

August 2, 2024  
Urban Empowerment Zone I (UEZ I)

# RHDA FUNDING APPLICATION PACKET



AUSTIN  
TEXAS

80

RENTAL  
UNITS



UNDER  
50%  
MF

SUBSIDY PER UNIT

\$106<sup>K</sup>

100%  
PERMANENT  
SUPPORTIVE  
HOUSING

100%  
HOMELESSNESS  
RESPONSE  
UNITS

# Urban Empowerment Zone I

## RHDA Funding Application

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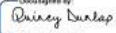

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Urban Empowerment Zone I  
RHDA Funding Application  
Application

Docusign Envelope ID: 5DF819CC-D59A-492A-9621-367B87CE558D

| APPLICATION CHECKLIST/ INFORMATION FORM   |  |  |  |          |
|---|--|--|--|----------|
| DEVELOPER NAME: Austin Area Urban League, Capital A   |  | BORROWER ENTITY NAME : Urban Empowerment Community Develop                           |  |          |
| DEVELOPMENT NAME : Urabn Empowerment Zone I   |  | FUNDING CYCLE DEADLINE : August 2, 204 (Q1 24-25)                                    |  |          |
| FEDERAL TAX ID NO: 87-1846270   |  | DUNS NO: TBD - Will provide once available   |  |          |
| PROJECT ADDRESS: 6314 FM 969 Rd   |  | PROGRAM : RHDA   |  |          |
| CONTACT NAME : Conor Kenny  |  | AMOUNT REQUESTED: \$4,501,385  |  |          |
| CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austin TX 78723; (512) 761-6161  |  |  |  |          |
| APPLICATION TABS  |  |  |  | INITIALS |
| A 1   | <a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a> |  |  | QD       |
| A 2   | PROJECT SUMMARY FORM                               |  |  | QD       |
| A 3   | PROJECT TIMELINE                                   |  |  | QD       |
| A 4   | DEVELOPMENT BUDGET                                 |  |  | QD       |
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| A 6   | SCORING SHEET                                      |  |  | QD       |
| ATTACHMENT TABS   |  |  |  |          |
| 1   | ENTITY INFORMATION                                 | 1.a.   | <a href="#">Detailed listing of developer's experience</a> | QD       |
|   |  | 1.b.   | Certificate of Status                                      | QD       |
|   |  | 1.c.   | <a href="#">Statement of Confidence</a>                    | QD       |
| 2   | PRINCIPALS INFORMATION                             | 2.a.   | Resumes of principals                                      | QD       |
|   |  | 2.b.   | Resumes of development team                                | QD       |
|   |  | 2.c.   | Resumes of property management team                        | QD       |
| 3   | FINANCIAL INFORMATION                              | 3.a.   | Federal IRS Certification                                  | QD       |
|   |  | 3.b.   | <a href="#">Certified Financial Audit</a>                  | QD       |
|   |  | 3.c.   | Board Resolution   | QD       |
|   |  | 3.d.   | <a href="#">Financial Statements</a>                       | QD       |
|   |  | 3.e.   | <a href="#">Funding commitment letters .</a>               | QD       |
| 4   | PROJECT INFORMATION                                | 4.a.   | <a href="#">Market Study</a>                               | QD       |
|   |  | 4.b.   | <a href="#">Good Neighbor Policy</a>                       | QD       |
|   |  | 4.c.   | <a href="#">SMART Housing Letter</a>                       | QD       |
|   |  | 4.d.   | <a href="#">MOU with ECHO</a>                              | QD       |
|   |  | 4.e.   | <a href="#">Resident Services</a>                          | QD       |
| 5   | PROPERTY INFORMATION                               | 5.a.   | <a href="#">Appraisal</a>                                  | QD       |
|   |  | 5.b.   | <a href="#">Property Maps</a>                              | QD       |
|   |  | 5.c.   | Zoning Verification Letter                                 | QD       |
|   |  | 5.d.   | Proof of Site control                                      | QD       |
|   |  | 5.e.   | <a href="#">Phase I ESA</a>                                | QD       |
| 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   |  |          |
| <br>PRINTED NAME<br>Quincy Dunlap<br>TITLE OF APPLICANT<br>CEO<br>DATE OF SUBMISSION<br>8/2/2024 |  |  |  |          |
| FOR AHFC USE ONLY   |  |  |  |          |





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

### **Urban Empowerment Zone I: Austin, Texas**

**Development Name:** Urban Empowerment Zone I (UEZ I)

**Construction Type:** New Construction

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

**Number of Units:** 80 units

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

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

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

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

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

This development is an all-hands effort. Austin Area Urban League is uniquely qualified to house and serve that population and Capital A Housing, as an experienced developer of affordable housing, is the perfect partner to manage all aspects of development and deliver a



completed building quickly during this time of crisis. The County has committed \$8,503,016, in capital funding to this project. The City has already been helpful, with its award in 2022 for \$4,000,000, along with the Development Services Department, at the direction of City Council, agreeing to expedite the permitting process across all departments, reducing the expected approval time by six to eight months, as well as a 2024 award of 80 project-based vouchers from the Housing Authority of the City of Austin.

#### About the Community:

- 80 units comprised of 60 studio apartments and 20 one-bedrooms.
- Third-party property management to prevent conflicts of interest (tentatively Volunteers of America).
- Community spaces including an indoor multipurpose room, 8 offices, an on-site laundry room, and single-entry/controlled-access reception area.
- Supportive services by Austin Area Urban League.
- 100% of the units in this building are reserved for individuals coming off the Coordinated Entry list.

A letter from ECHO supporting this application has been included, but not a Continuum of Care MOU, because all parties agreed that an MOU specifically tailored to Permanent Supportive Housing (instead of CoC) would function better as an agreement, to be drafted at a later date.

#### About the Residents:

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

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

#### About the Services:

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

#### About the Location:

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

#### Financing:

- \$8.5 million in Travis County ARPA funds;
- \$4 million in previously awarded AHFC RHDA funds
- \$1 million in Owner Equity
- \$2 million in Federal Home Loan Bank of Dallas AHP grant
- \$4.5 million in current AHFC RHDA request.

A term sheet from Travis County committing their funds to the Urban Empowerment Zone I have been included in this application.

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

**Austin Area Urban League RHDA Request #2 – Urban Empowerment Zone I**

The Urban Empowerment Zone I project was the recipient of an RHDA award of \$4,000,000 in the summer of 2022. Since then, The Austin Area Urban League and its development coordinator Capital A Housing have worked to complete the project's capital stack. As with many other real estate projects during the turbulent market conditions of the past 12 months, construction cost increases have surfaced in the development budget. The Texas Department of Housing and Community Affairs' HOME-ARP NOFA was oversubscribed, and corporate philanthropic giving has been diminished as certain industries are impacted by the economic environment. The development team has submitted an application for Federal Home Loan Bank Affordable Housing grant funds in the amount of \$2,000,000, but additional subsidy is needed to close the financing gap.

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

| New RHDA Request | New Subsidy per Unit | Total RHDA Subsidy | Total Subsidy per Unit | % of Total Project Sources |
|------------------|----------------------|--------------------|------------------------|----------------------------|
| \$4,501,385      | \$56,267             | \$8,501,385        | \$106,267              | 42%                        |

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

**Project Summary Form**

|   |   |  |
|---|---|--|
| 1) <b>Project Name</b><br>Urban Empowerment Zone 1                              | 2) <b>Project Type</b><br>100% Affordable | 3) <b>New Construction or Rehabilitation</b><br>New Construction |
| 4) <b>Address(s) or Location Description</b><br>6314 FM 969 Rd, Austin TX 78724 |   | 5) <b>Mobility Bond Corridor</b><br>East MLK/FM 969              |
| 6) <b>Census Tract</b><br>22.08   | 7) <b>Council District</b><br>District 1  | 8) <b>Elementary School</b><br>NORMAN EL                         |
| 9) <b>Affordability Period</b><br>40 years                                      |   |  |
| 10) <b>Type of Structure</b><br>Multi-family                                    | 11) <b>Occupied?</b><br>No                | 12) <b>How will funds be used?</b><br>Construction               |

## 13) Summary of Rental Units by MFI Level

| Income Level       | Efficiency | One Bedroom | Two Bedroom | Three Bedroom | Four (+) Bedroom | Total     |
|--------------------|------------|-------------|-------------|---------------|------------------|-----------|
| Up to 20% MFI      |            |             |             |               |                  | 0         |
| Up to 30% MFI      | 10         | 5           | 0           |               |                  | 15        |
| Up to 40% MFI      |            |             |             |               |                  | 0         |
| Up to 50% MFI      | 50         | 15          | 0           |               |                  | 65        |
| Up to 60% MFI      |            |             |             |               |                  | 0         |
| Up to 80% MFI      |            |             |             |               |                  | 0         |
| Up to 120% MFI     |            |             |             |               |                  | 0         |
| No Restrictions    |            |             |             |               |                  | 0         |
| <b>Total Units</b> | <b>60</b>  | <b>20</b>   | <b>0</b>    | <b>0</b>      | <b>0</b>         | <b>80</b> |

## 14) Summary of Units for Sale at MFI Level

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

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

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

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

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

Yes

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

No

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

Yes

19) The property has Healthy Food Access?

No

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

|   |                  |
|---|------------------|
| Debt  |                  |
| Equity  | 1,000,000        |
| Grant   | 2,000,000        |
| Other   | 8,503,016        |
| Deferred Developer Fee<br>(not applicable for OHDA) |                  |
| <b>Previous AHFC Funding</b>                        | <b>4,000,000</b> |
| <b>Current AHFC Request</b>                         | <b>4,501,385</b> |

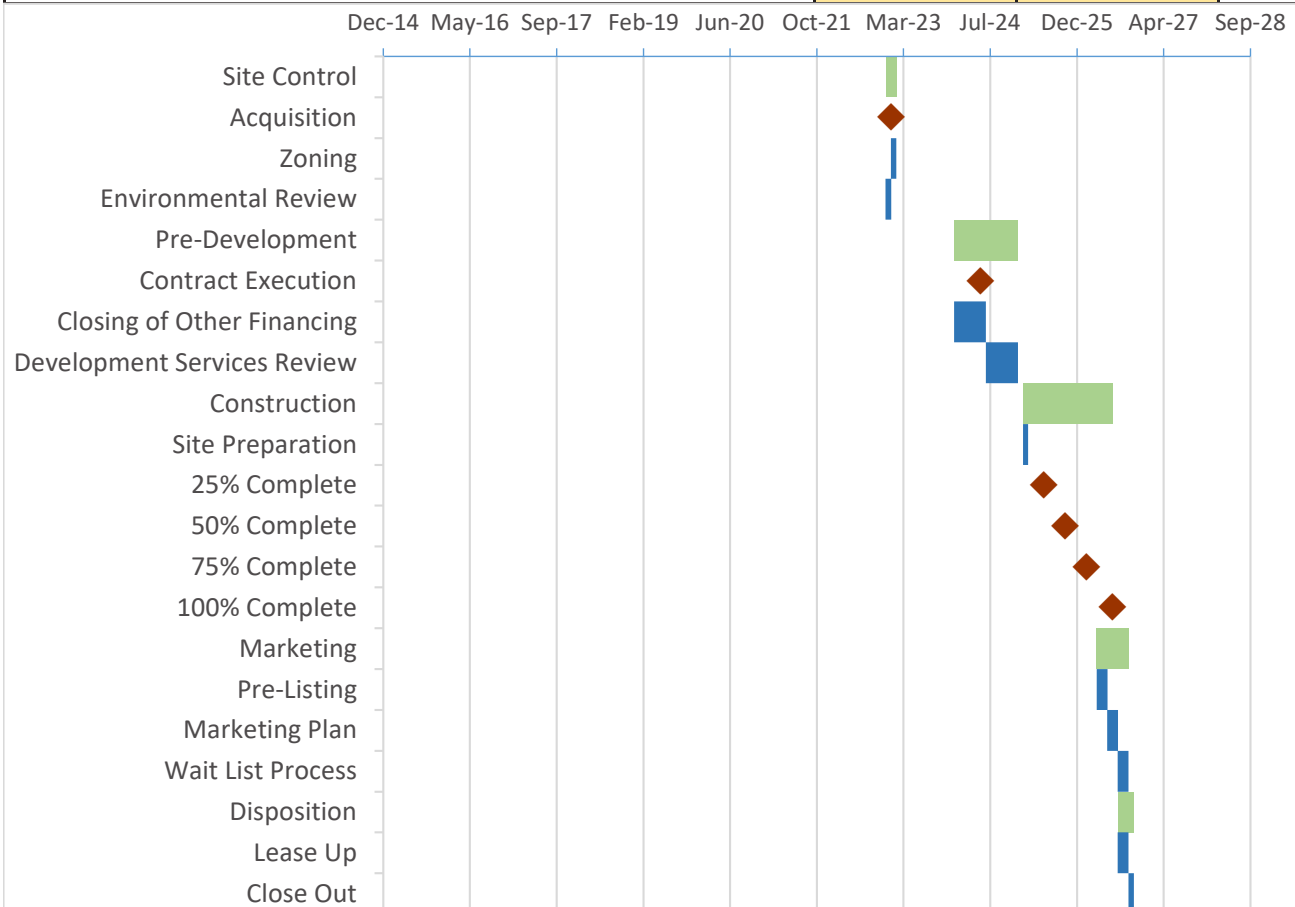
**Total \$ 20,004,401****Uses**

|                 |            |
|-----------------|------------|
| Acquisition     |            |
| Off-Site        |            |
| Site Work       |            |
| Sit Amenities   |            |
| Building Costs  | 14,659,305 |
| Contractor Fees |            |
| Soft Costs      | 2,724,159  |
| Financing       | 180,500    |
| Developer Fees  | 2,440,437  |

**Total \$ 20,004,401**

## Development Schedule

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



| Development Budget                        |                    |                      |                                       |
|---|--------------------|----------------------|---------------------------------------|
|   | Total Project Cost | Requested AHFC Funds | Description                           |
| <b>Pre-Development</b>                    |                    |                      |                                       |
| Appraisal                                 | 13,000             |                      |                                       |
| Environmental Review                      | 15,000             |                      |                                       |
| Engineering                               | 292,730            |                      |                                       |
| Survey                                    | 10,000             |                      |                                       |
| Architectural                             | 513,000            |                      |                                       |
| <b>Subtotal Pre-Development Cost</b>      | \$843,730          | \$0                  |                                       |
| <b>Acquisition</b>                        |                    |                      |                                       |
| Site and/or Land                          | 0                  | 0                    |                                       |
| Structures                                |                    |                      |                                       |
| Other (specify)                           |                    |                      |                                       |
| <b>Subtotal Acquisition Cost</b>          | \$0                | \$0                  |                                       |
| <b>Construction</b>                       |                    |                      |                                       |
| Infrastructure                            | 409,261            |                      |                                       |
| Site Work                                 | 1,590,739          |                      |                                       |
| Demolition                                | 150,000            |                      |                                       |
| Concrete                                  | 577,630            | 500,000              |                                       |
| Masonry                                   | 571,442            | 500,000              |                                       |
| Rough Carpentry                           | 197,022            |                      |                                       |
| Finish Carpentry                          | 1,975,124          | 750,000              |                                       |
| Waterproofing and Insulation              | 257,514            |                      |                                       |
| Roofing and Sheet Metal                   | 169,572            |                      |                                       |
| Plumbing/Hot Water                        | 672,707            |                      |                                       |
| HVAC/Mechanical                           | 822,198            | 500,000              |                                       |
| Electrical                                | 1,376,615          | 750,000              |                                       |
| Doors/Windows/Glass                       | 479,996            |                      |                                       |
| Lath and Plaster/Drywall and Acoustical   | 814,092            | 500,000              |                                       |
| Tiel Work                                 | 54,417             |                      |                                       |
| Soft and Hard Floor                       | 98,918             |                      |                                       |
| Paint/Decorating/Blinds/Shades            | 196,463            |                      |                                       |
| Specialties/Special Equipment             | 1,319,856          | 500,000              |                                       |
| Cabinetry/Appliances                      | 507,536            | 501,385              |                                       |
| Carpet                                    | 0                  |                      |                                       |
| Other (specify)                           | 1,680,372          |                      | GC overhead/general conditions/profit |
| Construction Contingency                  | 772,831            |                      |                                       |
| <b>Subtotal Construction Cost</b>         | \$14,694,305       | \$4,501,385          |                                       |
| <b>Soft &amp; Carrying Costs</b>          |                    |                      |                                       |
| Legal                                     | 250,000            |                      |                                       |
| Audit/Accounting                          | 5,000              |                      |                                       |
| Title/Recordin                            | 125,000            |                      |                                       |
| Architectural (Inspections)               | 0                  |                      |                                       |
| Construction Interest                     | 55,500             |                      |                                       |
| Construction Period Insurance             | 140,000            |                      |                                       |
| Construction Period Taxes                 | 0                  |                      |                                       |
| Relocation                                | 0                  |                      |                                       |
| Marketing                                 | 10,000             |                      |                                       |
| Davis-Bacon Monitoring                    | 0                  |                      |                                       |
| Developer Fee                             | 2,440,437          |                      |                                       |
| Other (specify)                           | 1,440,429          |                      |                                       |
| <b>Subtotal Soft &amp; Carrying Costs</b> | \$4,466,366        | \$0                  |                                       |
| <b>TOTAL PROJECT BUDGET</b>               | \$20,004,401       | \$4,501,385          |                                       |

### 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     | \$1,486,080 | \$1,530,662 | \$1,576,582 | \$1,623,880 | \$1,672,596 | \$1,938,997 | \$2,247,829  |
| Secondary Income                         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          |
| POTENTIAL GROSS ANNUAL INCOME            | \$1,486,080 | \$1,530,662 | \$1,576,582 | \$1,623,880 | \$1,672,596 | \$1,938,997 | \$2,247,829  |
| Provision for Vacancy & Collection Loss  | -\$111,456  | -\$114,800  | -\$118,244  | -\$121,791  | -\$125,445  | -\$145,425  | -\$168,577   |
| Rental Concessions                       | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          |
| EFFECTIVE GROSS ANNUAL INCOME            | \$1,374,624 | \$1,415,862 | \$1,458,338 | \$1,502,089 | \$1,547,151 | \$1,793,572 | \$2,079,252  |
| EXPENSES                                 |             |             |             |             |             |             |              |
| General & Administrative Expenses        | \$48,300    | \$49,749    | \$51,242    | \$52,779    | \$54,363    | \$63,021    | \$73,058     |
| Management Fee                           | \$68,731    | \$70,793    | \$72,917    | \$75,104    | \$77,358    | \$89,679    | \$103,962    |
| Payroll, Payroll Tax & Employee Benefits | \$400,000   | \$412,000   | \$424,360   | \$437,091   | \$450,204   | \$521,909   | \$605,036    |
| Repairs & Maintenance                    | \$80,800    | \$83,224    | \$85,721    | \$88,292    | \$90,941    | \$105,426   | \$122,217    |
| Electric & Gas Utilities                 | \$20,080    | \$20,682    | \$21,303    | \$21,942    | \$22,600    | \$26,200    | \$30,373     |
| Water, Sewer & Trash Utilities           | \$59,120    | \$60,894    | \$62,720    | \$64,602    | \$66,540    | \$77,138    | \$89,424     |
| Annual Property Insurance Premiums       | \$32,000    | \$32,960    | \$33,949    | \$34,967    | \$36,016    | \$41,753    | \$48,403     |
| Property Tax                             | \$0         | \$0         | \$0         | \$0         | \$0         | \$0         | \$0          |
| Reserve for Replacements                 | \$24,000    | \$24,720    | \$25,462    | \$26,225    | \$27,012    | \$31,315    | \$36,302     |
| Other Expenses                           | \$2,560     | \$2,637     | \$2,716     | \$2,797     | \$2,881     | \$3,340     | \$3,872      |
| TOTAL ANNUAL EXPENSES                    | \$735,591   | \$757,659   | \$780,390   | \$803,799   | \$827,915   | \$959,781   | \$1,112,647  |
| NET OPERATING INCOME                     | \$639,033   | \$658,203   | \$677,948   | \$698,290   | \$719,236   | \$833,791   | \$966,605    |
| DEBT SERVICE                             |             |             |             |             |             |             |              |
| First Deed of Trust Annual Loan Payment  |             |             |             |             |             |             |              |
| 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                     | \$639,033   | \$658,203   | \$677,948   | \$698,290   | \$719,236   | \$833,791   | \$966,605    |
| CUMULATIVE NET CASH FLOW                 | \$639,033   | \$1,297,236 | \$1,975,184 | \$2,673,474 | \$3,392,710 | \$7,275,278 | \$11,776,268 |
| Debt Coverage Ratio                      | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00        | 0.00         |

| Bedroom Type | Income Level | Unit Square Footage | # of Units | Total Sq Footage |
|--------------|--------------|---------------------|------------|------------------|
| Efficiency   | 30% MFI      | 342                 | 30         | 10,260           |
| 1-bdrm       | 30% MFI      | 511                 | 10         | 5,110            |
| Efficiency   | 50% MFI      | 342                 | 30         | 10,260           |
| 1-bdrm       | 50% MFI      | 511                 | 10         | 5,110            |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |
|              |              |                     |            | -                |

| Average Square Foot AHFC Units at or Below 50% MFI |        |        |        |        |
|--|--------|--------|--------|--------|
| Efficiency   | 1-bdrm | 2-bdrm | 3-bdrm | 4-bdrm |
| 342  | 511    | -      | -      | -      |



