



February 3rd, 2023

Seabrook Square I

3511-3515 Manor Rd, Austin TX 78723

RHDA FUNDING APPLICATION PACKET

Seabrook Square I

RHDA Funding Application

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Seabrook Square I
RHDA Funding Application
Application

APPLICATION CHECKLIST/ INFORMATION FORM	
DEVELOPER : NHP Foundation; Capital A Housing	OWNER/BORROWER NAME : Seabrook Square Housing I, LP
DEVELOPMENT NAME : Seabrook Square I	FUNDING CYCLE DEADLINE : Q3 February 3 2023
FEDERAL TAX ID NO: 52-1636004 (NHP) / 85-3453910 (C)	DUNS NO: 879062719 (NHP)
PROJECT ADDRESS: 3511-3515 Manor Rd	PROGRAM : RHDA
CONTACT NAME : Nicole Joslin	AMOUNT REQUESTED: \$11,516,414
CONTACT ADDRESS AND PHONE : 5110 Lancaster Ct, Austi, TX 78723; 512-761-6161	

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

SIGNATURE OF APPLICANT

PRINTED NAME
 John Welsh
TITLE OF APPLICANT
 Senior Vice President, NHP Foundation
DATE OF SUBMISSION
 February 2, 2023

DATE AND TIME STAMP OF RECEIPT

FOR AHFC USE ONLY



Seabrook Square I: Austin, Texas

Development Name: Seabrook Square I

Construction Type: New Construction

Target Population: General Population

Number of Units: 204 units

Number of Buildings: One four-story and one five-story, elevator-served buildings with connected parking structure

The National Housing Partnership Foundation (NHPF) and Capital A Housing are pleased to have been named the development partner with the Austin Housing Finance Corporation for the publicly owned property at 3515 Manor Road. Together the organizations have developed and own and operate more than 10,000 affordable housing units across the country, including nearly 300 units of Permanent Supportive Housing units in Travis County. This unique collaboration combines local expertise and experience in serving low income and unhoused families with national operations and development expertise built over decades.

Seabrook Square is envisioned as an inclusive, sustainable, and active hub for the J.J. Seabrook Neighborhood that seamlessly integrates with the neighborhood's existing resources, cultural history, and physical environment. This proposal has been realized through rich collaboration with the development team of NHPF, Capital A Housing, and Integral Care; the design team of Urban Foundry Architecture, Design Workshop, and Civiltude; and Central East Austin community leaders including Origin Studio House, SixSquare, Austin Area Urban League, Raasin in the Sun, and Art From the Streets. The development features amenities for residents and the community at large including a lush community square, Community Hall, and active ground floor spaces for both local businesses and artists.

Seabrook Square I is proposed to encompass 204 total housing units (10 of which are live-work residence-studios reserved for East Austin artists) across 2 structures, with on-site parking

provided in an interior parking garage. Community open space, commercial space for local business, and service space for residents and neighbors round out the proposed development. Residences at Seabrook Square I will be available to families of all sizes with multi-bedroom layouts making up 40% of the affordable units; a diversity of income levels with a total of 204 units available to households at or below 60% MFI.

Although not referenced directly or funded through this application, Seabrook Square II will be an additional new construction of 60 units of Permanent Supportive Housing developed by Capital A Housing and owned and operated by Integral Care. This phase of the development will provide high-quality housing paired with voluntary- wrap-around services for Austin's homeless population.

About the Community:

- 204 units comprised of approx. 28 studio apartments, 95 one-bedroom units, 57 two bedroom units, 21 three bedroom units, and 3 four bedroom units.
- Community spaces include an indoor community hall with public meeting space, an outdoor publicly accessible plaza and covered bike parking.

About the Residents:

For underwriting purposes, the following breakdown is being submitted to the Austin Housing and Planning Department and TDHCA:

- 30 units for individuals making < than 30% Area Median Family Income
- 51 units for individuals making < than 50% Area Median Family Income
- 123 units for individuals making < than 60% Area Median Family Income

About the Location:

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

Financing:

- \$33.8 million from 4% TDHCA Low Income Housing Tax Credits;
- \$18.2 million from Conventional/FHA HUD 221d4 Loan
- \$4 million from TDHCA Multi-Family Direct Loan
- \$11.5 Million from AHFC RHDA Matching Funds
- \$3.2 Million from Capital Magnet Fund
- \$750,000 from Federal Home Loan Bank

Timing and Submission:

This application has been filed by the NHP Foundation and Capital A Housing. We filed the RHDA application this quarter so that the approval timeline coincides with other funding sources including TDHCA 4% Tax Credits, and AHFC Private Activity Bonds. AHFC has expressed its desire to close on this development prior to the end of the year in order to utilize the site's current Qualified Census Tract (QCT) status for TDHCA Tax Credits, paired with timing of the project receiving Private Activity Bonds in the coming months underscore the importance for this project to be selected for RHDA funding this quarter.

Project Summary Form

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

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI	5	11	9	4	1	30
Up to 40% MFI						0
Up to 50% MFI		38	11	2		51
Up to 60% MFI	23	46	37	15	2	123
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	28	95	57	21	3	204

14) Summary of Units for Sale at MFI Level

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

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	21	Continuum of Care Units	
Accessible Units for Sensory Impairments	11		

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

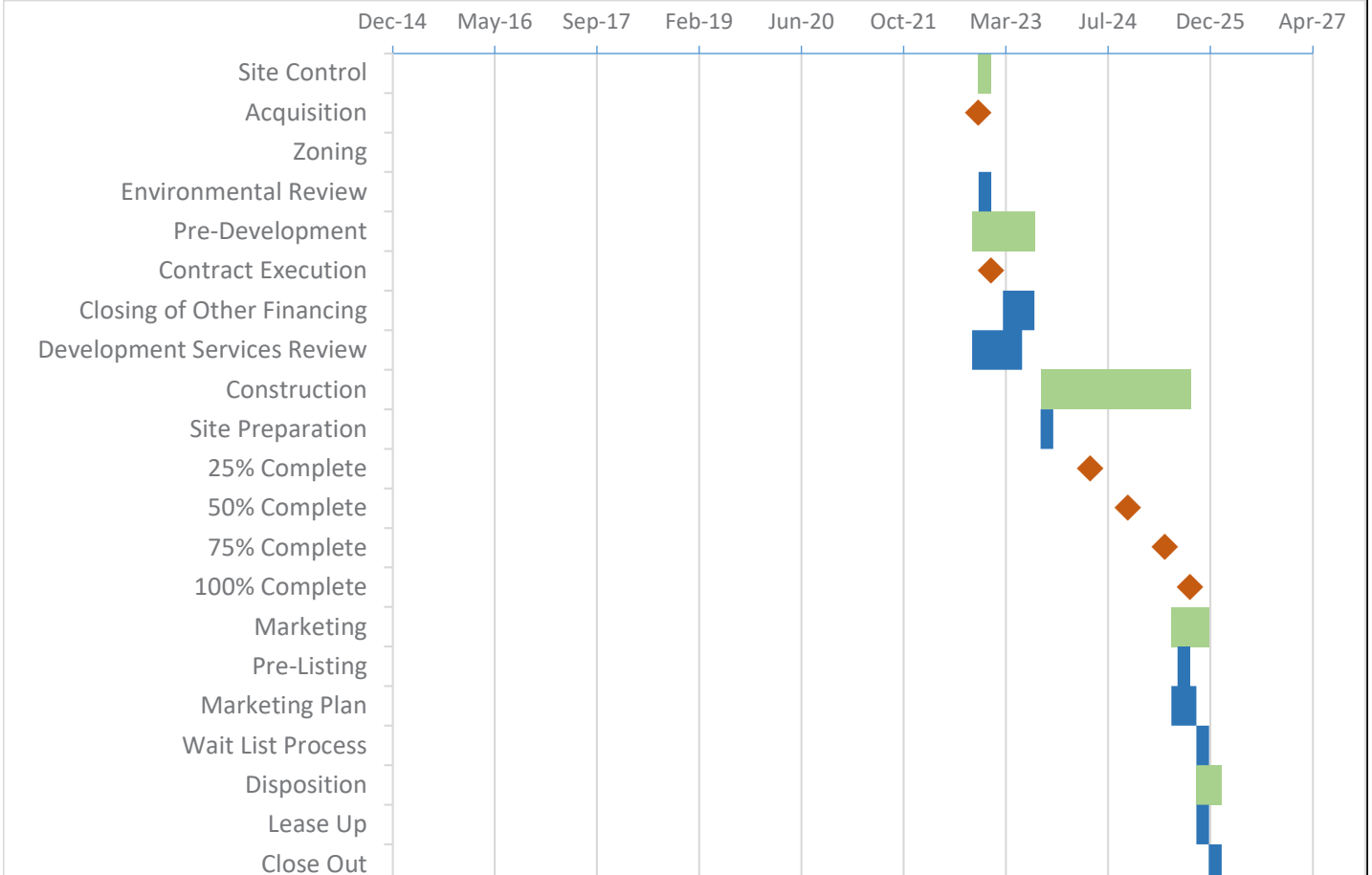
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>		<u>Uses</u>	
Debt	22,201,796	Acquisition	40,000
Equity	33,842,007	Off-Site	1,003,568
Grant		Site Work	3,004,761
Other	4,002,630	Sit Amenities	554,676
Deferred Developer Fee (not applicable for OHDA)	3,586,894	Building Costs	44,846,141
Previous AHFC Funding		Contractor Fees	6,917,280
Current AHFC Request	11,516,414	Soft Costs	4,188,052
		Financing	5,156,068
		Developer Fees	9,439,195
Total \$	75,149,741	Total \$	75,149,741

Development Schedule

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



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	38,000		Appraisal + Market Analysis
Environmental Review	62,800		Environmental Assessment + Soils report
Engineering	557,800		
Survey	65,000		
Architectural	1,337,168		
Subtotal Pre-Development Cost	\$2,060,768	\$0	
Acquisition			
Site and/or Land	40,000	0	
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$40,000	\$0	
Construction			
Infrastructure	1,003,568		Off site costs
Site Work	3,376,725		Site Work (Minus Demo) + Site Amenities
Demolition	182,712		
Concrete	2,136,628		
Masonry	488,236	238,855	
Rough Carpentry	7,903,862	7,903,862	Woods & Plastics
Finish Carpentry	5,277,552		Finishes
Waterproofing and Insulation	963,165	963,165	Termal & Moisture Protection
Roofing and Sheet Metal	2,410,532	2,410,532	Roof Covering
Plumbing/Hot Water			
HVAC/Mechanical	8,225,380		Mechanical HVAC, Plumbing
Electrical	4,194,891		
Doors/Windows/Glass	1,195,286		
Lath and Plaster/Drywall and Acoustical			
Tiel Work			
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades			
Specialties/Special Equipment	1,842,719		Specialties + Special Construction + Conveying Systems
Cabinetry/Appliances	481,774		Furnishings
Carpet			
Other (specify)	7,343,301		Metals Equipment Parking Costs
Construction Contingency	9,300,096		0.05 Contractor Costs
Subtotal Construction Cost	\$56,326,427	\$11,516,414	
Soft & Carrying Costs			
Legal	450,000		Legal + Closing Costs & legal Fees
Audit/Accounting	50,000		
Title/Recordin	577,000		Permenant Loan
Architectural (Inspections)	410,000		Impact Fees + Bldg Permits & Related Costs
Construction Interest	3,060,568		Construction Loan
Construction Period Insurance	125,000		Hazard & Liability Insurance
Construction Period Taxes	50,000		Property Taxes
Relocation			
Marketing	100,000		
Davis-Bacon Monitoring			
Developer Fee	9,439,195		
Other (specify)	2,460,784		Consultant/Contingency + FF&E + Other Financing Costs + Re
Subtotal Soft & Carrying Costs	\$16,722,547	\$0	
TOTAL PROJECT BUDGET	\$75,149,742	\$11,516,414	

15 Year Rental Housing Operating Pro Forma (RHDA)

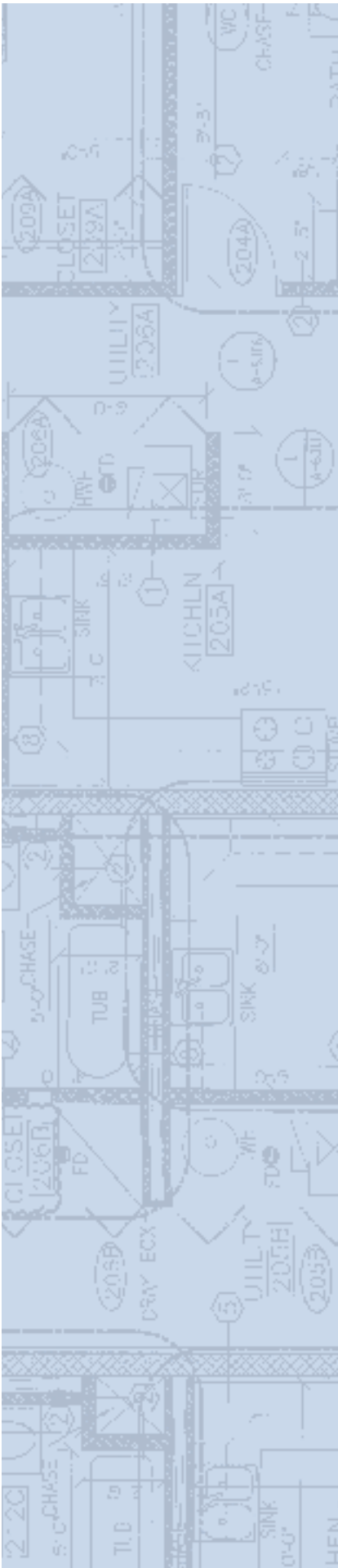
The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth 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	\$2,731,092	\$2,785,714	\$2,841,428	\$2,898,257	\$2,956,222	\$3,263,908	\$3,603,618
Secondary Income	\$93,848	\$95,725	\$97,639	\$99,592	\$101,584	\$112,157	\$123,830
POTENTIAL GROSS ANNUAL INCOME	\$2,824,940	\$2,881,439	\$2,939,067	\$2,997,849	\$3,057,806	\$3,376,065	\$3,727,448
Provision for Vacancy & Collection Loss	-\$211,871	-\$216,108	-\$220,430	-\$224,839	-\$229,335	-\$253,205	-\$279,559
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$2,613,069	\$2,665,331	\$2,718,637	\$2,773,010	\$2,828,471	\$3,122,860	\$3,447,889
EXPENSES							
General & Administrative Expenses	\$94,500	\$97,335	\$100,255	\$103,263	\$106,361	\$123,301	\$142,940
Management Fee	\$78,392	\$79,960	\$81,559	\$83,190	\$84,854	\$93,686	\$103,437
Payroll, Payroll Tax & Employee Benefits	\$336,000	\$346,080	\$356,462	\$367,156	\$378,171	\$438,404	\$508,230
Repairs & Maintenance	\$191,000	\$196,730	\$202,632	\$208,711	\$214,972	\$249,212	\$288,905
Electric & Gas Utilities	\$33,702	\$34,713	\$35,754	\$36,827	\$37,932	\$43,973	\$50,977
Water, Sewer & Trash Utilities	\$110,300	\$113,609	\$117,017	\$120,528	\$124,144	\$143,916	\$166,839
Annual Property Insurance Premiums	\$202,000	\$208,060	\$214,302	\$220,731	\$227,353	\$263,564	\$305,543
Property Tax	\$0	\$0	\$0	\$0	\$0	\$ -	\$ -
Reserve for Replacements	\$51,000	\$52,530	\$54,106	\$55,729	\$57,401	\$66,543	\$77,142
Other Expenses	\$90,100	\$92,803	\$95,587	\$98,455	\$101,408	\$117,560	\$136,284
TOTAL ANNUAL EXPENSES	\$1,186,994	\$1,221,820	\$1,257,674	\$1,294,590	\$1,332,596	\$1,540,159	\$1,780,297
NET OPERATING INCOME	\$1,426,075	\$1,443,511	\$1,460,963	\$1,478,420	\$1,495,875	\$1,582,701	\$1,667,592
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$1,240,066	\$1,240,066	\$1,240,066	\$1,240,066	\$1,240,066	\$1,240,066	\$1,240,066
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	\$186,009	\$203,445	\$220,897	\$238,354	\$255,809	\$342,635	\$427,526
CUMULATIVE NET CASH FLOW	\$186,009	\$389,454	\$610,351	\$848,705	\$1,104,514	\$2,600,624	\$4,526,027
Debt Coverage Ratio	1.15	1.16	1.18	1.19	1.21	1.28	1.34

