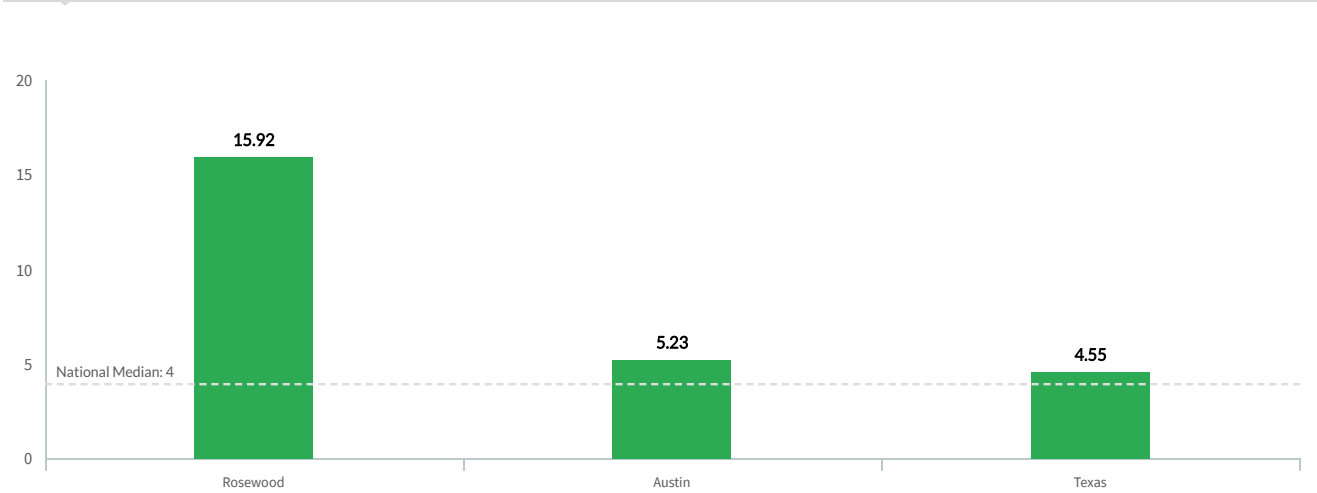
Crime risk data are updated annually. Raw crime incidents are sourced from all 18,000+ local law enforcement agencies – municipal, county, transit, park, port, university, tribal and more, assigned to localities, then built into NeighborhoodScout’s proprietary predictive models to provide a comprehensive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

CRIMES (per square mile)



3129 E 12th St, Austin, TX 78702 | December 19, 2023

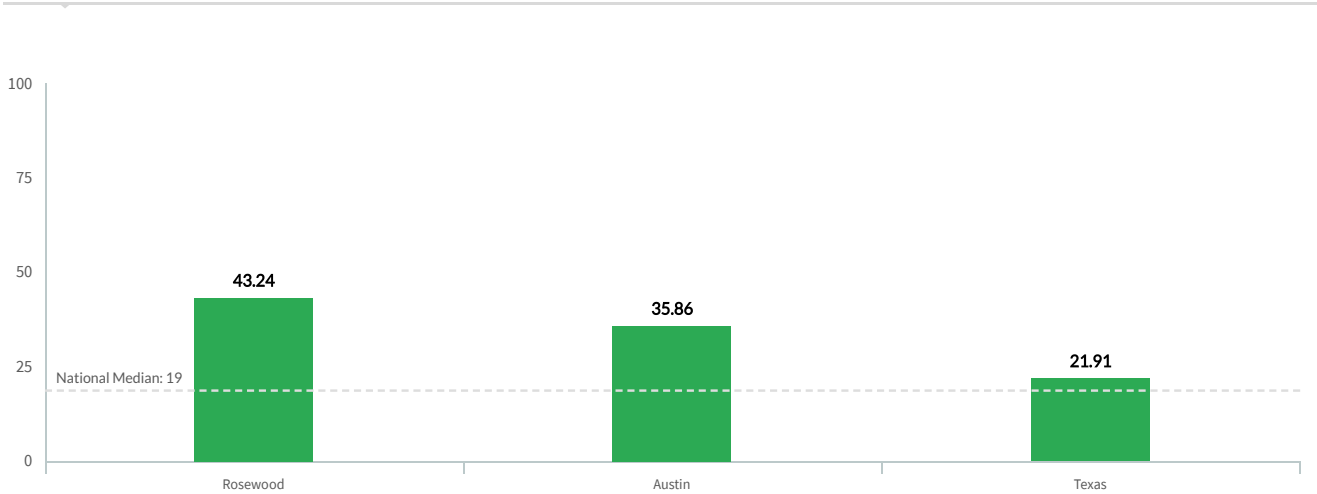
VIOLENT CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Violent Crime

<div>1 in 63</div> <div>in this Neighborhood</div>	<div>⚠️</div> <div>In this neighborhood residents have one of the highest chances of becoming a victim of violent crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Violent crimes include murder, non-negligent manslaughter, forcible rape, armed robbery and aggravated assault.</div>	<div>1 IN 191</div> <div>in Austin</div>	<div>1 IN 220</div> <div>in Texas</div>
--	---	--	---

PROPERTY CRIME COMPARISON (per 1,000 residents)



Chances of Becoming a Victim of a Property Crime

<div>1 in 23</div> <div>in this Neighborhood</div>	<div>⚠️</div> <div>In this neighborhood residents have one of the highest chances of becoming a victim of property crime of any neighborhood in this state, according to exclusive NeighborhoodScout data and analysis. Property crimes include burglary (i.e., breaking and entering, including home break-ins), theft (over \$50), and motor vehicle theft.</div>	<div>1 IN 28</div> <div>in Austin</div>	<div>1 IN 46</div> <div>in Texas</div>
--	--	---	--



Neighborhood Public School Data

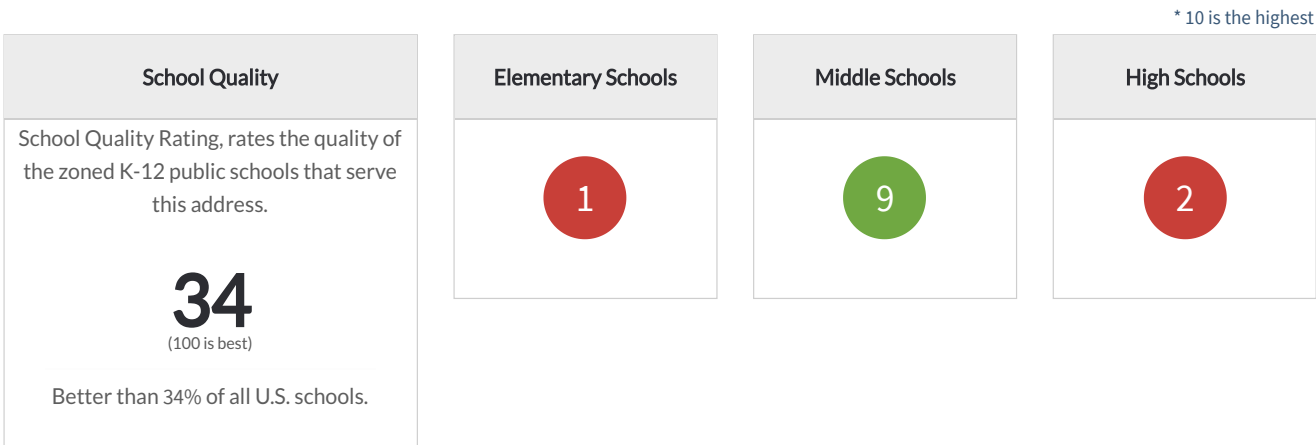
3129 E 12th St, Austin, TX 78702

65 Vital Statistics | 5 Condition Alerts

December 19, 2023

3129 E 12th St, Austin, TX 78702 | December 19, 2023

ZONED SCHOOL RATING INFORMATION



SCHOOLS THAT SERVE THIS ADDRESS

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

* 10 is the highest

School Details	Grades	Compared to TX	Compared to Nation
Eastside Memorial Echs School 1012 Arthur Stiles Austin, TX 78721	09-12	3	2
Kealing M S School 1607 Pennsylvania Ave Austin, TX 78702	06-08	9	9
Oak Springs Elementary School 3601 Webberville Rd Austin, TX 78702	PK-05	1	1

3129 E 12th St, Austin, TX 78702 | December 19, 2023

THIS ADDRESS IS SERVED BY 1 DISTRICT:

Austin Isd		
74,602	125	14
students enrolled in this district	schools in district	students per classroom

District Quality Compared to TX

6

(10 is best)

Better than 58.9% of all TX school districts.