|  |                       |  |
|--|-----------------------|--|
| <b>Project Name</b>                              | an Empowerment Zone 1 |  |
| <b>Project Type</b>                              | 100% Affordable       |  |
| <b>Council District</b>                          | District 1            |  |
| <b>Census Tract</b>                              | 22.08                 |  |
| <b>Prior AHFC Funding</b>                        | \$4,000,000           |  |
| <b>Current AHFC Funding Request Amount</b>       | \$4,501,385           |  |
| <b>Estimated Total Project Cost</b>              | \$20,004,401          |  |
| <b>High Opportunity</b>                          | No                    |  |
| <b>High Displacement Risk</b>                    | YES                   |  |
| <b>High Frequency Transit</b>                    | No                    |  |
| <b>Imagine Austin</b>                            | Yes                   |  |
| <b>Mobility Bond Corridor</b>                    | East MLK/FM 969       |  |
| <b>SCORING ELEMENTS</b>                          |                       | Description  |
| <b>UNITS</b>                                     |                       |  |
| < 20% MFI  | 0                     | # of rental units at < 20% MFI   |
| < 30% MFI  | 15                    | # of rental units at < 30% MFI   |
| District Goal                                    | 12%                   | % of City's affordable housing goal  |
| High Opportunity                                 | FALSE                 | % of City's affordable housing goal for high opportunity areas                       |
| Displacement Risk                                | 28%                   | % of City's affordable housing goal to reduce displacement                           |
| High Frequency Transit                           | 0%                    | % of City's affordable housing goal near high frequency transit                      |
| Imagine Austin                                   | 18%                   | % of City's affordable housing goal in imagine austin corridors                      |
| Geographic Dispersion                            | 0%                    | % of City's affordable housing goal to increase geographic dispersion                |
| Mobility Bond Corridor                           | 5%                    | % of City's affordable housing goal within mobility bond corridors                   |
| <b>SCORE</b>                                     | <b>5</b>              | <b>% of annual goal * units * 50%, max of 75</b>                                     |
| < 40% MFI  | 0                     | # of rental units at < 40% MFI   |
| < 50% MFI  | 65                    | # of rental units at < 50% MFI   |
| District Goal                                    | 12%                   | % of City's affordable housing goal  |
| High Opportunity                                 | FALSE                 | % of City's affordable housing goal for high opportunity areas                       |
| Displacement Risk                                | 28%                   | % of City's affordable housing goal to reduce displacement                           |
| High Frequency Transit                           | 0%                    | % of City's affordable housing goal near high frequency transit                      |
| Imagine Austin                                   | 18%                   | % of City's affordable housing goal in imagine austin corridors                      |
| Geographic Dispersion                            | 0%                    | % of City's affordable housing goal to increase geographic dispersion                |
| Mobility Bond Corridor                           | 5%                    | % of City's affordable housing goal within mobility bond corridors                   |
| <b>SCORE</b>                                     | <b>10</b>             | <b>% of annual goal * units * 25%, max of 75</b>                                     |
| < 60% MFI  | 0                     | # of units for purchase at < 60% MFI   |
| District Goal                                    | 12%                   | % of City's affordable housing goal  |
| High Opportunity                                 | FALSE                 | % of City's affordable housing goal for high opportunity areas                       |
| Displacement Risk                                | 28%                   | % of City's affordable housing goal to reduce displacement                           |
| High Frequency Transit                           | 0%                    | % of City's affordable housing goal near high frequency transit                      |
| Imagine Austin                                   | 18%                   | % of City's affordable housing goal in imagine austin corridors                      |
| Geographic Dispersion                            | 0%                    | % of City's affordable housing goal to increase geographic dispersion                |
| Mobility Bond Corridor                           | 5%                    | % of City's affordable housing goal within mobility bond corridors                   |
| <b>SCORE</b>                                     | <b>0</b>              | <b>% of annual goal * units * 50%, max of 75</b>                                     |
| < 80% MFI  | 0                     | # of units for purchase at < 80% MFI   |
| District Goal                                    | 12%                   | % of City's affordable housing goal  |
| High Opportunity                                 | FALSE                 | % of City's affordable housing goal for high opportunity areas                       |
| Displacement Risk                                | 28%                   | % of City's affordable housing goal to reduce displacement                           |
| High Frequency Transit                           | 0%                    | % of City's affordable housing goal near high frequency transit                      |
| Imagine Austin                                   | 18%                   | % of City's affordable housing goal in imagine austin corridors                      |
| Geographic Dispersion                            | 0%                    | % of City's affordable housing goal to increase geographic dispersion                |
| Mobility Bond Corridor                           | 5%                    | % of City's affordable housing goal within mobility bond corridors                   |
| <b>SCORE</b>                                     | <b>0</b>              | <b>% of annual goal * units * 25%, max of 75</b>                                     |
| <b>Unit Score</b>                                | <b>15</b>             | <b>MAXIMUM SCORE = 300</b>   |
| <b>INITIATIVES AND PRIORITIES</b>                |                       |  |
| Continuum of Care                                | 80                    | Total # of units provided up to 100 per year   |
| <b>Continuum of Care Score</b>                   | <b>20</b>             | <b>(total CoC Units/100 + HF Units/50)*20</b>  |
| Access to Healthy Food                           | No                    | Within 1 Mile of Healthy Food (City GIS)   |
| <b>Continuum of Care Weighted Score</b>          | <b>6</b>              | <b>Mobility, Access to Jobs, Community Institutions, Social Cohesion</b>             |
| 2 Bedroom Units                                  | 0                     | Total Affordable 2 Bedroom units   |
| 3 Bedroom Units                                  | 0                     | Total Affordable 3 Bedroom units   |
| 4 Bedroom Units                                  | 0                     | Total Affordable 4+ Bedroom units  |
| <b>Multi-Generational Housing Score</b>          | <b>0</b>              | <b>Multi-bedroom Unit/Total Units * 20</b>   |
| TEA Grade  | 86                    | Elementary School Rating from TEA  |
| <b>Multi-Generational Housing Weighted Score</b> | <b>0</b>              | <b>Educational Attainment, Environment, Community Institutions, Social Cohesion,</b> |
| Accessible Units                                 | 11                    | mobility and sensory units   |
| Non-PSH, Non-Voucher Under 20% MFI               | 0                     | Total units under 20% MFI  |
| <b>Accessibility Score</b>                       | <b>3</b>              | <b>Accessible Unit/Total Units * 20</b>  |
| Metro Access Service                             | Yes                   | Within 3/4 mile of fixed route transit   |
| <b>Accessibility Weighted Score</b>              | <b>1</b>              | <b>Housing Stability, Health, Mobility, Community Institutions</b>                   |
| <b>Initiatives and Priorities Score</b>          | <b>29</b>             | <b>MAXIMUM SCORE = 200</b>   |
| <b>UNDERWRITING</b>                              |                       |  |
| AHFC Leverage                                    | 42%                   | % of total project cost funded through AHFC request                                  |
| <b>Leverage Score</b>                            | <b>6</b>              | <b>3 points per 5% reduction in leverage below 50% (max 30)</b>                      |
| AHFC Per Unit Subsidy (including prior amounts)  | \$106,267             | Amount of assistance per unit  |
| <b>Subsidy per unit score</b>                    | <b>12</b>             | <b>(\$200,000 - per unit subsidy)*25/\$200,000</b>                                   |
| AHFC Per Bedroom Subsidy                         | \$106,267             | Amount of assistance per bedroom   |
| <b>Subsidy per Bedroom Score</b>                 | <b>12</b>             | <b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>                                |
| Debt Coverage Ratio (Year 5)                     | 1.82                  | Measured at the 5 Year mark  |
| <b>Debt Coverage Ratio Score</b>                 | <b>0</b>              | <b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>                               |
| <b>Underwriting Score</b>                        | <b>29</b>             | <b>MAXIMUM SCORE = 100</b>   |
| <b>APPLICANT</b>                                 |                       |  |
| <b>FINAL QUANTITATIVE SCORE</b>                  | <b>74</b>             | <b>THRESHOLD SCORE = 50</b>  |
| Previous Developments                            |                       |  |
| Compliance Score                                 |                       |  |
| Proposal   |                       |  |
| Supportive Services                              |                       |  |
| Development Team                                 |                       |  |
| Management Team                                  |                       |  |
| Notes  |                       |  |

Urban Empowerment Zone I  
RHDA Funding Application  
Attachments

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

## CAPITAL A HOUSING

### Firm Bio



#### Firm Name

Capital A Housing

#### President

Eyad Kasemi

#### Address

5110, Lancaster Ct, Austin, TX 78723

#### Point of Contact

Conor Kenny, Principal

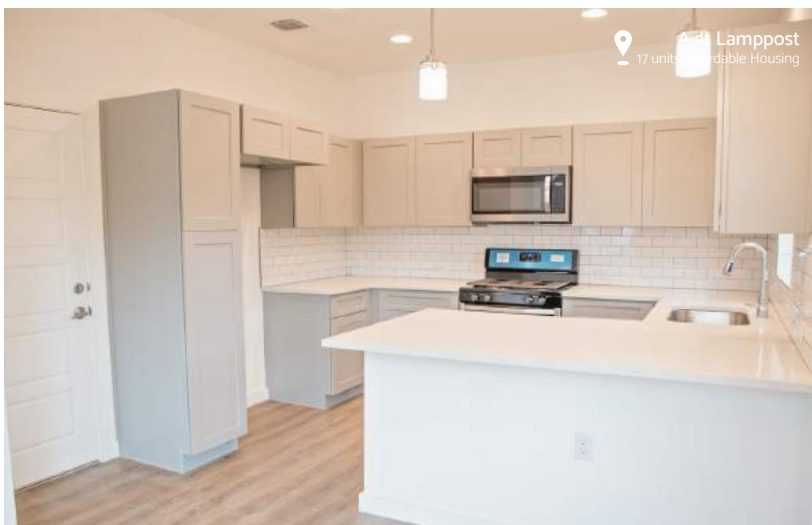
512.968.3050

conor@civiltudegroup.com

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

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

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



## CAPITAL A HOUSING

### Project Experience

**Project Name**

A at Lamppost

**Total Construction Cost**

\$4,700,000

**Unit Count or Sq ft.**

17 multi-bedroom units

**Location**

12500 Lamppost Lane, Austin, TX 78727

**Completion Date**

2022

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





**CAPITAL A HOUSING**

## Project Experience

**Project Name**

Blackland CDC Alley Flats

**Total Construction Cost**

\$454,686

**Unit Count or Sq ft.**

3 units

**Location**

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

**Completion Date**

October 2020

**Owner**

Blackland CDC

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



**CAPITAL A HOUSING**

## Project Experience

**Project Name**

Jordan at Mueller

**Total Construction Cost**

\$26,700,000

**Unit Count or Sq ft.**

132 units

**Location**

2724 Philomena St, Austin, TX 78723

**Completion Date**

December 2019

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





**CAPITAL A HOUSING**

## Project Experience

**Project Name**

La Vista de Lopez

**Total Construction Cost**

\$5,800,000

**Unit Count or Sq ft.**

27 units

**Location**

809 E. 9th St, Austin, TX 78702

**Completion Date**

Est December 2022

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





**CAPITAL A HOUSING**

## Project Experience

**Project Name**

Cedar Alley Flat

**Total Construction Cost**

\$167,000

**Unit Count or Sq ft.**

1 units

**Location**

1608 Cedar Avenue, Austin, TX 78702

**Completion Date**

December 2019

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



## 1.B. Certificate of Status

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

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

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



John B. Scott  
Secretary of State

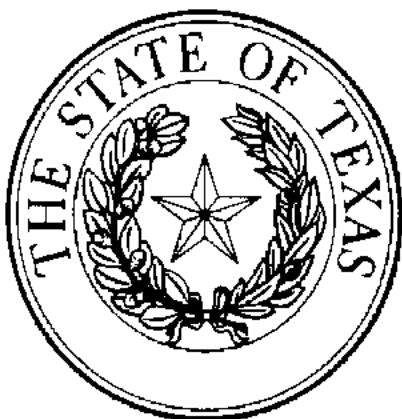
## Office of the Secretary of State

### Certificate of Fact

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

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

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



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

John B. Scott  
Secretary of State

4/13/22, 3:46 PM

Franchise Search Results

**Franchise Tax Account Status**

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

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

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

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



John B. Scott  
Secretary of State

## Office of the Secretary of State

### CERTIFICATE OF RESERVATION OF ENTITY NAME OF

Urban Empowerment Community Development Corporation Inc.

The undersigned, as Secretary of State of Texas, hereby certifies that the above entity name has been reserved in this office pursuant to the provisions of Section 5.101 of the Texas Business Organizations Code for the exclusive use of

Capital A Housing, Inc.  
5110 Lancaster Ct., Austin , TX 78723

for a period of one hundred twenty days after the date hereof.

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

Dated: 04/22/2022



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

John B. Scott  
Secretary of State

*Come visit us on the internet at <https://www.sos.texas.gov/>*

Phone: (512) 463-5555  
Prepared by: Linda Galaviz

Fax: (512) 463-5709  
TID: 10317

Dial: 7-1-1 for Relay Services  
Document: 1141383930008



## Franchise Tax Account Status

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

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

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

## 1.C. Statement of Confidence

All consultants and the professional team engaged are all local to Austin and have experience working on Austin-based, affordable housing projects. Eyad Kasemi and Faye Kazi began their involvement in the development of affordable housing in Austin through their Civil Engineering firm, 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.

# Urban Empowerment Zone I

## RHDA Funding Application

Attachments 2. Principals Information



## 2. Principals Information

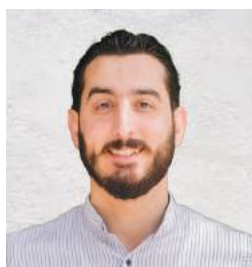
Capital A Housing has engaged the following high-quality development team to oversee the development of INSERT PROJECT NAME:

|   |                          |
|---|--------------------------|
| <b>Lead Developer</b>                       | Capital A Housing        |
| <b>Supportive Services Provider / Owner</b> | Austin Area Urban League |
| <b>Civil Engineer</b>                       | Civilitude               |
| <b>Architect</b>                            | Mark Hart Architecture   |
| <b>General Contractor</b>                   | TBD                      |
| <b>Property Management</b>                  | TBD                      |

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

## Eyad Kasemi, EIT

President



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

### Relevant Project Experience

#### Years of Experience

7 years

#### Years in the Firm

3 years

#### Education:

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

#### Registration:

TX EIT # 51951

#### A at Lamppost, Austin, TX

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

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

#### La Vista de Lopez, Austin, TX

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

#### Waterloo Terrace, Austin, TX

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

#### Colony Park, Austin, TX

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

**Conor Kenny**

Principal and Director of Public Affairs



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

**Years in the Industry**

- 18 years

**Years in the Firm**

- 1 years

**Education:**

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

**Community Engager Experience****A at Lamppost, Austin, TX**

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

**2011 Franklin Ave, Austin, TX**

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

**ST Georges Green, Austin, TX**

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

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

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

**Fayez Kazi, PE, LEED AP**  
Principal



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

#### Relevant Project Experience

##### La Vista de Lopez, Austin, TX,

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

##### Lakeline Station Apartments, Austin, TX

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

##### Cardinal Points Apartments, Austin, TX

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

##### Gudalupe Saldana Apartments, Austin, TX

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

##### Sierra Vista Apartments, Austin, TX

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

##### Gaston Place Apartments, Austin, TX

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

#### Years of Experience

24 years

#### Education:

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

#### Registration:

- Texas PE# 96489,
- LEED Accredited Professional

#### Community Leadership:

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

**Civiltude Engineers & Planners**

## Firm Bio

**Firm Address**

5110 Lancaster Ct, Austin, TX 78723

**Telephone Number**

+1 512 761 6161

**Contact Person**

Nhato Ho, PE, LEED GA

nhato@civiltude.com

**Date of Organization**

April 2010

**Type of Organization**

Limited Liability Company

**Firm's Registration Number**

F-12469

**Firm Overview & History**

Civiltude is a local, Asian minority-owned engineering and planning firm, established in early 2010.

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

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

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

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

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

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



**Civiltude Engineers & Planners**

Revelant Experiences

**Project Name**

Gaston Place Apartments

**Location**

1920 Gaston Place, Austin, TX

**Owner**

Accessible Housing Austin!

**Completion Date**

Summer 2020

**Construction Cost**

\$3 Million

**Reference**

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

**Gaston Place Apartments**

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

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

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



**Civiltude Engineers & Planners**

Relevant Experiences

**Project Name**

Lakeline Station Apartments

**Location**

13636 Rutledge Spur, Austin TX

**Owner**

Foundation Communities

**Completion Date**

December 2016

**Construction Cost**

\$19 Million

**Reference**

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

**Lakeline Station Apartments**

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

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





## Civiltude Engineers & Planners

Relevant Experiences



### Project Name

Colony Park

### Location

7400 Loyola Ln, Austin, TX 78724

### Client

City of Austin

### Completion Date

TBD

### Construction Cost

TBD

### Reference

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

### Colony Park

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

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





**Civiltude Engineers & Planners**

Relevant Experiences

**Project Name**

Greenwater Redevelopment

**Location**

San Antonio 2nd, 78701

**Client**

Trammell Crow/Mark Fowler (Rep)

**Completion Date**

S2016

**Construction Cost**

\$5.1 Million

**Greenwater Redevelopment**

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

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





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MULTIFAMILY  
PORTFOLIO

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2007 S 1st Street  
Suite 101  
Austin, Texas 78704

Email

Phone  
512-680-7905

**Website**  
[www.markhartarch.com](http://www.markhartarch.com)

Mark Hart Architecture Inc was founded in 2008 by Mark Hart, AIA. Since its inception, the firm has grown steadily and is enjoying the inflow of more interesting projects as its track record is tested and applied to every design.

MHA projects range from high-rise architecture to midrise architecture, as well as smaller boutique style office and multifamily buildings. MHA is responsible for the design and production for projects such as The Corner, The Ruckus, and Skyloft. These projects are examples of design style that MHA strives for. Coordination and collaboration with the client and General Contractor are the cornerstones of the MHA process. Using design, creativity, and logic, the firm offers a full range of architectural services including architecture, master planning, site analyses, interiors, and project management.

Mark Hart, AIA, NCARB, LEED AP is the founding member and CEO of Mark Hart Architecture, Inc. He received his degree in Architecture from The Ohio State University and moved to Austin in 1997. His experience in multifamily / high-rise/ high-density mixed-use architecture spans 20 years and is largely focused in the central Texas area.

As CEO, Mark is at the center of MHA's business development, strategic planning activities, and company/client relations. He also oversees architecture production from early site studies, to completion of construction documents, and contract administration. When not running a company, Mark enjoys running the trails of Town Lake and spending time with his wife and two sons.



Sara Diamond, AIA fell in love with architecture growing up in tropical Miami, surrounded by the city's iconic Art Deco design. After earning her master's in architecture from Tulane University, she continued west, to Austin, TX and has been working in the profession for over 20 years. She is interested in blurring the line between indoor and outdoor spaces and has a passion for sustainable design.

Her favorite part of the job is collaborating with engineers and design professionals from all disciplines, working together to create a well thought out project. Living in Austin longer than anywhere else, Sara calls it home and has laid down roots with her husband and two Texas born sons.





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## THE RUCKUS

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The Ruckus is a seven-story student housing project located two blocks west of the the University of Texas, Austin in the student rich “West Campus” neighborhood. The Ruckus boasts 46 units (167 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, sky gym and study lounges. The Ruckus opened in August 2017.





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## THE CORNER

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The Corner is located in West Campus, just a few blocks from The University of Texas at Austin. The complex includes two levels of below-grade parking garage, a leasing office, and a lounge area. The seven-story building was constructed using Prescient, a light gauge steel prefabricated building system which is faster and greener.





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## THE CREEKSIDE

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Located in Round Rock Texas, the Creekside is a HUD project consisting of 250 units, a clubhouse and pool area. The complex is wrapped by Brushy creek and is populated with many oak trees and terraces due to the sloping terrain, items that are a challenge to design and develop around but that also add amazing beauty to the property.





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## TEXAN

26

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Texan 26 is a 50-unit apartment facility in the West Campus neighborhood of the University of Texas. This multifamily project is a total of six stories (72,000 sq. ft.) of apartments above a podium. This structure rests on a 3.5 tier subterranean concrete parking garage.





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## RIO FLATS

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An innovative 9-unit metal blue cube in Austin TX. This multifamily project is our smallest podium project! One level of surface parking with two levels of apartments above.





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## THE **SKYLOFT**

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This project is located in the West Campus neighborhood, University of Texas. It has 18 floors of apartments over 4 subterranean parking levels. Advanced amenities with a roof top pool looking over the University, Downtown and the Hillcountry. An exciting project to work on for MHA for many reasons, including partnering with STG Architects to design and complete as a great team.





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## RUCKUS 2.0

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The younger bigger sibling of the Ruckus! Located on the busy corner of 24th and Rio Grande streets. A perfect culmination of the elaborate West Campus style of student housing in Austin Tx. An eight-story student housing project consisting of 67 units (231 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, sky gym and study lounges. The Ruckus opened in August 2017.





## THE 9 @ Rio

A gradient blue cube in the West Campus neighborhood in Austin TX. Double Height amenities with a courtyard and pool in the center. A seven-story student housing project located two blocks west of the the University of Texas, Austin in the student rich "West Campus" neighborhood. The 9 contains 109 units (333 beds) with modern amenities and finish-outs, underground gated parking, secure access, a rooftop terrace, a cyber cafe, gym and study lounges.





## EASTGATE

A 3 story podium condo project in the near East neighborhood of Austin Tx. 68 luxury units with a central pool and courtyard. This project is the answer to the need for middle cost housing. Eastgate is the gateway to the bustling and quickly developing Eastside along Manor street.





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## Hilltop

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The Hilltop is an off campus student housing project located within walking distance from the University of Texas. Amenities include a pool, fitness center, and various study rooms. The project offers a rare opportunity for students to live next to a historic building that was built in 1869. The building blends old design styles with brand new and refreshed styles offering a modern look.



## 2.B. Resumes of Development Team

### GENERAL CONTRACTOR

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

## 2.C. Resumes of Property Management Team

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

Capital A Housing and the Austin Area Urban League have met with Volunteers of America in recent months and is working towards an agreement for property management services.



Urban Empowerment Zone I  
RHDA Funding Application  
Attachments 3. Financial Information

## 3.A. Federal IRS Certification

Please see the attached documentation for Austin Area Urban League.



Department of the Treasury  
Internal Revenue Service

Cincinnati Service Center  
CINCINNATI OH 45999-0038

In reply refer to: 0752161033  
Nov. 30, 2012 LTR 4168C 0  
74-1890518 000000 00

00023594  
BODC: TE

AUSTIN AREA URBAN LEAGUE INC  
8011 CAMERON RD STE A-100  
AUSTIN TX 78754-3806



015306

Employer Identification Number: 74-1890518  
Person to Contact: Mr. Perkins  
Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Nov. 20, 2012, request for information regarding your tax-exempt status.

Our records indicate that you were recognized as exempt under section 501(c)(3) of the Internal Revenue Code in a determination letter issued in December 1976.

Our records also indicate that you are not a private foundation within the meaning of section 509(a) of the Code because you are described in section(s) 509(a)(1) and 170(b)(1)(A)(vi).

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

Please refer to our website [www.irs.gov/eo](http://www.irs.gov/eo) for information regarding filing requirements. Specifically, section 6033(j) of the Code provides that failure to file an annual information return for three consecutive years results in revocation of tax-exempt status as of the filing due date of the third return for organizations required to file. We will publish a list of organizations whose tax-exempt status was revoked under section 6033(j) of the Code on our website beginning in early 2011.



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

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

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

Dear Sir or Madam:

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

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

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

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

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

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

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

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

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

Thank you for your cooperation.

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

## 3.B. Certified Financial Audit

A Certified Financial Audit for the Austin Area Urban League will be submitted under a separate cover.

## **3.C. Board Resolution**

Attached below is a resolution approving the project on behalf of the Austin Area Urban League.



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



**Austin Area  
Urban League**

*Empowering Communities.  
Changing Lives.*

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

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

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

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

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

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

Adopted by the Board of Directors.

DocuSigned by:

*Quincy Dunlap*  
35F9B12CA449454...

Quincy Dunlap  
President and CEO  
Dated: 5/6/2022

DocuSigned by:

*Leonard Moore*  
6761DB8FA02F473...

Leonard Moore  
Board Chair  
Dated: 5/6/2022

## 3.D. Financial Statements

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

## 3.E. Funding Commitment Letters

Please see the following documentation regarding construction loan, Housing Authority of Austin voucher commitments, previous City of Austin RHDA funding commitments, County ARPA funding commitments (including a resolution from the 9/14/2021 Travis County Commissioners Court Voting Session reflecting earmark of ARPA funds for the TCSHC projects, of which this project a part), and lastly a commitment of owner equity funds via a resolution authorized by the Austin Area Urban League Board of Directors.



May 6, 2022

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

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

Dear Mr. May:

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

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

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

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

Sincerely,

*Sam Kent*

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





**Board of Commissioners**  
 Carl S. Richie Jr., Chairman  
 Charles Bailey  
 Tyra Duncan-Hall  
 Edwina Carrington  
 Mary Apostolou

**President & CEO**  
 Michael Gerber

# Housing Authority of the City of Austin

*Established in 1937*

March 1, 2024

Austin Area Urban League  
 Austin, TX 78754

**Re: Notification of allocation of 15 Housing Choice Voucher project-based vouchers (HCV-PBV), 25 Veterans Affairs Supportive Housing project-based vouchers (VASH-PBV), and 40 Mainstream project-based vouchers (MS-PBV) for Urban Empowerment Zone I located at 6400 FM 969, Austin, TX 78724**

Thank you for your interest in HACA's project-based voucher program. The Housing Authority reviewed your responses to the Request for Proposal HACA-24-P-0256 and HACA-24-P-0257 and is pleased to offer a preliminary allocation 15 Housing Choice Voucher project-based vouchers, 25 Veterans Affairs Supportive Housing project-based vouchers, and 40 Mainstream project-based vouchers (MS-PBV).

This allocation is contingent on HACA's Board approval on March 21, 2024. Based on this approval and upon completion of the development, HACA expects to enter a 20-year Housing Assistance Payment Contract (HAP) for Urban Empowerment Zone I located at 6400 FM 969, Austin, TX 78724.