Project Name	Seabrook Square I	
Project Type	100% Affordable	
Council District	District 1	
Census Tract	21.09	
Prior AHFC Funding	50	
Current AHFC Funding Request Amount	\$11,516,414	
Estimated Total Project Cost	\$75,149,741	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Airport Blvd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	30	# of rental units at < 30% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	12	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	51	# of rental units at < 50% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	11	% of annual goal * units * 25%, max of 75
< 60% MFI	0	# of units for purchase at < 60% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# of units for purchase at < 80% MFI
District Goal	12%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	28%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	18%	% of City's affordable housing goal near high frequency transit
Imagine Austin	18%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	0%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	23	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	20	Total Affordable 2 Bedroom units
3 Bedroom Units	6	Total Affordable 3 Bedroom units
4 Bedroom Units	1	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	7	Multi-bedroom Unit/Total Units * 20
TEA Grade	77	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion,
Accessible Units	32	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	8	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	4	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	21	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	39%	% of total project cost funded through AHFC request
Leverage Score	9	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$142,178	Amount of assistance per unit
Subsidy per unit score	7	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$99,279	Amount of assistance per bedroom
Subsidy per Bedroom Score	13	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	1.21	Measured at the 5 Year mark
Debt Coverage Ratio Score	20.62866009	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	49	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	93	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Seabrook Square I
RHDA Funding Application
Attachments

Seabrook Square I
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Attachments 1. Entity Information



Preserving America's Affordable Housing In Texas



NHPF BUILDS Houston

Beginning in 1995 with the acquisition of Oakbrook Apartments, The NHP Foundation (NHPF) has long had a presence in the greater Houston area, which it is now seeking to rapidly expand as the booming Houston economy demands more safe, affordable housing for its residents. NHPF, a leading provider of affordable housing in 16 states and the District of Columbia, acquired its second and third properties in the City in 2013 and 2014. Now, NHPF has embarked on a bevy of new construction projects for the neediest citizens of Space City.

The acquisition of Pepper Tree Manor and Cleme Manor Apartments in 2013 and 2014 were made possible via the outstanding relationships we have cultivated with the City of Houston and Mayor Sylvester Turner as well as Representative Sheila Jackson Lee, whose district includes the 5th Ward where Cleme Manor is located.

NHPF Builds Houston.

In partnership with the City of Houston, NHPF completed a substantial redevelopment of Cleme Manor, providing ongoing management and security enhancements that have resulted in a 27% decrease in crime in the area. NHPF's adherence to [ESG investment principles](#) has helped Cleme Manor Apartments become an integral part of the revitalization of the community.

We see the path up and out of poverty beginning with multifamily housing enriched with services provided by our subsidiary Operation Pathways—services that families and seniors draw on to expand opportunities for education, financial growth, health and well-being.

Working with the Harris County Housing Authority and the City of Houston Housing and Community Development Department, NHPF is undertaking construction of three new construction projects which include a mix of valuable senior living, units of permanent supportive housing, and multifamily units. Those projects, Temenos Apartments, The Citadel Apartments, and RoseMary's Place Apartments, are being constructed in partnership with local non-profits and stakeholders, ensuring that local communities are integrally involved in the development process from day one. For example, NHPF is partnering with Temenos Community Development Corporation on the Temenos Apartments complex. Temenos' mission is to provide affordable housing opportunities, supportive services, and employment resources to low- to extremely low income persons in the Houston area on their journey to self-sufficiency.

Preserving and expanding access to affordable housing in the Houston metro area is just one way that NHPF strives to build and preserve more equitable, resilient communities that people can afford.



Pepper Tree Manor

5950 Antoine Drive, Houston, TX 77091 / 250 units



Situated on 15 acres in Houston, Texas, Peppertree Manor is comprised of 250 one- and two bedroom units. Constructed in 2006, Pepper Tree provides affordable upscale living for seniors aged 55 and older. Amenities include granite countertops, 9-foot ceilings, crown molding, and energy-efficient features. The community offers a lap pool, a vegetable and flower garden, a comprehensive fitness center, a fully equipped business center, library, clubhouse, and entertainment areas.

Cleme Manor Apartments

5300 Coke Street, Houston, TX 77020 / 284 units



Originally constructed in 1970, Cleme Manor is situated on 12.8 acres east of downtown Houston in the Greater Fifth Ward-Finnegan Park neighborhood. There are a total of 284 residential units in Cleme Manor's 24-building garden style community. The surrounding neighborhood is in the midst of a comprehensive City of Houston redevelopment with over \$35 million in streetscape improvements, multifamily housing construction, and single family rehabilitations. Cleme Manor is part of the City's Tier 1 redevelopment zone, an area which has received targeted city investments.

At the time of its acquisition, Cleme Manor had not undergone a comprehensive rehabilitation in over 20 years, and many of the building elements had reached the end of their useful economic lives. A substantial and comprehensive rehabilitation of the property was required. Construction included demolition down to the studs, disposal of asbestos-containing materials, replacement of all windows, doors, existing interior wiring, kitchen and bathroom cabinets, countertops, fixtures, sinks, toilets, 75% of all tubs, re-piping all waterlines, repair and replacement of sewer vent and sanitary piping, replacement of the property's existing HVAC system with new equipment meeting modern energy efficiency standards, and a complete renovation of the property's office, laundry and community service areas. The redeveloped property includes ample space for resident services and new landscaping and exterior recreation areas for children and adults.

Temenos Place Apartments

1703 Gray Street, Houston, TX 77003 / 95 units



Construction on Temenos Place Apartments, a 95-unit Permanent Supportive Housing building, began in the Summer of 2021 and is slated to be completed in 2023. Temenos Place will be a six-story elevator-served podium building consisting of 95 efficiency apartments, shared space for supportive service programs, and office space for The NHP Foundation's partner in this development, Temenos Community Development Corporation. All units will be efficiencies with full kitchens and baths. The building will meet ICC 700-2020 National Green Building Standards. The new

community space will provide a robust permanent supportive services program designed to prevent 95 households from being displaced into homelessness.

The Citadel Apartments

3331 Elgin Street, Houston, TX 77004 / 74 units



Houston's senior citizens have a new place to call home: The Citadel Apartments. This newly-constructed building features 74 sparkling new studio and one-bedroom apartments in a handsome mid-rise building in Houston's historic Third Ward.

The Citadel is located within walking distance of a new light rail stop as well as three separate bus lines, ensuring quick and abundant public transport for residents of this burgeoning new community. Furthermore, The Citadel is surrounded by community amenities such as grocery stores, parks, health facilities, and several public libraries.

NHPF has earned a reputation for implementing creative methods to undertake and complete complex affordable housing projects.



THE NHP FOUNDATION'S

(NHPF) mission is to preserve and produce service-enriched housing that people can afford. Since our founding in 1989, we have continued to search for and implement creative solutions that act

as a blueprint, providing generations to come with housing that is “more than a roof.”

When I started with NHPF we had 15 properties in 10 states. Today, we have 57 properties in 15 states and the District of Columbia, housing over 25,000 residents. Residents in our communities are families and seniors—and we are dedicated to providing quality housing people can proudly live and thrive in—and feel part of a larger community.

Through collective partnering with individuals and companies who share our goals, we have built a network of communities investing in opportunities and outcomes of residents' lives, opening the door to brighter futures.

We are particularly proud of the reputation we have earned for preserving and renovating our acquired properties achieving maximum success with minimal

onsite disruption. Residents are delighted with the smooth process our Development, Resident Services and Asset Management teams have implemented. And the real proof is in how many new rehab projects NHPF is involved in.

NHPF currently has six separate properties undergoing renovation in an incredibly challenging environment.

A few highlights from the past year stand out: the development of our first single-family rental property in Baltimore, Maryland (Hollander Ridge) is a demonstration of NHPF's rapidly diversifying portfolio and ability to provide many different kinds of housing. In Chicago, the completion of the rehabilitation of Mark Twain Hotel is a great example of the creativity and perseverance of our development and asset management teams.

This brochure highlights more examples of NHPF's success in managing complex affordable housing rehab projects.

Richard F. Burns

President & Chief Executive, NHPF





HARVEST HOMES / ILLINOIS

Our Mission

The NHP Foundation is a not-for-profit real estate organization dedicated to preserving and creating sustainable, service-enriched multifamily housing that is both affordable to families and seniors of low and moderate incomes and beneficial to their communities.

Since 1989, NHPF has served low and moderate income Americans from coast to coast.

Our History of Success

NHPF doesn't just put roofs over people's heads—we build communities.

NHPF HAS REALIZED extraordinary achievements in the preservation and creation of value-added affordable housing, preserving more than 100 multi-family properties containing 18,000 affordable housing units. We currently serve more than 25,000 residents in nearly 10,000 units, much made possible via \$656 million in development funding using LIHTC (Low Income Housing Tax Credits.)

Advances since that time include expanding our portfolio via the preservation and rehabilitation of a vast array of different affordable housing options including SRO (Single Room Occupancy) dwellings, single-family rental homes, RAD for PRAC senior properties, HUD's program to convert existing PRAC (Project Rental Assistance Contracts) to properties subsidized with PBVs (project-based vouchers) or PBRA (project-based rental assistance), PSH (Permanent Supportive Housing), and large scale preservation deals.

This brochure is designed to highlight our successful strategy for acquiring and rehabbing thousands of units of housing with minimal disruption to residents' lives, in a timely and budget-conscious way. This type of preservation and renovation has won the organization praise from residents, industry awards, and a reputation as a thoughtful and thorough affordable housing partner.

We also consistently increase and improve our on-site resident services via our subsidiary, Operation Pathways, its own 501(c) (3) not-for-profit corporation. Through Family-Centered Coaching, Operation Pathways engages with, and assists, families experiencing poverty and other hardship, to problem-solve together.

Additional advances include implementation of an ambitious "greening" of our properties. Currently over 75% experience vast water and energy savings with the remainder in the works. We have also converted nearly 1000 units to new, highly-insulated roofing systems and gone smoke-free in several of our buildings.



For over three decades, NHPF has proved a trusted steward of housing that families and seniors can afford and funding that financial partners provide.

Our Experience

OVER TIME, NHPF has earned a reputation for acquiring and successfully refurbishing affordable housing—in a minimally invasive way, leveraging all of the organization's experience, skills, and strengths.

Forward Thinking, creating a \$50 million equity fund for the acquisition of properties to be redeveloped and preserved as tax credit properties;

Collaboration, proudly standing as one of 12 founding not-for-profits forming the Housing Partnership Equity Trust, an \$80 million Private Real Estate Investment Trust for the acquisition and preservation of affordable housing;

Expanding the Portfolio through “firsts” including NHPF's first single-family home acquisition, Hollander Ridge, in a high-opportunity neighborhood with many amenities matching those found in for-sale properties;

Establishing Equity through the built environment, NHPF's RSI Task Force is working to build partner and vendor teams through conscious, diverse choices, create housing that is a catalyst for fighting social and racial injustice and improving internal and external policies;

Measurable Results, producing and tracking outcome-based programs and services and continuously seeking the best results for our residents;

Robust Portfolio, 57 properties located in Connecticut, District of Columbia, Florida, Illinois, Louisiana, Maryland, Massachusetts, Missouri, New Jersey, New York, North Carolina, Pennsylvania, South Carolina, Tennessee, Texas, and Virginia;

Construction Value, totaling over \$1B dollars in value, since 2009, NHPF has completed three new affordable housing properties and 22 LIHTC rehabilitations;

Expert, In-house Team of professionals capable of comprehensively evaluating the factors that go into successful investment decisions;

Meaningful JV Credentials, through a joint venture, established a \$10M revolving line of credit to provide equity for investments in workforce housing;

Affiliate Program, NHPF provides its resources, manpower, expertise and/or financial statement to not-for-profit affordable housing developer/owners, housing authorities, tenant associations, and other municipal and community organizations to renovate existing assets or develop new properties;

Longevity and Performance, over three decades of sustainable, environmentally responsible affordable housing investment and development; solid portfolio performance and development track record;

Entrepreneurial, business-oriented leadership, experienced and knowledgeable personnel, and a Trustee Board with diverse backgrounds;

Exceeding Expectations, acquisition and refinancing portfolio property performance that continues to exceed original projections by more than \$1.1M;

Proven Leadership Track Record, Richard Burns, President & CEO, Portfolio Manager with fiduciary investing experience in value-add multifamily for institutional investors in a past position



BAYVIEW TOWERS / CONNECTICUT

Our Strengths

NHPF's strengths are:

- **A Thorough Knowledge** of real estate fundamentals
- **Effective Resident Services**, our subsidiary Operation Pathways, Inc. was the first Certified Organization for Resident Engagement & Services (CORES)
- **Solid Community Partnerships**, with faith-based organizations, local housing authorities and others
- **Positive Relationships** with investors, public agencies
- **Development and Acquisition Efforts** increasingly focused in select markets
- **Expertise** in working with complex affordable housing finance programs
- **Staff Leaders** experienced in both for-profit and not-for-profit real estate
- **A Next Generation Team** being prepared and nurtured to boldly and creatively tackle industry challenges
- **A Strong Capacity** to develop tailored resident services programs for those who live in each property
- **Support** from an Investment Committee composed of seasoned members of our Board of Trustees
- **Thought Leadership** dominance through a variety of NHPF events such as our award-winning Symposia and NHPF-authored content including industry reports and studies

Our Beliefs

NHPF believes in:

- **The Dignity** of our residents
- **The Value** of safe, clean, functional housing that is affordable to residents or low and moderate income
- **The Inclusion** of comprehensive resident services, providing important support for families and seniors, building communities, and stabilizing occupancy
- **Green, Sustainable Housing** that is both economical for our residents and environmentally responsible
- **Building on Our Affordable Housing Mission** and achieve greater inclusivity, diversity and racial equity by establishing and working to realize internal, external, and resident engagement goals





COLUMBIA HEIGHTS VILLAGE / DISTRICT OF COLUMBIA

Strategic Priorities

Achieving Success

BUILDING ON OUR 30-YEAR industry track record, NHPF is in the midst of a comprehensive Five-Year Strategic Plan. It is an exciting time for us. Despite challenging market conditions, we continue to effectively implement many of our priority initiatives, and are well-positioned for further growth that will allow us to continue to provide quality affordable housing—building and strengthening communities.