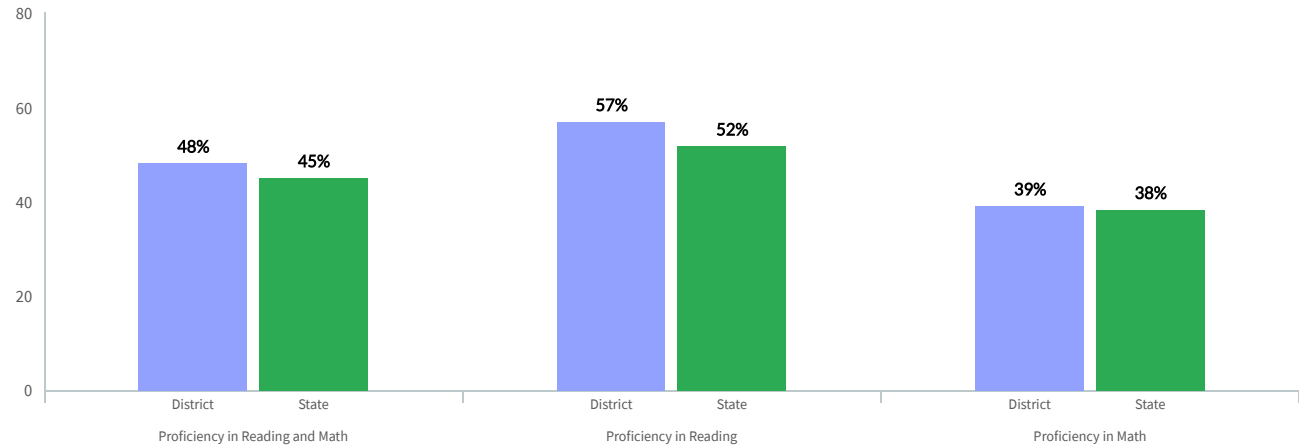
District Quality Compared to U.S.

6

(10 is best)

Better than 56.8% of all US school districts.

PUBLIC SCHOOL TEST SCORES



SCHOOL DISTRICT ENROLLMENT BY GROUP

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	31.8%	27.3%
Black	6.6%	13.2%
Hispanic	56.6%	53.9%
Asian Or Pacific Islander	4.8%	5.0%
American Indian Or Native Of Alaska	0.3%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
Economically disadvantaged	50.9%	60.6%
Free lunch eligible	49.7%	57.0%
Reduced lunch eligible	1.2%	3.6%

Neighborhood Public School Data



3129 E 12th St, Austin, TX 78702 | December 19, 2023

EDUCATIONAL EXPENDITURES

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$6,069	\$491,048,859	25.2%
Support Expenditures			
Student	\$610	\$49,355,710	2.5%
Staff	\$625	\$50,569,375	2.6%
General Administration Among the lowest per student in this state.	\$90	\$7,281,990	0.4%
School Administration	\$704	\$56,961,344	2.9%
Operation	\$1,182	\$95,636,802	4.9%
Transportation Among the highest per student in this state.	\$405	\$32,768,955	1.7%
Other	\$607	\$49,112,977	2.5%
Total Support	\$4,223	\$341,687,153	17.5%
Non-instructional Expenditures Among the highest per student in this state.	\$13,824	\$1,118,513,664	57.3%
Total Expenditures Among the highest per student in this state.	\$24,116	\$1,951,249,676	100.0%



Neighborhood Trends and Forecasts

3129 E 12th St, Austin, TX 78702

328 Vital Statistics | 24 Condition Alerts

December 19, 2023

Neighborhood Trends and Forecasts Data

NEIGHBORHOOD
scout

3129 E 12th St, Austin, TX 78702 | December 19, 2023

RISING STAR INDEX

Appreciation Potential (3 years)

VERY LOW



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

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

BLUE CHIP INDEX

Past Appreciation and Existing Fundamentals

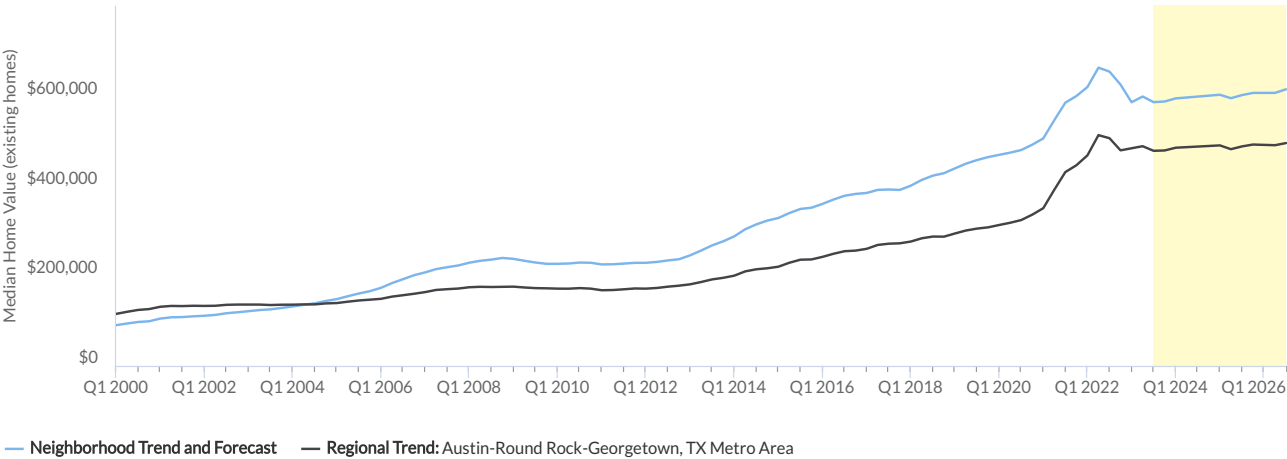
BLUE CHIP



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

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

SCOUT VISION® NEIGHBORHOOD HOME VALUE TREND & FORECAST



Neighborhood Trends and Forecasts Data



3129 E 12th St, Austin, TX 78702 | December 19, 2023

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

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

Time Period	Total Appreciation	Average Annual Rate	Compared To Metro	Compared To America
3 Year Forecast: 2023 Q3 - 2026 Q3	2.69% ↑	0.89% ↑	8	1
Latest Quarter: 2023 Q1 - 2023 Q2	2.18% ↑	8.99% ↑	5	4
Last 12 Months: 2022 Q2 - 2023 Q2 ⚠ Among the lowest appreciation rate in the U.S.	-9.67% ↓	-9.67% ↓	6	1
Last 2 Years: 2021 Q2 - 2023 Q2 ⚠ Among the lowest appreciation rate in the U.S.	9.62% ↑	4.70% ↑	1	1
Last 5 Years: 2018 Q2 - 2023 Q2	44.81% ↑	7.69% ↑	2	5
Last 10 Years: 2013 Q2 - 2023 Q2 ⚠ Among the highest appreciation rate in the U.S.	133.54% ↑	8.85% ↑	5	9
Since 2000: 2000 Q1 - 2023 Q2 ⚠ Among the highest appreciation rate in the U.S.	503.89% ↑	8.23% ↑	10	10

* 10 is highest

3129 E 12th St, Austin, TX 78702 | December 19, 2023

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- + Income Trend
- + Access to High Paying Jobs
- + Educated Population Trend
- + Neighborhood Look & Feel

Cons

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

- Regional Housing Market Outlook
- Crime
- Real Estate Values Nearby

SCOUT VISION® PROXIMITY INDEX

Price Advantage Score

DISADVANTAGE

1

2

3

4

5

At least **7.5% more expensive** per sq ft than other neighborhoods nearby.