The estimated initial rents to the owner for the 15 HCV-PBV, 25 VASH-PBV, and 40 MS-PBV contract units are reflected in the table below:

|                                | <b>HUD Program</b> | <b>Number of Units</b> | <b>Contract Rent</b> | <b>Monthly Contract Rent</b> | <b>Utility Allowance</b> | <b>Gross Rent</b> |
|--------------------------------|--------------------|------------------------|----------------------|------------------------------|--------------------------|-------------------|
| 0 bedroom                      | HCV- PBV           | 5                      | \$1519               | \$7,595                      | \$0                      | \$7,595           |
| 0 bedroom                      | VASH-PBV           | 25                     | \$1519               | \$37,975                     | \$0                      | \$37,975          |
| 0 bedroom                      | MS-PBV             | 30                     | \$1519               | \$45,570                     | \$0                      | \$45,570          |
| 1 bedroom                      | HCV- PBV           | 10                     | \$1635               | \$16,350                     | \$0                      | \$16,350          |
| 1 bedroom                      | MS-PBV             | 10                     | \$1635               | \$16,350                     | \$0                      | \$16,350          |
| <b>Total</b>                   |                    | <b>80</b>              |                      | <b>\$123,840</b>             |                          |                   |
| <b>Annual Contract Amount</b>  |                    |                        |                      | <b>\$1,486,080</b>           |                          |                   |
| <b>20-Year Contract Amount</b> |                    |                        |                      | <b>\$29,721,600</b>          |                          |                   |

Over the 20-year Housing Assistance Payment Contract (HAP) contract, the estimated amount of rental assistance for the PBV units is equal to \$29,721,600.

Income limits for all PBV units are at 50% of the median family income (MFI).

We appreciate the opportunity to partner with you to provide a stable home to our unhoused neighbors in need.

Sincerely,

Michael Gerber  
 President and CEO

*Bringing Opportunity Home*

1124 S. IH 35, Austin, TX. 78704 • (512) 477-4488 • Fax (512) 477-0953



February 12, 2024

Austin Area Urban League & Capital A Housing

**RE: Urban Empowerment Zone I**

This letter is to inform you that the Austin Housing Finance Corporation Board (AHFC) approved funding for your project, Urban Empowerment Zone I, located at 6314 FM 969 Road, Austin, TX 78724.

**The amount and source of funding is as follows (the source may vary depending on availability):**

Funding Approved: \$4,000,000 2018 GO Bonds

Date Approved: September 22, 2023

Term: 42-years estimated (40-year affordability period plus 2 years to construct)

Interest Rate: 0-2% estimated, to be negotiated prior to closing, simple interest, paid from surplus cash-flow.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Rudow".

Josh Rudow, PhD, CNU-A  
Housing Division Manager

*Board of Directors:* Kirk Watson, President ♦ Paige Ellis, Vice President  
Natasha Harper-Madison, Director ♦ Vanessa Fuentes, Director ♦ José Velásquez, Director ♦ José “Chito” Vela, Director  
Ryan Alter, Director ♦ MacKenzie Kelly, Director ♦ Leslie Pool, Director ♦ Zohaib “Zo” Qadri, Director ♦ Alison Alter, Director  
Jesús Garza, General Manager ♦ Mandy DeMayo, Treasurer ♦ Myrna Rios, Secretary  
♦ Anne L. Morgan, General Counsel ♦

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





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

January 5, 2023

Quincy Dunlap  
Austin Area Urban League  
8011A Cameron Rd, Building a-100  
Austin, Texas 78754

Re: Application for Gap Funding for Urban Empowerment Zone I


Dear Quincy Dunlap,

Travis County has received your application for up to \$8,661,402 in American Rescue Act, Local Fiscal Recovery Funds for the development of Urban Empowerment Zone I to be located at 6314 & 6400 FM 969, Austin TX, 78724. On September 14, 2021, the Commissioners Court approved a resolution earmarking funds and identified the agencies that would have access to the funds.

The Austin Area Urban League is part of a collaborative that was identified to receive \$50 million dollars. At this time, Austin Area Urban League has requested \$8,661,402 of the \$50,000,000 earmarked for the collaborative for the above-mentioned project. Organizational review and underwriting have begun on Austin Area Urban League and the Urban Empowerment Zone I development with an obligation of resources to follow.

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

Sincerely,

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

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



VS 09-14-2021

Item 37

*Travis County Commissioners Court*

# *Resolution*

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

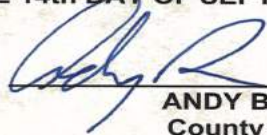
**NOW, THEREFORE, BE IT RESOLVED THAT THE TRAVIS COUNTY COMMISSIONERS COURT EARMARK \$110,000,000 OF LFRF/ARPA FUNDS TO CREATE THE TRAVIS COUNTY SUPPORTIVE HOUSING INITIATIVE PIPELINE (TCSHIP) INCLUDING BUT NOT LIMITED TO \$50M FOR THE BURLESON VILLAGE AND \$50M FOR PROJECTS TO BE DEVELOPED IN PARTNERSHIP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

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

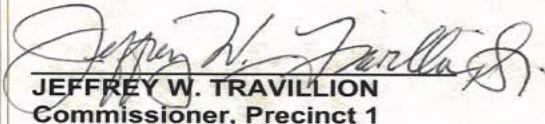
**BE IT FURTHER RESOLVED THAT PROJECTS MUST BE CULTURALLY COMPETENT, EQUITABLE, AND INTENTIONAL IN ADDRESSING RACIAL AND OTHER DISPARITIES IN TREATMENT AND SERVICE, INCLUDING PROVIDING ADEQUATE INFRASTRUCTURE FOR PEOPLE WITH DISABILITIES, ELDERLY PEOPLE, TRANS AND NONBINARY PEOPLE, PEOPLE WITH SPECIAL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

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

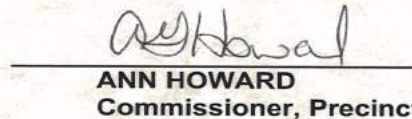
**SIGNED AND ENTERED THE 14th DAY OF SEPTEMBER 2021.**



**ANDY BROWN**  
County Judge



**JEFFREY W. TRAVILLION**  
Commissioner, Precinct 1



**ANN HOWARD**  
Commissioner, Precinct 3



**BRIGID SHEA**  
Commissioner, Precinct 2



**MARGARET J. GOMEZ**  
Commissioner, Precinct 4



## EXHIBIT A

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

Conduct an engagement process that includes key stakeholders from:

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

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

**The process should answer the following questions:**

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



**Austin Area  
Urban League**

*Empowering Communities.  
Changing Lives.*

8011A Cameron Road, Suite 100  
Austin, TX 78754  
o: 512.478.7176 f: 512.478.1239  
[www.aaul.org](http://www.aaul.org) | [info@aaul.org](mailto:info@aaul.org)

**WHEREAS**, the Board of Directors of the Austin Area Urban League find it in the best interest of the citizens of Austin/Travis County, that high-quality, deeply affordable supportive housing be developed to meet the community's housing needs and re-house persons experiencing homelessness; and

**WHEREAS**, Austin Area Urban League is in the pre-development phase of an 80-unit supportive housing apartment building called the Urban Empowerment Zone I, and has received commitments of capital from the Austin Housing Finance Corporation and Travis County; and

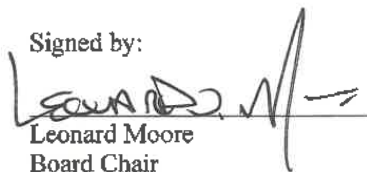
**WHEREAS**, the Urban Empowerment Zone I requires additional capital in order to proceed to construction; and

**WHEREAS**, the Austin Area Urban League has the financial capacity to commit funding necessary to complete the capital needs for the Urban Empowerment Zone I development; and

**WHEREAS**, the Urban Empowerment Zone I is anticipated to be within a public facility corporation structure, wherein which the land will be provided to the Austin Area Urban League at no expense. However, as a contingency in the event of a dissolution of the public facility corporation structure, the Austin Area Urban League may need to purchase the site near 6314 FM 969 or identify and acquire an alternative site in Austin.

**NOW THEREFORE, BE IT RESOLVED** that the Board of Directors of the Austin Area Urban League authorizes the commitment of funding to the Urban Empowerment Zone I as follows: one million dollars (\$1,000,000) to be used for the construction of the Urban Empowerment Zone I, and one million dollars (\$1,000,000) for the acquisition of a parcel near 6314 FM 969 in Austin or other suitable site for the development of the Urban Empowerment Zone I, for a total commitment of two million dollars (\$2,000,000).

Signed by:

  
Leonard Moore  
Board Chair

  
Quincy Dunlap  
President & CEO

Passed and Approved this 8<sup>th</sup> day of MAY, 2024

Urban Empowerment Zone I  
RHDA Funding Application  
Attachments 4. Project Information



## 4.A. Market Study

## MARKET ANALYSIS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **ii. Identify the Geographic Area**

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

### iii. Quantify the Pool of Eligible Tenants

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

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

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

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

### iv. Analyze the Competition

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

### v. Assess the Market Demand

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

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

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

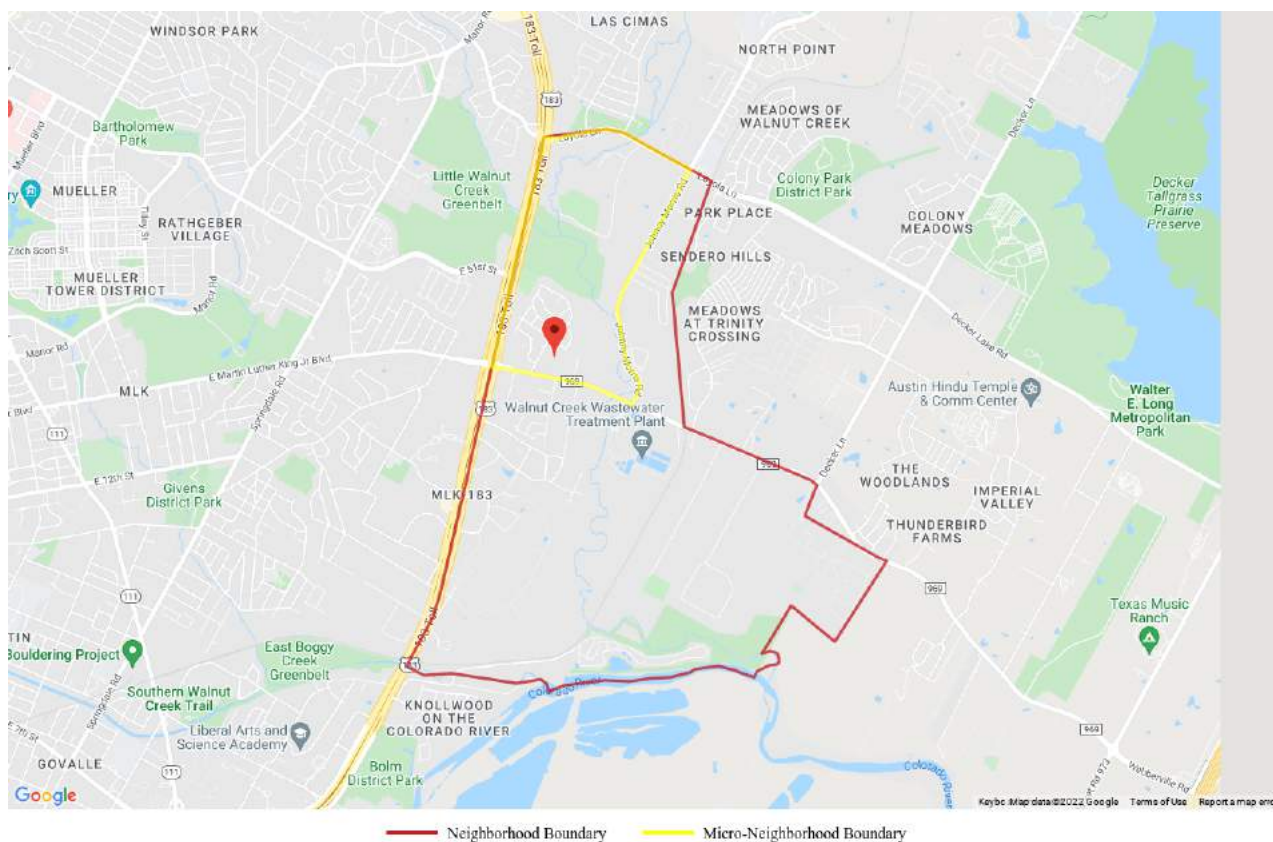
**vii. Absorption Rate**

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



6314 FM 969, Austin, TX 78724

Report date: Friday, April 08, 2022





## THE 6314 FM 969 NEIGHBORHOOD REAL ESTATE

### AVERAGE HOME VALUES



MEDIAN HOME VALUE:

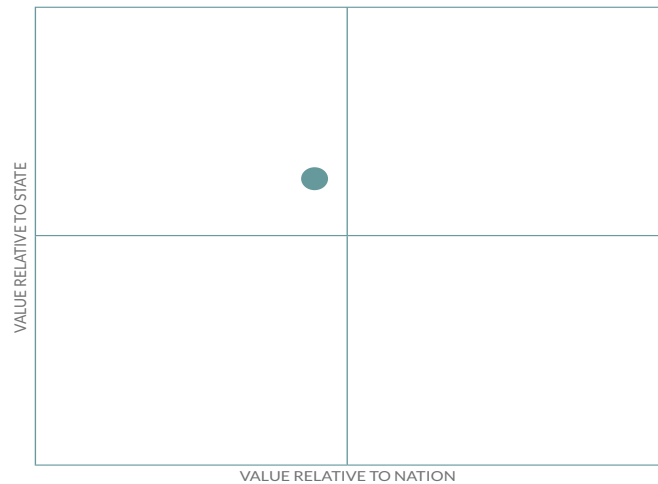
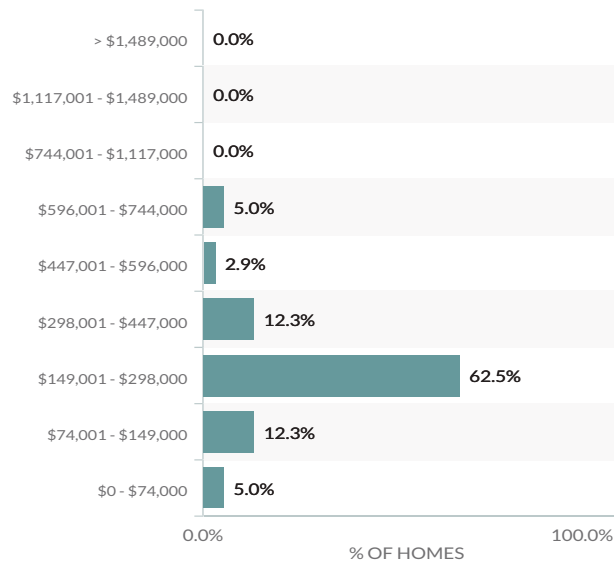
\$230,178



MEDIAN REAL ESTATE TAXES:

**\$1,809** (0.8% effective rate)

### NEIGHBORHOOD HOME PRICES



### AVERAGE MARKET RENT



AVERAGE MARKET RENT:

**\$2,000** / per month



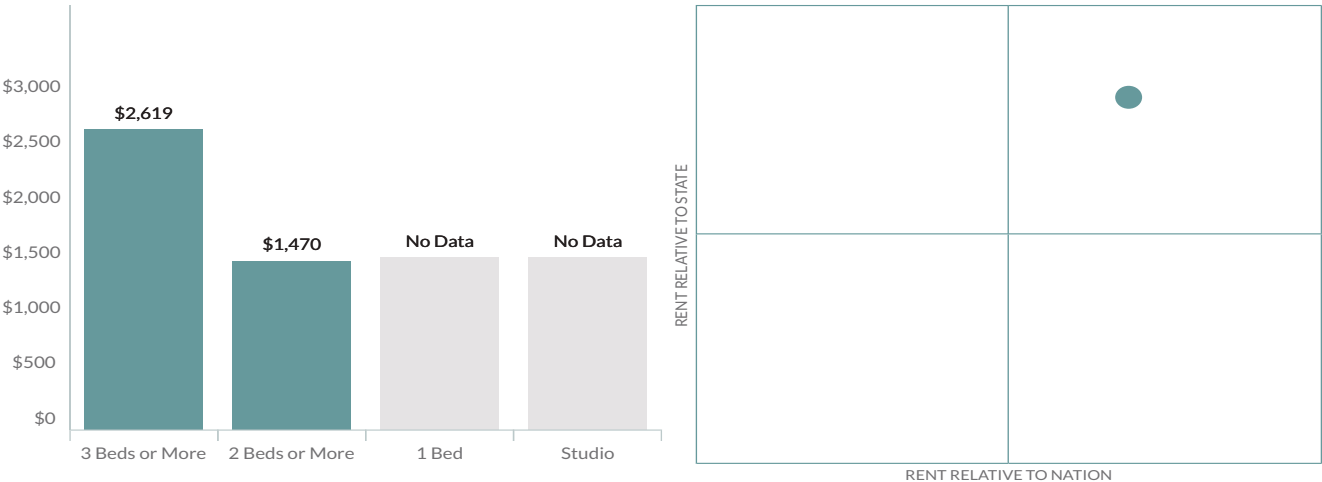
GROSS RENTAL YIELD:

**11.49 %**





MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



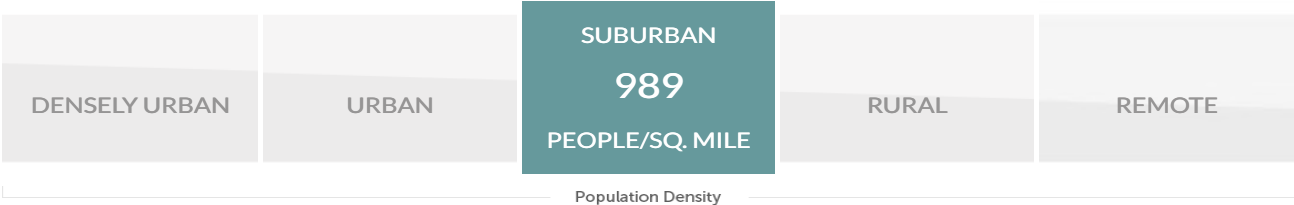
SETTING

COASTAL

LAKEFRONT

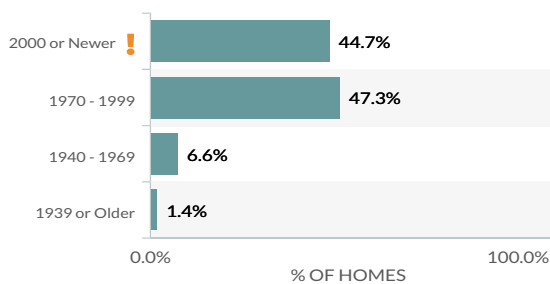
FARMS

NEIGHBORHOOD LOOK AND FEEL

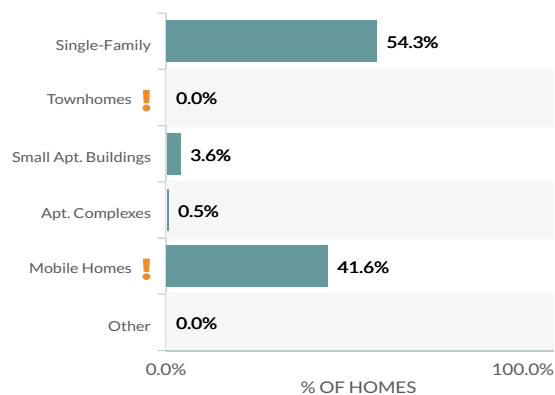


## HOUSING MARKET DETAILS

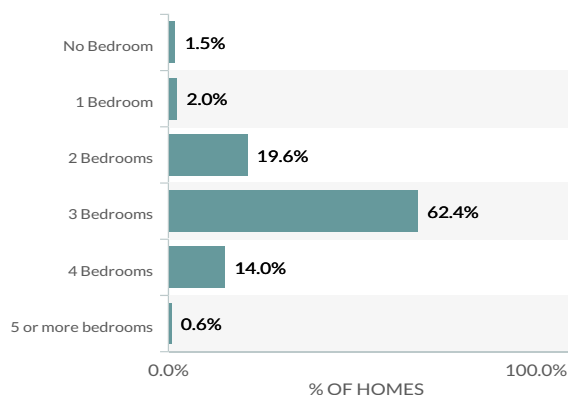
### AGE OF HOMES ⚠️



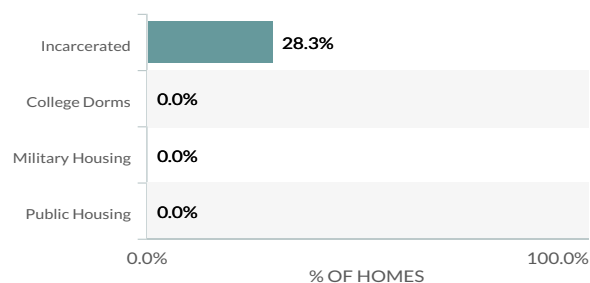
### TYPES OF HOMES ⚠️



### HOME SIZE

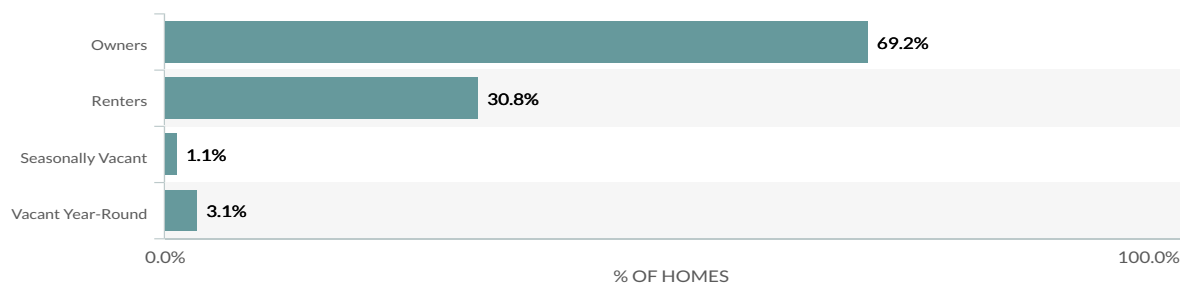


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP

### HOMEOWNERSHIP RATE





## THE 6314 FM 969 NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

### LIFESTYLE

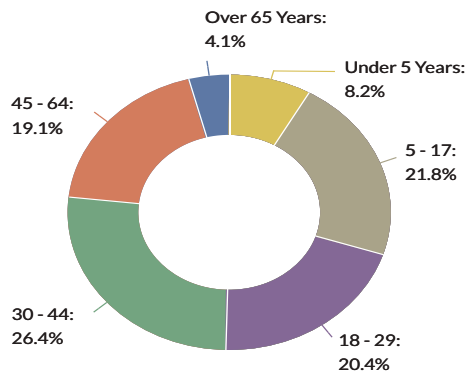
|  |                            |       |      |
|--|----------------------------|-------|------|
|  | First Time Homebuyers      | 37.2% | Poor |
|  | Family Friendly            | 34.3% | Poor |
|  | Luxury Communities         | 28.5% | Poor |
|  | Young Single Professionals | 23.1% | Poor |
|  | Retirement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

### SPECIAL CHARACTER

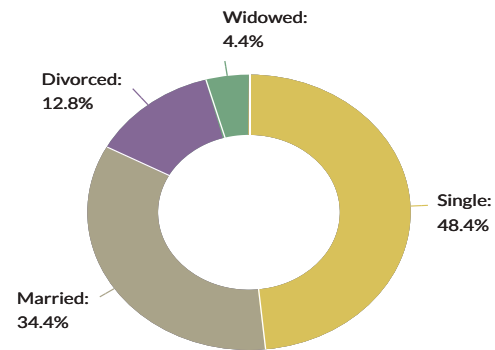
|  |                     |       |      |
|--|---------------------|-------|------|
|  | Quiet               | 49.6% | Poor |
|  | Hip Trendy          | 35.3% | Poor |
|  | Walkable            | 31.4% | Poor |
|  | Urban Sophisticates | 26.5% | Poor |
|  | Nautical            | 0.0%  | Poor |