Our Strategic Plan sets three priorities:

1. Create and preserve more housing that is affordable to families and seniors of low and moderate income

The need is acute and ongoing and exacerbated by effects of Covid-19. NHPF continues to meet that need by bridging the gap between housing and healthcare, collaborating with a range of partners on innovative new funding models such as privatized bonds, NHPF is looking at making underutilized housing stock available through healthcare service and financial partnerships that will increase positive health and wellness outcomes for individuals and families.

2. Maximize the impact of housing and services for residents and neighborhoods

Operation Pathways was one of the first resident services providers in the U.S. to adopt Family-Centered Coaching, rooted in an understanding of the combined institutional forces preventing families from moving forward. Family-Centered Coaching, developed by the Prosperity Agenda with the support of the W.K. Kellogg Foundation, equips staff with the mindset, skills and ongoing resources to work holistically with families towards financial wellness. The approach teaches human service organizations to better engage with, and assist, families experiencing poverty and other hardship.

3. Leverage the resources of NHPF to magnify its impact

Work with partners, funders, municipalities, housing finance and other agencies, and residents of our communities to drive opportunity and increase funding, innovation, and commitment to quality affordable housing. Collaborate with organizations whose different capabilities complement NHPF resources—talent, experience, networks, reputation, as well as capital—to reach aligned goals.



EAGLES LANDING / TENNESSEE

Activating the Strategy

NHPF will strengthen its national and local brands and achieve its goals by:

- **Expanding** profitable tax credit development
- **Growing** the NHPF Affiliates Program via strategic alliances and RAD opportunities
- **Increasing** our footprint by identifying additional markets and diversifying our product mix
- **Acquiring** cash-flowing multifamily properties as opportunities arise
- **Adding** more funding for resident services programming
- **Enhancing** our position as premier thought leaders in the industry
- **Establishing** (and maintaining) criteria, process and data for investment decisions to ensure quality and profitability
- **Leveraging** and allocating external capital to facilitate planning and optimize use of NHPF cash
- **Building** on our successful process for managing complicated renovations and rehabs

“By nurturing and sustaining successful thriving partnerships, NHPF consistently demonstrates ‘best practices’ for socially minded groups and proven experts to develop properties, quickly and efficiently.”

FRANK L. SULLIVAN, JR.,
NHPF BOARD OF TRUSTEES

Achieving Success





THE ROUNDTREE RESIDENCES / DISTRICT OF COLUMBIA

Our Business Model

OUR BUSINESS MODEL combines the altruistic aspects of mission-driven work with the acumen and attention to detail of a finely-tuned for-profit entity. We never lose sight of our primary goals: providing multifamily and senior communities for thousands of Americans to call home; and acting as trusted stewards of our critical investment funding.

Our experience speaks volumes on both fronts as we continue providing award-winning, service-enriched, quality properties for our residents. We are proud that our properties go beyond “brick and mortar”—enhanced by our active resident services program—Operation Pathways—which provides a wide variety of services including education, health and wellness, financial literacy, and enrichment programs not only for residents, but also for people in the surrounding community.

NHPF is fundamentally committed to a process of community building that strengthens neighborhoods and helps families prosper over time. This has been especially true during the pandemic as our outreach efforts have included:

- **Wellness Checks** on 6,807 residents 22,018 times
- **Food Delivery** and/or meals to more than 5,300 residents more than 25,500 times
- **PPE Delivery** to 3,760 households
- **Procurement and Delivery of Educational Supplies** to 549 school age children
- **Internet Connectivity Assistance** provided to 142 households, including 62 seniors
- **Assistance to 462 Residents** to receive or increase WIC benefits

- **Aid to 514 Residents** to receive energy/utility assistance
- **Pathways for 599 Residents** to receive unemployment assistance

And we are proud of our process. We maintain a robust data-gathering operation, the results of which are at the core of each organization decision.

By focusing on housing as well as the services that individuals and families need to raise children, remain healthy, and grow financial stability, NHPF's properties effectively serve as anchors in each of the cities and towns in which we are located.

We are equally proud of the relationships we forge and foster with financial institutions and private owners, commercial banks, minority and women-owned businesses, faith-based and community and state organizations, advocacy groups and others, all working together to leverage financing, permanent tax-exempt bonds, and Low-Income Housing Tax Credits (LIHTC), among other sources to acquire and preserve our nation's affordable housing. Many of these relationships have endured for decades, with institutions continuing to see the value of partnering with NHPF. Others are newly minted and at the beginning stages of relationships that will soon bear fruit.

These investments help provide a more positive future for working Americans and their families, stimulating growth and stabilizing everyday life in our communities.

Housing / Acquisitions / Preservation Redevelopment / New Construction

Creating Communities

THE NHP FOUNDATION IS ACTIVELY SEEKING

to acquire properties and partnership interests in portfolios of affordable housing, including Section 8, FHA insured, Mark to Market, and expiring LIHTC transactions. We have a strong preference for major metropolitan areas, from Houston eastward.

NHPF is looking to develop equitable housing options, resources, and inclusive community revitalization, while preserving housing that is a source of pride and enjoyment for residents and neighboring communities.

We are working to ensure that racial equity, social justice and resident services are just as solidly built into today's affordable housing as sound design, plumbing and electrical. This commitment inspires NHPF to develop a property and provide care through our asset management.

For over 30 years, NHPF has been a leader in the development and redevelopment of quality multifamily rental housing. We have set ourselves apart by the commitment and care we exhibit in the from start to finish.

We locate properties that are well-positioned and possess a strong market potential. We assess each property and work with their physical, economic, and social environments. In line with our holistic approach, we initiate public/private partnerships and join with local businesses and community organizations to ensure the long-term viability and success of our properties.

“We congratulate NHPF for taking their groundbreaking ideas and turning them into solid outcomes. They are actively shaping neighborhoods across the country with their ideas, passion, and commitment. Their efforts have created bright futures for communities where safe, secure housing is needed most.”

ELLEN ROGERS, SENIOR VICE PRESIDENT, COMMUNITY DEVELOPMENT BANK, BANK OF AMERICA MERRILL LYNCH





PARKCHESTER / DISTRICT OF COLUMBIA

Preserving the Environment

Sound management produces attractive, sustainable properties to which we are committed.

NHPF OWNS AND OPERATES ITS PROPERTIES WITH CARE. We not only renovate and create units of affordable housing, but also maintain them to a high standard so that they are attractive additions to local communities and neighborhoods, places where families live with pride and that neighbors see as community assets

NHPF is committed to “greening” its portfolio and has taken on several initiatives towards that goal:

- We have constructed and redeveloped more than 1,500 units with high-efficiency Energy-Star appliances
- More than 1,500 single-pane windows have been replaced with double pane, low-E windows
- 750 housing units have been converted from central boiler/window air-conditioner systems to high-efficiency central HVAC systems
- In recent years NHPF has replaced 11 flat, built-up roofs and 20 asphalt shingle roofs with new, highly-insulated roofing systems
- Six NHPF properties in Washington, DC have solar energy systems that provide common area electricity and hot-water
- Eight NHPF properties are now smoke-free



PARKCHESTER / DISTRICT OF COLUMBIA

Water conservation is a hallmark of NHPF's sustainability program.

SINCE THE INCEPTION OF NHPF'S SUSTAINABILITY PROGRAM, portfolio-wide water usage has dropped by 34%. The most striking results were seen in seven NHPF properties where water conservation programs were recently implemented. The combined annual water consumption savings on these seven properties alone is estimated to exceed 537.8 million gallons.

NHPF's "greening" examples include:

A 200-unit property with a major rehab completed including:

- New roofs, windows, appliances, AC units, and plumbing fixtures
- Water usage decrease of 42%
- Electricity usage decrease of 27%
- Gas usage reduction of 30%

A 252-unit property rehab qualified for New Jersey's WARM Advantage Program, an energy rebate program run by the New Jersey Clean Energy Program and administered by Honeywell, which allowed for the installation of qualified energy-efficient components such as furnaces and hot water heaters.

A 94-unit property in Washington, DC achieved the Enterprise Green Communities certification. Future District acquisitions will include green amenities such as solar electricity, solar hot water, Energy Star appliances and fixtures, and other storm water retaining features via our relationship with DC Sustainable Energy Utility (Green Building Arm of DC Council).

A 200-unit property in Stamford, CT partnered with Eversource to overhaul the interior lighting and aging heating system of the building by installing LED fixtures and a high-efficiency boiler and domestic hot water system that will lead to a projected drop of annual energy consumption by 10%.

Preserving the Environment



The NHPF Affiliate Program

Sharing knowledge and opportunities across the not-for-profit housing community

“In formalizing the NHPF Affiliates Program we are bringing energy, relationships, and fiscal know-how, and expertise to those who might not be able to continue without it. This is a meaningful way of meeting our mission, and making an even deeper commitment to the field of affordable housing.”

THOMAS A. CARR,
TRUSTEE EMERITUS,
NHPF BOARD OF
TRUSTEES

IN EARLY 2011, The NHP Foundation launched a new initiative in its ongoing and vital work to preserve affordable housing—The NHPF Affiliate Program. The goal of the Affiliate Program is to find potential under-resourced mission aligned joint ventures who lack the resources, manpower, expertise and/or financial statement to renovate existing assets or develop new properties.

THESE INCLUDE:

- Affordable housing developers/owners
- Housing finance agencies
- Housing authorities
- Tenant associations
- Faith-based and other municipal and community organizations

Once these entities seek us out we look to undertake projects in our service areas where we can be a value-add as a joint venture partner. A friendly introduction is all we need to get a project/collaboration going and initiate a productive, mutually-beneficial relationship. To date the organization has successfully created 16 properties totaling \$415 million.

The Affiliate Program measures success when our joint venture results in the creation or preservation of an affordable housing development with support from the community. **That is how we “add capacity throughout the not-for-profit sector.”** Many developers are able to partner with not-for-profits to simply get a project done; few invest in the development's long-term sustainability the way the Affiliate Program model does. Those who affiliate with NHPF gain a strong financial partner, realize cost savings, and acquire the expertise they need to support, and in many cases grow, their operations.

THE NHPF'S AFFILIATE PROGRAM PROVIDES:

- Technical and operational assistance to not-for-profit housing organizations to build their capacity and better serve their communities
- Access to pre-development and investment capital for affordable housing
- Opportunities to joint venture with a leading, nationally recognized affordable housing not-for-profit to provide safe, clean housing for low to moderate income families and seniors
- Hands-on support throughout the process and long after the project has completed



NHPF's Operation Pathways: Where you live matters . . . and how you live matters even more.

“I like coming to the community center because of fun events, like the science fair we had.”

GENESIS, PROPERTY
RESIDENT



OPERATION PATHWAYS has 25 years of experience providing housing-based programs and services to residents living in NHPF's affordable housing communities across the country.

Operation Pathways' successful approach to delivering high-quality programs is based on a philosophy that is impactful, innovative, and in-house. Resident services coordinators assess the needs of residents and respond by implementing programs and services to improve their quality of life. Our programs engage and empower residents in innovative and interactive ways and allow them to choose their own pathway to achieve their individual financial, academic, and health goals.

Recent research conducted jointly with Enterprise Community Partners has revealed the strong link between children's academic success and housing with strong service programs. Operation Pathways is a CORES-certified resident services provider and was the first resident services provider in the country to receive this distinction. CORES certification is awarded to affordable housing service providers based on the strength and quality of their infrastructure, systems, programs, and outcomes.

Operation Pathways provides programs and services through four different pathways: Academic Achievement, Financial Stability, Healthier Living, and Aging in Place. Academic Achievement promotes ongoing education and training for children and adults leading to increased employment and scholastic opportunities. Healthier Living promotes activities and lifestyles that lead to physical, psychological, and emotional well-being. Financial Stability provides residents with sound financial practices that lead to increased incomes, decreased expenses, and the building of assets. Through Aging in Place, senior residents are engaged in activities and programs that encourage socialization, increase social support, improve awareness and education, and prevent elder abuse.





Operation Pathways

EACH OPERATION PATHWAYS SITE is managed by an on-site resident services coordinator who serves as a program manager for the site and a relationship manager for our community partners. The resident services coordinators are trained professionals who bring their own unique creativity and innovation to Operation Pathways' structured, evidence-based programs.

RESIDENT INVOLVEMENT is a hallmark at all levels of Operation Pathways leadership and decision-making. At each property, an Operation Pathways Advisory Council (OPAC) meets regularly to discuss residents' changing needs and evaluate the effectiveness of Operation Pathways programs and services. Residents are also given opportunities to take on leadership roles and responsibilities and make a difference in their community. By engaging and empowering residents, Operation Pathways seeks to transform affordable housing communities.

OPERATION PATHWAYS COMPREHENSIVE PROGRAMMING offers core components that are implemented to meet the needs of the residents at each property. While the demographics of each community vary, we tailor our proven programming to meet local needs. At our senior properties, these components are implemented with the goal of maintaining a high quality of life for seniors as they age-in-place. At our multi-family properties, we offer content for youth and parents to address educational and health needs.

Through the work of Operation Pathways, residents are presented with concrete opportunities to advance their future. It is this opportunity-driven focus that is central to the Operation Pathways philosophy. Positive outcomes occur when participants choose pathways to advance and enrich their own lives.

“We are so grateful to our resident services coordinator and the afterschool program which has helped my sons improve in the classroom and at home. We credit NHPF and Operation Pathways for making a positive change in our family's life.”

PERLA, PROPERTY
RESIDENT



Resident Services

PATHWAY TO ACADEMIC ACHIEVEMENT

focuses on the educational needs of residents. Operation Pathways promotes academic success and lifelong learning as a means to break the cycle of poverty. We partner with organizations that design and implement afterschool and summer programs for school-age children which improve academic success and produce significant, measurable results.