1=Strong Disadvantage

2=Disadvantage

3=Similar Price

4=Advantage

5=Strong Advantage

\$395

neighborhood price per sq ft

\$338

average nearby home price per sqft

Access to High-Paying Jobs

EXCELLENT

1

2

3

4

5

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

1=Limited

2=Below Average

3=Average

4=Very Good

5=Excellent

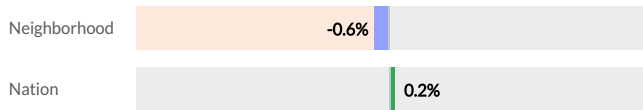
JOBS WITHIN AN HOUR	HIGH-PAYING JOBS*
5 minutes	2880
10 minutes	65160
15 minutes	232999
20 minutes	366096
30 minutes	528806
45 minutes	608992
60 minutes	635381

*Annual salary of \$75,000 or more

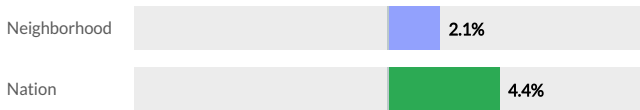
3129 E 12th St, Austin, TX 78702 | December 19, 2023

SCOUT VISION® REAL ESTATE TRENDS (LAST 5 YEARS)

Avg. Annual Homeownership Trend

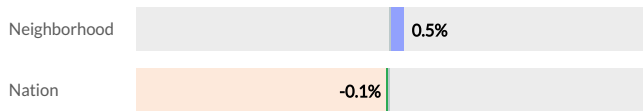


Avg. Annual Rent Price Trend

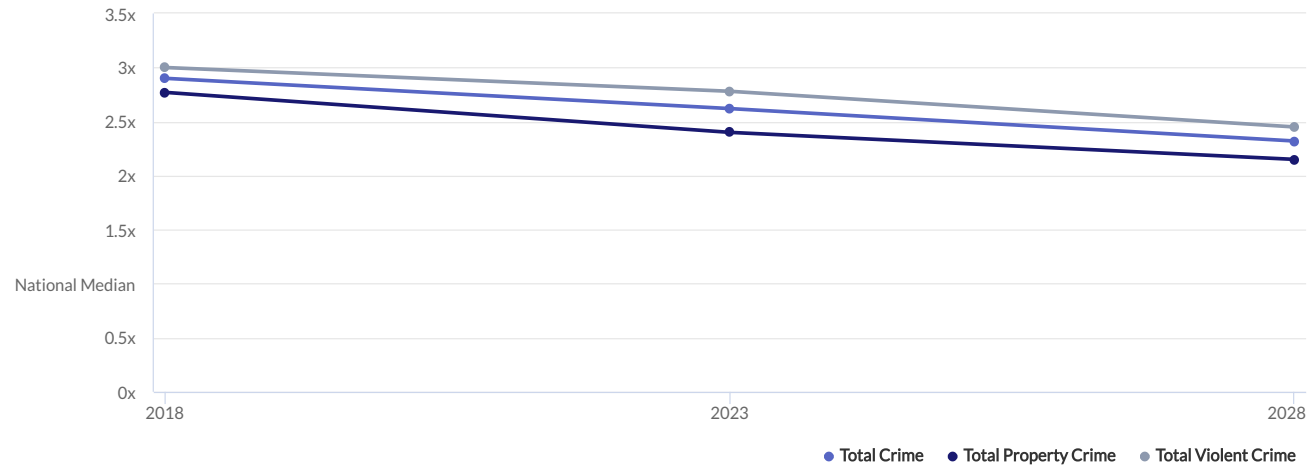


Avg. Annual Vacancy Trends

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



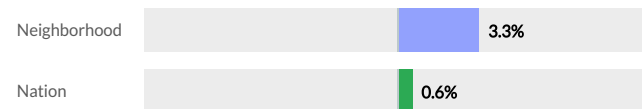
SCOUT VISION® CRIME TRENDS AND FORECAST



SCOUT VISION® EDUCATION TRENDS (LAST 5 YEARS)

Avg. Annual Change in College Graduates

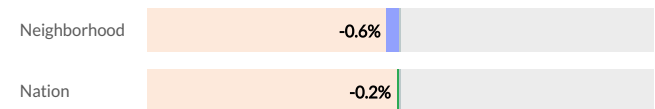
College graduates are defined as adults 25 and older with at least a 4-year college degree.



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

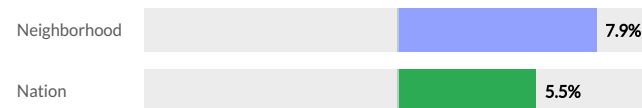
Avg. Annual Change in K-12 School Performance

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



SCOUT VISION® ECONOMIC TRENDS (LAST 5 YEARS)

Avg. Annual Change in per Capita Income



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

Avg. Annual Change in Household Income



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

Avg. Annual Change in Unemployment Rate



3129 E 12th St, Austin, TX 78702 | December 19, 2023

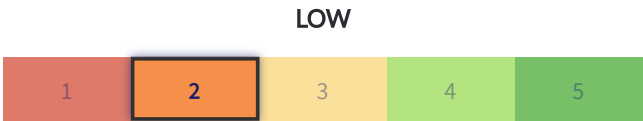
SCOUT VISION® POPULATION TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile <div>⚠️ Population growth within one half mile of this location has been among the lowest in the nation over the last 5 years.</div>	5,128	4,343	-15.31% ↓
1 Mile	16,552	15,728	-4.98% ↓
3 Miles	147,384	150,497	2.11% ↑
5 Miles	328,351	327,828	-0.16% ↓
10 Miles	792,579	801,670	1.15% ↑
15 Miles <div>⚠️ Population growth within 15 miles of this location has been among the highest in the nation over the last 5 years.</div>	1,221,480	1,292,347	5.80% ↑
25 Miles <div>⚠️ Population growth within 25 miles of this location has been among the highest in the nation over the last 5 years.</div>	1,849,483	2,082,777	12.61% ↑
50 Miles <div>⚠️ Population growth within 50 miles of this location has been among the highest in the nation over the last 5 years.</div>	2,388,376	2,724,577	14.08% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Regional Appreciation Potential (3yr)



Forecast to **appreciate** between 0.0% and 10.0% over the next 3 years

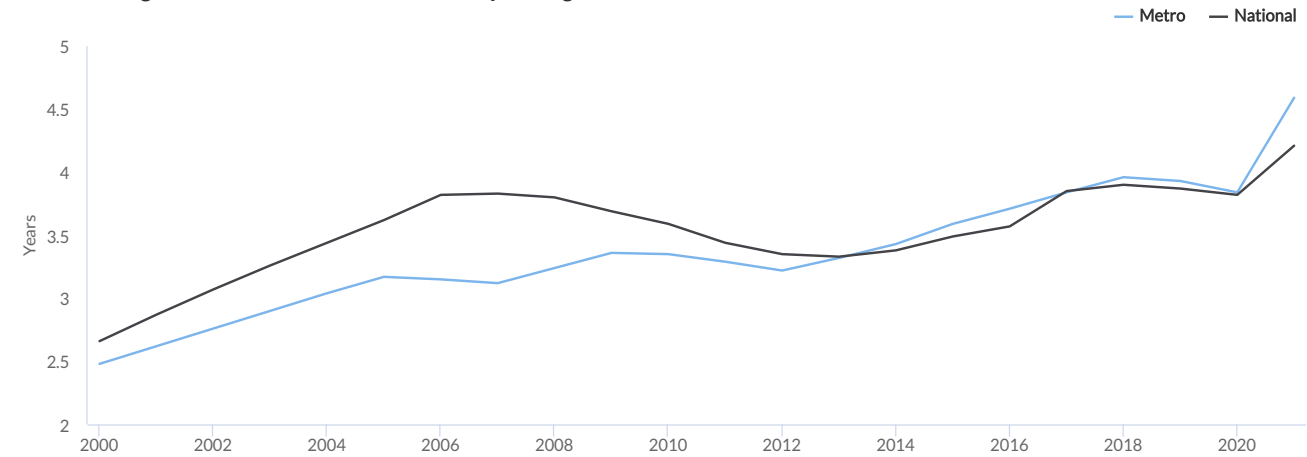
1=Very Low 2=Low 3=Moderate 4=High 5=Very High

3129 E 12th St, Austin, TX 78702 | December 19, 2023

HOUSING AFFORDABILITY TRENDS

Austin-Round Rock-Georgetown, TX Metro Area

Years of average household income needed to buy average home



2.48 Region's Historical Low	4.59 Region's Historical High	4.59 Current <div><div></div><div>The number of years of income needed to buy a home in this region is at or very close to its historical maximum. Housing may be becoming less affordable to the average household.</div></div>
---------------------------------	----------------------------------	--