## AGE / MARITAL STATUS

### AGE



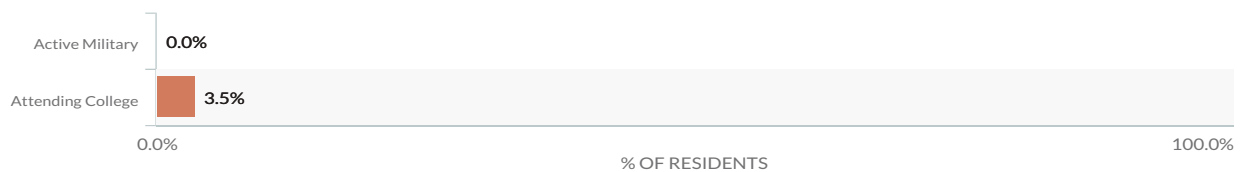
### MARITAL STATUS



## GENDER RATIO



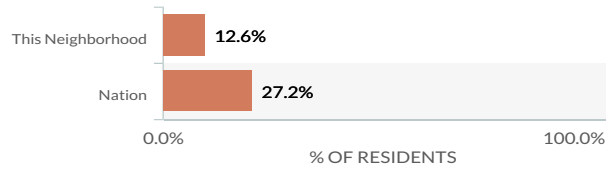
## MILITARY & COLLEGE STATUS



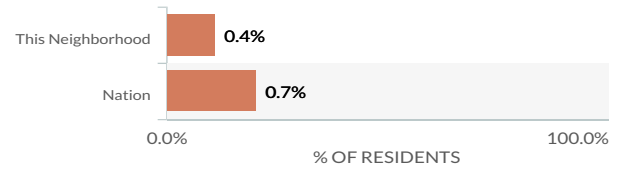


## HOUSEHOLD TYPES

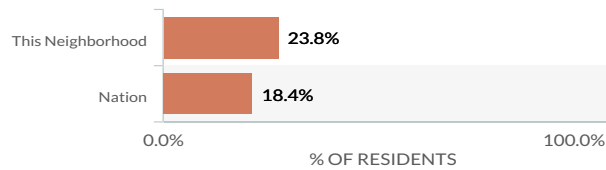
### ONE PERSON HOUSEHOLDS



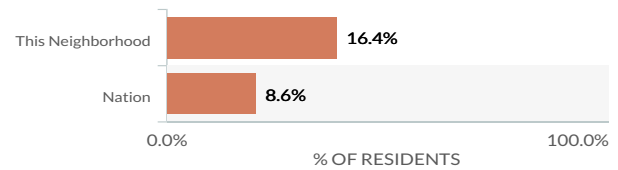
### SAME SEX PARTNERS



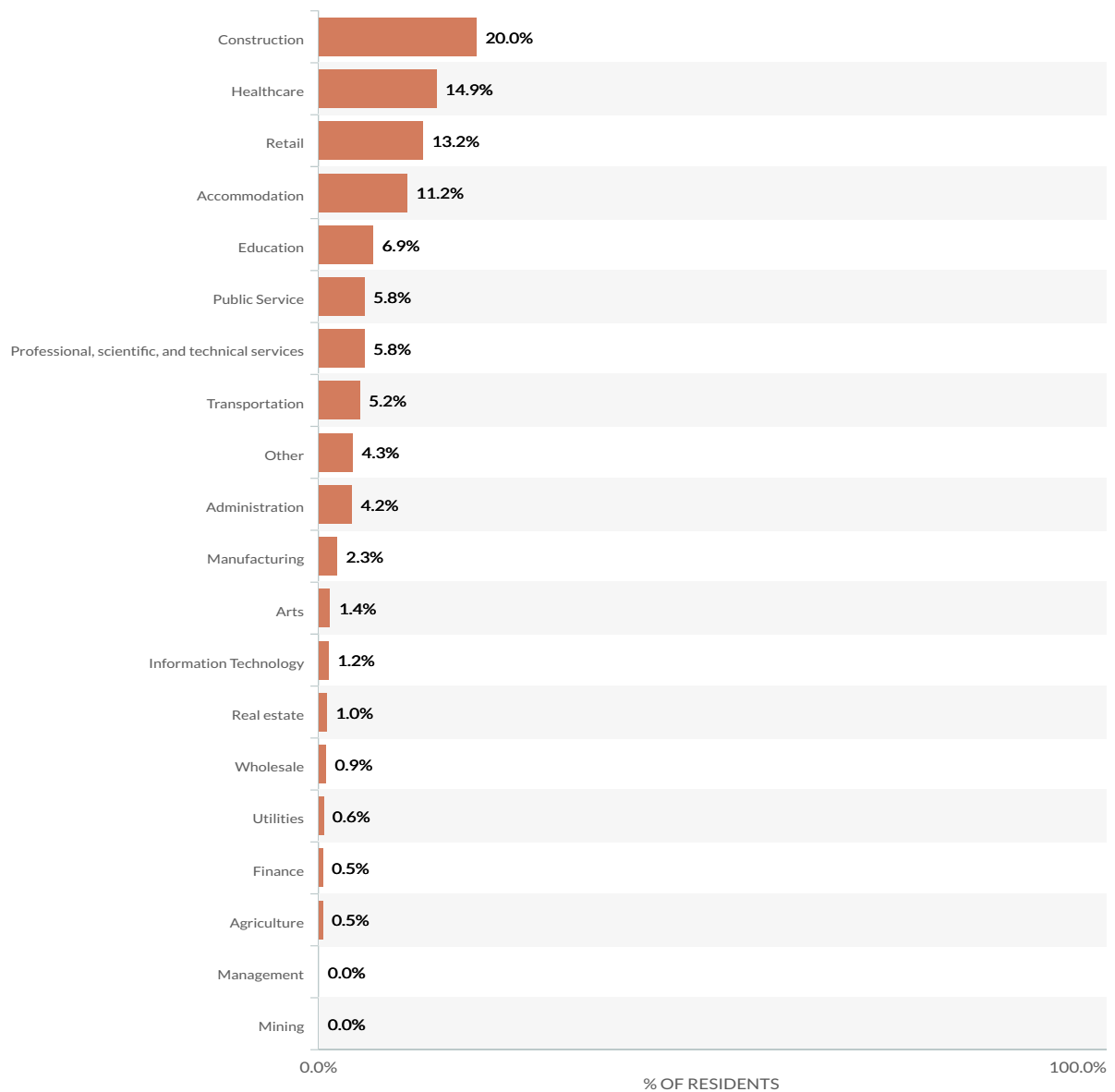
### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD



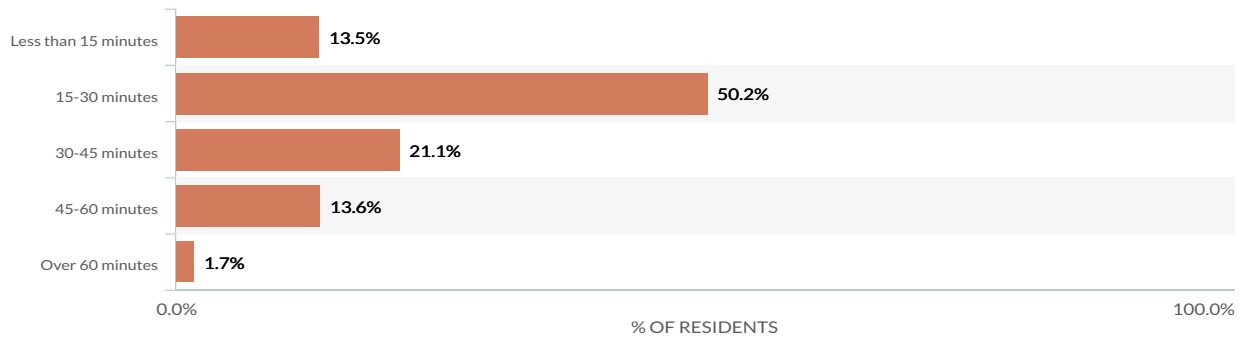
## EMPLOYMENT INDUSTRIES



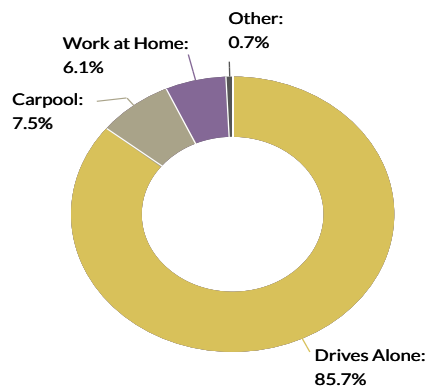


## COMMUTE TO WORK

### AVERAGE ONE-WAY COMMUTE TIME



### MEANS OF TRANSPORT



#### Other Categories:

Bus: 0.0%

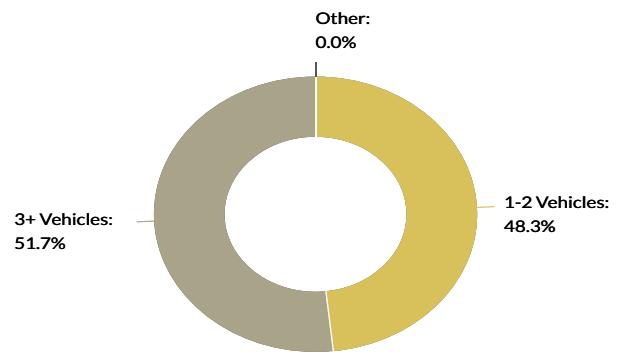
Subway/Bus: 0.0%

Ferry: 0.0%

Bike: 0.6%

Walk: 0.1%

### VEHICLES PER HOUSEHOLD

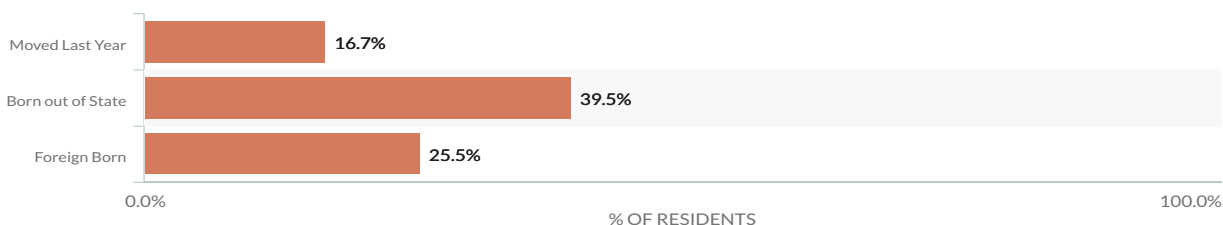


#### Other Categories:

No Vehicles: 0.0%



## MIGRATION & MOBILITY



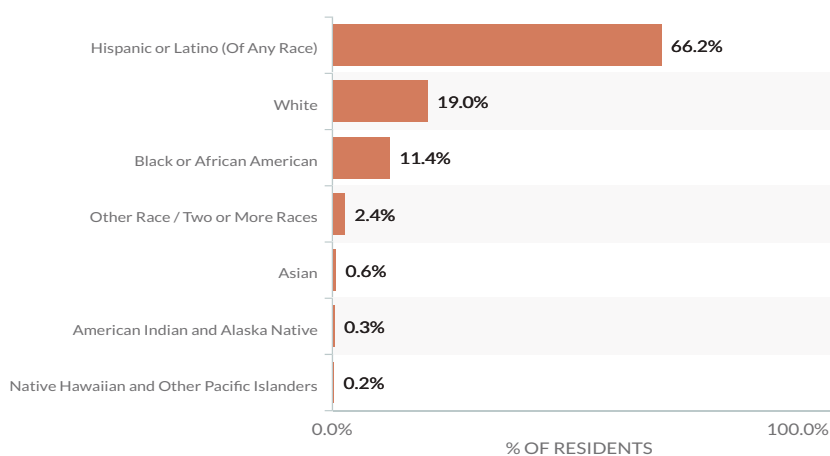
## RACE & ETHNIC DIVERSITY

### DIVERSITY INDEX

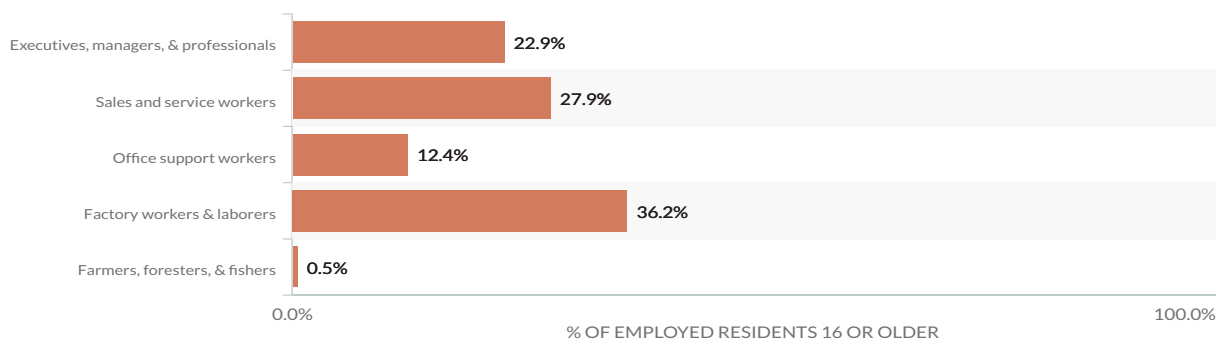
70

(100 is the most diverse)

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



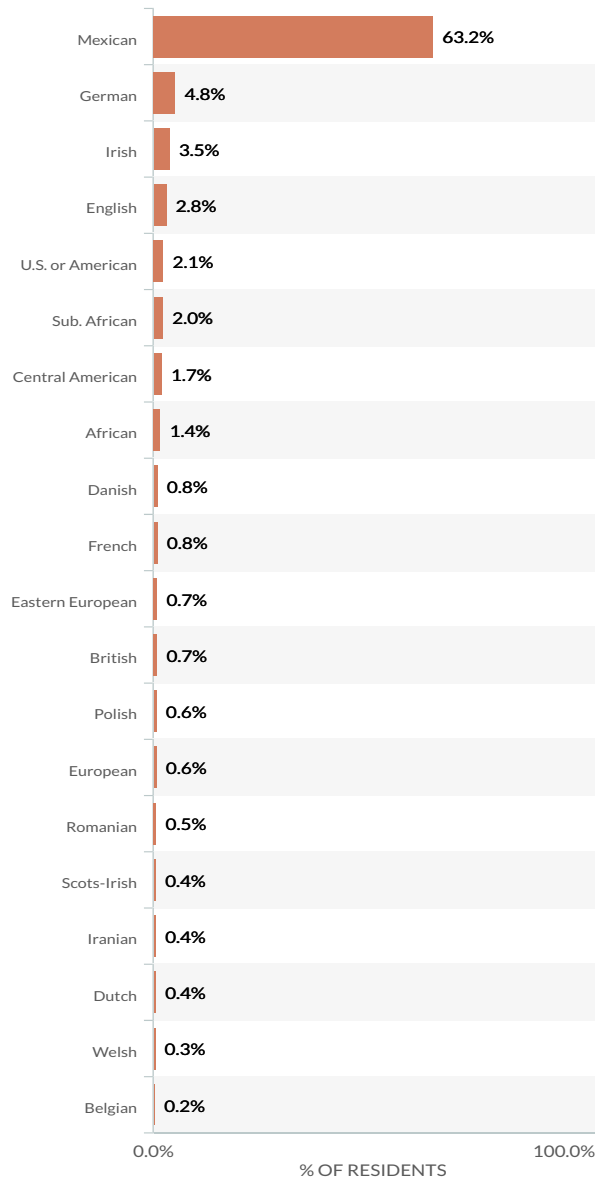
## OCCUPATIONS



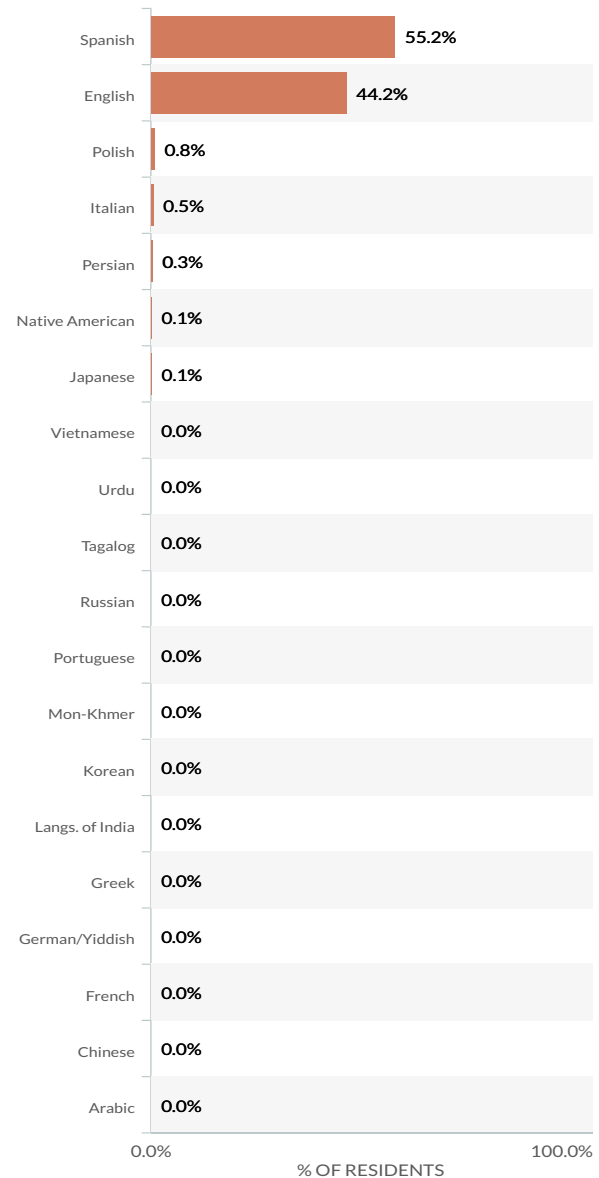


## ANCESTRIES & LANGUAGES SPOKEN

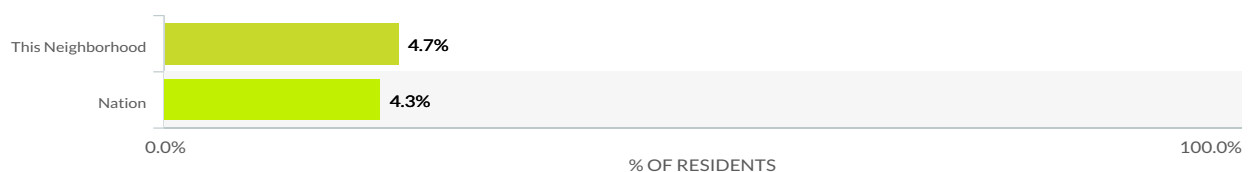
### ANCESTRY (TOP 20)



### LANGUAGES SPOKEN (TOP 20)



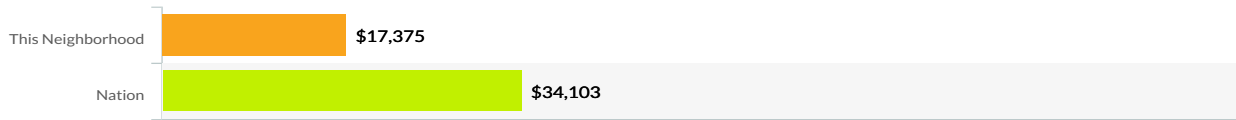
## UNEMPLOYMENT RATE



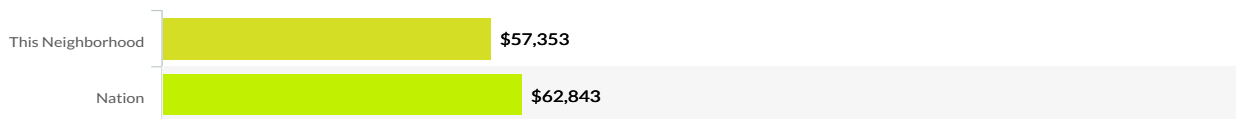


## AVERAGE INCOME

### PER CAPITA INCOME

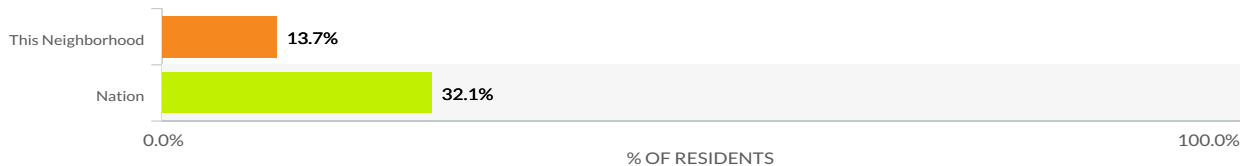


### MEDIAN HOUSEHOLD INCOME

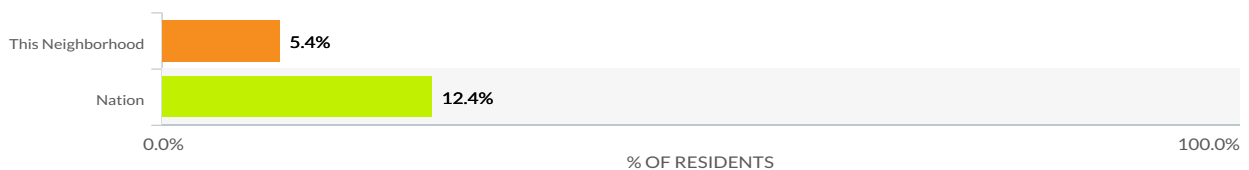


## EDUCATION

### PERCENT WITH COLLEGE DEGREE



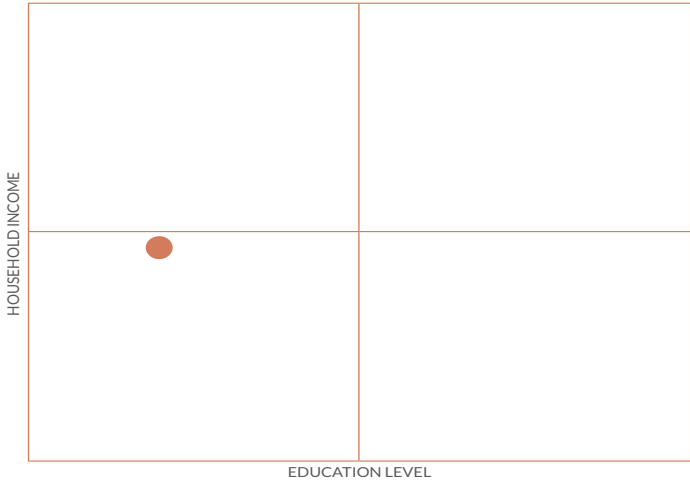
### PERCENT WITH ADVANCED DEGREE







INCOME AND EDUCATION



## THE 6314 FM 969 NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found. 

### NEIGHBORHOOD CRIME DATA



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

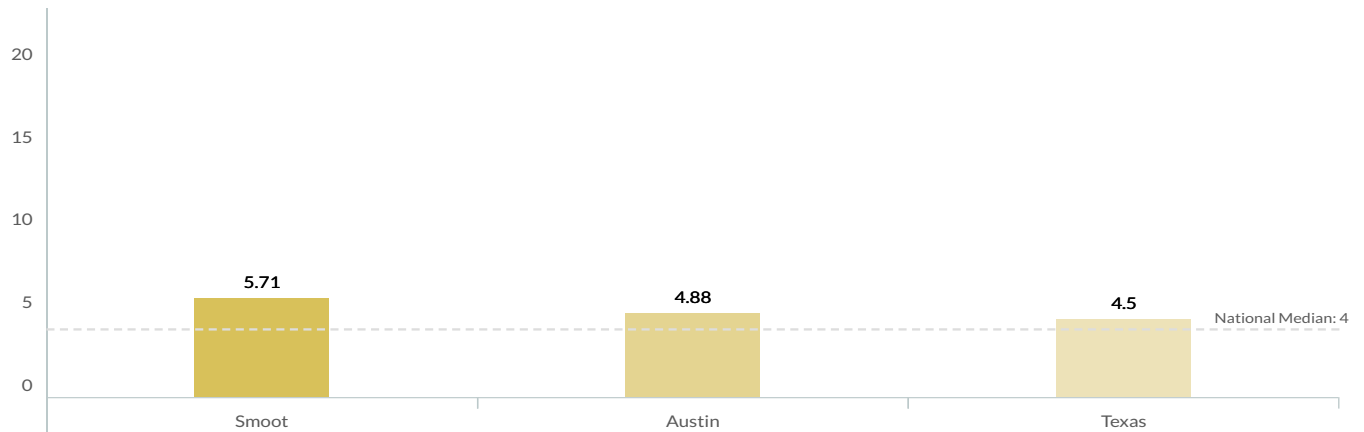
### NEIGHBORHOOD VIOLENT CRIME



| VIOLENT CRIME INDEX BY TYPE           |                                       |                                       |                                       |
|---------------------------------------|---------------------------------------|---------------------------------------|---------------------------------------|
| MURDER INDEX                          | RAPE INDEX                            | ROBBERY INDEX                         | ASSAULT INDEX                         |
| <p><b>57</b></p> <p>100 is safest</p> | <p><b>37</b></p> <p>100 is safest</p> | <p><b>21</b></p> <p>100 is safest</p> | <p><b>24</b></p> <p>100 is safest</p> |



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



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

**1 IN 175**  
in this Neighborhood

**1 IN 205**  
in Austin

**1 IN 222**  
in Texas

## AUSTIN VIOLENT CRIMES

POPULATION: **961,855**

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

## UNITED STATES VIOLENT CRIMES

POPULATION: **331,449,281**

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



## NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

9

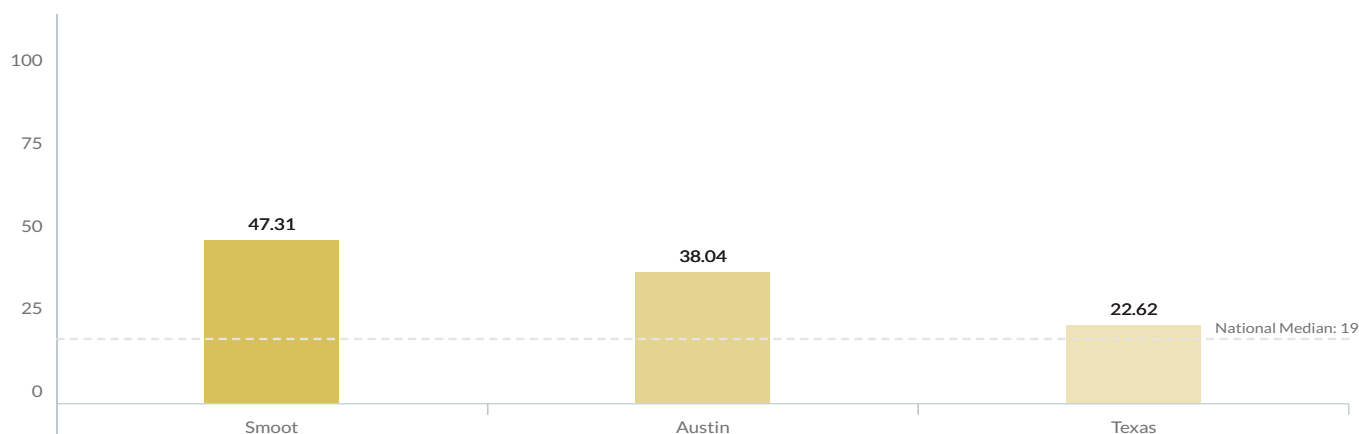
(100 is safest)

⚠️

Safer than 9% of U.S. neighborhoods.