PATHWAY TO HEALTHIER LIVING

promotes activities and lifestyles that lead to physical, psychological, and emotional well-being. Operation Pathways partners with organizations and individuals to develop and implement multi-faceted programs devoted to healthier living, including fitness classes, healthy cooking workshops, smoking cessation programs, and community garden projects. Often, mobile health services come directly to properties to provide health screenings, vaccinations, and diagnose potentially serious issues.

PATHWAY TO FINANCIAL STABILITY

educates residents in sound financial practices to increase income, decrease expenses, and build assets. The financial education program provides instruction related to credit, savings, proper insurance coverage, and investments. With this education, residents learn how to build budgets and save for the future. Operation Pathways also provides opportunities for residents to increase their employability through workforce development, including technology workshops, GED support, resume writing, and interview preparation.

PATHWAY TO AGING IN PLACE

engages residents in NHPF’s senior communities by providing programs and services that give senior residents the tools they need to ensure economic security, prevent illness, improve health, understand their legal rights, and live in a safe environment. Seniors are engaged through activities and programs that encourage socialization, increase social support, improve awareness and education, and prevent elder abuse.

Operation Pathways





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Operation Pathways





FOXWOOD MANOR / PENNSYLVANIA

Developer Experience Highlights

Of our 57 preserved affordable properties, these examples best illustrate our mastery of different development and complex rehab scenarios.



ANACOSTIA GARDENS

3600 Ely Place SE
Washington, DC 20019
100 units

The Anacostia Gardens Tenant Association, Inc. (AGTA) IN Washington, DC exercised its rights under the District's Tenant Opportunity to Purchase Act (TOPA) and selected NHPF as the developer on the rehabilitation of the building which includes 37 one-bedroom, 49 two-bedroom and 14 three-bedroom units. It is NHPF's fifth TOPA deal in the District.

The planned rehabilitation includes energy improvements, interior unit repair and upgrades, dramatically improving the common areas, and adding measures to make the building handicap accessible. Additional work includes repairs to exterior sidewalks, windows, light fixtures, security systems, roofing and more.

Renovation work will be completed in four phases, with each phase involving the full relocation during construction to other units in the building.

Completion is currently anticipated in June 2021.

The renovation will also include kitchen and bathroom upgrades, new smoke and carbon monoxide detectors, and HVAC systems and thermostats. In addition to the apartments, there is a playground, on-site parking, a community room and central laundry facility.



BAYVIEW TOWERS

300 Tresser Boulevard
Stamford, CT 06901
200 units

Built in 1973, Bayview Towers was in need of substantial, occupied renovation. The financing included tax-exempt bond permanent debt, seller financing, Federal LIHTC equity, existing property reserves and Connecticut Housing Contribution Credit contributed by Connecticut Light and Power.

The major work done in the full **on-site relocation** included kitchen and bathroom upgrades, energy efficient appliances, new flooring, replacing domestic and sanitary plumbing lines, new windows, new electrical panels, new AC units, new roofs, converting a portion of the units to be handicap accessible, exterior concrete repairs and re-enforcements, energy efficient lighting, and a new look for the exterior of the buildings.



BELMONT PORTFOLIO

400 Irvine Turner Boulevard
Newark, NJ 07108
142 units

The Belmont portfolio consists of six buildings in Newark, NJ, totaling 142 family units, 100% of which are Section 8. NHPF acquired the portfolio via financing including an FHA 223f loan (placed by Orix/Red) and equity from NHPF (81%) and Ed Poteat (19%). The buildings were originally built in the early 1900s, significantly renovated in the early 1980s, and include three underutilized parking lots. These assets are currently in significant disrepair.

The planned renovation here will require a short-term off-site relocation for all residents.

NHPF credits partnership with HUD New York and Newark staff in our effort to take over these properties. The complex financing deal for the Belmont Portfolio also includes significant LIHTC financing as well as tax exempt bonds and a 241a FHA Supplemental loan completed in coordination with New Jersey Housing and Mortgage Finance Agency's (NJHMFA).



Developer Experience Highlights



BENNING HEIGHTS APARTMENTS
4807 Alabama Avenue
Washington, DC 20019
148 units

In Washington, DC, the Benning Heights Tenants Association (BHA) found that their building was being sold. The market price for the property would likely make rents unaffordable. Using the powers afforded them under the District of Columbia's TOPA; BHTA partnered with NHPF to have the market-based purchase contract assigned to them and acquire the property. Benning Heights Apartments is a 148-unit all brick, garden-style walkup apartment community.

The substantial rehab, which NHPF managed as a **full relocation**, was completed in 2019, and included complete replacement of all kitchens and bathrooms, HVAC equipment, hot water heaters, windows and flooring. Substantial work was also done to the building exteriors, floor joists were repaired, solar panels and green areas were installed on certain roofs, bio-retention bonds were added for storm water runoff, and eight units were converted into barrier free (ADA) units.



BLUE MOUNTAIN
68 Cheney Street
Dorchester, MA 02121
217 units

This historically significant property in the Roxbury neighborhood of Boston was acquired by NHPF for \$56.2 million. NHPF is providing significant improvements to these apartments, including kitchen and bathroom renovations, system upgrades, energy efficient boilers, new ventilation systems, and exterior repairs and restoration.

The renovation will require a full, temporary relocation.

MassHousing provided NHPF with \$52.2 million in construction to permanent financing for the acquisition and rehabilitation of the 19 historic buildings that comprise the housing community, as well as \$12.5 million in permanent financing for land acquisition. The transaction also involved \$35.5 million in federal Low-Income Housing and Historic Tax Credit equity, \$4.5 million in state Historic Tax Credit equity, and \$3 million from anticipated operating revenue. PNC Bank acted as the low-income housing and historic tax credit investor for the transaction.



BOLTON NORTH
1600 West Mount Royal Avenue
Baltimore, MD 21217
209 units

Bolton North is a 209-unit senior housing high-rise located close to Baltimore's scenic Inner Harbor. This senior-housing community is situated in the historic and thriving Bolton Hill neighborhood, a community known for its tranquil, tree-lined streets populated by restored mid to late 19th-century three- and four-story townhouses, urban mansions, churches, and public buildings.

Bolton North, purchased with our development partner, Urban Atlantic, through the PNC fund in 2014 underwent a moderate rehabilitation, handled as a **resident in place relocation**. It included four primary scopes of work: windows in the entire building were replaced from the inside; fire sprinkler systems were extended into every unit; basic unit work was done in about a third of the units (e.g. replacing light fixtures, cabinets, and appliances); 11 units were converted into barrier-free units.



CALVIN MOWBRAY PARK & STEPHEN CAMPER PARK

**700 Weaver Avenue
Cambridge, MD 21613**

190 units

The Housing Authority of the City of Cambridge, Maryland (CHA), made the decision to participate in the Rental Assistance Demonstration (RAD) Program administered by HUD in order to substantially rehabilitate this aging portfolio of 190 units which NHPF is managing as an **on-site relocation**. HUD created the RAD Program to foster public and private partnerships that are capable of completing renovations on a large scale. As a result, CHA has partnered with The NHP Foundation and a local developer to undertake a comprehensive rehabilitation of the property with LIHTC.

Calvin Mowbray Park & Stephen Camper Park was purchased in 2016 and completed a substantial renovation in 2019. The property was built in 1972 and 1973 by the Housing Authority of Cambridge and contains a total of 88 buildings featuring 190 units from one- to five-bedrooms.

The property’s renovated units feature kitchen upgrades, installations of washers and dryers, bathroom upgrades, and much more.



CLEME MANOR

**5300 Coke Street
Houston, TX 77020**

284 units

Upon announcing a planned \$35 million in streetscape improvement, multifamily construction, single family rehabilitation and renovation of the Community Center for the Greater Fifth Ward Finnegan Park neighborhood, the city of Houston worked closely with NHPF to redevelop Cleme Manor via an **on-site resident relocation**. Most importantly, NHPF’s ongoing renovations and security enhancements have resulted in a 27% decrease in crime in the area according to The City of Houston.

Originally constructed in 1970, Cleme Manor is situated on 12.8 acres east of downtown Houston in the Greater Fifth Ward-Finnegan Park neighborhood. There are a total of 284 residential units in Cleme Manor’s 24-building garden-style community. One of Houston’s most improved areas, Cleme Manor is part of the City’s Tier 1 redevelopment zone, an area which has received targeted city investments. NHPF’s adherence to **ESG investment principles** has helped Cleme Manor Apartments become an integral part of the revitalization of the community.

In 2014, NHPF’s acquisition and rehabilitation of Cleme Manor played a major role in keeping officials from closing nearby Henderson Elementary, ensuring neighborhood children could attend a school close to home.



EXCHANGE PLACE TOWER APARTMENTS

**44 Center Street
Waterbury, CT 06702**

150 units

NHPF completed the \$13 million purchase of Waterbury, CT, senior affordable property, Exchange Place Tower in the summer of 2020. The original construction of the building was made possible with rental assistance support from the U.S. Department of Housing and Urban Development and its residents continue to benefit from the rental assistance program.

NHPF began extensive renovations on the 150-unit property directly following acquisition, including remodeling kitchens, bathrooms, new energy efficient windows, accessibility improvements, and installation of fixtures that use less electricity and water slated. Renovation of Exchange Place Tower is projected to be complete in late summer 2021.

Exchange Place Tower has facilities that allow for on-site healthcare activities including wellness visits. As part of the renovation, Exchange Place Tower will become more sustainable: Eversource, the regional energy utility is assisting in converting the property from an oil-fired heating and hot water system to a new, highly energy efficient natural gas fired system.

Developer Experience Highlights



**FOREST PARK**

**3708 Garden Oaks Drive
New Orleans, LA 70114**

284 units

Due to severe damage caused by Hurricane Katrina, NHPF undertook a substantial rehab of this 280-unit property utilizing Section 42/LIHTC (100% set-aside at 60% AMI including 71 Project-based Section 8 assistance bonds) which commenced in March 2007. The rehab was phased with the first buildings placed-in-service in December 2007 and substantial completion achieved on the last apartments in March 2008.

During the construction process, which **required all residents to relocate**, NHPF made its Texas and Louisiana properties available for those in need. The property achieved 90% occupancy in May 2009 and was able to convert its construction loan to permanent debt in September 2009.

The property has an on-site Community Center staffed by professionals and offers structured programs for all ages including but not limited to after school assistance, computer training, and health/wellness activities. These programs are free of charge and open to all members of the community, not solely residents of the property. In August 2010, the property was selected by KaBOOM! as the site for one of its community built playgrounds.

**FOXWOOD MANOR**

**2180 Veterans Highway
Levittown, PA 19056**

304 units

The 304-unit property was in good overall condition, but it was in need of occupied, substantial upgrades to extend its useful life. Occupancy prior to the rehab was 97%.

The scope of work for the **in-place rehab** included installing new individual HVAC systems and hot water heaters, replacing any older or unsightly kitchen appliances, cabinets and flooring, replacing all bathroom vanities and fixtures, replacement of tubs, toilets and bathroom flooring where needed, completing major drainage repairs, and building a new 600 square foot community center for Resident Services. We also substantially rehabbed 16 units for conversion to ADA accessible.

The construction loan closed eight months after we submitted the initial application to PHFA, and the rehab period lasted 16 months, but that included doing significant work in addition to the original rehab included in the construction contract (using the contingency funds and cost savings).

**HARVEST HOMES APARTMENTS**

**3520–3542 West Fifth Avenue &
318–322 S. St. Louis Avenue
Chicago, IL 60624**

36 units

Created through the NHPF Affiliate Program, Harvest Homes Apartments is a **newly constructed** four-building family apartment complex in the East Garfield Park neighborhood of Chicago. Harvest Homes is the realization of plan initiated by the People's Community Development Corporation of Chicago, Inc. ("PCDAC") and realized in partnership with NHPF as part of a LIHTC partnership.

Overseen entirely by NHPF, construction of the 36 new 100% affordable family units in Chicago's East Garfield Park neighborhood renders it the largest new residential construction in the neighborhood in the last 15 years.

The \$14 million development is a result of a joint venture between PCDAC and NHPF that was funded by a variety of both private and public sources, such as LIHTC, the City of Chicago's Department of Planning and Economic Development, the State of Illinois Department of Commerce and Economic Opportunity, J. P. Morgan Chase Bank, the Chicago Community Loan Fund, Enterprise Community Investments, Inc. and NHPF. City support for the project included \$1 million in Tax Increment Financing (TIF) and approximately \$1.4 million in low-income housing and donation tax credits that generated \$12.7 million in equity for the project.



HOLLANDER RIDGE
3000 Rockwood Avenue
Baltimore, MD 21237
94 units

Working with the Housing Authority of Baltimore City, NHPF acquired and undertook a major rehabilitation of Hollander Ridge, a 94-unit, single-family home RAD redevelopment available to families who earn 60% of AMI or less in Baltimore City, Maryland.

These homes are in neighborhoods described as areas of high opportunity, with strong and diverse communities, high performing schools, low crime, low rates of poverty and neighborhood amenities including access to grocery stores, medical facilities and community centers. The single-family housing types are representative of the City’s architectural diversity which includes townhomes, single-family detached and semi-detached homes.

Since all residents were newly moving in from other housing, no relocation efforts were involved.

The acquisition and redevelopment costs of the Hollander Ridge development totaled \$41 million.

HOLLYBUSH GARDENS
252 Hollybush Gardens
Glassboro, NJ 08028
252 units

Having been built in two phases from 1968 to 1972, this 252-unit property was in need of a substantial renovation. The refinancing plan utilized tax-exempt bond permanent debt, Federal LIHTC equity, and pre-existing property reserves. NHPF created a new 2,100 square foot community center built to house the resident services programs that are run for the benefit of the property’s residents.

NHPF began by creating a new 2,100 square foot community center built to house the resident services programs that are run for the benefit of the property’s residents.

The major work done in the **on-site renovation** also included kitchen upgrades, including new cabinets, countertops and appliance upgrades, bathroom upgrades, replacement of all electrical panels and smoke detectors, new HVAC units, the addition of ADA access ramps, new individual hot water heaters to replace central boilers, new waterproofing and insulation of all crawl spaces, and replacement of all interior lighting with new energy efficient fixtures.

MARK TWAIN HOTEL
111 W. Division Street
Chicago, IL 60610
152 units

The NHP Foundation acquired and secured financing to fully renovate Mark Twain, an historic property, to preserve its affordability and reposition it in a fast growing and gentrifying neighborhood of Chicago in May 2016 pursuant to the Chicago’s SRO (Single Room Occupancy) Preservation Ordinance.

Mark Twain was built in 1932 as a 5-story SRO hotel with ground floor commercial retail space totaling over 58,000 square feet. The building, located at the corner of Division and Clark Streets in the Gold Coast neighborhood, is above the newly renovated Red Line’s Clark & Division subway station which exits at the property.