REGIONAL 1 AND 2 YEAR GROWTH TRENDS

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

Regional Trend	Last 2 years	Compared to Nation	Last 1 year	Compared to Nation
Population Growth	7.32% ↑ ⚠️ Among the highest in the nation over the last 2 years.	10	4.89% ↑ ⚠️ Population growth in this region has been among the highest in the nation over the last year.	10
Job Growth	11.38% ↑ ⚠️ Job growth in this region has been among the highest in the nation over the last 2 years.	10	2.68% ↑ ⚠️ Job growth in this region has been among the highest in the nation over the last year.	9
Income Trend	32.67% ↑ ⚠️ Wage and income growth in this region has been among the highest in the nation over the last 2 years.	10	13.91% ↑ ⚠️ Wage and income growth in this region has been among the highest in the nation over the last year.	10
Unemployment Trend	-1.28% ↓ ⚠️ The increase in unemployment in this region has been among the highest in the nation over the last year.	3	0.27% ↑ ⚠️ The increase in unemployment in this region has been among the highest in the nation over the last year.	1
Stock Performance of Region's Industries	-7.68% ↓ ⚠️ The stock market performance of this region's industries has been among the best in the nation over the last year.	8	12.72% ↑ ⚠️ The stock market performance of this region's industries has been among the best in the nation over the last year.	10
Housing Added	10.35% ↑ ⚠️ The rate of new housing construction in this region has been among the highest in the nation over the last 2 years.	10	5.26% ↑ ⚠️ The rate of new housing construction in this region has been among the highest in the nation over the last year.	10
Vacancy Trend	-2.45% ↓ ⚠️ The decrease in vacancy rates in this region has been among the greatest in the nation over the last 2 years.	9	UNREPORTED	UNREPORTED

* 10 is highest

** Outside the nation's largest metropolitan regions, vacancy trends are available for the last 2 years only.

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 liability for damages of any kind arising from the use of the information.

Copyright © 2013 CoreLogic. All trademarks displayed in this report are property of their respective owners. This report is intended solely for informational purposes and fitness for a particular purpose. Location Inc. further disclaims any liability for damages of any kind arising from the use of the information.

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](#).

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.

	Rev. Daryl Horton	11/01/2024
Signed	printed name	date

GOOD NEIGHBOR POLICY

Contact

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

Communications Plan for Neighborhood Engagement

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

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at 3129 E 12th St:

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

Rosewood Neighborhood Plan Contact Team
East Austin Conservancy
Del Valle Community Coalition
Residents of E 12th St

Neighborhood Plan: The development is located within the Rosewood neighborhood planning area, and is guided by the corresponding neighborhood plan adopted November 29, 2001. ([Link to Plan](#))

- 1) **Neighborhood Contact:** Capital A Housing will reach out to both the Neighborhood Plan Contact Team (NPCT) as well as the other priority neighborhood organizations listed above to share info on plans for the development of 3129 E 12th St. The city will be updated once those meetings have occurred.
- 2) **Neighborhood Notification:** The organizations above including the NPCT will be notified as part of the TDHCA notification process to take place in the period of June to July, 2025. TDHCA has a public comment process that incorporates neighborhood feedback. At this time, we do not anticipate a zoning change being necessary. The team will also reach out to the neighborhood and publicly engage, as a neighbor, on the plans for development of the site.
- 3) **Neighborhood Engagement:** At any upcoming neighborhood meetings, Capital A Housing will present information about their firm and plans for design of the building, and talk about who will live at the property and what services will be offered.
 - After initial phone contact, meetings will be scheduled with any organization that should request such.

- Capital A will invite neighborhood members to volunteer events to get more involved with the project.
- 4) Implementation/Ongoing Relations: Capital A will implement the following processes to encourage ongoing relations with neighborhood members:
- Neighborhood members will be invited to the Ground Breaking and Ribbon Cutting events that will be held for the property. Neighborhoods will be given recognition for their support.
 - The property will invite neighborhood members to participate in services programs being offered at our community.
 - The property will invite and educate neighborhood members on the many ways to volunteer with the property.
 - Capital A will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the on-site property management or the single point of contact.

4.C. SMART Housing Letter



City of Austin

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

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

October 04, 2024

S.M.A.R.T. Housing Certification
Eden Gardens on 12th LP
3129 E. 12th St. (ID 999-6108)

TO WHOM IT MAY CONCERN:

Eden Gardens on 12th LP (development contact: Conor Kenny, Ph: (512) 761-6161, email: conor@capitalahousing.com) is planning to develop Eden Gardens, an 80-unit multifamily rental development at 3129 East 12th Street, Austin, Texas 78702.

S.M.A.R.T. Housing – Rental – 3129 E. 12th St.	
Total units: 80 units	
<u>Minimum Required:</u> 40% (32 units) at or below 80% MFI Requirements for 100% fee waiver	<u>Proposed unit mix:</u> 10% (8 units) at or below 30% MFI 47.5% (38 units) at or below 50% MFI 42.5% (34 units) at or below 60% MFI
Affordability Period (S.M.A.R.T. units): 5 Years	
Fee waiver level: 100%	
AWU Capital Recovery Fees: 80/80 units eligible	

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

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

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

The Housing Department certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. The expected fee waivers may include the following fees:

AWU Capital Recovery Fees
Building Permit

Concrete Permit
Electrical Permit

Mechanical Permit
Plumbing Permit

Site Plan Review
Construction Inspection
Demolition Permit Fee

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).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

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

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

Please contact me by phone 512.978.1594 or by email at deadra.johnson@austintexas.gov if you need additional information.

Sincerely,

DeAdra Johnson

DeAdra Johnson, Project Coordinator
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4.D. MOU with ECHO

An MOU with the Homeless Strategy Office (HSO) of the City of Austin will be signed at a later date.

4.E. Resident Services

Eden Gardens will be affordable housing, but will also explore new models of holistic, community-based healthcare delivery, made possible by Mt. Zion's existing partnerships under the African American Mental Health and Wellness (AMEN) Program and the Vast Initiatives Launched in Love 4 all Ages ("VILLAge") program, under which Mt. Zion partners with healthcare providers, higher education, and local government to address healthcare inequities in the East Austin community.

Mt. Zion also works with the University of Texas at Austin School of Nursing and Austin Public Health to provide services such as nutrition classes, vaccinations, blood pressure checks, exercise classes, and mental and physical health referrals at its main campus, which has been designated as an off-site clinical facility. Under this collaboration, Mt. Zion will also designate space within Eden Gardens as a similar facility, and use those existing partnerships (and funding) to provide these services directly to the low-income residents of the development.

Mt. Zion has been present in the community for 150 years. Parishioners and residents will be able to frequently hold social programming and connections with the greater neighborhood, ensuring that the seniors at Eden Gardens are surrounded by activity and not suffering from isolation, which is key to maintaining physical and mental health for seniors.

We also anticipate helping residents navigate public benefits programs such as Social Security, Medicare, Veterans Administration benefits, etc.