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

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



| MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME |                      |                     |
|---|----------------------|---------------------|
| 1 IN 21 ⚠️<br>in this Neighborhood                  | 1 IN 26<br>in Austin | 1 IN 44<br>in Texas |



## AUSTIN PROPERTY CRIMES

POPULATION: 961,855

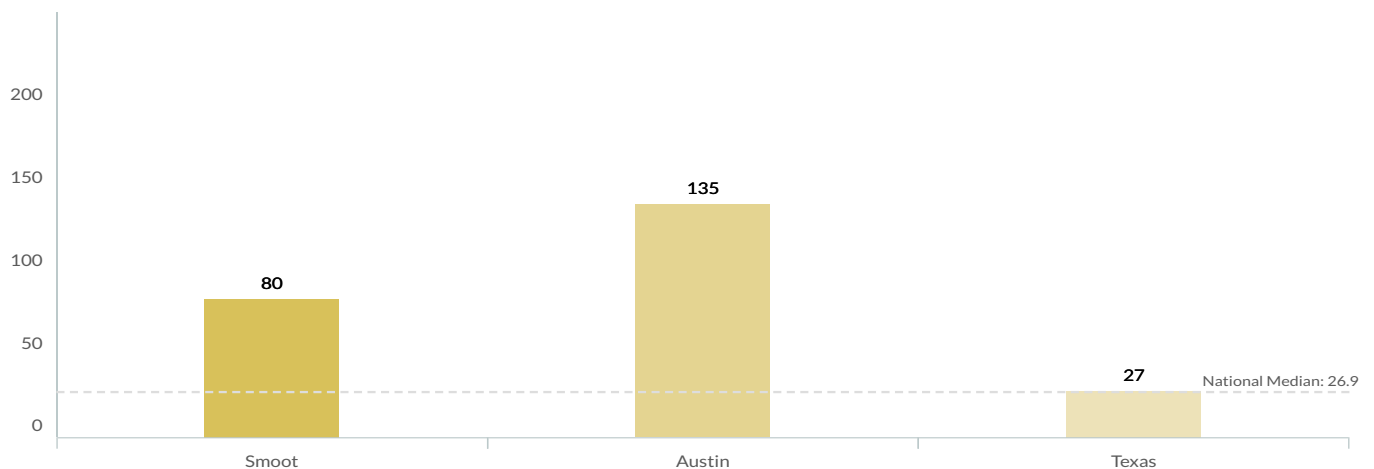
|                | BURGLARY | THEFT  | MOTOR VEHICLE THEFT |
|----------------|----------|--------|---------------------|
| Report Total   | 4,827    | 27,679 | 4,080               |
| Rate per 1,000 | 5.02     | 28.78  | 4.24                |

## UNITED STATES PROPERTY CRIMES

POPULATION: 331,449,281

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

## CRIME PER SQUARE MILE





## THE 6314 FM 969 NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

| SCHOOL QUALITY   | ADDRESS SCHOOL QUALITY RATING  |
|--|--|
| <p>29</p> <p>(100 is best)</p> <p>Better than 29% of U.S. schools.</p> | <p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p> |

### SCHOOLS IN THIS ADDRESS

| SCHOOL DETAILS  | GRADES | QUALITY RATING COMPARED TO TX* | QUALITY RATING COMPARED TO NATION* |
|---|--------|--------------------------------|------------------------------------|
| <a href="#">Lbj Echs School</a><br>7309 Lazy Creek Dr<br>Austin, TX 78724         | 09-12  | 3                              | 2                                  |
| <a href="#">Norman Elementary School</a><br>4001 Tannehill Ln<br>Austin, TX 78721 | KG-05  | 6                              | 5                                  |

\* 10 is highest

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

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

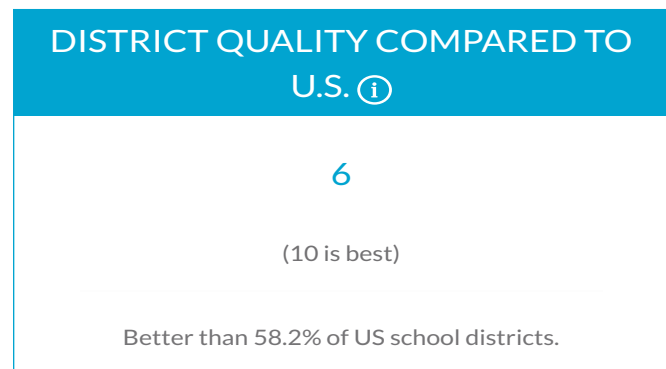
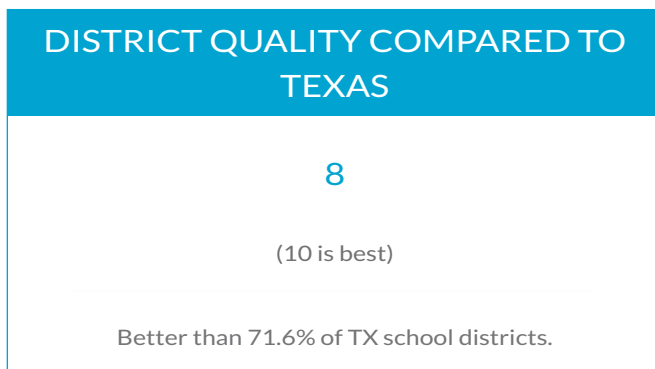




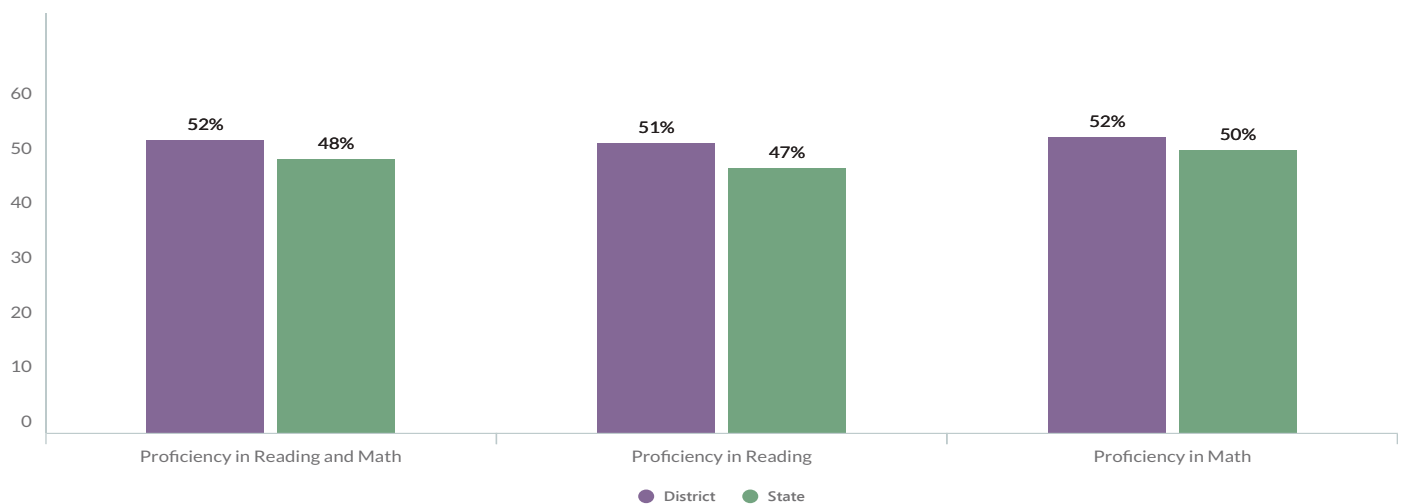
## THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

### AUSTIN ISD

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



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





## School District Enrollment By Group

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

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

## Educational Expenditures

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



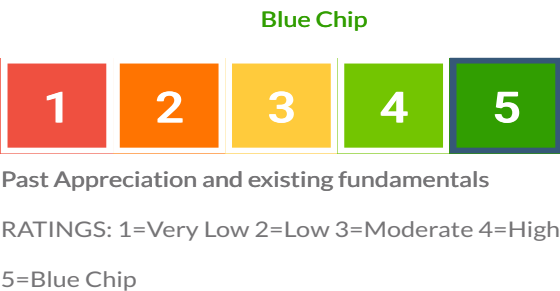
THE 6314 FM 969 TRENDS AND FORECAST

SCOUT VISION® SUMMARY

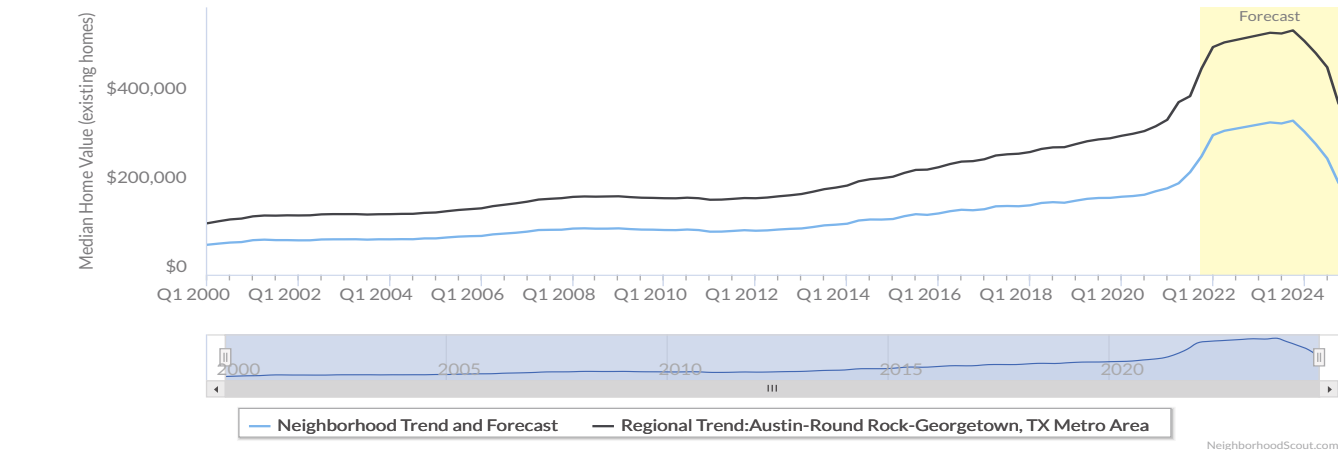
RISING STAR INDEX ⓘ



BLUE CHIP INDEX ⓘ



SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ





## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

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

\* 10 is highest





## KEY PRICE DRIVERS AT THIS LOCATION

### Pros

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

+ Educated Population Trend

+ Income Trend

+ Real Estate Values Nearby

+ Vacancies

+ Access to High Paying Jobs

### Cons

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

- Regional Housing Market Outlook

- Crime

- School Performance

- Neighborhood Look & Feel

## SCOUT VISION® PROXIMITY INDEX

### PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Strong Advantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

**\$130**

Neighborhood price per sqft

**\$175**

Average Nearby Home Price per sqft



## JOBS WITHIN AN HOUR

## ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

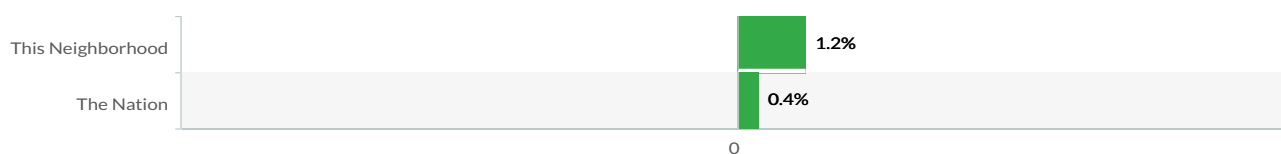
Good 5=Excellent

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

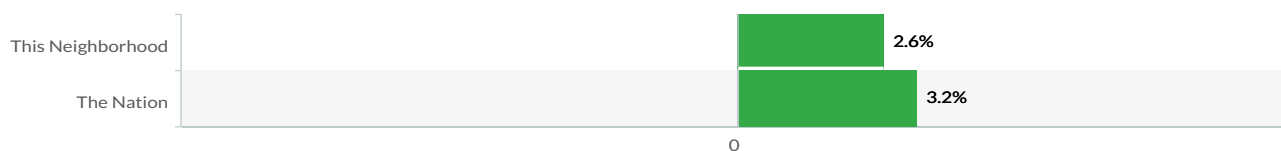
\*Annual salary of \$75,000 or more

## SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

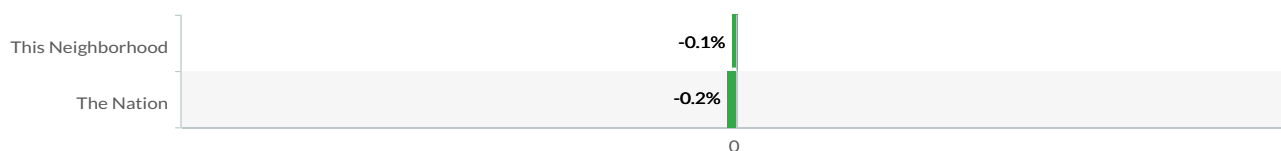
## AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



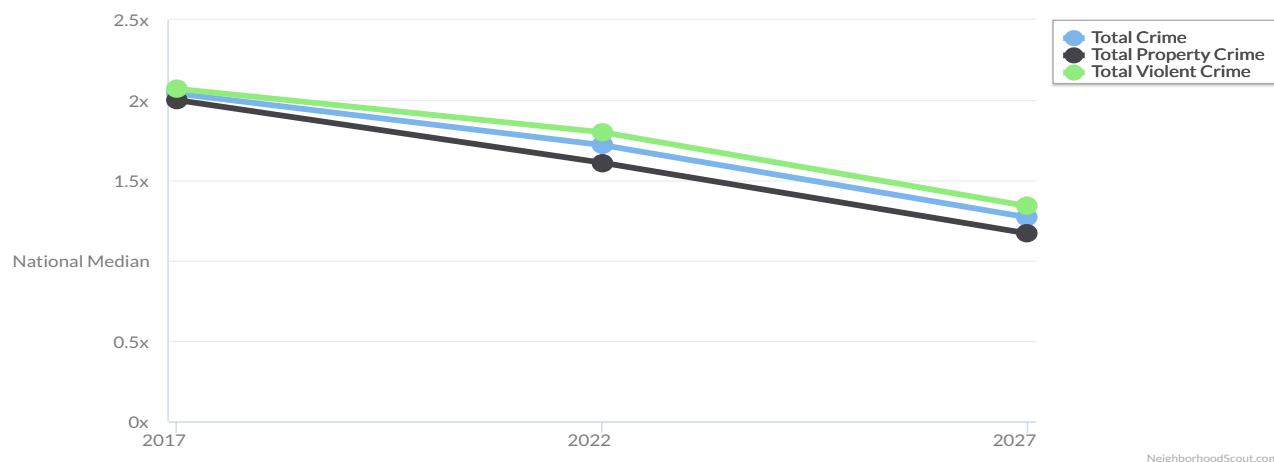
## AVG. ANNUAL RENT PRICE TREND Over last 5 years



## AVG. ANNUAL VACANCY TRENDS Over last 5 years

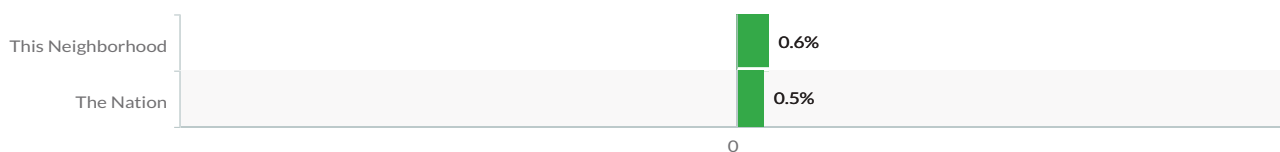


## SCOUT VISION® CRIME TRENDS AND FORECAST

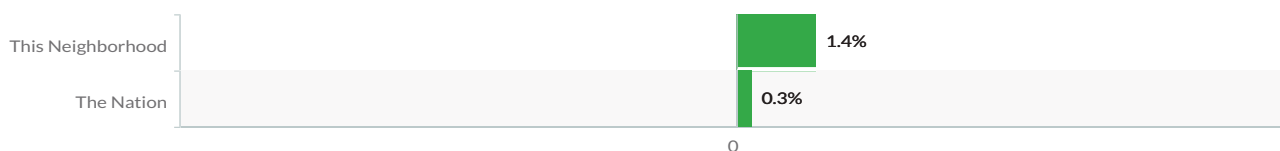


## SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

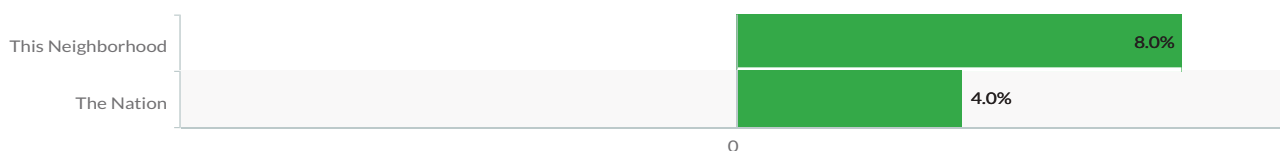


### AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



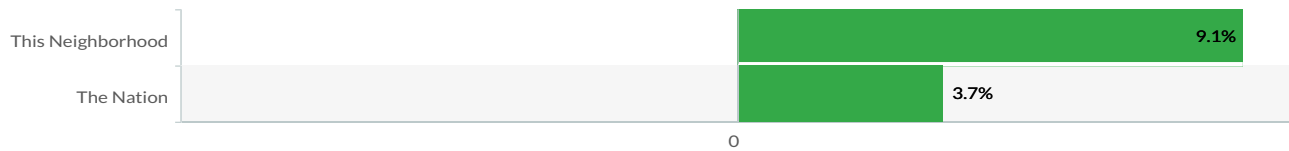
## SCOUT VISION® ECONOMIC TRENDS AND FORECAST

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

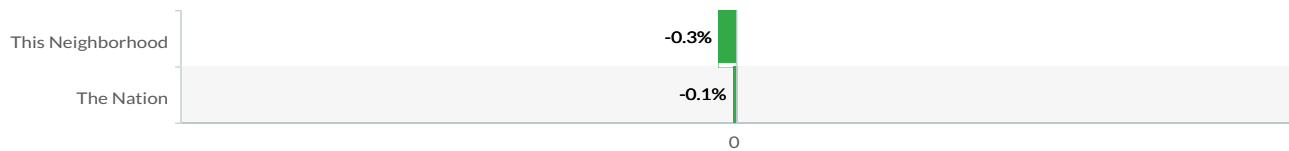

















## AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



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



## SCOUT VISION® DEMOGRAPHIC TRENDS

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





## SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



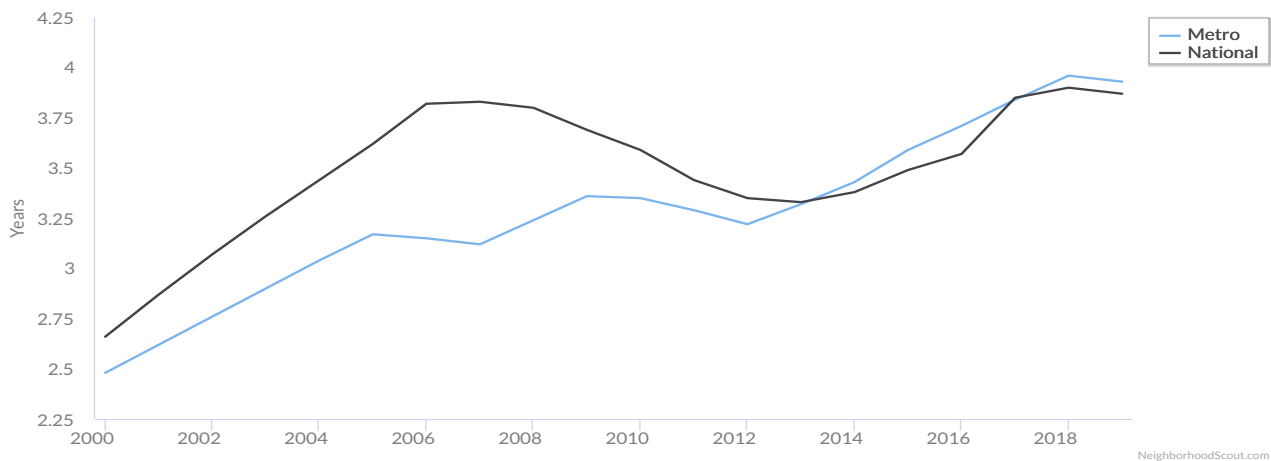
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



2.48

Region's Historical Low

3.96

Region's Historical High

3.93

Current ⚠️



## REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

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

\* 10 is highest

### Disclaimer

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



## ABOUT THE 6314 FM 969 NEIGHBORHOOD

### Real Estate Prices and Overview

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

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

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

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

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

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

### Notable & Unique Neighborhood Characteristics

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

#### Notable & Unique: People

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

#### Notable & Unique: Real Estate

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



## The Neighbors: Ethnicity / Ancestry

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

In the Smoot neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (63.2%). There are also a number of people of German ancestry (4.8%), and residents who report Irish roots (3.5%), and some of the residents are also of English ancestry (2.8%), along with some Sub-Saharan African ancestry residents (2.0%), among others. In addition, 25.5% of the residents of this neighborhood were born in another country.

## Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Smoot neighborhood spend between 15 and 30 minutes commuting one-way to work (50.2% of working residents), which is shorter than the time spent commuting to work for most Americans.

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





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

### Notable & Unique Neighborhood Characteristics

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

#### Notable & Unique: People

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

#### Notable & Unique: Real Estate

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

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

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

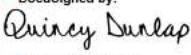
(3) Pre-Application Engagement

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

(4) Application requirements

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

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

DocuSigned by:  
  
35F9B12CA449454...  
Signed

Quincy Dunlap  
\_\_\_\_\_  
printed name

8/2/2024  
\_\_\_\_\_  
date

## GOOD NEIGHBOR POLICY

### Contact

Conor Kenny, Principal

Capital A Housing

(512) 968-3050

[Conor@CapitalAHousing.com](mailto:Conor@CapitalAHousing.com)

### Communications Plan for Neighborhood Engagement

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

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

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

Colony Park/Lakeside Community Development Corp

Del Valle Community Coalition

Friends of Northeast Austin

Neighbors United for Progress

Reissig Group

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

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



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

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

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

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

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

## 4.C. SMART Housing Letter



## City of Austin

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

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

May 10, 2024 (Revision to letter dated Oct. 8, 2021)

**S.M.A.R.T. Housing Certification**  
**6400 FM 969, LLC**  
**6314-6400 FM 969 (ID 832-5917)**

TO WHOM IT MAY CONCERN:

6400 FM 969, LLC (development contact: David Dinoff, email: [david@capitalahousing.com](mailto:david@capitalahousing.com); ph: 512-761-6161) is planning to develop Urban Empowerment Zone I, a 354-unit multifamily rental development at 6314-6400 FM 969 Austin, Texas 78721.

**This property was previously certified under S.M.A.R.T. Housing on October 8, 2021. This revision reflects an updated applicant name, updated total unit count, and updated unit mix. The overall fee waiver level remains unchanged. The project is no longer eligible for AWU Capital Recovery Fee waivers for any units.**

| <b>S.M.A.R.T. Housing – Rental – 6314-6400 FM 969</b>   |   |
|---|---|
| <b>Total units:</b> 354 units   |   |
| <u>Minimum Required:</u><br>40% (142 units) at or below 80% MFI<br>- Requirements for 100% fee waiver | <u>Proposed unit mix:</u><br>12% (40 units) at or below 30% MFI<br>12% (40 units) at or below 50% MFI<br>26% (90 units) at or below 80% MFI<br>50% (177 units) at market rate |
| <b>Affordability Period (S.M.A.R.T. units):</b> 5 Years   |   |
| <b>Fee waiver level:</b> 100%   |   |
| <b>AWU Capital Recovery Fees:</b> 80/354 units eligible   |   |

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

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

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

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

|                           |                         |                           |
|---------------------------|-------------------------|---------------------------|
| AWU Capital Recovery Fees | Concrete Permit         | Mechanical Permit         |
| Building Permit           | Electrical Permit       | Plumbing Permit           |
| Site Plan Review          | Subdivision Plan Review | Zoning Verification       |
| Construction Inspection   | Parkland Dedication Fee | Land Status Determination |
| Demolition Permit Fee     | (by separate ordinance) | Building Plan Review      |
|                           | Regular Zoning Fee      |                           |

**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@austinenenergy.com](mailto:greenbuilding@austinenenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

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

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

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

Sincerely,



Brendan Kennedy, Program Manager  
Housing Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



## 4.D. MOU with ECHO

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



**May 4, 2022**

RE: Letter of Support for Urban Empowerment Zone 1

To Whom It May Concern:

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

Please feel free to reach out with any questions.

Sincerely,

Jezzmen McPeters  
Associate Director of Housing and System Advancement  
[jezzmenmcpeters@austinecho.org](mailto:jezzmenmcpeters@austinecho.org)

**Established Point of Contact:**

Paul Mohr  
Community Housing Portfolio Manager  
[paulmohr@austinecho.org](mailto:paulmohr@austinecho.org)

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

Resident services will be provided by Austin Area Urban League.



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

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

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

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

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

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



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

#### UEZ I Supportive Services Budget

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

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



## ***Executive Summary***

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

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

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

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



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



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



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



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



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

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

## QUINCY DUNLAP

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### EXECUTIVE SUMMARY

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

### AREAS OF EXPERTISE

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

### PROFESSIONAL EXPERIENCE

#### *President and Chief Executive Officer*

##### **Austin Area Urban League**

**February 2018 – Present**

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

#### **Executive and Organizational Leadership**

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

#### **Director of Community Centers (Operations)**

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

**March 2017 – February 2018**

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



## QUINCY DUNLAP

### Organizational Leadership and Development

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

### **Manager, Education & Youth Development (EYD)**

#### **National Urban League, New York, NY**

Jan. 2012 – March 2017

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

#### **Selected Career Accomplishments:**

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

## QUINCY DUNLAP

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

### ***Chairman of the Board of Directors***

#### **BRIDGING ACCESS TO CARE (BAC), Brooklyn, NY**

March 2014 - Present

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

### ***Vice President of the Board of Directors/Member***

#### **N.U.L. Federal Credit Union**

January 2015 - Present

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

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

### ***Director of Education and Youth Development/College Access***

#### **New York Urban League, New York, NY**

June 2010 – Jan. 2012

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

## QUINCY DUNLAP

---

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

### **Selected Career Accomplishments:**

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

### **Project Director**

#### **Catholic Charities of Brooklyn & Queens, Astoria, NY**

July 2009 – June 2010

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

### **Selected Career Accomplishments:**

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

## **EDUCATION & TRAINING**

### **Executive Education Program**

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

### **Emerging Leader Executive Training Program**

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

### **Master of Education, Awarded Dec. 2008**

William Woods University, Fulton, MO

### **Bachelor of Arts in Political Science, Awarded Dec. 2002**

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

## **PROFESSIONAL DEVELOPMENT**

Open Space Technology Institute, 2015

Fred Pryor Seminars, Supervision Professional Development, 2011

Eagle Academy Foundation, Professional Development Institute, 2010

Rockhurst University, Ultimate Supervisor Training, 2009

Ramapo Training, Supervision Training, 2009

## **PROFESSIONAL & COMMUNITY AFFILIATIONS**

**National Urban League** Association of Executives

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

**Volunteer Coach**, Bedstuy Sluggers Baseball, Brooklyn, NY

**Consultant**, LP FAMS, Queens, NY

## **TECHNICAL SKILLS**

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

**Earl Grant**

|                      |   |
|----------------------|---|
| <b>Objective:</b>    | CEO/CFO   |
| <b>Summary:</b>      | More than twenty years of accounting, training, consulting and leadership experience.   |
| <b>Entrepreneur:</b> | Senior Principle/Founder of E&G Associates a Certified Accounting Firm in the State of Texas for over 20 years.   |
| <b>Training:</b>     | Certified Trainer (Small Businesses) with Texas Department of Transportation: Conducted numerous financial management seminars for DBE's (Disadvantage Business Enterprise): 99% of evaluations were rated as outstanding. Topics included QuickBooks, marketing, business plan writing and financial Management.   |
| <b>Employment:</b>   | <p>1999-Present, Founder and CEO E&amp;G Associates Austin, TX</p> <ul style="list-style-type: none"><li>• Supports operations and administration of Board by advising and informing Board members, interfacing between Board and staff, and supporting Board's evaluation of chief executive</li><li>• Oversees design, marketing, promotion, delivery and quality of programs, products and services</li><li>• Recommends yearly budget for Board approval and prudently manages organization's resources within those budget guidelines according to current laws and regulations</li><li>• Effectively manages the human resources of the organization according to authorized personnel policies and procedures that fully conform to current laws and regulations</li><li>• Assures the organization and its mission, programs, products and services are consistently presented in strong, positive image to relevant stakeholders</li></ul> |



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

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

## 1984-1998 Staff/Supervisor Accountant IBM Yorktown, NY

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

**Education:** 1997 Long Island University Brooklyn, NY MBA Finance

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

**Other Skills:**

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

Urban Empowerment Zone I  
RHDA Funding Application  
Attachments 5. Property Information

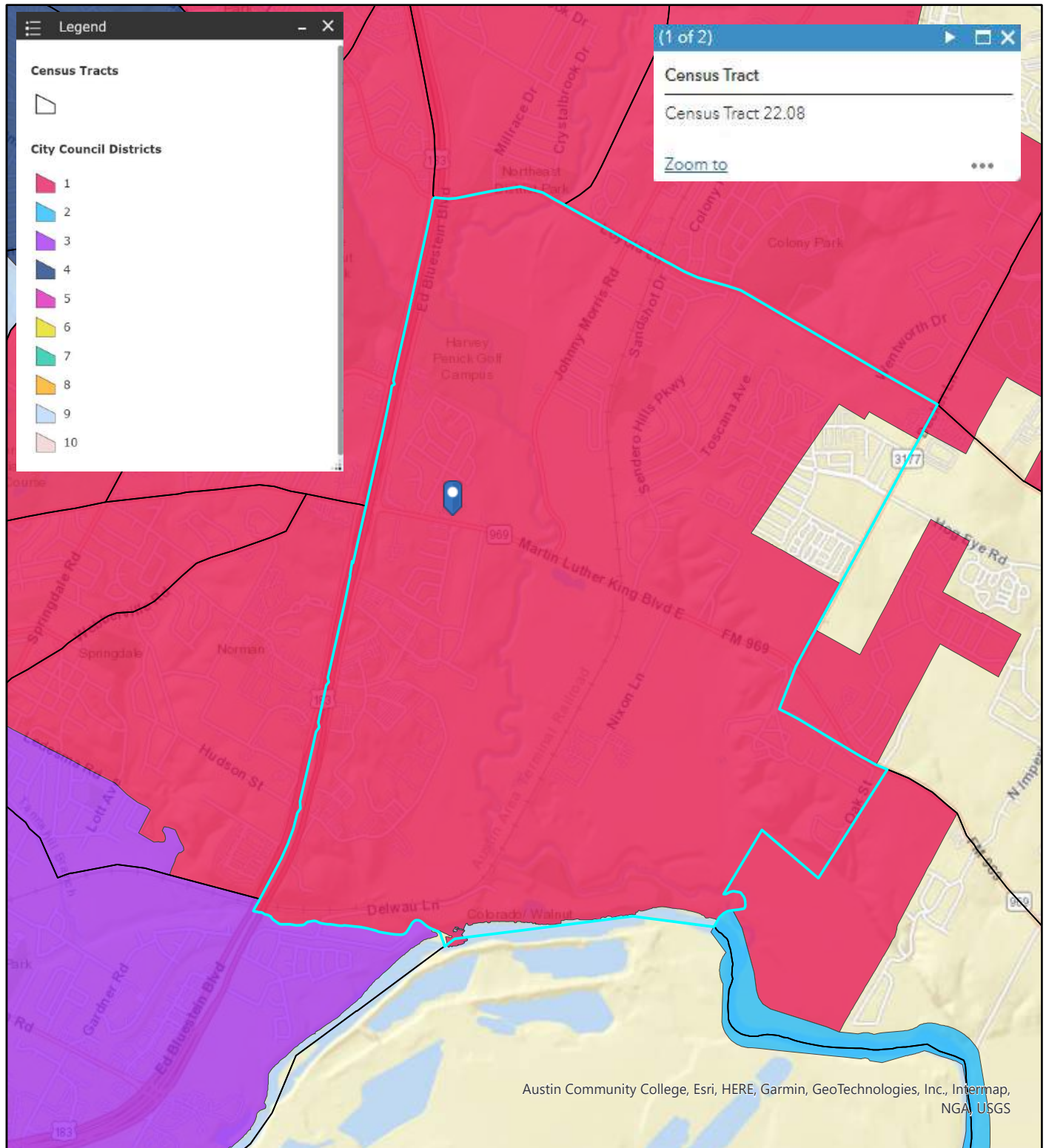
## 5.A. Appraisal

Not applicable. No acquisition costs included in Development Budget.

## 5.B. Property Maps

Please see the following attachments.



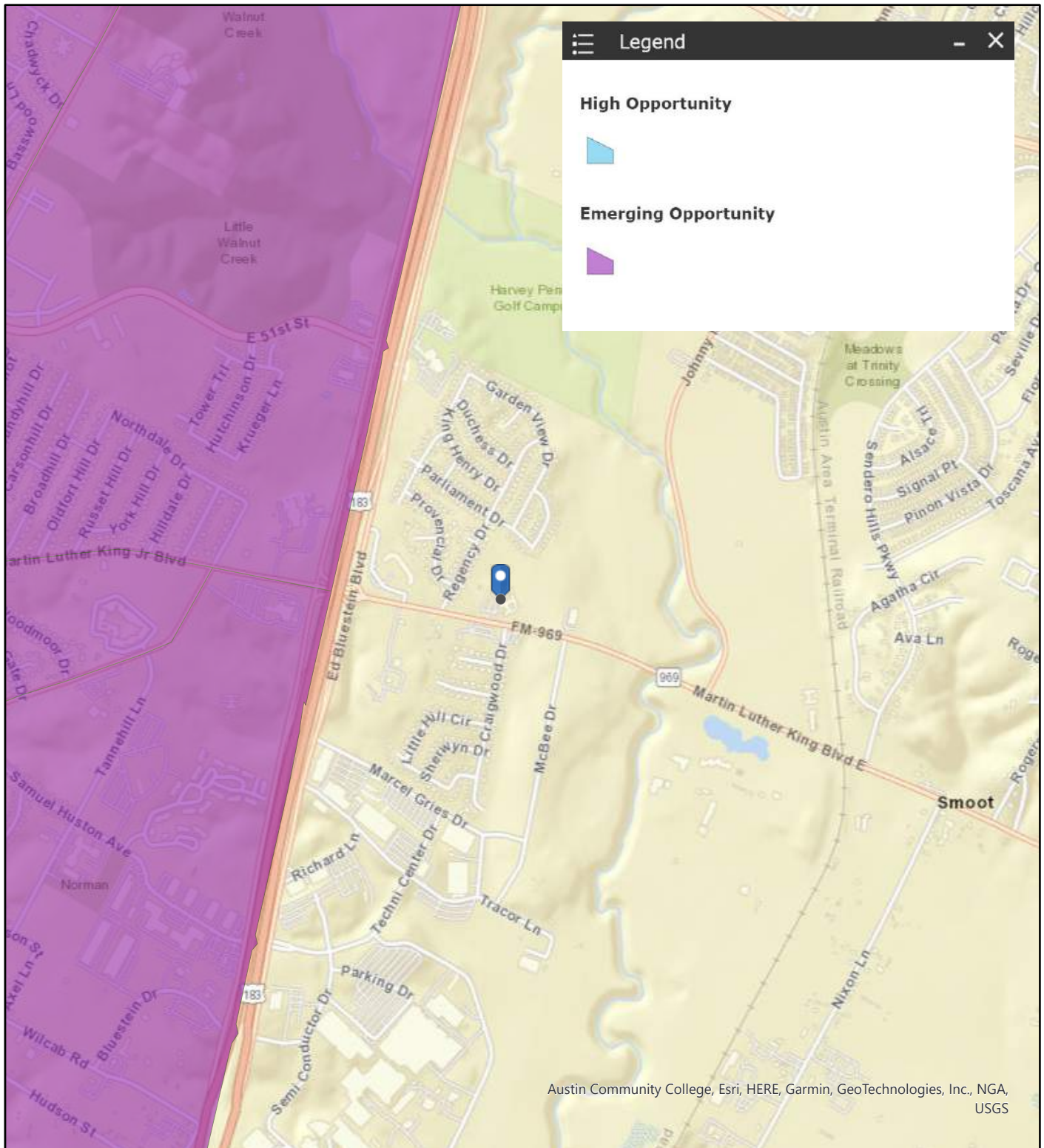


## Census Tract & Council District



20 April 2022 ArcGIS Web AppBuilder

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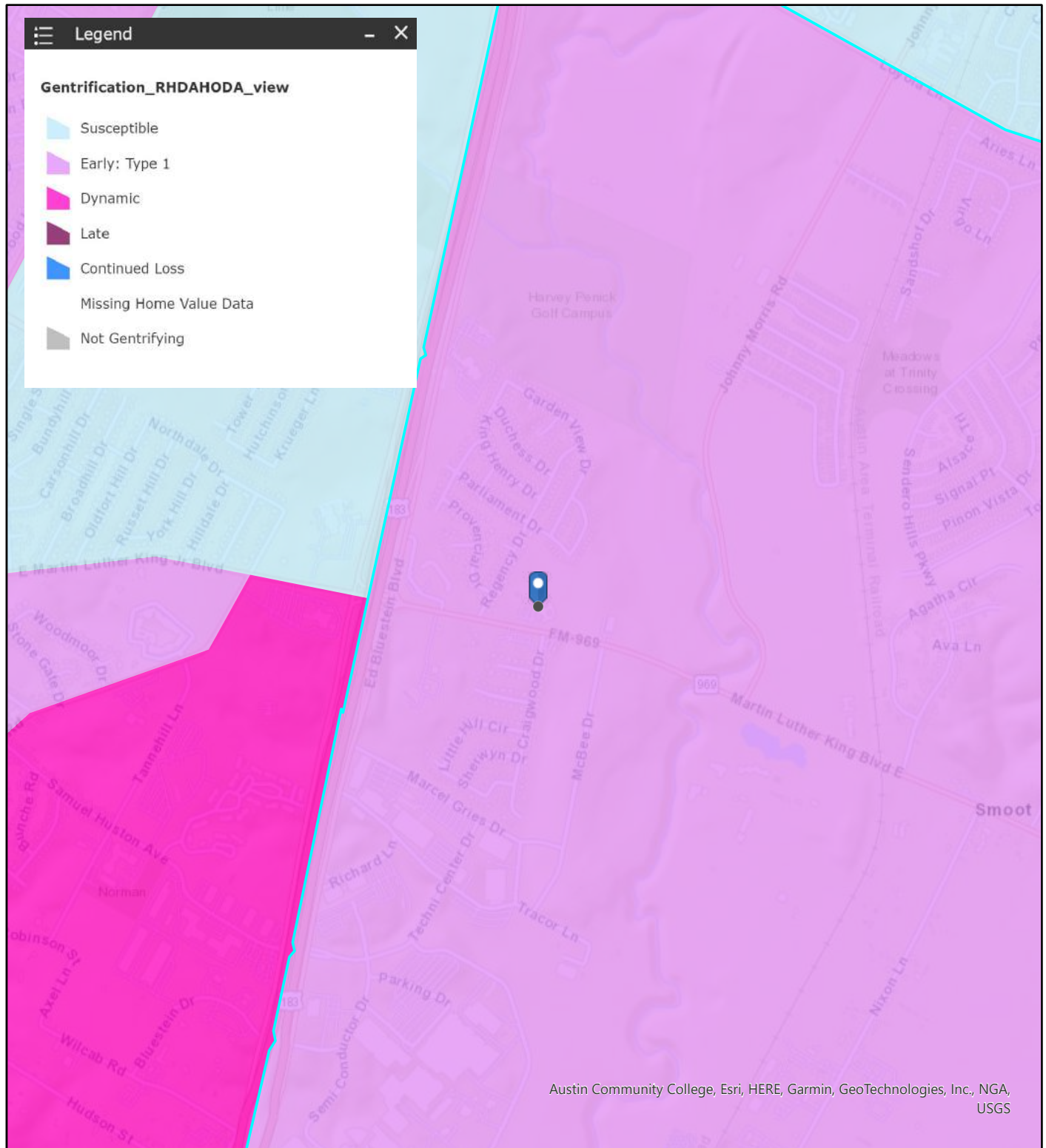
## Opportunity Index



20 April 2022 ArcGIS Web AppBuilder

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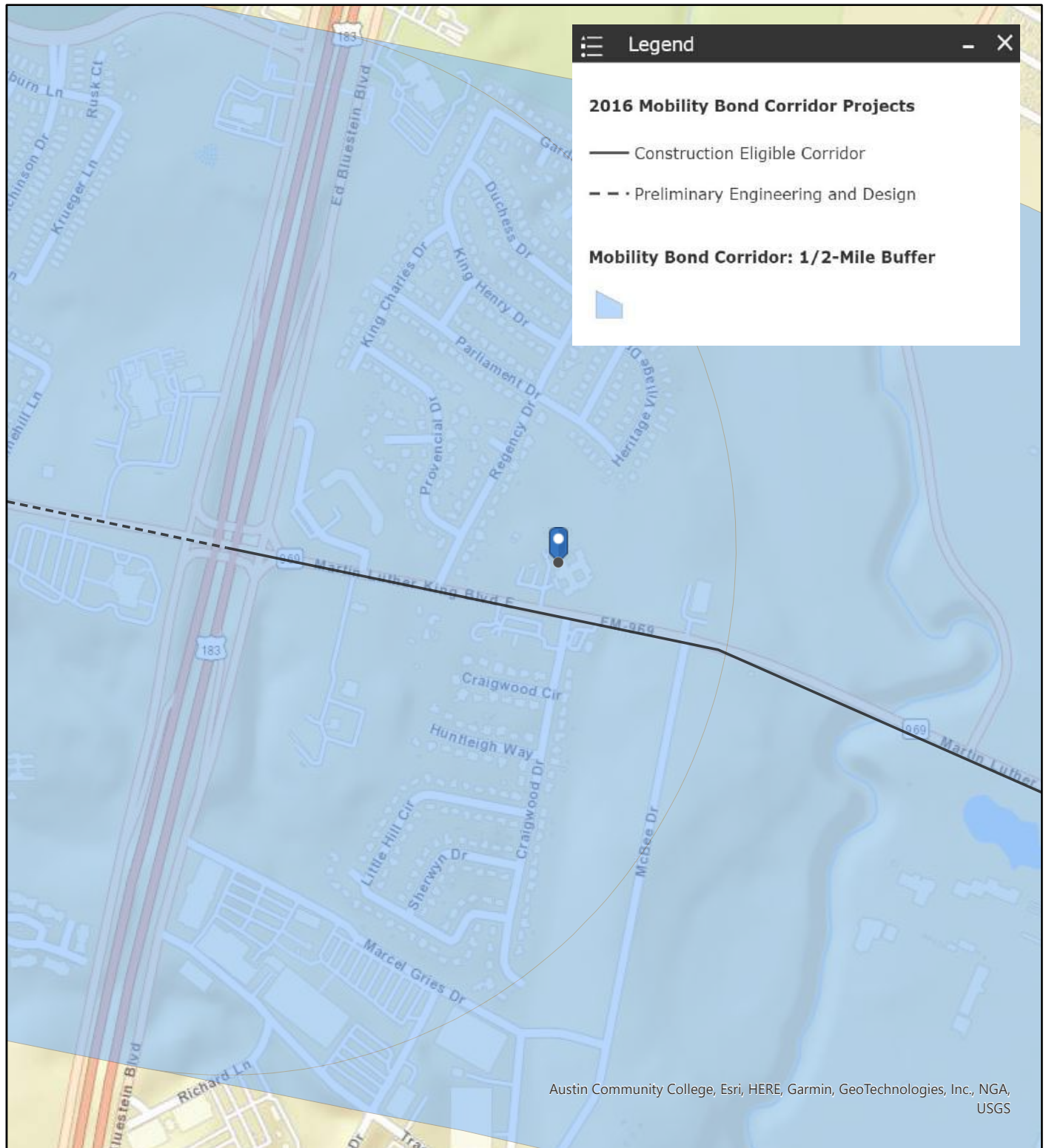