The comprehensive \$53M preservation project was completed in 2020 and required a **full relocation of its residents**. The property serves its low-income residents with 148 fully renovated accessible small studio units, resident services, and amenities such as a fully restored ground floor parlor used as a Community Room with a new community kitchen, reformatted management office space, a new outdoor roof deck, and a new larger elevator.

The project was financed by the city of Chicago’s tax-exempt bonds, equity from Low Income Housing and Federal Historic tax credits, 95% Project-Based Vouchers, and the city’s HOME funds.

Developer Experience Highlights





PARKCHESTER APARTMENTS
2704 Wade Road SE
Washington, DC 20020
92 units

Parkchester is a newly renovated 94 unit LIHTC property (with one unit used as the leasing office) that was originally purchased in 2015 under the District of Columbia's Tenant Opportunity Purchase Act (TOPA). Parkchester Tenant Association partnered with The NHP Foundation to acquire the building.

Originally constructed in 1978, Parkchester Apartments is situated on six acres of well-maintained and landscaped grounds. The substantial rehab, which NHPF has managed as a **full off-site resident relocation**, included complete replacement of all kitchens and bathrooms, HVAC equipment, windows and flooring. Substantial work was also done to the building exteriors, solar panels and green areas were installed on certain roofs, bio-retention ponds were added for storm water runoff, and five units were converted into barrier free (ADA) units.



PLAZA BORINQUEN APARTMENTS
471 East 137th Street
Bronx, NY 10454
88 units

Plaza Borinquen was designed and constructed to fundamentally alter the relationship between affordable housing residents and their surroundings. NHPF acquired the 88-unit townhome style, Section 8, affordable rental property in the Mott Haven section of the Bronx, NY to upgrade the property and safeguard its affordability.

NHPF's **resident-in-place rehab** included replacing public hallways with patios, and a lobby with a courtyard. The majority of the units are three- and four-bedroom duplex and triplex apartments, each of which has its own separate entrance and a private patio.

Plaza Borinquen's combination of pride of ownership, absolute privacy, and public intercourse was one of the first developments to transform affordable housing into a home.

The site is served by Operation Pathways Resident Services.



PRINCESS ANNE
0475 Pine Knoll Drive
Princess Anne, MD
120 units

This year-15 tax credit property has 120 LIHTC units with 54 units covered by a Section 8 contract, each featuring two, three or four bedrooms. NHPF acquired the garden-style property in 2018 and committed to providing updated kitchens, baths, major HVAC systems, and in some cases, additional bedrooms to provide increased accessibility.

This renovation will provide temporary onsite relocations for all residents.

Post-rehabilitation Princess Anne will be an energy-efficient property in compliance with Enterprise Green Standards, and the property will also benefit from resident services via NHPF's subsidiary Operation Pathways. Community amenities include a freestanding brick clubhouse with leasing offices, on-site laundry facility, business center and fitness center, along with a large central playground. The clubhouse is used to provide after-school and summer day care and activities for resident's children. A small additional building houses the maintenance office and shop.

The renovation of Princess Anne will be completed in 2022, with 100% of residents **being relocated on site during the rehabilitation.**



SHIPS' COVE

130 Canal Street
Fall River, MA 02721
201 units

NHPF acquired Ships' Cove as part of its ongoing mission to preserve affordable housing units at below market rate for economically challenged individuals and families. Ships' Cove is an 18-story family apartment complex with waterfront views in central Fall River.

It was built in 1971 and while various components had been updated over the years, a number of systems and finishes were in need of replacement or repair when it was acquired by a LIHTC partnership led by NHPF. The acquisition and rehabilitation financing included a tax-exempt Freddie Mac loan, a bank bridge loan, seller financing, equity from the sale of LIHTCs and property reserves.

The major work, which NHPF handled as **in-place renovation**, included extensive repairs and refinish of the building exterior, replacement of the main electrical switchgear, upgrades to kitchens and bathrooms, new flooring, renovation of most common area spaces, elevator upgrades, ventilation improvements, plumbing repairs, converting a portion of the units to be handicap accessible, energy efficient lighting, repairing and resealing parking lot, and a new, significantly more powerful emergency generator and other life safety improvements.



ST. LUKE'S PLAZA

5602 Enright Avenue
St. Louis, MO 63112
216 units

This **on-site rehab** involved moving all residents out of 216 units into other buildings as their entire building was being renovated. The work included installing new individual HVAC systems, upgrading kitchen, where needed, and all new bathrooms, new carpet and paint throughout, installing new roofs and front entrances, doing major tuck pointing, repairing balconies, replacing waste lines, and renovating/expanding the management office.

The rehab was completed utilizing tax-exempt bond debt, Federal and State LIHTC equity, and Federal and state Historic Tax Credit ("HTC") equity. Upon completion of the renovations, residents typically moved back to their original unit, unless they requested a transfer to another unit, and that transfer was usually accommodated.



SUNSET BAY APARTMENTS

10000 SW 224th Street
Cutler Bay, FL 33190
308 units

Sunset Bay, a rehabilitation project conducted in partnership with The Partnership Inc. (TPI), a non-profit affordable housing owner, developer, and property manager founded in 1994 and based in Florida, is comprised of 45 one-bedroom, 149 two-bedroom, and 114 three-bedroom units.

Renovations to the property will consist of a hybrid onsite and offsite relocation as units are completed.

This 100% Tax Credit Property is subject to a Land Use Restriction Agreement (LURA). Eight units are restricted to households earning 33% or less of Area Median Income (AMI), while the balance is restricted to households earning 60% or less AMI. The initial tax credit compliance period has expired. This transaction was limited to a transfer of limited partner interests only.

Secured financing and funding for this project included funding from Wells Fargo Bank and owner equity.



**TAKOMA PLACE APARTMENTS**

**6676 Georgia Avenue NW
Washington, DC 20012**

105 units

NHPF recently secured financing from the DC Dept. of Housing and Community Development ("DHCD"), R4 Capital, and R4 Capital Funding for a total of \$39.4 million to redevelop and preserve Takoma Place.

Constructed in 1953, the Takoma Place Apartments are adjacent to the Walter Reed Army Hospital Campus along a gentrifying corridor in the Nation's Capital.

In 2017, NHPF worked with the Takoma Place Apartments Tenants Association to acquire the property using the District of Columbia's Tenant Opportunity to Purchase Act (TOPA). NHPF and the Tenants Association partnered to undertake a \$31.7 million rehabilitation of the property which required **a majority of residents to fully relocate and some to remain on-site**. The rehab used LIHTC as well as subsidies provided by DC Government. Financing and funding was also provided by Community Capital, Local Initiatives Support Corporation (LISC) and the Seller.

Takoma Place consists of seven four-story apartment buildings.

NHPF will increase the overall unit count post-renovation to 106 leasable units from 104 leasable units before renovation.

**THE ROUNDTREE RESIDENCES**

**2515 Alabama Avenue SE
Washington, DC 20020**

91 units

The Roundtree Residences is a **ground-up construction** 91-unit senior development utilizing Section 42/LIHTC funding. Along with LIHTC equity, the project was financed with tax-exempt bonds, NIF/Solar Energy grants and seller financing.

Units are only available to seniors making 60% or less of DC's area median income (AMI), with 20 units set aside for seniors making 50% or less of DC's AMI.

The building is built to Enterprise Green Community standards, and includes a solar array and partial green roof in addition to other energy saving features.

**VICTORIA GARDENS**

**695 Howard Street
Spartanburg, SC 29303**

80 units

The NHP Foundation's first RAD (Rental Assistance Demonstration) acquisition in South Carolina was secured in partnership with the Spartanburg Housing Authority. The \$17.4 million deal will redevelop and preserve the affordable property and was made possible via competitive 9% tax credit financing from the South Carolina State Housing Finance and Development Authority, along with long-term rental subsidy from the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program.

The total gut rehabilitation of the 80-unit development began in October 2020 and will be **conducted in phases to allow for temporary relocations of all residents, both on and offsite**.

It will be completed in January 2022 and includes remediation of all hazardous materials, roof and floor replacement, addition of half bathrooms in all 2- and 3-bedroom units, new kitchens featuring Energy Star appliances, new windows, and light fixture ceiling fans as well as the addition of washer and dryer hookups.



WALNUT SQUARE
8501 I-10 Service Road
New Orleans, LA 70127
209 units

The original structures were demolished and the property rebuilt utilizing Section 42/LIHTC and State of LA Office of Community Development/CDBG loan (40% LIHTC, 84 units with 20% / 30% / 60% AMI set-asides including 48 units with Project-based Section 8 assistance) due to severe damage caused by Hurricane Katrina. Notice to proceed was issued in August 2007 and substantial completion was achieved in June 2009 with occupancy beginning in July 2009.

The original structures were demolished and the property rebuilt. The property achieved 90% occupancy in December 2009 and was able to convert its construction loan to permanent debt in March 2010.

The property has an on-site Community Center staffed by professionals and offers structured programs for all ages including but not limited to after school assistance, computer training, and health/wellness activities. These programs are free of charge and open to all members of the community, not solely residents of the property.

The property also has in excess of 60 units designated as "work force housing" with rents set at the 60% AMI level but no restriction on income.



WASHINGTON DODD APARTMENTS
587 Carroll Street
Orange, NJ 07050
300 units

Having been built in the early 1960's, this 300-unit property was in need of a substantial renovation. The refinancing plan utilized tax-exempt bond permanent debt, Federal LIHTC equity, and pre-existing property reserves.

The major work done in the **on-site renovation** included kitchen upgrades, including new countertops and full appliance upgrades, bathroom upgrades, replacing all electrical panels and smoke detectors, new HVAC units, the addition of disabled access ramps, new individual hot water heaters to replace central boilers, new waterproofing and insulation of all basements, and replacement of all interior lighting with new energy efficient fixtures.



WOODMONT CROSSING APARTMENTS
2327 Good Hope Road SE
Washington, DC 20020
176 units

Woodmont Crossing, in Southeast Washington, DC is a 12-building, 176-unit garden-style LIHTC property that completed a moderate rehabilitation at the end of 2018.

The Woodmont Crossing United Tenant Association selected The NHP Foundation in 2017 to partner on the acquisition and rehabilitation as part of the DC Tenant Opportunity to Purchase Act (TOPA) and the acquisition was closed simultaneously with the new LIHTC rehabilitation financing. The \$44.6 million transaction was made possible through a \$25.5 million loan from the District of Columbia Housing Finance Agency (DCHFA) financed through that agency's first time participation in U.S. Department of Housing and Urban Development (HUD) Level 1 50/50 Risk Share 542 (c) program. LIHTC Equity financing of \$12.1 million was provided by Royal Bank of Canada (RBC).

NHPF acquired the property in 2018 and began a rehabilitation program in which **85% of residents remained in-place**, replacing HVAC systems, renovating bathrooms and kitchens, increasing the number of units for residents with disabilities, and some site repairs.

Developer Experience Highlights





PLAZA BORINQUEN APARTMENTS / NEW YORK

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Thomas G. Vaccaro

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Vice President, Development

Carlos A. Gonzales

Vice President, Asset Management

John G. Hoffer

Vice President, Project Management

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Vice President, Construction Management

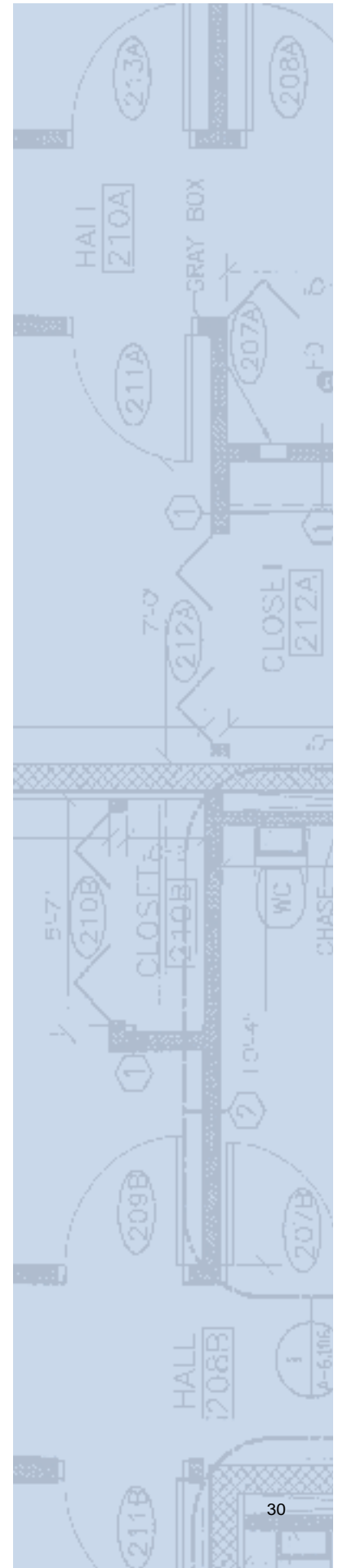
Ian Sobel

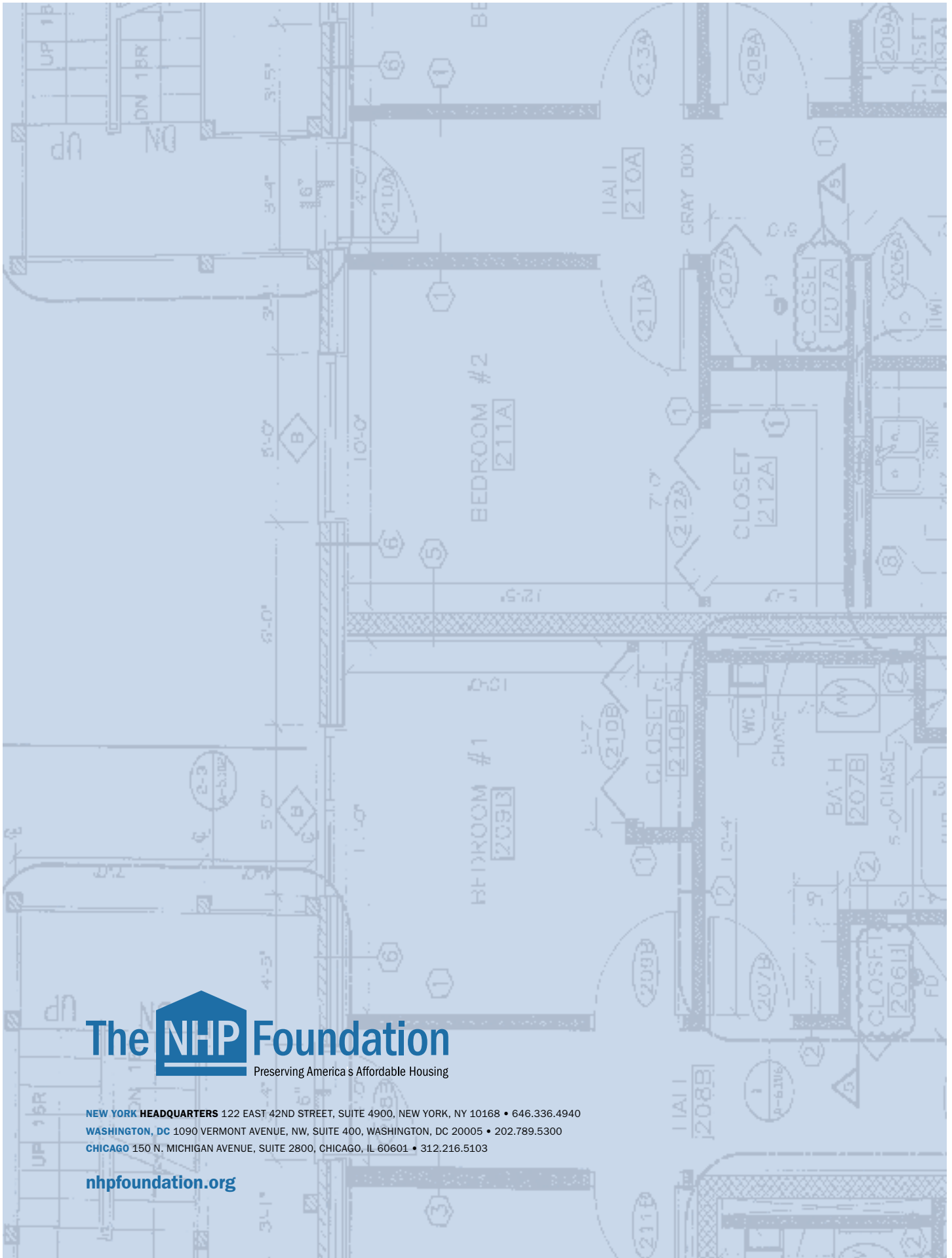
Assistant Vice President, Asset Management

Kenneth D. White

Vice President, Resident Services

The NHP Foundation is a 501(c)(3) organization overseen by a Board of Trustees. It is committed both to its mission and to sound fiscal management of all its properties and of its overall administration. It has extensive experience in creating and maintaining affordable housing. Gifts are deductible for income tax purposes to the extent allowed by law.