Eden Gardens

RHDA Funding Application

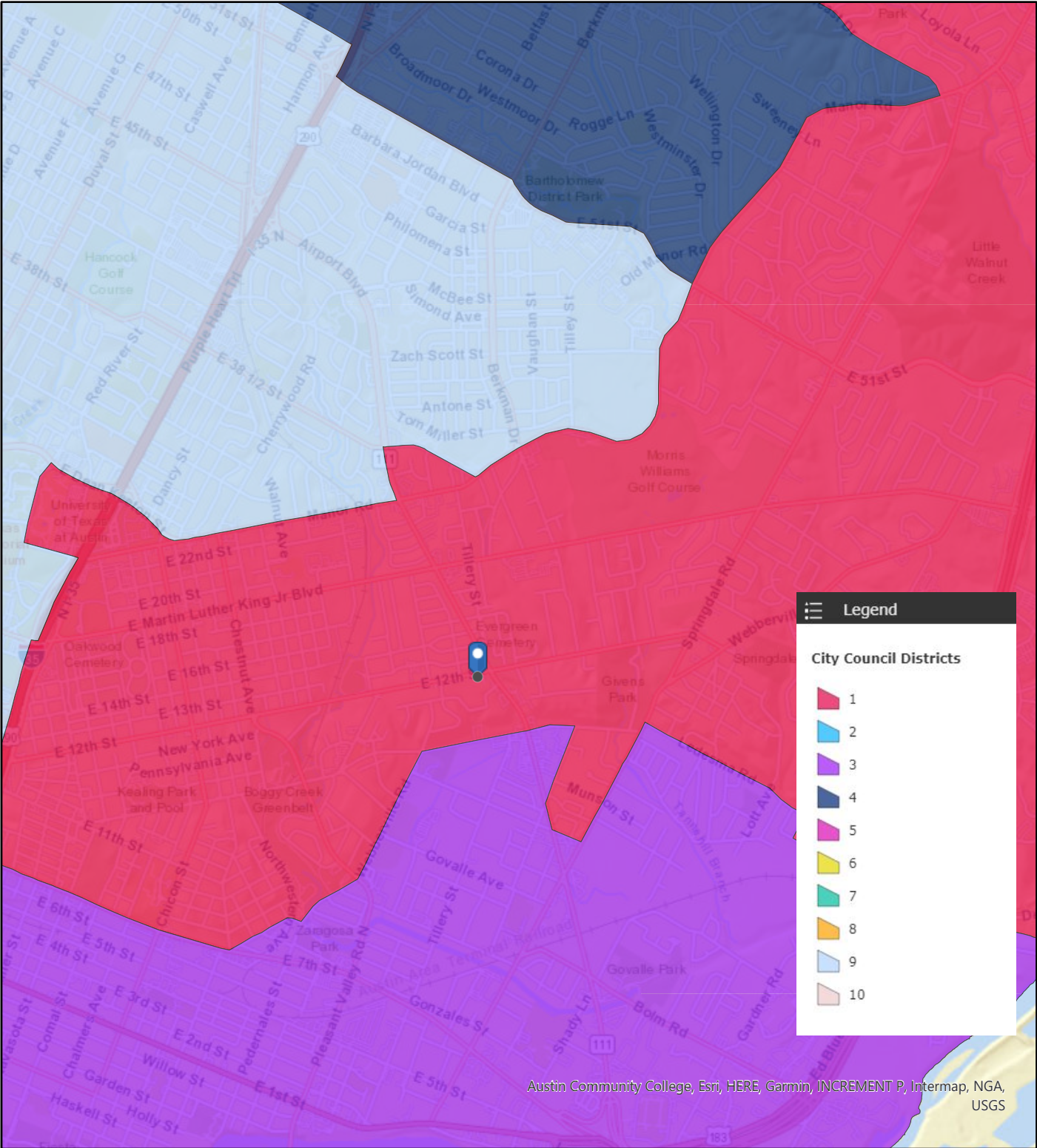
Attachments 5. Property Information

5.A. Appraisal

Not applicable. No acquisition costs included in Development Budget.

5.B. Property Maps

Please see the following attachments.



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



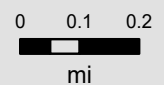
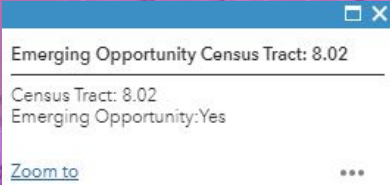
Council District



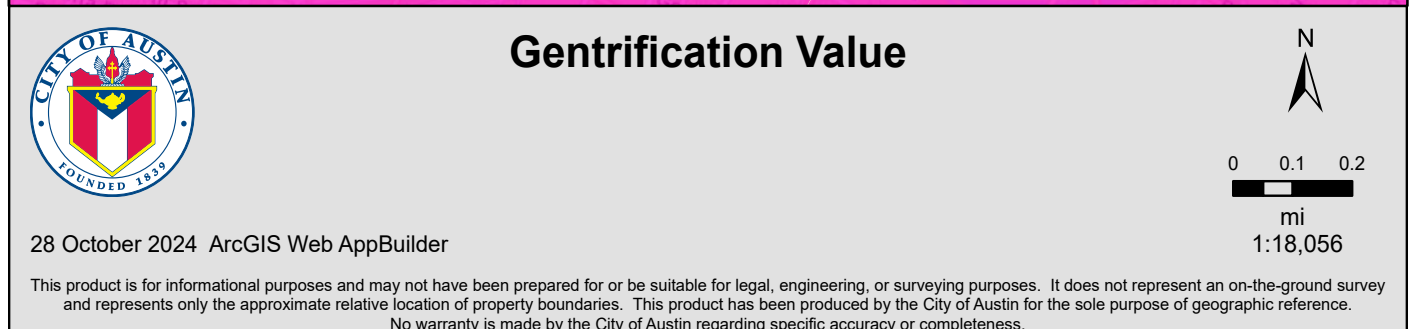
0 0.2 0.4
mi
1:36,112

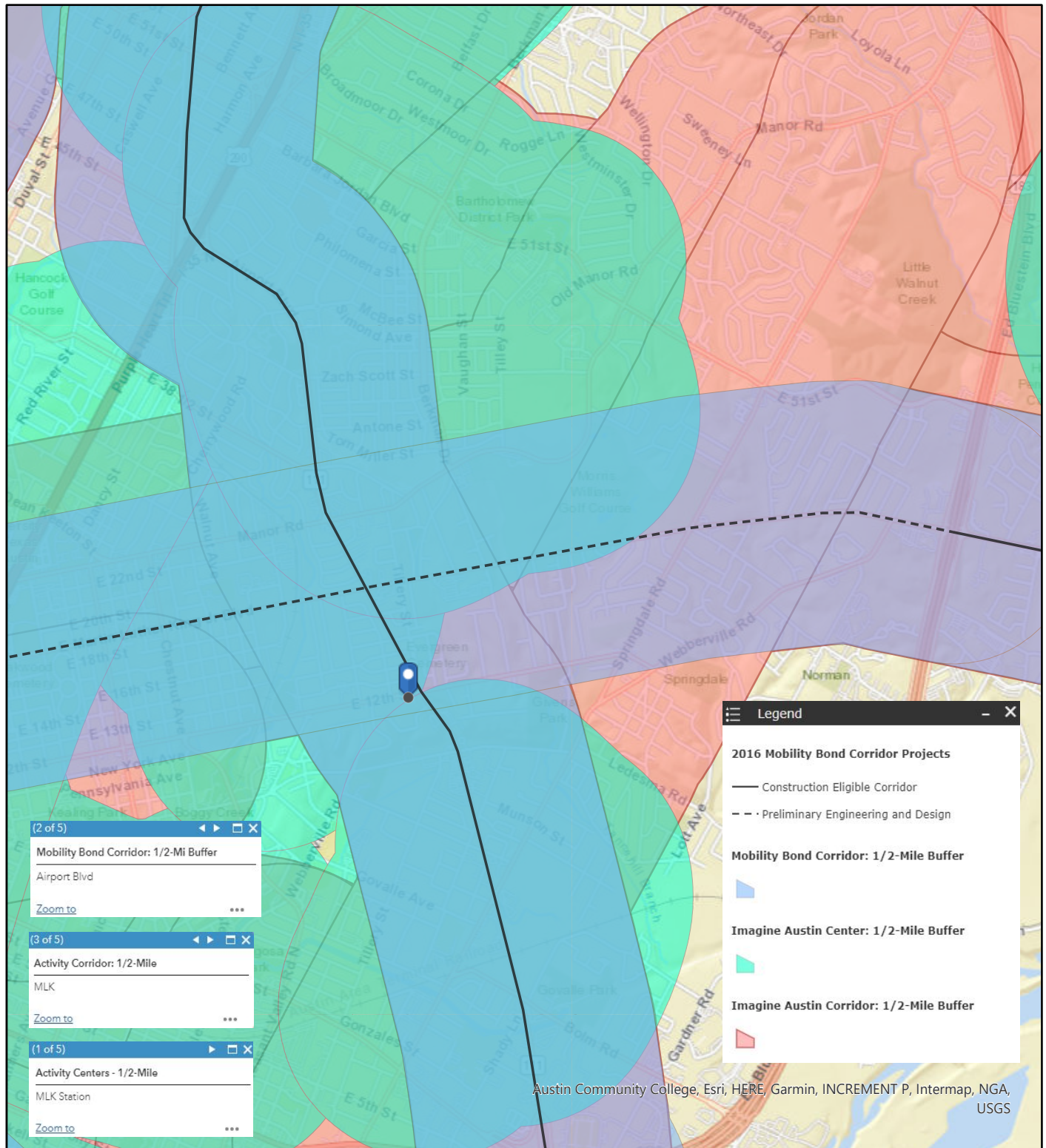
28 October 2024 ArcGIS Web AppBuilder

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.