## Gentrification Value



20 April 2022 ArcGIS Web AppBuilder

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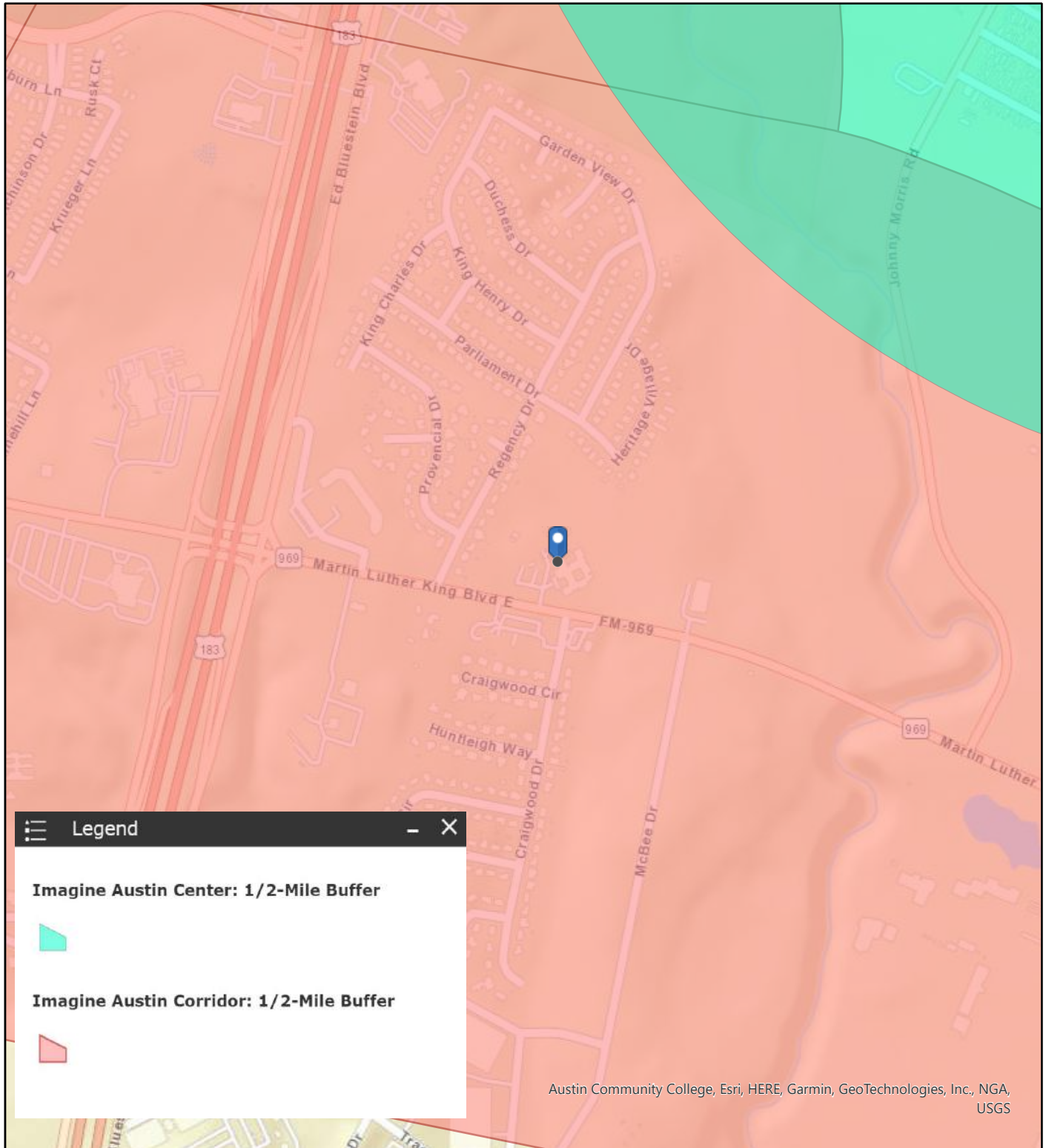
## Mobility Bond Corridor



20 April 2022 ArcGIS Web AppBuilder

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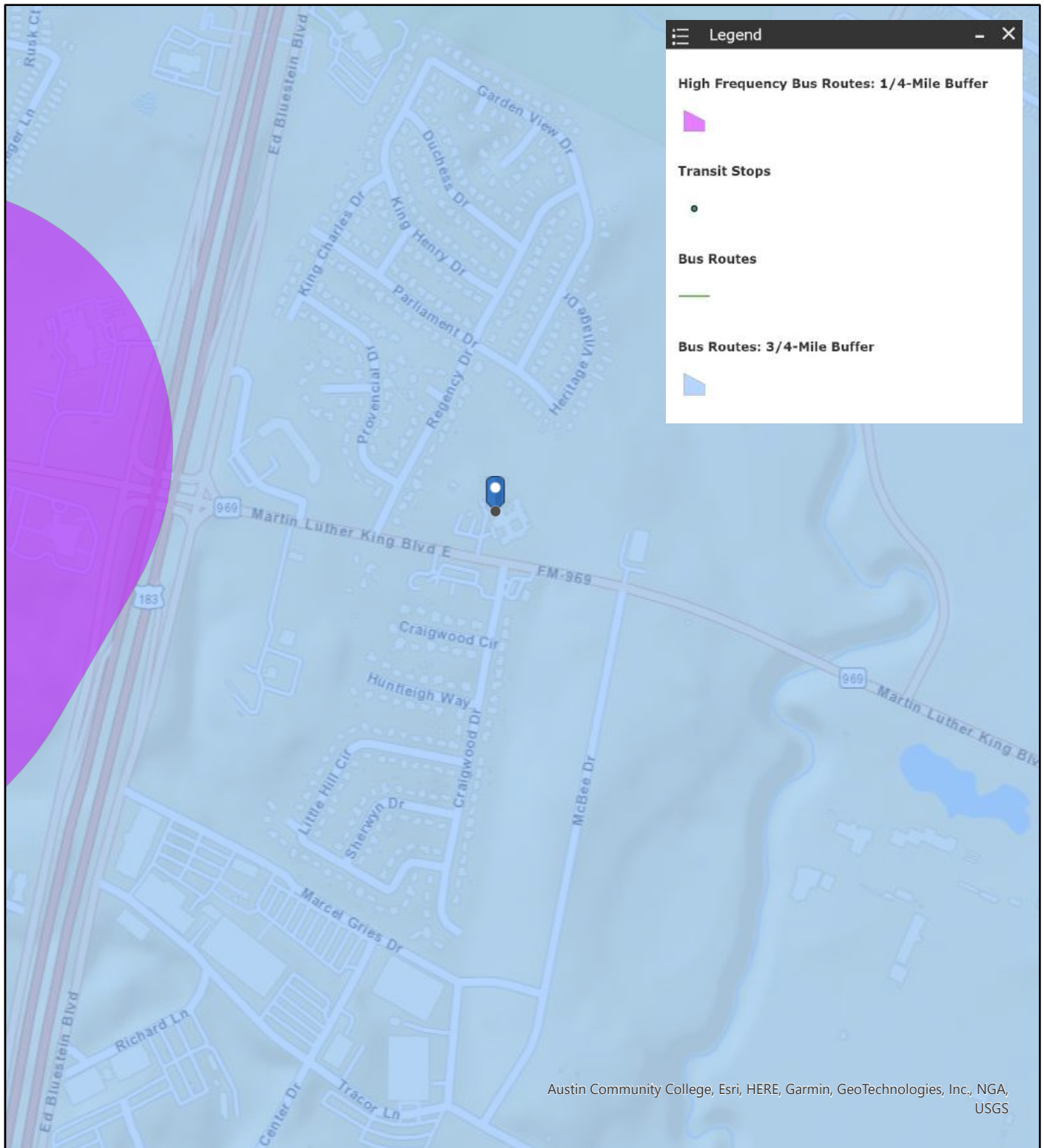
## Imagine Austin Corridor



0 0.055 0.11  
mi  
1:9,028

20 April 2022 ArcGIS Web AppBuilder

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## Access to Transit

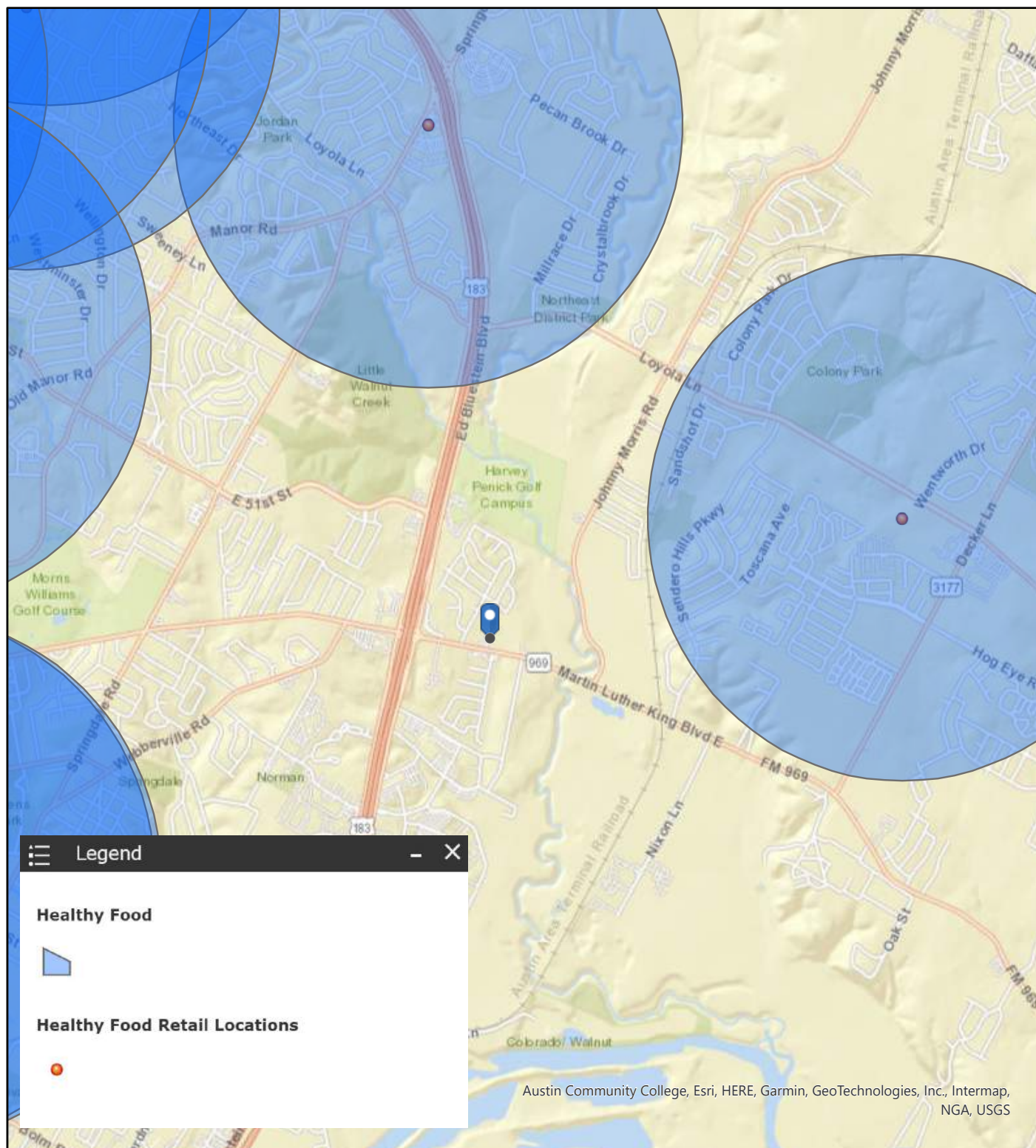


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20 April 2022 ArcGIS Web AppBuilder

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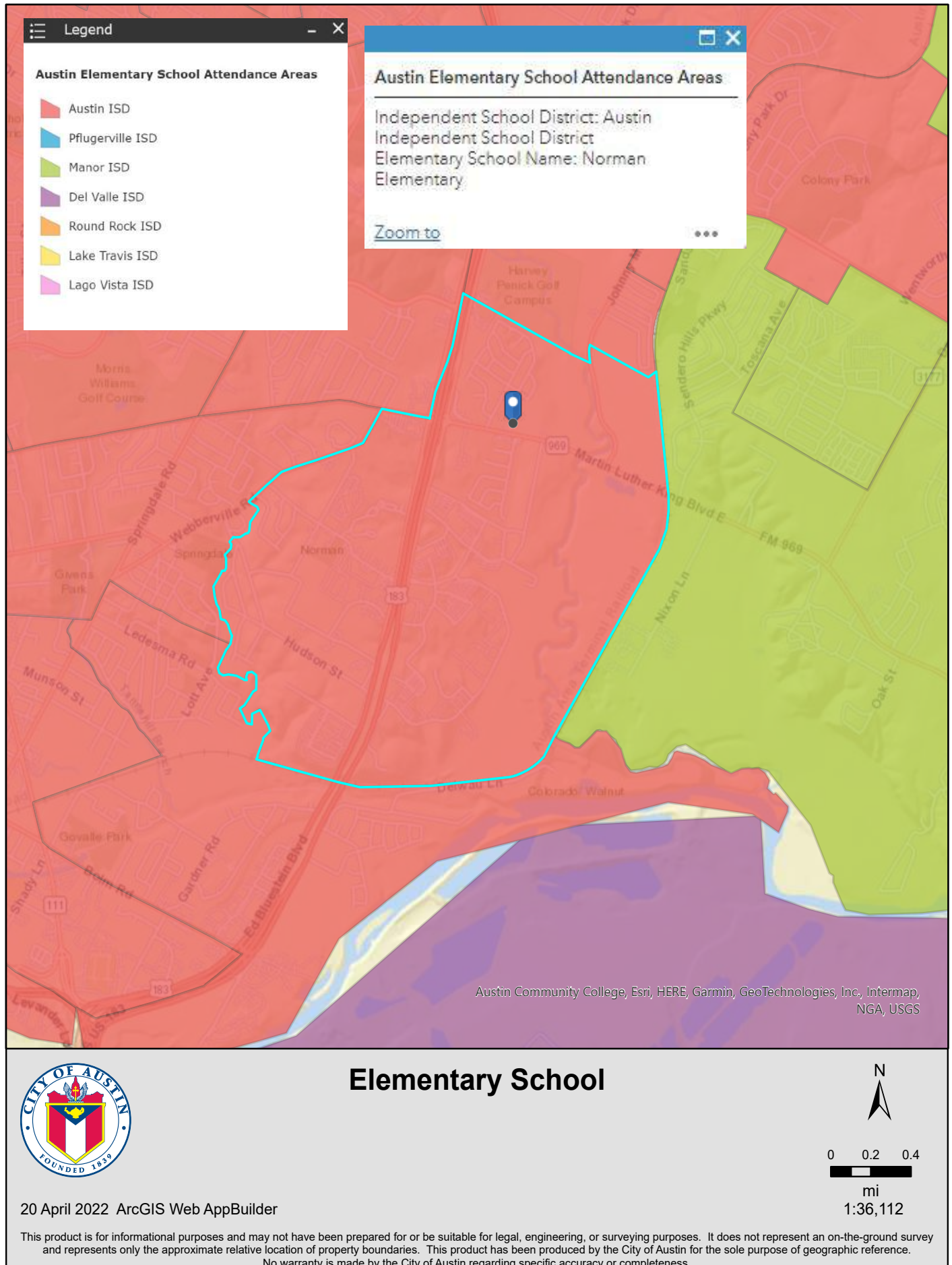
## Healthy Food



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mi  
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20 April 2022 ArcGIS Web AppBuilder

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## City of Austin Regulatory Floodplains

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

0 200 400 Feet



Prepared: 4/8/2022

Address

Contour

Index

Intermediate

Parcel

Fully Developed Floodplain

COA Fully Developed 25-Year

COA Fully Developed 100-Year

COA Master Plan 25-Year

COA Master Plan 100-Year

100-Year (Detailed-AE)

100-Year (Shallow-AO, AH)

## 5.C. Zoning Verification Letter

Please see the attached zoning report below which highlight a change in zoning for the property to CS-MU-V-NP. Based on the proposed development plans, Urban Empowerment Zone I has the necessary entitlements to construct the the proposed building as planned.





Civildute, LLC  
 Texas P.E. Firm Registration 12469  
 5110 Lancaster Ct, Austin, Texas, 78723  
 Phone 512.761.6161 | Fax 512.761.6167  
[www.civildute.com](http://www.civildute.com) | [info@civildute.com](mailto:info@civildute.com)

## ZONING REPORT

**6314, 6400 FM 969  
 AUSTIN, TEXAS 78724**

9.975 ACRES, LOT 1-2 BLK D KALEIDOSCOPE VILLAGE, LOT 1 BLK A STONE RIDGE SEC 1  
 RESUB OF RESUB  
 Travis County Parcel ID 754140, 754176, 754177

This zoning report is prepared for the site of the Urban Empowerment Zone I (UEZ I) project located at 6314, 6400 FM 969, Austin, TX.

The site is currently zoned CS-MU-V-NP zoning, where CS stands for General Commercial Services, MU stands for Mixed Use Combining District, V stands for Vertical Mixed Use, and NP stands for Neighborhood Plan Combining District.

Note that the MU combining district residential is to allow office, retail, commercial, and residential uses, including multifamily residential.

Zoning requirements are shown below:

| <b>Site development Regulations:</b> | <b>CS</b> |
|--------------------------------------|-----------|
| Maximum Impervious Cover             | 95%       |
| Maximum Building FAR                 | 2:1       |
| Maximum Building Height              | 60 ft.    |
| Minimum Setbacks                     |           |
| Front Yard                           | 10 ft.    |
| Street Side Yard                     | 10 ft.    |
| Interior Side Yard                   | N/A       |
| Rear Yard                            | N/A       |

UEZ I is a multifamily project that is anticipated to be 50 ft. high. The separation from the UEZ I building to the closest single family zoned lots is 350 ft. separation to the north and about 430 ft. to the west.

This project meets the height limitations of Subchapter E of the Land Development Code that allows for a structure more than 300 ft. but no more than 540 ft. from property zoned SF-5 or more restrictive 60 ft. plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Exhibits:

- I. Property Profile Reports
- II. Zoning Verification Letters
- III. Ordinance No. 20240201-052
- IV. City of Austin Zoning Guide – CS
- V. City of Austin Zoning Guide – MU
- VI. City of Austin Zoning Guide – V
- VII. City of Austin Zoning Guide – NP



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

### General Information

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

### Planning & Zoning

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

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

Regulating Plan: **No Regulating Plan**

Zoning: **CS-MU-V-NP**

Zoning Cases: [C14-2007-0058.SH](#)  
[C14-2016-0031](#)  
[C14-2017-0083](#)  
[C14-2023-0087](#)  
[NPA-2023-0015.01](#)

Zoning Ordinances: [021107-Z-12b](#)  
[19990225-070b](#)  
[20061214-066](#)  
[20070621-131](#)  
[20160811-041](#)  
[20170928-091](#)  
[20240201-051](#)  
[20240201-052](#)

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

Neighborhood Plan: [MLK-183](#)

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

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

Mobile Food Vendors: **--**

Historic Landmark: **--**

Urban Roadways: **No**

### Zoning 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.

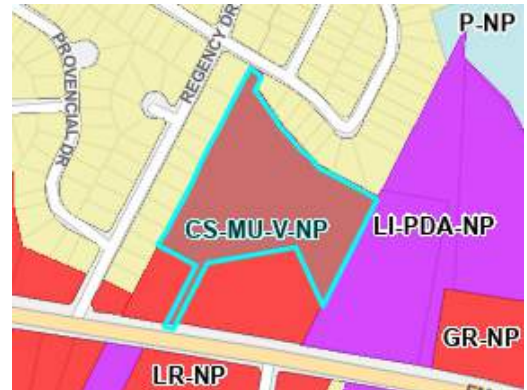
### Environmental

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

### Political Boundaries

Jurisdiction: **AUSTIN FULL PURPOSE**  
 Council District: **1**  
 County: **TRAVIS**  
 School District: **Austin ISD**  
 Community Registry: **Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Cavalier Park Neighborhood Association, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, East MLK Combined Neighborhood Plan Contact Team, Friends of Austin Neighborhoods, Friends of Northeast Austin, Heritage Village of Austin Home Owner's Association, Homeless Neighborhood Association, Neighborhood**

## Property Profile Report



Zoning Map



Imagery Map



Vicinity Map



**Empowerment Foundation, Neighbors United for Progress, Reissig Group, SELTexas, Sierra Club, Austin Regional Group**



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

## Property Profile Report

### General Information

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

### Planning & Zoning

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

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

Regulating Plan: **No Regulating Plan**

Zoning: **CS-MU-V-NP**

Zoning Cases: [C14-2017-0083](#)  
[C14-2023-0087](#)  
[NPA-2023-0015.01](#)

Zoning Ordinances: [021107-Z-12b](#)  
[19990225-070b](#)  
[20170928-091](#)  
[20170928-091](#)  
[20240201-051](#)  
[20240201-052](#)

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

Neighborhood Plan: [MLK-183](#)

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

Neighborhood Restricted Parking Areas: --

Mobile Food Vendors: --

Historic Landmark: --

Urban Roadways: **No**

### Zoning Guide

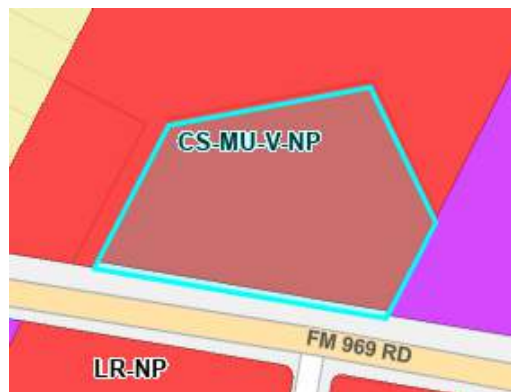
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Fully Developed Floodplain: **No**  
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### Political Boundaries

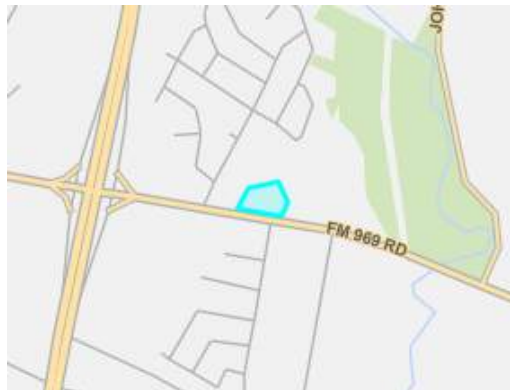
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Zoning Map



Imagery Map



Vicinity Map

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

Date created: 5/8/2024



## CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

### Party Requesting Verification

Name: Eyad Kasemi  
Mailing Address:  
5110 Lancaster Ct, Bldg. 1, Unit B  
Austin, TX 78723

### Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 754140

### Zoning Classification(s)

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

CS-MU-V-NP

### Zoning Case Number(s)

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

NPA-2023-0015.01, C14-2017-0083, C14-02-0142.002, C14-2023-0087

### Zoning Ordinance Number(s)

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

20170928-091, 20240201-051, 021107-Z-12b, 20240201-052

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

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

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

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

5/6/2024

754140



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Name: Eyad Kasemi  
Mailing Address:  
5110 Lancaster Ct, Bldg. 1, Unit B  
Austin, TX 78723

### Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 754176

### Zoning Classification(s)

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

CS-MU-V-NP

### Zoning Case Number(s)

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

NPA-2023-0015.01, C14-2016-0031, C14-02-0142.002, C14-2023-0087, C14-06-0173,  
C14-2007-0058.SH

### Zoning Ordinance Number(s)

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20061214-066, 20070621-131, 20240201-051, 021107-Z-12b, 20240201-052, 20160811-041

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Austin, TX 78723

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Parcel ID: 754177

### Zoning Classification(s)

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CS-MU-V-NP

### Zoning Case Number(s)

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

NPA-2023-0015.01, C14-2016-0031, C14-02-0142.002, C14-2023-0087

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754177

**ORDINANCE NO. 20240201-052**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6314 AND 6400 FM 969 ROAD, IN THE EAST MLK COMBINED NEIGHBORHOOD PLAN AREA, FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT, COMMERCIAL-LIQUOR SALES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-1-MU-CO-NP) COMBINING DISTRICT, NEIGHBORHOOD COMMERCIAL-MIXED USE-NEIGHBORHOOD PLAN (LR-MU-NP) COMBINING DISTRICT, GENERAL OFFICE-MIXED USE-NEIGHBORHOOD PLAN (GO-MU-NP) COMBINING DISTRICT, GENERAL OFFICE-NEIGHBORHOOD PLAN (GO-NP) COMBINING DISTRICT, AND MULTIFAMILY RESIDENCE LOW DENSITY-NEIGHBORHOOD PLAN (MF-2-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-NEIGHBORHOOD PLAN (CS-MU-V-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district, commercial-liquor sales-mixed use-conditional overlay-neighborhood plan (CS-1-MU-CO-NP) combining district, neighborhood commercial-mixed use-neighborhood plan (LR-MU-NP) combining district, general office-mixed use-neighborhood plan (GO-MU-NP) combining district, general office-neighborhood plan (GO-NP) combining district, and multifamily residence low density-neighborhood plan (MF-2-NP) combining district to general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district on the property described in Zoning Case No. C14-2023-0087, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK “D”, of the KALEIDOSCOPE VILLAGE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200700281 of the Plat Records of Travis County, Texas,

AND

LOT 1, BLOCK “A”, of the RESUBDIVISION OF LOT 1, BLOCK “A” RESUBDIVISION OF STONE RIDGE SECTION ONE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Document No. 200700282 of the Plat Records of Travis County, Texas

Page 1 of 2

(collectively the “Property”),

locally known as 6314 and 6400 FM 969 Road, in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 021107-Z-12b that established zoning for the MLK-183 Neighborhood Plan.