The NHP Foundation
Preserving America's Affordable Housing

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nhpfoundation.org

CAPITAL A HOUSING

Firm Bio



Firm Name

Capital A Housing

President

Eyad Kasemi

Address

5110, Lancaster Ct, Austin, TX 78723

Point of Contact

Conor Kenny, Principal

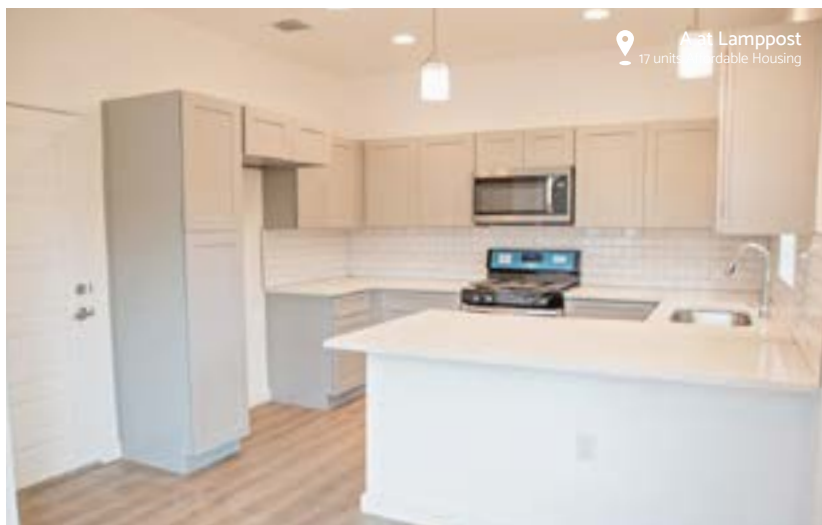
512.968.3050

conor@civiltudegroup.com

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

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

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



CAPITAL A HOUSING

Project Experience



Project Name

A at Lamppost

Total Construction Cost

\$4,700,000

Unit Count or Sq ft.

17 multi-bedroom units

Location

12500 Lampost Lane, Austin, TX 78727

Completion Date

2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Blackland CDC Alley Flats

Total Construction Cost

\$454,686

Unit Count or Sq ft.

3 units

Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

Completion Date

October 2020

Owner

Blackland CDC

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



CAPITAL A HOUSING

Project Experience

**Project Name**

Jordan at Mueller

Total Construction Cost

\$26,700,000

Unit Count or Sq ft.

132 units

Location

2724 Philomena St, Austin, TX 78723

Completion Date

December 2019

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



CAPITAL A HOUSING

Project Experience



Project Name

La Vista de Lopez

Total Construction Cost

\$5,800,000

Unit Count or Sq ft.

27 units

Location

809 E. 9th St, Austin, TX 78702

Completion Date

Est December 2022

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



CAPITAL A HOUSING

Project Experience



Project Name

Cedar Alley Flat

Total Construction Cost

\$167,000

Unit Count or Sq ft.

1 units

Location

1608 Cedar Avenue, Austin, TX 78702

Completion Date

December 2019

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



1.B. Certificate of Status

The developer of record will be a partnership between NHP Foundation and Capital A Housing.
The owner on record will be Seabrook Housing, LP.

Attached are the Certificates of Standing from the Secretary of State for the NHP Foundation and Capital A Housing.

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, Application For Certificate Of Authority for THE NIP FOUNDATION (file number 9740697), a DISTRICT OF COLUMBIA, USA Foreign Nonprofit Corporation, was filed in this office on October 22, 1993.

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 October 27, 2022.



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

John B. Scott
Secretary of State

Comptroller's Section
P.O. Box 13697
Austin, Texas 78711-0697



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 states in Texas is in existence.

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



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

John B. Scott
Secretary of State



Franchise Tax Account Status

As of : 11/02/2021 22:53:20

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

CAPITAL A HOUSING, LLC	
Texas Taxpayer Number	32079891027
Mailing Address	5110 LANCASTER CT AUSTIN, TX 78723-3024
Right to Transact Business in Texas	ACTIVE
State of Formation	TX
Effective SOS Registration Date	06/28/2021
Texas SOS File Number	0804127906
Registered Agent Name	WILLIAM MOYER
Registered Office Street Address	5110 LANCASTER COURT AUSTIN, TX 78723

1.C. Statement of Confidence



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



November 2, 2022

Ellis Morgan
Financial Consultant
City of Austin Housing and Planning Department
1000 E 11th St
Austin, TX 78702

RE: Letter of Recommendation– The NHP Foundation

Dear Mr. Morgan:

I am pleased to provide a letter of recommendation on behalf of The NHP Foundation (NHPF), an organization which has preserved or created more than 1,700 units of affordable housing in the District of Columbia over the last ten years.

The NHP Foundation has partnered with the District of Columbia to preserve and create affordable housing at several properties. NHPF has effectively utilized both public and private funding sources to deliver these units in a timely manner. Through these successful projects, NHPF has demonstrated its expertise in the creation and preservation of affordable housing in the District.

Anacostia Gardens, an example of a recently completed NHPF project, is a substantial rehab of an existing 100-unit multifamily development in the Anacostia neighborhood. Construction was completed in December 2021, consistent with the project schedule. Nine units are set aside for households earning up to 50% of the Area Median Income (AMI), and 91 units for households up to 60% AMI. The District of Columbia's Department of Housing and Community Development (DHCD) provided \$9.85 million in funding for the \$28.4 million project. The DC Housing Finance Agency (DCHFA) issued bonds of \$13.85 million.

Please do not hesitate to reach out to me should you have further questions regarding this letter of recommendation.

Sincerely,

Tsega Bekele
Chief of Staff

Seabrook Square 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 Seabrook Square I:

Lead Developer	NHP Foundation, Capital A Housing
Civil Engineer	Civilitude
Architect	Urban Foundry Architecture
Prime Sub General Contractor	BEC
Property Management	Allied Orion
Affirmative Marketing	Austin Area Urban League SixSquare
Resident Services Provider	Integral Care

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

The NHP Foundation Team

PROJECT MANAGEMENT



Neal T. Drobenare

SENIOR VICE PRESIDENT, ACQUISITIONS

Neal Drobenare joined The Foundation in 2010. He is responsible for Acquisitions and will provide oversight of the development team on this project. Prior to working with The Foundation, Mr. Drobenare was a principal of North Star Development providing advisory and real estate development services to nonprofits and governmental entities doing affordable and public private partnership development. Currently Mr. Drobenare serves on the board of Stewards of Affordable Housing (SAHF), National Affordable Housing Trust (NAHT) and Housing Partnership Equity Trust (HPET). Additionally, he serves on NAHT's investment committee, is chair of HPET's Investment Committee, and is the founder of HPET. Earlier in his career, Mr. Drobenare worked for the Washington, DC Deputy Mayor for Planning and Economic Development as special assistant, the DC Department of Housing and Community Development as Chief Operating Officer, and the DC Housing Finance Agency as Bond Finance Director. Mr. Drobenare received his J.D. Cum Laude from SUNY Buffalo School of Law.

Roger Canales



DEVELOPMENT DIRECTOR – TEXAS

Roger Canales brings over 32 years of multifamily and over 25 years of affordable housing industry experience and will provide direct project management and development oversight on this project. After a decade in the multifamily industry in Houston, working as property manager/leasing agent, service provider, and technical support specialist for an affordable housing software company, Mr. Canales moved to Austin to become the IT and Compliance Specialist for Southwest Housing Compliance Corporation (SHCC). SHCC was under contract to analyze, monitor and assist all properties in Texas with Section 8 Assistance. In 2002, Mr. Canales joined San Antonio-based affordable housing non-profit developer Housing and Community Services, Inc. (HCS). During his 16+ years at HCS, his duties included analyzing potential developments for competitiveness in the tax credit program, determining project feasibility, submitting applications to state agencies, and coordinating meetings with political representatives and neighborhood stakeholders. On over 30 projects, he worked closely with the construction and management teams to ensure timely delivery of buildings. During his time as a Director of Real Estate Development, Mr. Canales worked on housing tax credit applications in Texas.



Lauren Avioli

PROJECT MANAGER – TEXAS

Lauren Avioli is a Project Manager based in Houston, TX who will provide project oversight and coordination through pre-development and construction. Prior to joining NHPF, Ms. Avioli worked as the Director of Housing Development for SBP, a disaster recovery nonprofit and housing developer based in New Orleans. At SBP, she oversaw rehab and new construction projects in Louisiana and Texas, ranging from multifamily rental to single family homeownership. She also has experience in the public sector, working for several years for the City of Austin's Neighborhood Housing and Community Development (now Housing & Planning) Department. While at NHCD, she assisted nonprofit and for-profit developers with affordable housing incentive programs and helped create and implement affordable housing policy, including

Affordability Unlocked, the City's housing preference policy, and the state's first Tenant Relocation Ordinance. Ms. Avioli received her Masters in Community and Regional Planning from the University of Texas at Austin.



C. Meade Rhoads, Jr.

VICE PRESIDENT, CONSTRUCTION MANAGEMENT

Mr. Rhoads has over 20 years of experience in commercial real estate and construction. Since 2015, Mr. Rhoads has focused on every aspect of NHPF project management, and oversees the construction management division. Prior to joining NHPF, Mr. Rhoads was owner and principal of Madison Ventures and Green-Build LLCs. He founded Madison Ventures in Virginia to provide commercial real estate sales and leasing services to businesses and major institutional clients. While at Madison, Mr. Rhoads' client services spanned a wide variety of responsibilities in the areas of asset acquisitions, management, and dispositions. Green-Build was founded and licensed in Virginia as a Class A general contractor. Mr. Rhoads' companies provided development and construction services on single family and multi-family residential properties. Green-Build also provided annual contract services to the Commonwealth of Virginia, and real estate acquisition and due diligence services to institutional clients including NHPF. Mr. Rhoads received his B.S. from Elon University and his MBA from The George Washington University.



Carlos A. Gonzales

SENIOR VICE PRESIDENT, ASSET MANAGEMENT

Mr. Gonzales plays a key role in the ongoing oversight and performance of NHPF's multifamily portfolio, performing a wide variety of tasks related to the planning, development, and operation of affordable housing. On Seabrook Square, he will work with the construction team and be responsible for all asset management reporting issues with state housing finance agencies. He works with third-party asset management and third-party property management companies overseeing the operations of the portfolio, to maximize operating results and increase value of the assets. Prior to joining NHPF, Mr. Gonzales served as a Financial Analyst at JP Morgan Chase. Previously, as a Grants & Government Contracts Analyst for the Local Initiatives Support Corporation, he led the evaluation and implementation of LISC, Federal agencies, and OMB budget policies for a \$70 million portfolio of government contracts and grants. Most recently, from 2009-2014, Mr. Gonzales served as an Asset Manager for the National Equity Fund, Inc., where he was responsible for the complete financial, property management, and compliance performance of a complex investment portfolio in affordable housing located in distressed communities. Financed by Investor's Equity, City Funds, and Muni Bonds, that portfolio had \$350 million in investor equity. He has a BS in Pure Mathematics and a MS in Risk Management from the City University of New York, and has also earned the Housing Credit Certified Professional (HCCP) designation.



Kenneth D. White

EXECUTIVE DIRECTOR & CHIEF OPERATING OFFICER, OPERATION PATHWAYS

Mr. White is the Executive Director and Chief Operating Officer of Operation Pathways, a resident services organization affiliated with NHPF. In this capacity, he directs a team of coordinators who provide on-site programs and services to residents and works closely with NHPF developers in the design and build-out of community centers and common spaces. Prior to joining NHPF, Mr. White was the Manager of Education and Training at Community Preservation and Development Corporation, where he directed all educational programs for low- and mixed-income housing communities. Additionally, he spent nine years in education, both as a teacher and school principal. Mr. White received a BA from Saint Michael's College and a M Ed from the University of New Orleans.

SENIOR LEADERSHIP



Richard F. Burns

CHIEF EXECUTIVE OFFICER & TRUSTEE

Richard Burns joined The NHP Foundation as trustee, president and chief executive officer in 2009. Since that time, he has overseen the \$226 million acquisition of 28 properties representing over 8,000 units. In addition, Mr. Burns created a \$50 million predevelopment/acquisition fund, and working closely with partner organizations, underwrote the funding for eight affordable housing complexes, with 1,320 units. During his tenure at NHPF, Mr. Burns has led efforts to secure \$483 million in development funding using the Low-Income Housing Tax Credit (LIHTC), which he calls the “affordable housing industry’s most successful production tool.” Mr. Burns is a real estate investment professional with over 40 years of experience managing money for pension funds and other institutional investors, both domestic and foreign. Mr. Burns has participated in the start-up of three real estate investment management firms where he was a senior partner and has had extensive experience investing in multifamily real estate. While a partner in one of the largest affordable multifamily investment firms, Mr. Burns gained experience with the various government programs available for affordable housing. This experience, combined with his in-depth knowledge of apartments and years of work on not-for-profit boards, allows him to lead NHPF in its mission to provide quality, affordable, rental housing and resident services for low-and moderate-income families and seniors. Mr. Burns earned a BS from Boston College and a MBA from Boston University.