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.





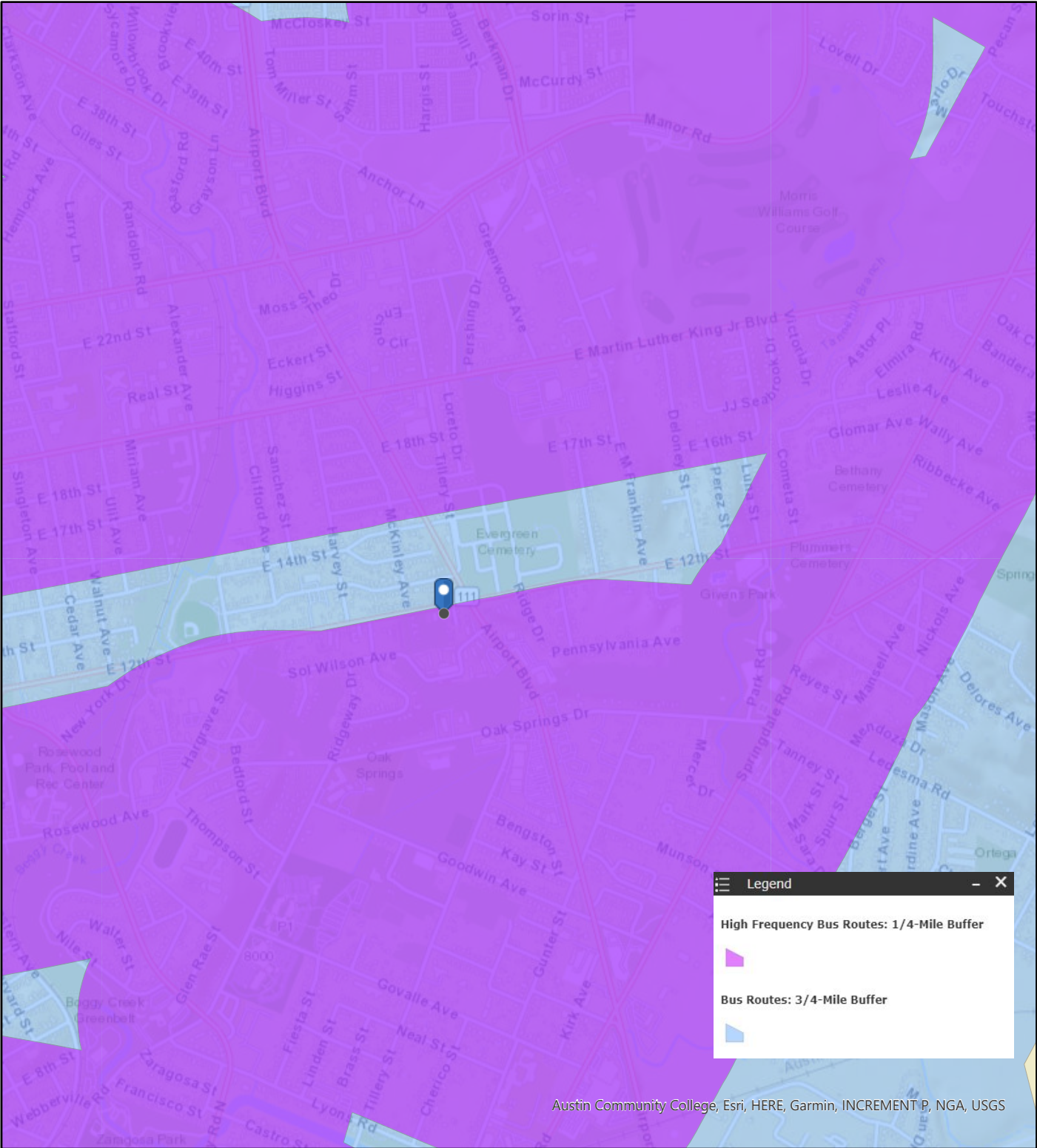
Imagine Austin Centers, Corridors & Mobility Bond Corridors



0 0.2 0.4
mi
1:36,112

28 October 2024 ArcGIS Web AppBuilder

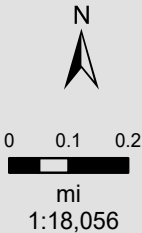
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the 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, INCREMENT P, NGA, USGS

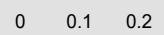


Transit



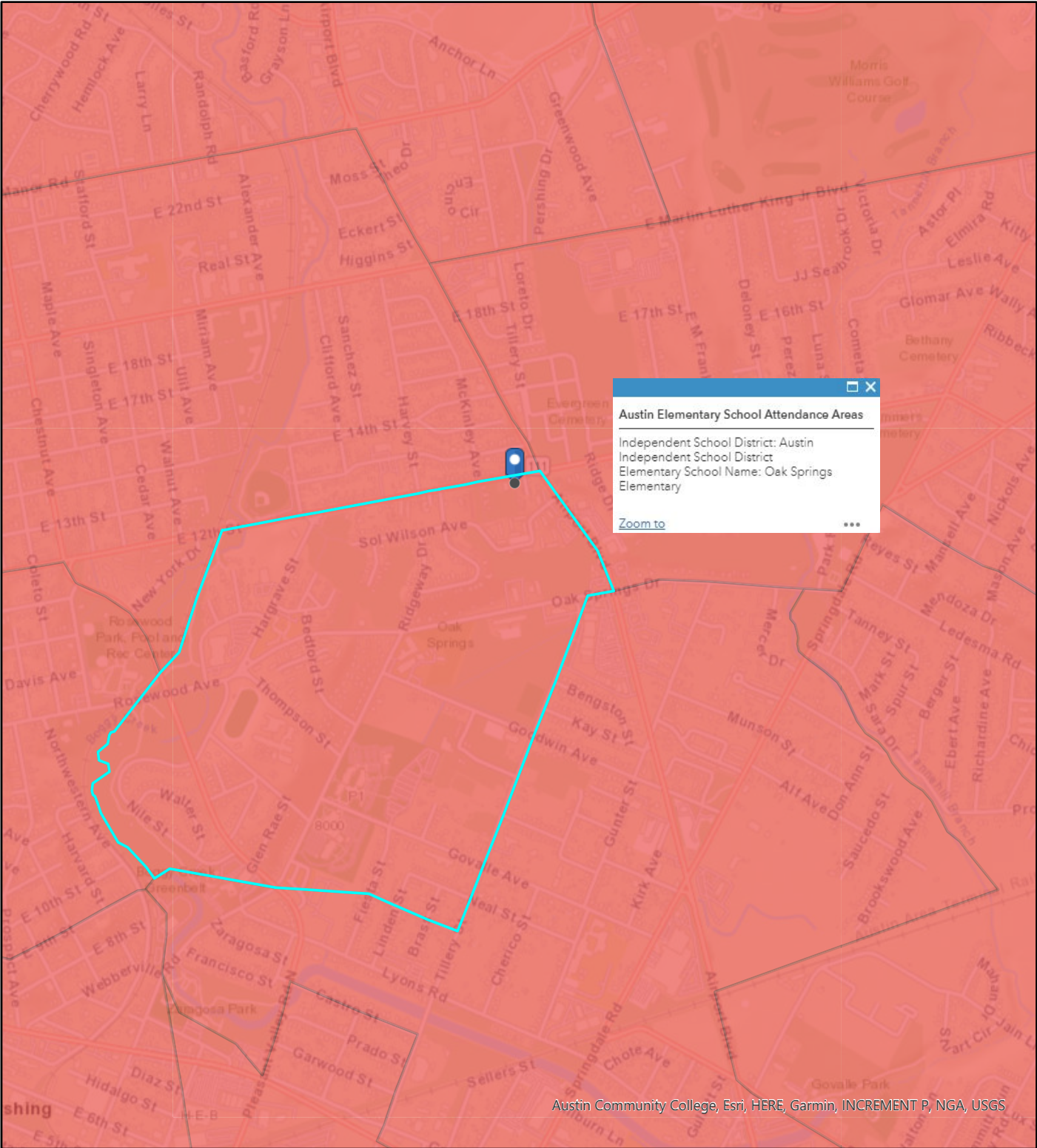
28 October 2024 ArcGIS Web AppBuilder

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.