**PART 3.** This ordinance takes effect on February 12, 2024.

**PASSED AND APPROVED**

|  |  |
|--|--|
| _____<br>February 1, 2024                          | §<br>§<br>§<br>_____<br>Kirk Watson<br>Mayor |
| APPROVED: _____<br>Anne L. Morgan<br>City Attorney | ATTEST: _____<br>Myrna Rios<br>City Clerk    |





**ZONING**  
ZONING CASE#: C14-2023-0087  
**EXHIBIT A**

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 7/28/2023



# CS

## General Commercial Services

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

### Site Development Standards

| Lot                         |             | Massing            |       |
|-----------------------------|-------------|--------------------|-------|
| Minimum Lot Size            | 5,750 sq ft | Maximum Height     | 60 ft |
| Minimum Lot Width           | 50 ft       | Minimum Setbacks   |       |
| Maximum Building Coverage   | 95%         | Front yard         | 10    |
| ft Maximum Impervious Cover | 95%         | Street side yard   | 10    |
| ft Maximum Floor Area Ratio | 2:1         | Interior side yard | n/a   |
|                             |             | Rear yard          | n/a   |

### Permitted and Conditional Uses

#### Residential

|   |   |
|---|---|
| Bed and Breakfast Residential (Group I) * | Bed and Breakfast Residential (Group 2) * |
|---|---|

#### Civic

|                                     |  |
|-------------------------------------|--|
| Club or Lodge (c)                   | Group Home Class II *                      |
| College and University Facilities * | Guidance Services                          |
| Communication Service Facilities *  | Hospital Service—Limited                   |
| Community Events *                  | Hospital Services—General (c)              |
| Community Recreation—Private *      | Local Utility Services                     |
| Community Recreation—Public *       | Maintenance and Service Facilities Private |
| Congregate Living                   | Primary Educational Services *             |
| Counseling Services                 | Private Secondary Educational Services *   |
| Cultural Services                   | Public Primary Educational Services *      |
| Day Care Services—Commercial        | Public Secondary Educational Services *    |
| Day Care Services—General           | Religious Assembly                         |
| Day Care Services—Limited           | Residential Treatment                      |
| Family Home *                       | Safety Services                            |
| Group Home Class I—General *        | Telecommunication Tower (pc)               |
| Group Home Class I—Limited *        | Transitional Housing (c)                   |
|                                     | Transportation Terminal (c)                |

# CS (continued)

## Commercial

### Administrative and Business Offices

Adult-Oriented Business \*

Agricultural Sales and Services

Automotive Rentals

Art Gallery

Art Workshop

Automotive Repair Services

Automotive Sales

Automotive Washing—of any type

Bail Bond Services

Building Maintenance Services

Business or Trade School

Business Support Services

Campground

Commercial Blood Plasma Center \*

Commercial Off-Street Parking

Communications Services

Construction Sales and Services

Consumer Convenience Services

Consumer Repair Services

Convenience Storage

Drop-Off Recycling Collection Facilities \*

Electronic Prototype Assembly

Electronic Testing \*

Employee Recreation

Equipment Repair Services

Equipment Sales

Exterminating Services

Food Preparation

Food Sales

Funeral Services

Financial Services

General Retail Sales—Convenience

General Retail Sales—General

Hotel/Motel

Indoor Entertainment

Indoor Sports and Recreation

Kennels

Laundry Services

Medical Offices—not exceeding  
5,000 sq/ft of gross floor space

Medical Offices—exceeding  
5,000 sq/ft of gross floor space

Monument Retail Sales

Off-Site Accessory Parking

Outdoor Entertainment (c)

Outdoor Sports and Recreation

Pawn Shop Services

Personal Improvement Services

Personal Services

Pet Services

Plant Nursery \*

Printing and Publishing Services

Professional Office

Research Services

Restaurant—Limited

Restaurant—General \*

Service Station \*

Software Development

Theater

Vehicle Storage

Veterinary Services

## Industrial

Custom Manufacturing

Limited Warehousing and Distribution

## Agricultural

Community Garden

Urban farm

## VI. COMBINING DISTRICTS

### -MU

#### Mixed Use Combining District

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

Base Districts: The MU combining district may be combined with the commercial base districts listed below. The MU combining district may not be used with a residential base district.

**Table 3. Mixed Use Combining Districts**

| Code    | District Name                         |
|---------|---------------------------------------|
| NO-MU   | Neighborhood Office-Mixed Use         |
| LO-MU   | Limited Office-Mixed Use              |
| GO-MU   | General Office-Mixed Use              |
| LR-MU   | Neighborhood Commercial-Mixed Use     |
| GR-MU   | Community Commercial-Mixed Use        |
| CS-MU   | General Commercial Services-Mixed Use |
| CS-1-MU | Commercial Liquor Sales-Mixed Use     |

#### Permitted Uses

##### Residential

|                                     |                         |
|-------------------------------------|-------------------------|
| Townhouse Residential               | Two-Family Residential  |
| Multifamily Residential             | Condominium Residential |
| Single-Family Residential           | Duplex Residential      |
| Single-Family Attached Residential  | Group Residential       |
| Small-Lot Single-Family Residential |                         |

##### Civic

|                            |   |
|----------------------------|---|
| Group Home Class I—Limited | Group Home Class II                           |
| Group Home Class I—General | Civic uses as permitted in the base district. |

##### Commercial

|  |  |
|--|--|
| Vertical mixed use buildings, subject to compliance with Section 4.3 of Subchapter E of the Land Development Code. | Commercial uses as permitted in the base district. |
|--|--|

## -MU (continued)

### MU Combining District Standards for Residential Uses

The following residential uses must be developed in accordance with the site development regulations for that use specified in the Land Development Code:

- Single-Family Residential—must comply with the site development regulations prescribed by the Land Development Code for a family residence (SF-3) district, except for the front yard setback. The use must comply with the front yard setback prescribed for the base district.
- Single-Family Attached Residential
- Small-Lot Single Family Residential
- Two-Family Residential
- Duplex Residential

For the following residential uses listed below, a specific minimum site area (listed in Table 4) is required, determined by the base zoning district and the type of unit.

- Multifamily Residential
- Townhouse Residential
- Condominium Residential
- Group Residential
- Group Home

Table 4. Site area required for each dwelling unit

| Zoning District  | Unit type   |             |                    |
|------------------|-------------|-------------|--------------------|
|                  | Efficiency  | 1-Bedroom   | 2- or more bedroom |
| NO               | 3,600 sq ft | 4,000 sq ft | 4,400 sq ft        |
| LO, LR           | 1,600 sq ft | 2,000 sq ft | 2,400 sq ft        |
| GO, GR, CS, CS-1 | 800 sq ft   | 1,000 sq ft | 1,200 sq ft        |

## -V

### Vertical Mixed Use Building Combining District

The Vertical Mixed Use Building combining district may be applied in combination with any commercial base zoning district and allows for the combination of office, retail, commercial and residential uses with a vertical mixed use building.



# -NP

## Neighborhood Plan Combining District

Purpose: To allow infill development by implementing a neighborhood plan that has been adopted by the council as an amendment to the comprehensive plan.

Below is a list of items that may be added to properties (individual, subdistrict or area-wide) within an NP combining district. These options are discussed during the neighborhood planning process and, if chosen, are adopted concurrently with the neighborhood plan. These options may also be added in the future through the rezoning and plan amendment process.

### A. APPLICATION OF INFILL SPECIAL USE OPTIONS

- Cottage Lot Urban
- Home Secondary
- Apartment
- Neighborhood Urban Center
- Corner Store
- Neighborhood Mixed Use Building
- Residential Infill
- Secondary Apartment
- Small Lot Amnesty

### B. APPLICATION OF DESIGN STANDARDS

- Front Porch Setback
- Impervious Cover and Parking Placement Requirements
- Garage Placement

### C. OTHER ITEMS

- Establishment of Front or Side Yard Parking
- Requirements for Mobile Food Establishments
- Modification of Residential Design and Compatibility Standards
- Modification of Affordability Requirements

Note: For additional information on Infill Special Use Options and Design Standards, refer to the Infill Options and Design Tool Handbook

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

Please see the following documentation of site control

## MEMORANDUM OF UNDERSTANDING

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

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

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

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

### TENTANT/SUBTENANT:

Austin Area Urban League, a Texas not for profit corporation

By:  \_\_\_\_\_  
Name: Quincy Dunlap  
Title: CEO \_\_\_\_\_

### LANDLORD/SUBLANDLORD:

GDC-NRG MLK LLC,  
A Texas Limited Liability Corporation

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

## 5.E. Phase I ESA

A Phase 1 ESA has been provided in previous applications and will be provided under a separate cover due to file size constraints.



## 5.F. SHPO

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

**PID 754140 | 6400 F M RD 969**

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

**GENERAL INFO****ACCOUNT**

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

**OWNER**

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

**LOCATION**

Address: 6400 F M RD 969 TX 78724

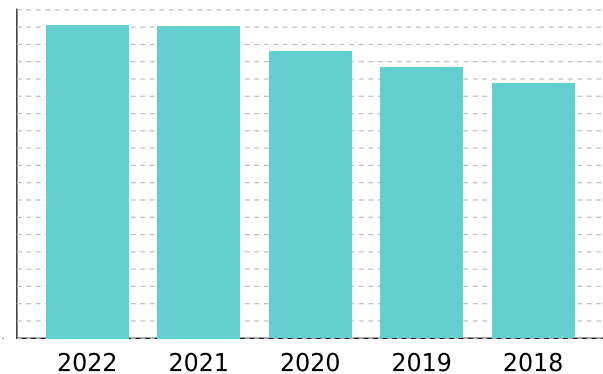
Market Area:  
Market Area CD: NEA  
Map ID: 021021

**PROTEST**

Protest Status:  
Informal Date:  
Formal Date:

**VALUES****CURRENT VALUES**

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

**VALUE HISTORY**

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

**VALUE HISTORY**

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

## TAXING UNITS

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

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

## IMPROVEMENT

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

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

### Improvement Features

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

## LAND

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

## DEED HISTORY

## TEXAS HISTORICAL COMMISSION

### REQUEST FOR SHPO CONSULTATION:

#### Section 106 of the National Historic Preservation Act and/or the Antiquities Code of Texas

*Please see instructions for completing this form and additional information on Section 106 and Antiquities Code consultation on the Texas Historical Commission website at <http://www.thc.state.tx.us/crm/crmsend.shtml>.*

☐ This is a new submission.

☐ This is additional information relating to THC tracking number(s): \_\_\_\_\_

|  |  |                               |                                     |
|--|--|-------------------------------|-------------------------------------|
| <b>Project Information</b>   |  |                               |                                     |
| PROJECT NAME<br><b>Urban Empowerment Zone 1</b>  |  |                               |                                     |
| PROJECT ADDRESS<br><b>6400 FM 969 Austin, TX 78724</b>   |  | PROJECT CITY<br><b>Austin</b> | PROJECT ZIP CODE(S)<br><b>78724</b> |
| PROJECT COUNTY OR COUNTIES<br><b>Travis</b>  |  |                               |                                     |
| PROJECT TYPE (Check all that apply)  |  |                               |                                     |
| <input type="checkbox"/> Road/Highway Construction or Improvement  | <input type="checkbox"/> Repair, Rehabilitation, or Renovation of Structure(s) |                               |                                     |
| <input type="checkbox"/> Site Excavation   | <input type="checkbox"/> Addition to Existing Structure(s)                     |                               |                                     |
| <input type="checkbox"/> Utilities and Infrastructure  | <input type="checkbox"/> Demolition or Relocation of Existing Structure(s)     |                               |                                     |
| <input checked="" type="checkbox"/> New Construction   | <input type="checkbox"/> None of these   |                               |                                     |
| BRIEF PROJECT DESCRIPTION: Please explain the project in one or two sentences. More details should be included as an attachment to this form.<br><b>Urban Empowerment Zone 1 is an affordable multi-family development to include 1 buildings with 80 units.</b> |  |                               |                                     |

|   |  |   |   |
|---|--|---|---|
| <b>Project Contact Information</b>          |  |   |   |
| PROJECT CONTACT NAME<br><b>David Dinoff</b> |  | TITLE<br><b>Director of Real Estate</b>   | ORGANIZATION<br><b>Capital A Hosuing</b>    |
| ADDRESS<br><b>5110 Lancaster Ct</b>         |  | CITY<br><b>Austin</b>                     | STATE<br><b>TX</b> ZIP CODE<br><b>78723</b> |
| PHONE<br><b>512-761-6161</b>                |  | EMAIL<br><b>David@capitalAhousing.com</b> |   |

|  |  |
|--|--|
| <b>Federal Involvement (Section 106 of the National Historic Preservation Act)</b>     |  |
| Does this project involve approval, funding, permit, or license from a federal agency? |  |
| <input type="checkbox"/> Yes (Please complete this section)                            | <input type="checkbox"/> No (Skip to next section) |
| FEDERAL AGENCY   | FEDERAL PROGRAM, FUNDING, OR PERMIT TYPE           |
| CONTACT PERSON   | PHONE  |
| ADDRESS  | EMAIL  |

|  |  |
|--|--|
| <b>State Involvement (Antiquities Code of Texas)</b>   |  |
| Does this project occur on land or property owned by the State of Texas or a political subdivision of the state? |  |
| <input type="checkbox"/> Yes (Please complete this section)  | <input type="checkbox"/> No (Skip to next section) |
| CURRENT OR FUTURE OWNER OF THE PUBLIC LAND   |  |
| CONTACT PERSON   | PHONE  |
| ADDRESS  | EMAIL  |



REQUEST FOR SHPO CONSULTATION -- PROJECT NAME: **Urban Empowerment Zone 1**  
**6400 FM 969 Austin, TX 78724** **Austin**

**Travis**

### **Identification of Historic Properties: Archeology**

Does this project involve ground-disturbing activity?

☐ Yes (Please complete this section)

☐ No (Skip to next section)

Describe the nature of the ground-disturbing activity, including but not limited to depth, width, and length.

Describe the previous and current land use, conditions, and disturbances.

### **Identification of Historic Properties: Structures**

Does the project area or area of potential effects include buildings, structures, or designed landscape features (such as parks or cemeteries) that are 45 years of age or older?

☐ Yes (Please complete this section)

☐ No (Skip to next section)

Is the project area or area of potential effects within or adjacent to a property or district that is listed in or eligible for listing in the National Register of Historic Places?

☐ Yes, name of property or district:

☐ No

☐ Unknown

In the space below or as an attachment, describe each building, structure, or landscape feature within the project area or area of potential effect that is 45 years of age or older.

|  |                                     |   |
|--|-------------------------------------|---|
| ADDRESS<br><b>6400 FM 969 Austin, TX 78724</b> | DATE OF CONSTRUCTION<br><b>1973</b> | SOURCE FOR CONSTRUCTION DATE<br><b>Travis County Appraisal District</b> |
| ADDRESS  | DATE OF CONSTRUCTION                | SOURCE FOR CONSTRUCTION DATE  |
| ADDRESS  | DATE OF CONSTRUCTION                | SOURCE FOR CONSTRUCTION DATE  |

### **Attachments**

[Please see detailed instructions regarding attachments.](#)

Include the following with each submission:

☒ Project Work Description

☒ Maps

☒ Identification of Historic Properties

☒ Photographs

For Section 106 reviews only, also include:

☐ Consulting Parties/Public Notification

☐ Area of Potential Effects

☐ Determination of Eligibility

☐ Determination of Effect

**Submit completed form and attachments to the address below. Faxes and email are not acceptable.**

Mark Wolfe

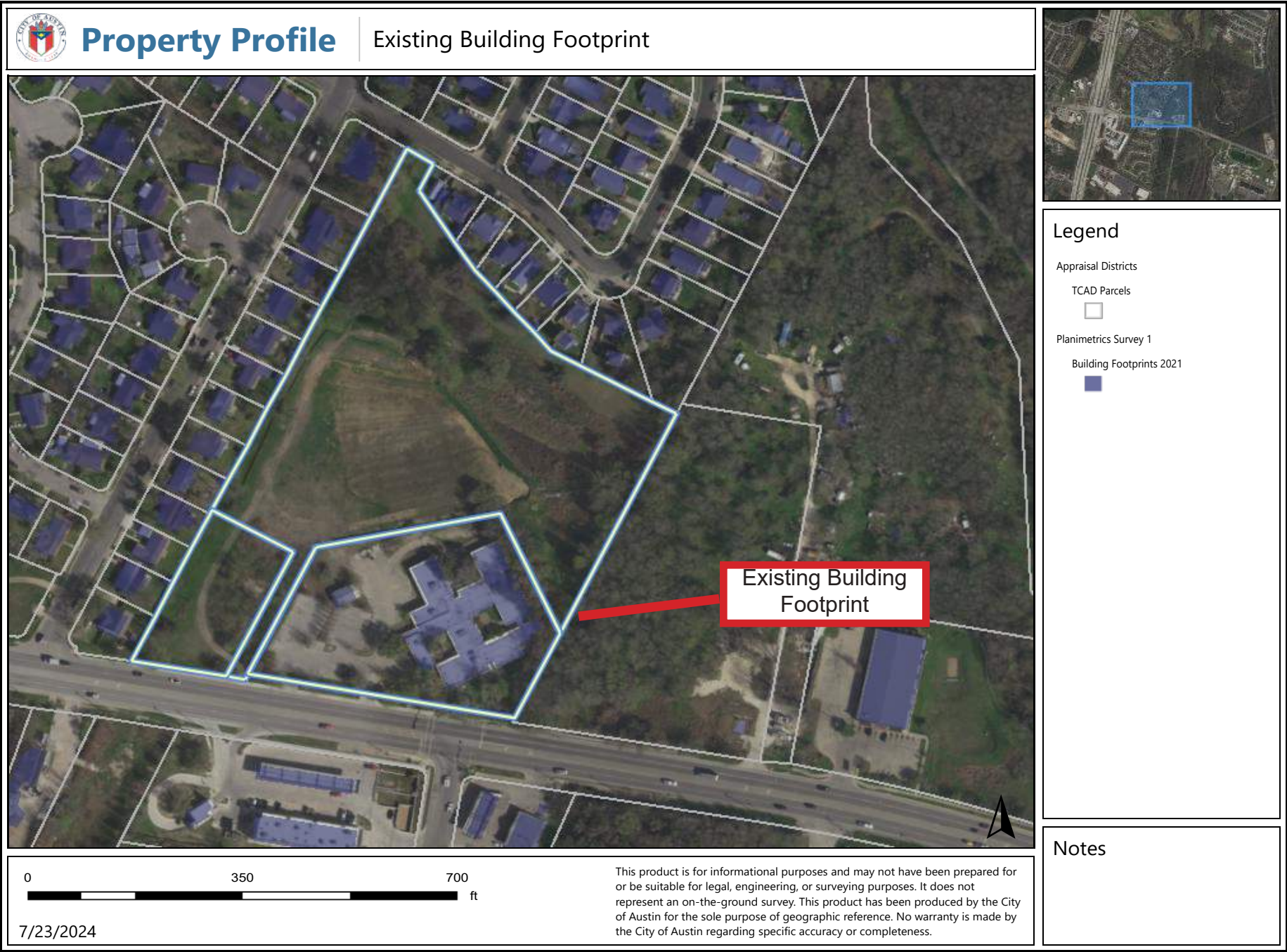
State Historic Preservation Officer

Texas Historical Commission

P.O. Box 12276, Austin, TX 78711-2276 (mail service)

108 W. 16th Street, Austin, TX 78701 (courier service)

### **For SHPO Use Only**





**Project No. 96217840**  
**Date Photos Taken: June 27, 2022**



**Photo 25** View of the 18-wheeler tractor-trailer on the site & 55-gallon plastic drums on the site



**Photo 26** View of the solid waste dumpster and trash/debris on the site



**Photo 27** View of the parking lot on the site



**Photo 28** Interior view of the commercial/office building on the site (MSC)



**Photo 29** Interior view of the commercial/office building on the site (MSC)

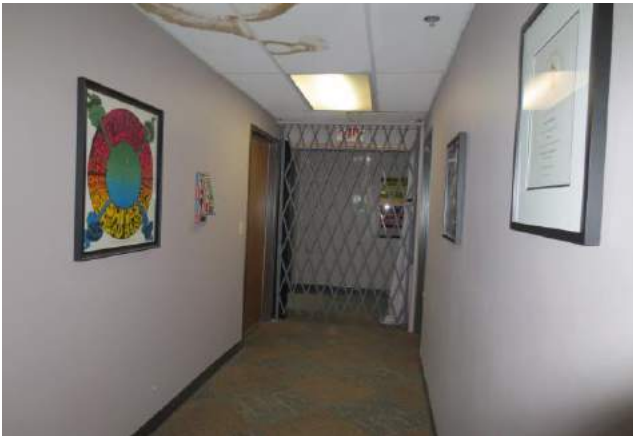


**Photo 30** Interior view of the commercial/office building on the site (MSC)

### ***MLK & 183 Site Expansion***

**Project No. 96217840**  
**Date Photos Taken: June 27, 2022**

**Terracon**



**Photo 31** Interior view of the commercial/office building on the site (MSC)



**Photo 32** Interior view of the commercial/office building on the site (MSC)



**Photo 33** Interior view of the commercial/office building on the site (MSC)



**Photo 34** Interior view of the commercial/office building on the site (MSC)



**Photo 35** Interior view of the commercial/office building on the site (MSC)



**Photo 36** Interior view of the commercial/office building on the site (MSC)

***MLK & 183 Site Expansion***



**Project No. 96217840**  
**Date Photos Taken: June 27, 2022**

**Terracon**



**Photo 37** Interior view of the commercial/office building on the site (MSC)



**Photo 38** Interior view of the commercial/office building on the site (MSC)



**Photo 39** View of the paint cans/buckets within the on-site MSC building



**Photo 40** View of the paint cans/buckets & household cleaning/maintenance chemicals within the MSC building



**Photo 41** View of the janitorial floor sink within the on-site MSC building



**Photo 42** Interior view of the commercial/office building on the site (MSC)

**MLK & 183 Site Expansion**

**Project No. 96217840**  
**Date Photos Taken: June 27, 2022**

**Terracon**



**Photo 43** Interior view of the commercial/office building on the site (MSC)



**Photo 44** Interior view of the commercial/office building on the site (MSC)



**Photo 45** View of a courtyard area on the site



**Photo 46** View of a courtyard area on the site



**Photo 47** Exterior view of the on-site commercial/office building (MSC)



**Photo 48** View of the north adjoining & adjacent properties (Single-family residences & Parliament Dr)

***MLK & 183 Site Expansion***