Eric W. Price

PRESIDENT

Eric Price joined NHPF in early 2019, with over 30 years of experience in the development and financing of affordable housing and community development. He previously worked at the AFL-CIO Housing Investment Trust (HIT) where he served as EVP of the HIT and CEO for the HIT Advisors and Building America CDE. While there he was responsible for originating debt financing through Housing Finance Agencies, FHA mortgage bankers, and multifamily nonprofit and for-profit developers. He also formed and led a subsidiary dedicated to receiving and allocating \$185 million in New Market Tax Credits. Mr. Price also served as SVP for Abdo Development, responsible for all phases of multifamily residential development. He also served for five years as Deputy Mayor for Planning and Economic Development for the District of Columbia where he managed an annual operating and capital budget of over \$120 million and increased the District’s annual financing of affordable housing units from less than 500 units to over 2,500 units annually.



Stephen M. Green

EXECUTIVE VICE PRESIDENT & CHIEF INVESTMENT OFFICER

Stephen Green has more than 35 years of experience in real estate and economic development projects in both the public and private sectors. On Seabrook Square, he will provide additional transaction support and assist with financing strategy. He has worked effectively with a variety of public agencies, federal, state and local officials, and resident and community groups. His project management engagements have included market rate and affordable residential, commercial, and mixed-use developments. Mr. Green has also been involved in the development and financing of publicly owned and/or financed sports and hotel facilities. His work at The NHP Foundation also benefits from his extensive project financing experience including conventional financing, HUD-insured debt, tax credits, and tax-exempt bond financing. He previously served as Director of Capital Programs for the District of Columbia Housing Authority (DCHA).

Conor Kenny

Principal and Director of Public Affairs



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

Years in the Industry

- 18 years

Years in the Firm

- 1 years

Education:

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

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

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

2011 Franklin Ave, Austin, TX

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

ST Georges Green, Austin, TX

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

A at E St Johns Ave, Austin, TX

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

Eyad Kasemi, EIT
President



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

Relevant Project Experience

Years of Experience

7 years

Years in the Firm

3 years

Education:

BS Civil Engineering,
Al Baath University,
Homs, Syria

Registration:

TX EIT # 51951

A at Lamppost, Austin, TX

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

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

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

Fayez Kazi, PE, LEED AP
Principal



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

Relevant Project Experience

La Vista de Lopez, Austin, TX,

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

Lakeline Station Apartments, Austin, TX

128-unit SMART Housing multi-family development with Learning Center, Trail and Sidewalk to Lakeline TOD Station in the northwest corner of Rudledge Spur and 620 North. The project was within the Northwest Park and Ride TOD district which required partial street and pedestrian improvements in both City and TxDOT public right of way. The project also required a water main extension through private property. Civilitude 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, Civilitude also assisted Foundation Communities to extend almost one mile of sidewalk to connect the site to the nearest job center and modify Four Points Drive

Guadalupe Saldana Apartments, Austin, TX

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

Sierra Vista Apartments, Austin, TX

Civilitude 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

Civilitude 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

Nicole Joslin, AIA, LEED AP

Head of Community Design



Nicole Joslin is a licensed Architect and experienced community planner with a diverse professional and academic background in community engaged design and housing advocacy. Her 14 years of civic engagement and leadership has provided her with a deep understanding of equitable design and development processes that support more complete communities. Ms. Joslin has joined Capital A Housing from the nonprofit world where she previously served as Executive Director of Austin-based community design center, Community Powered Workshop.

Relevant Project Experience**Austin's Strategic Housing Blueprint Implementation Plan, Austin, TX***Community Powered Workshop*

The plan to help the creation of 60,000 affordable units over the coming decade for households earning approximately \$60k or less through funding sources, potential regulations and creative approaches. Ms. Joslin served as the lead in crafting and implementing a comprehensive community-engagement process for the creation of an Implementation Plan for the City of Austin's first documented housing strategy framework. This process helped to inform place-based strategies for achieving the housing goals set by City leadership and the community at large.

Montopolis Right to Remain Plan, Austin, TX*Community Powered Workshop*

The Montopolis neighborhood initiative, with a focus on 238 homes, to help the current residents stay in their homes while facing gentrification. Under Ms. Joslin's leadership, this collaboration of Community Powered Workshop, the Guadalupe Neighborhood Development Corporation, and community members of the Montopolis neighborhood aimed to understand the needs and challenges of low-income families in the historically Latino Montopolis neighborhood and identify opportunities for the development and preservation of affordable homes. In order to compile information that accurately reflected the community history, culture, and trauma, the team brought together existing community leaders and residents through workshops and focus groups. By listening to the needs, concerns, and priorities of the residents, the team created a report that reflects their voices and highlighted potential action items that could address local concerns. This activity and advocacy continues today under the leadership of Mi/My Montopolis, a resident-led organization dedicated to the preservation of affordability and community culture in the Montopolis neighborhood.

Central Williamson Creek Greenway Community Vision Plan, Austin, TX*Community Powered Workshop*

A community-led vision for a resilient and connected urban floodplain across 76 acres of underutilized parkland and flood-buyout properties. Ms. Joslin secured and managed multiple funding sources to support a community-led vision plan that re-imagined Central Williamson Creek and its immediate surroundings as a resilient, healthy and connected area that all residents of the surrounding vibrant South Austin community can enjoy. Under her leadership, this multidisciplinary team facilitated a robust community engagement process that produced a community vision plan that was adopted by the City of Austin Watershed Protection Department and Parks and Recreation Department as the guiding document for public and private investments in the area.

The Alley Flat Initiative, Austin, TX*Community Powered Workshop*

The Alley Flat Initiative created an adaptive and self-perpetuating delivery system for sustainable and affordable housing in Austin. Ms. Joslin stewarded the growth of this award winning program, which seeks to assist long-time homeowners in developing income-restricted Accessory Dwelling Units in the backyards of single family homes. Her leadership in advocacy, housing finance, design, and development innovation elevated this program to the national spotlight with the awarding of the Ivory Prize in 2019 and has produced numerous affordable infill housing opportunities across Austin.

Years of Experience

14 years

Education:

M.S. Community and Regional Planning, University of Texas at Austin

Bachelor of Architecture, University of Oklahoma

Registration:

TX Architect #23568

LEED Accredited Professional

Community Leadership:

Co-Chair, Community Engaged Design Committee, Texas Society of Architects

Advocacy Committee member, HousingWorks Austin

Former Chair, Austin

Housing Coalition

Former Board Member,

Evolve Austin

Former Vice-Chair and

Co-Founder, Women

Design Build

Adjunct Faculty, Univer-

sity of Texas School of

Architecture

Civiltude Engineers & Planners

Firm Bio

**Firm Address**

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Nhato Ho, PE, LEED GA

nhato@civiltude.com

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm's Registration Number

F-12469

Firm Overview & History

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

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

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

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

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

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

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

Civiltude Engineers & Planners

Relevant Experiences



Project Name

Gaston Place Apartments

Location

1920 Gaston Place, Austin, TX

Owner

Accessible Housing Austin!

Completion Date

Summer 2020

Construction Cost

\$3 Million

Reference

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

Gaston Place Apartments

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

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

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



Civiltude Engineers & Planners

Relevant Experiences



Project Name

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

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

Lakeline Station Apartments

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

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



Civiltude Engineers & Planners

Relevant Experiences



Project Name

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

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

Colony Park

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

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





Civiltude Engineers & Planners

Relevant Experiences

Project Name

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

Construction Cost

\$5.1 Million

Greenwater Redevelopment

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

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



Fayez Kazi PE, LEED AP
CEO



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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Presidium Riverside Apartments – Cadence McShane – Austin, TX

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

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

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

Colony Park – City of Austin – Austin, Texas

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

Years of Experience:
24 years

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

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

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

Nhat M. Ho PE, LEED GA
President



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

Years of Experience:
10 years

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

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

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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Edison Riverside Apartments – Presidium – Austin, Texas

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

The Yard Redevelopment – The Yard LLC – Austin, Texas

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

Colony Park Masterplan – Urban Design Group – Austin, Texas

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

Woodbridge Subdivision – Polis Properties – Austin, Texas

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

Fox Sparrow Subdivision – Verdant Frontiers – Cedar Park, TX

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

Mike Reyes PE
Director of Civil Engineering



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

Relevant Project Experience

Years of Experience:
14 years

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

Registration:
Licensed Professional Engineer Texas PE
#111664

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

Current Workload Availability:
70%

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

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

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

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

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

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

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

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

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

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

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

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

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

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



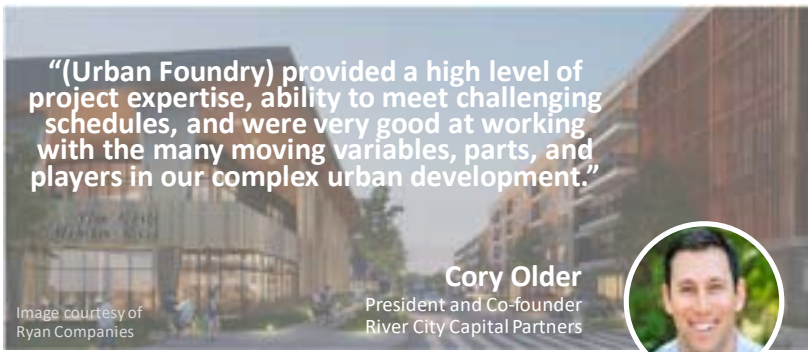
“The folks at Urban Foundry have always been responsive and professional, providing excellent creativity in design, and inspired solutions to real-world budget and construction challenges.”

Tammi DuPuis CPSM
 Vice President Operations
 McCombs Properties
 McCombs Enterprises




“(Urban Foundry Architecture) has consistently been an effective advocate for us and our projects... and proved invaluable to their success.”


Sean O’Neill
 President
 Western States Housing

“(Urban Foundry) provided a high level of project expertise, ability to meet challenging schedules, and were very good at working with the many moving variables, parts, and players in our complex urban development.”

Cory Older
 President and Co-founder
 River City Capital Partners

Image courtesy of Ryan Companies




Urban Foundry Architecture began in July of 2013 with the desire to build a firm dedicated to a mission that matters – a way for us to apply our unique experience for the greater good in the most concentrated and effective manner possible. Through significant soul-searching, we arrived at our mission and it continues to influence everything we do:

Make the world a better place through great design in urban places

Each project is an opportunity to use our talents and creativity to bring our client’s vision to life, while making the world a better place. The dreamers and designers of the world do more than just solve problems. We look beyond the obvious, dream big, and identify the hurdles. We embrace our clients with wild ideas and the optimism and ambition to go after them passionately. We listen intently, and we endeavor to understand and implement their vision, bringing it to life larger than imagined.

Three dedicated studios: **Commercial**, **Multi-family**, and **Interior Architecture**, maintain an urban focus working collaboratively day in and day out. We’ve developed a team to lead these studios with the philosophy of giving talented, creative people the freedom to do what they do well.

Urban Foundry Architecture

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

The Hudson – Austin, Texas (Design Phase)

78-unit condo development. 3 buildings, 3 & 5-story wood frame over 1 story subgrade concrete parking garage.

One Oak – Austin, Texas (Design Phase with Pappageorge Haymes Partners)

106-unit condo project with Live/Work & Retail/Restaurant at street level. 4 levels of metal frame over 1 level subgrade concrete parking garage. Amenities include Fitness Center, Pool, Business Center & Conference Room, Lounge, and trail along creek.

S. Lamar Apartments – Austin, Texas (Design Phase)

453 rental units, approx. 385,000 square feet. 5 stories of wood frame over 3 stories of concrete podium. Design for 1-Star AEGB Rating. Amenities include Leasing Center, pool, Fitness Center, & outdoor amenities.

Lamar Place – Austin, Texas (Design Phase)

115-unit market-rate rental development with retail at street level. Amenities include Leasing Office, Fitness Center, Community Room, & Pool. 4 levels of wood frame over 1 level concrete podium. Design for 1-Star AEGB Rating.

Hudson Townhomes – Austin, Texas (Design Phase)

50 for sale attached townhomes, 3-stories with roof decks and full garages on grade level.

Laurel Creek – Austin, Texas (completed at h+uo architects)

88 garden-style apartment units plus 20K SF Commercial building with Learning Center, Leasing Office, Food Pantry, & Daycare. Surface parking. LEED Gold

The Concord – Austin, Texas (completed at h+uo architects)

346-unit apartment project for Aspen Heights. Amenities include a community center, lap pool, dog park, community garden, pavilions, a fitness center. Garages, covered parking, and surface parking provided.

The Jordan at mueller – Austin, Texas (completed at h+uo architects)

132-unit multifamily project located on 3 ½ acres in the Mueller development. LEED Gold and AEGB. Onsite Learning Center with surface parking lot.

Lakeline Station Apartments - Austin, Texas (completed at h+uo architects)

128 units. On-site learning center designed to the Living Building Challenge and consisting of offices, classrooms, commercial kitchen, meeting spaces, multi-purpose gymnasium, weight room, & cardio fitness area. Surface parking

Legacy Ranch at Dessau East – Austin, Texas (completed at h+uo architects)

232-unit SMART Housing project. Surface parking. AEGB 1 Star Rating

The Waters at St James – Charleston, South Carolina (completed at h+uo architects)

New 336-unit garden-style apartment complex, surface parking, Energy Star for Homes Rated

The Waters at Magnolia Bay – Charleston, South Carolina (completed at h+uo architects)

New 300-unit garden-style apartment complex, surface parking, Energy Star for Homes Rated

The Waters at Gateway West – Savannah, Georgia (completed at h+uo architects)

New 276-unit garden-style apartment complex. Surface parking, Fitness Center, Pool, Playground, Community Room, Community Laundry & Mail Room. Energy Star for Homes Rated

The Chicon – Austin, Texas (completed at h+uo architects)

28 Condos with ground level retail, restaurant, & office space. 3-level metal frame over 1 level concrete podium. AEGB 1 Star Rated

Aspen Charlotte – Charlotte, North Carolina (completed at h+uo architects)

Student Housing for Aspen Heights; 144 units, 480 beds, garden-style wood framed.

Homestead Oaks – Austin, Texas (completed at h+uo architects)

140 unit multifamily with onsite Learning Center and surface parking. LEED Gold, AEGB

Montopolis Condos – Austin, Texas (h+uo architects)

9 detached condo homes on one site. 3-story wood frame with garages on ground level.

Notre Dame Court - Dallas, Texas (completed at LZT Architects)

69-unit rental housing project. 3 story, wood frame with surface parking.

Independence Place - Montgomery, Texas (completed at LZT Architects)

15-unit affordable housing project for the disabled

Acres Homes Garden - Houston, Texas (completed at LZT Architects)

15-unit affordable housing project.