28 October 2024 ArcGIS Web AppBuilder

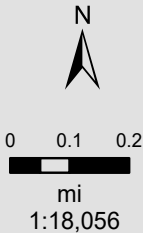
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the 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, INCREMENT P, NGA, USGS

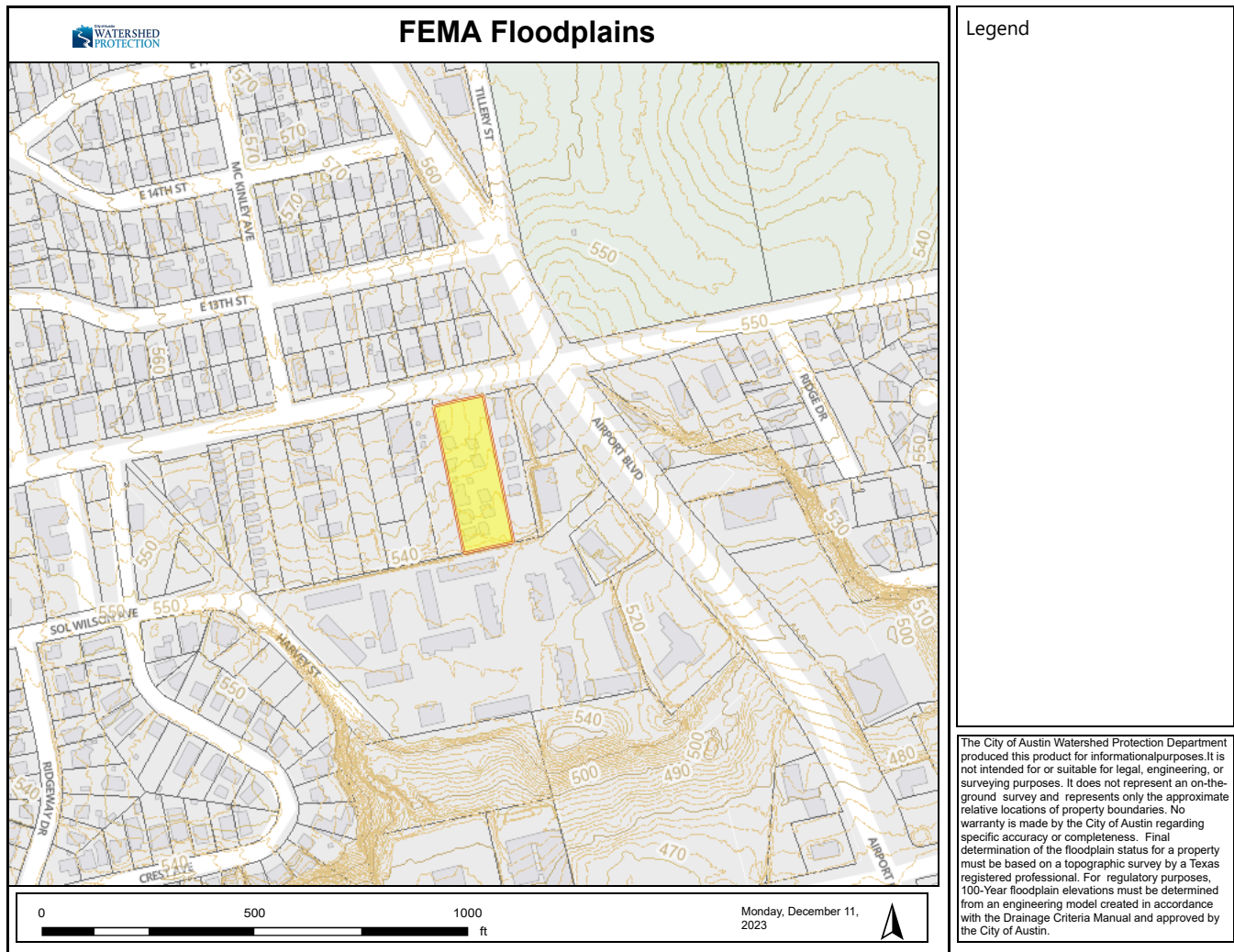


ArcGIS Web Map



28 October 2024 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

Please see the attached zoning report below outlining the current MF-3-NP zoning for the Eden Gardens development site. Additionally, Capital A Housing has submitted an application to the City's Housing and Planning department to secure an Affordability Unlocked Certification for the site to ensure all the necessary development details will be able to be constructed.



Permitting and Development Center | 6310 Wilhelmina Delco Drive, Austin, TX 78752 | (512) 978-4000

General Information

Location: **3129 E 12TH ST**
 Parcel ID: **0209150209**
 Grid: **ML23**

Planning & Zoning

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

Future Land Use (FLUM): **Multi-family, Commercial**

Regulating Plan: **No Regulating Plan**

Zoning: **MF-3-NP**

Zoning Cases: [C14-01-0150](#)

Zoning Ordinances: [020110-17](#)
[19990225-070b](#)

Zoning Overlays: **Airport Overlay: CONTROLLED COMPATIBLE LAND USE AREA**
ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances

Neighborhood Plan: [ROSEWOOD](#)

Infill Options: **Secondary Apartment Infill Option, Small Lot Amnesty Infill Option**

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **Yes**

Zoning Guide

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

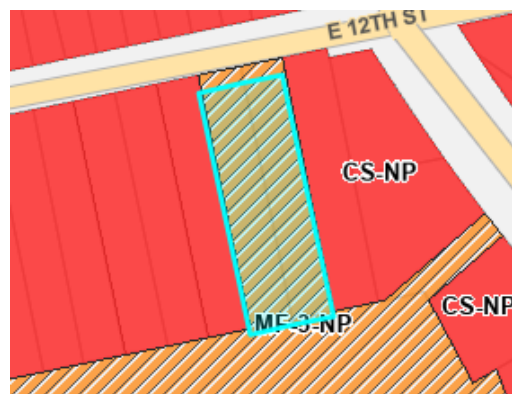
Environmental

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

Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**
 Council District: **1**
 County: **TRAVIS**
 School District: **Austin ISD**
 Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, Friends of Austin Neighborhoods, Homeless Neighborhood Association, Homewood Heights Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Overton Family Committee, Preservation Austin, Residents of E 12th St, Rosewood Neighborhood Plan Contact Team, SELTexas, Save Our Springs Alliance, Sierra Club, Austin Regional Group**

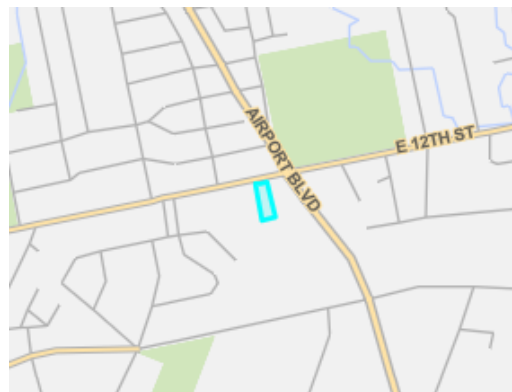
Property Profile Report



Zoning Map



Imagery Map



Vicinity Map

5.D. Proof of Site Control

Please see the following documentation of site control

CONDITIONAL SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

15
B2
FURN CODE
00005400334

Date:

March 1, 1996

Grantor: AUSTIN REDEVELOPMENT CORPORATION, a Texas non-profit corporation

Grantor's Mailing Address (including county): c/o Austin Redevelopment Corporation
Attn.: Low-Income Tax Credit Program
505 Barton Springs Road, Suite 600
Austin, Texas 78701

Grantee: MCKINLEY HEIGHTS DEVELOPMENT CORPORATION, a Texas nonprofit corporation

Grantee's Mailing Address (including county): c/o McKinley Heights Development Corporation
Attn.: Development Program
2938 East Thirteenth Street
Austin, Texas 78702

Consideration:

ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000) and other good and valuable consideration, the sufficiency and receipt of which are acknowledged.

Property (including any improvements):

The real estate or interest therein described in Exhibit "A" attached to this deed and by this reference incorporated in it, all fixtures and improvements situated thereon and all rights, titles and interests appurtenant thereto.

Reservations from and Exceptions to Conveyance and Warranty:

FAILURE ON THE PART OF THE GRANTEE HEREIN TO FULFILL AND COMPLETE ALL OF ITS OBLIGATIONS AND COVENANTS IN THE LOAN AGREEMENT MAY, AT THE SOLE DISCRETION OF THE GRANTOR, RESULT IN A TERMINATION OF THE ESTATE CONVEYED HEREUNDER AND SHALL ENTITLE THE GRANTOR TO ENTER UPON AND TAKE POSSESSION OF THE PROPERTY.

1. Restrictive Covenants Running with the Land dated March 1, 1996, and filed for record in the Real Property Records of Travis County, Texas.
2. The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms and all obligations and covenants in the Loan Agreement are fully performed and the Loan Agreement has been terminated according to its terms, at which time this deed shall become absolute.

Page 1 of 4 Page ARC Conditional Deed

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12635 1480

01-95050413 /JPB

3

Easements, rights-of-way, and prescriptive rights, of record ; all presently recorded instruments that affect the property; taxes for 1996, the payment of which Grantee assumes; and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

THE GRANTEE AGREES THAT NEITHER GRANTOR NOR CITY OF AUSTIN, TEXAS (THE "CITY") SHALL BE RESPONSIBLE OR LIABLE TO GRANTEE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED BY THIS CONDITIONAL DEED, AS GRANTEE IS PURCHASING THE SAME AS-IS, WHERE-IS, AND WITH ALL FAULTS. GRANTEE OR ANYONE CLAIMING, BY, THROUGH OR UNDER GRANTEE, HEREBY FULLY RELEASES GRANTOR AND CITY, THEIR EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FROM ANY AND ALL CLAIMS THAT IT MAY NOW HAVE OR HEREAFTER ACQUIRE AGAINST GRANTOR, CITY (IN ALL ITS CAPACITIES) AND THEIR RESPECTIVE EMPLOYEES, OFFICERS, DIRECTORS, REPRESENTATIVES, ATTORNEYS AND AGENTS FOR ANY COST, LOSS, LIABILITY, DAMAGE, EXPENSE, DEMAND, ACTION OR CAUSE OF ACTION ARISING FROM OR RELATED TO ANY CONSTRUCTION DEFECTS, ERRORS, OMISSIONS, OR OTHER CONDITIONS AFFECTING THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER.

GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THIS RELEASE SHALL BE GIVEN FULL FORCE AND EFFECT, ACCORDING TO EACH OF ITS EXPRESSED TERMS AND PROVISIONS, INCLUDING, BUT NOT LIMITED TO, THOSE RELATING TO UNKNOWN AND UNSUSPECTED CLAIMS, DAMAGES AND CAUSES OF ACTION. THIS COVENANT RELEASING GRANTOR AND CITY SHALL BE A COVENANT RUNNING WITH THE PROPERTY AND SHALL BE BINDING UPON GRANTEE. GRANTOR HEREBY ASSIGNS WITHOUT RECOURSE OR REPRESENTATION OF ANY NATURE TO GRANTEE, EFFECTIVE UPON THE EXECUTION AND DELIVERY OF THIS CONDITIONAL DEED, ANY AND ALL CLAIMS THAT GRANTOR MAY HAVE FOR ANY SUCH ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER.

AS A MATERIAL COVENANT AND CONDITION OF THIS CONVEYANCE, GRANTEE AGREES THAT IN THE EVENT OF ANY SUCH CONSTRUCTION DEFECTS, ERRORS, OMISSIONS OR ON ACCOUNT OF ANY OTHER CONDITIONS AFFECTING THE PROPERTY, GRANTEE SHALL LOOK SOLELY TO GRANTOR'S PREDECESSORS OR TO SUCH CONTRACTORS AND CONSULTANTS, OTHER THAN GRANTOR OR CITY, AS MAY HAVE CONTRACTED FOR OR PROVIDED WORK IN CONNECTION WITH THE PROPERTY AND OTHER ITEMS CONVEYED UNDER THIS CONDITIONAL DEED FOR ANY REDRESS OR RELIEF. UPON THE ASSIGNMENT BY GRANTOR OF ITS CLAIMS, GRANTEE RELEASES GRANTOR AND CITY OF ALL RIGHTS, EXPRESS OR IMPLIED, GRANTEE MAY HAVE AGAINST GRANTOR OR CITY ARISING OUT OF OR RESULTING FROM ANY ERRORS, OMISSIONS OR DEFECTS IN THE PROPERTY AND OTHER ITEMS CONVEYED HEREUNDER. GRANTEE FURTHER UNDERSTANDS THAT SOME OF GRANTOR'S PREDECESSORS IN INTEREST MAY BE OR BECOME INSOLVENT, BANKRUPT, JUDGMENT PROOF OR OTHERWISE INCAPABLE OF RESPONDING IN DAMAGES, AND GRANTEE MAY HAVE NO REMEDY AGAINST SUCH PREDECESSORS, CONTRACTORS OR CONSULTANTS.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

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

EXECUTED AND DELIVERED as of the day and year first above written.

GRANTOR: AUSTIN REDEVELOPMENT CORPORATION

By: Vicky Valdez Gomez

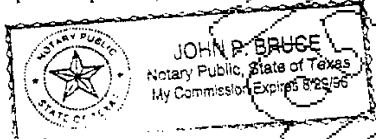
Vicky Valdez Gomez
Austin Redevelopment Corporation

ATTACHED EXHIBIT A - Legal Description of Property

(Grantor's Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on 3/11, 1996, by Vicky Valdez Gomez, President of Austin Redevelopment Corporation, a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Austin Redevelopment Corporation
Att. ARC Development Program
505 Barton Springs Road, Suite 600
Austin, Texas 78701

PREPARED IN THE LAW OFFICE OF:

City of Austin
Law Department

APPROVED AS TO FORM:

[Signature]
Tamara L. Kurtz
Deputy Corporate Counsel
Austin Housing Finance Corporation

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12635 1482

Page 3 of 4 Page ARC Conditional Deed

EXHIBIT "A"

The Land (including any improvements referred to in this Conditional Special Warranty Deed with Vendor's Lien is described as follows:

Lots 13 and 14, SAM HUSTON HEIGHTS ANNEX, a subdivision of Outlot 15, Division "B", in the City of Austin, Travis County, Texas, according to the map and plat thereof, recorded in Book 4, Page 3, Plat Records, Travis County, Texas, less 0.028 acres conveyed to City of Austin, recorded in Volume 10377, Page 900 and Volume 11756, Page 858, Real Property Records, Travis County, Texas.

FILED

96 MAR -4 PM 4:16

CLERK OF COURTS
TRAVIS COUNTY, TEXAS

H:\WPDOCS\FORMS\COND_SWD.HM

AFTER RECORDING RETURN TO:

ATTN: *John Bruce*
STEWART TITLE
P.O. BOX 1806
AUSTIN, TX 78767

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

MAR 4 1996



Anna Robinson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIVED: 4/03/2006 TRANS: 4/03/96 DEPT: REGULAR RECORD \$15.00
CASHIER: BECKON FILE DATE: 3/4/96 TRANS DATE: 3/5/96
PAID BY: CHECK 3873

Page 4 of 4 Page ARC Conditional Deed
REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12635 1483

5.E. Phase I ESA

A Phase 1 ESA has been ordered and will be provided to the city once available.

5.F. SHPO

Not applicable.

5.G. Tenant Relocation

To complete this redevelopment project, the 10 households living at 3129 E. 12th Street will need to be relocated. Safe and thoughtful resident relocation is a priority for Capital A Housing, and for this reason, we will take necessary measures to ensure that the relocation is seamless and comfortable for the tenants. All existing tenants will be provided the necessary relocation assistance under TDHCA guidelines, and following the Uniform Relocation Assistance and Real Property Act of 1970 (URA), implementing regulations at 49CFR Part 24, the guidelines outlined in HUD Handbook 1378 on Tenant Assistance Relocation and Real Property Acquisition, as amended.