Thurmond Heights Apartments - Austin, Texas (completed at LZT Architects)

Value-add improvements on existing 144-unit affordable housing complex.

Disciples Village II – Odessa, Texas (completed at LZT Architects)

30-unit affordable housing project for seniors.

William Booth Garden - Houston, Texas (completed at LZT Architects)

Green renovation study for HUD for a 64-unit multifamily affordable housing project

Meadowbrook Apartments – Austin, Texas (completed at LZT Architects)

Value-add improvements on existing 160-unit apartment complex

Chalmers Courts Apartments - Austin, Texas (completed at LZT Architects)

Value-add improvements for a 158-unit affordable housing complex



THE HUDSON

Austin, Texas
In Design Development

Phase I is 70 Residential units in two three-story buildings over subgrade concrete parking level. Phase II is approximately 50 townhome units, and Phase III is an additional proposed 70 residential units.



ONE OAK

Austin, Texas
In Design Development

For-rent, urban residential infill in South Austin, including structured parking, in association with Pappageorge Haymes Partners.



THE CHICON

Austin, Texas

Construction Completed 2019

28 Residential units in two three-story buildings over first floor retail and concrete podium parking level.

*PROJECT COMPLETED AT A PREVIOUS FIRM



LAKELINE STATION

Austin, Texas
Construction Completed 2019

128 Apartment units in four-story buildings located in a critical Transit Oriented Development in NW Austin.

*PROJECT COMPLETED AT A PREVIOUS FIRM



HOMESTEAD OAKS

Austin, Texas
Construction Completed 2019

140 Apartment units in four-story buildings located at the critical intersection of Slaughter and Brodie Lanes.

*PROJECT COMPLETED AT A PREVIOUS FIRM



THE JORDON

Austin, Texas
Complete Late 2019

132 residential units in a four-story building in the Mueller Mixed-use development in East Austin.

*PROJECT COMPLETED AT A PREVIOUS FIRM



THE CONCORD

Austin, Texas

Construction Completed 2019

348 garden-style residential units in multiple four-story buildings in south Austin.

*PROJECT COMPLETED AT A PREVIOUS FIRM



CELIA'S COURT

10TH & NUECES
AUSTIN, TEXAS

UNDER CONSTRUCTION



MARKET HILL CONDOMINIUMS

PORTLAND, OREGON

IN REVIEW FOR PERMIT



WEST 30TH APARTMENTS

WEST CAMPUS
AUSTIN, TEXAS

COMPLETED 2015



NORTHPARK APARTMENTS*

NORTH CAMPUS
LUBBOCK, TEXAS

*PROJECT COMPLETED AT A
PREVIOUS FIRM

ARCHITECTURAL DETAILING

ARCHITECTURE / INTERIORS INTEGRATION



Urban Foundry Architecture



The Austin Area 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 the Austin/Central Texas region.



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 Empowerment pillars of the National Urban League, the Austin Area Urban League seeks to meet the needs of underserved populations in the Austin/Central Texas region by focusing on programming and Services in the areas of Education and Youth Development, Workforce and Career Readiness, Health, Housing, Justice and Advocacy.

WE BELIEVE IN CHANGE

The Austin Area Urban League connects with local businesses, corporate community leaders, and citizens who are working to build a stronger, more vibrant Austin. Board members, staff and volunteers from the Austin Area Urban League participate on various boards, commissions and panels throughout Central Texas. This effort creates a network of professionals who express the need for political and social change, benefiting all individuals and creating a level playing field.

- Texas Voting Rights Initiative
- Austin Housing Repair Coalition

- One Voice Central Texas
- Keep Austin Affordable

CREATING A BRIGHTER FUTURE FOR THE NEXT GENERATION IN AUSTIN

The Austin Area Urban League Education & Youth Division works earnestly to develop innovative programs to support academic achievement, civic involvement, and the physical and emotional development of children and youth. The signature programs of the Austin Area Urban League Education & Youth Division, which include early childhood education, post-secondary success, and youth leadership are designed to help achieve the NUL empowerment goal of assuring that every child will be ready for college, work, and life by 2025.

Project Ready - The Urban League's signature Education and Youth Development (EYD) program which helps 6th through 12th grade students progress academically and intellectually, benefit from cultural enrichment opportunities, and develop an attitude that positions them well for success during and after high school.

The Urban Youth Empowerment Program - The UYEP Project seeks to support and nurture youth between the ages of 16-19 through workforce readiness skills and opportunities that will cultivate their soft skills development.

Austin Area Urban League Collegiate Movement - Beyond Project Ready, and before students are eligible to enter the professional realm via YP chapters, there are no programs or initiatives that exist to support students in the process to prepare for work and life. This leaves a wealth of college-aged leaders (Ages 18-22) disconnected from the Austin Area Urban League. The Austin Area Urban League Collegiate Movement serves to empower emerging professionals by providing enhanced support that will prepare college students for work and life in their post-collegiate endeavors through a myriad of opportunities.

HOW CAN WE SERVE YOU?

Workforce & Career Development

The Workforce & Career Development program empowers individuals and families to become financially self-sufficient by providing career counseling, employment assistance, professional development workshops, occupational training, financial literacy, and long-term retention strategies

Urban Youth Empowerment Program

Disconnected youth are classified as youth between the ages of 16-24 who are neither connected to school or work and may be missing fundamental educational and workforce opportunities. In total, there are approximately 3 million disconnected youth in the United States.

The Urban Youth Empowerment Program seeks to support and nurture youth between the ages of 16-19 in order to provide the following; 1.) Workforce readiness skills and opportunities that

will cultivate their soft skills development. 2.) Socio-emotional support that can assist them with becoming work-ready. 3.) Educational support to either graduate with a high school diploma or a high school equivalency diploma.

Occupational Training

The Austin Area Urban League offers workforce development and training services for clients seeking to obtain new skills and in some cases, industry-recognized certifications in the following areas:

- Healthcare
- Construction/OSHA Training
- Customer Service & Administration
- Hospitality
- Computer Skills

Revitalizing Austin Neighborhoods

This program provides emergency and critical repairs to owner-occupied homes located in the City of Austin. The homeowners assisted by this program must reside in the City of Austin and their incomes may not exceed 80% of the Median Family Income (MFI) as determined by the U.S. Department of Housing and Urban Development (HUD). Services under this program include emergency repairs, customer recruitment, screening and selection of eligible customers, and the supervision of repairs on homes owned by low-income residents.

Three categories are used to describe repairs:

- Crisis Intervention Assistance: repairs to homes which would alleviate those situations which present life-threatening conditions such as leaking gas pipes or electrical wire short-circuiting.
- Emergency Repair Assistance: repairs to homes, which would alleviate threats to health and safety of occupants.
- Major System Repairs: repairs to or replacement of major operating system(s) of a home: electrical, plumbing, roofing, mechanical and heating systems.

Go Repair – General Obligation Bond Home Repairs Program (GOB-HRP)

The purpose of the General Obligation Bond Home Repairs Program is to address substandard housing conditions of low and moderate income homeowners residing within the corporate city limits of the City of Austin. The program provides financial assistance to make repairs that will eliminate health and safety hazards and/or provide improved accessibility.

Advocacy

2.B. Resumes of Development Team

GENERAL CONTRACTOR

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

2.C. Resumes of Property Management Team

Please see the attached information regarding Allied Orion Group, the intended property management provider for the Seabrook Square I.



ALLIED ORION GROUP

ONE TEAM | ONE MISSION



To Provide Exceptional
CUSTOMER SERVICE
to our Clients and their Residents

ALLIED ORION GROUP, LLC.

Allied Orion Group, LLC. (Orion) is a full-service Multi-Family Real Estate Management Company founded to manage and develop multi-family residential communities. For 37 years, Allied Orion has served a variety of clients including Institutions, foreign investors and individual owners. The management Team at Allied Orion has extensive experience with Conventional, Senior Housing, Tax Credit, Project Based Section 8, Public Housing Subsidies, RAD, PSH, Home Programs, CDBG funding, and Tax-Exempt Bonds. This comprehensive background, managing all types of properties for a diverse group of third-party owners, has enabled Allied Orion to provide the type of personalized service necessary to meet the goals and objectives of each of these owners. Allied Orion Group's management team at both the site and corporate level recognizes that the management of affordable housing assets for public housing agency clients requires compassion and understanding to deal with the many challenges faced by the residents they serve.

Although we have grown into one of the largest Residential Property Management firms in the Houston area, we continue to maintain our client-oriented attitude developed through a conscious effort to provide consistent, personalized service. Attention to detail, pride in every property and expense control are part of the philosophy established to insure that an Owner receives the maximum return on each dollar spent. The objective of an Allied Orion management program is to focus on enhancing the asset by operating the property efficiently in order to maximize cash flow while providing quality services to the residents.

Our corporate management team includes a Vice President of Housing Operations and Compliance, a Director of Housing Compliance, Tax Credit / HOME / Project Based Section 8 compliance specialists, trained REAC inspection personnel, and Regional Supervisors that have worked in both the public and private sectors. Not only do they understand the compliance required for the management of affordable housing sites, they truly understand and embrace the mission that is central to all housing agencies to provide quality management services for their real estate assets while meeting the needs of their clients or those who are less fortunate.



ALLIED ORION GROUP

KEY PERSONNEL

PHILOSOPHY

Our operating philosophy fostered by the owners and principals of Orion is centered around the foundation that managing a multi-family property is a service business. At Orion, we serve three clients—our owners, our residents, and our team members. That is why our goal is to provide personalized service and to work as “one team, with one mission” to ensure the success of every community.

Orion’s operating philosophy is to employ and train high quality management professionals who are clearly focused on the Owner’s objective and committed to service excellence. By investing in the education and training of our personnel, we feel that this gives our employees the tools that they need to be successful in their careers, ensuring job satisfaction, which translates into loyalty and commitment to our company and to the successful management of our clients’ real estate assets. In the affordable housing portfolio, our corporate management team all have a background working at or with small, medium, and large public housing authorities and they are sensitive to the regulatory and political needs of our agency clients.

The greatest asset Allied Orion has to offer is the delivery of outstanding service to its residents through our corporate support staff and our professional on-site personnel. At Allied Orion we believe that providing excellent customer service is the most important part of property management.



Loyal Proffitt, President

Loyal is the President of the Property Management division at Allied Orion Group and brings more than 30 years of multifamily experience and leadership. At AOG, Loyal is responsible for property operations and oversight of a portfolio of approximately 24,000 apartment homes. As part of this responsibility, Loyal is focused on ensuring the goals and objectives of the AOG investors, clients, and business partners are satisfied. Prior to AOG, Loyal was the President at The Related Group (TRG Management) in south Florida and the Chief Operating Officer at US Residential, overseeing portfolios of 14,000 and 44,000 units, respectively.

Loyal graduated from Abilene Christian University with a BBA degree in Accounting. He currently sits on the Board for the Houston Apartment Association (HAA) and has previously been on the Board of Directors of the Apartment Association of Greater Dallas (AAGD) and the San Antonio Apartment Association (SAAA).



Sonya Rosenbach, Chief Financial Officer

Sonya recently joined Allied Orion Group as Chief Financial Officer and has 22 years of real estate accounting experience. Sonya’s responsibilities include the oversight of all aspects of the Company’s accounting and finance functions. Sonya has held positions at various commercial and multi-family real estate companies, including Corporate Accounting Officer of a privately-held, California-based company that manages over 30,000 units of affordable and market-rate housing across California; Chief Accounting Officer and Treasurer of a non-traded real estate investment trust in Colorado, with holdings in real property and real estate related investments; and Chief Financial Officer of a privately-held, California-based company involved in multi-family and retail development and operations. Sonya began her career in real estate as an auditor at a Big 4 accounting firm. She is a Certified Public Accountant in California and Texas and graduated with honors from the University of Texas at Tyler.



ALLIED ORION GROUP

KEY PERSONNEL



Deanna Wigley, Regional Vice President

Deanna Wigley recently joined Allied Orion Group (AOG) as Regional Vice President, overseeing a portfolio of 23 properties and 4,304 units in the Dallas/Ft. Worth, Austin and San Antonio markets. Deanna has more than 25 years of experience in real estate management, specializing mainly in the multifamily industry. She has an extensive background in property management accounting and interfacing with management teams, property personnel and clients.

Prior to joining AOG, Deanna worked at US Residential as a Regional Vice President in the Dallas/Ft. Worth market, overseeing 21 properties and 6,539 units, and as the Vice President of Operations Support Services as a liaison between ownership, management, and the various resource groups within the organization.

Her past experience includes leadership roles at Riverstone Residential (through the purchase by Greystar), Henry S. Miller, WaterStone Residential and Equity Residential.

Deanna graduated from The University of Texas at San Antonio with a BBA in accounting.



Tina Coker, Regional Supervisor

As a Regional Supervisor, Tina Coker joined Allied Orion Group in February 2018 and is currently responsible for eight assets totaling 1,582 units. These communities consist of conventional, tax credit, senior and family properties.

After graduating with a Bachelor of Science from Texas State University, Tina started developing proprietary property management software for ProdiGem Property Management and was promoted to Vice President of Operations in 2002. Tina held that position for 15 years in conjunction with being a board member for two separate nonprofits specializing in sustainable housing and housing options for extremely low income. Additionally, Tina was involved in resident services coordination with the Ceaser Chavez Foundation.

During Tina's tenure and a continual need to further her education, she acquired her CPM, TCS, and COS, which aided in overseeing multiple new construction projects, student, family, elderly, tax credit, historical, luxury, and high-rise developments.



ALLIED ORION GROUP

COMPLIANCE PERSONNEL

**Susan Jarvis, Vice President of Housing Operations & Compliance**

Susan joined Allied Orion in 1994 as a Regional Supervisor working with clients to reposition their real estate acquisitions in the marketplace through extensive million-dollar renovations. The lease-ups of newly constructed conventional A plus and affordable multi-family properties were placed under her supervision, along with other daily responsibilities which included personnel management, marketing, fiscal accountability, and recommendations for capital improvements to maintain and improve the assets. In 2001 Susan became directly involved with the daily supervision of public housing operations for The Houston Housing Authority where she consistently produces elevated PHAS scores annually. In 2005, Susan was promoted to the position of Vice President of Housing Operations and currently oversees five Regional Supervisors and two District Managers. Susan has vast experience with several affordable programs to include Public Housing Subsidies, LIHTC, BOND, and HOME FUND financing. Susan is a member of the Institute of Real Estate Management from which she received the designation of Certified Property Manager in 1997. Susan also holds the designations of Certified Occupancy Specialist and Tax Credit Specialist from the National Center of Housing Management, as well as NAHRO'S Public Housing Manager Certification and Nan McKay's HQS, UPCS, and Advanced In-spection Certifications. Susan most recently obtained an HCCP certification and NAHRO RAD CR PBV certification. Susan is a graduate of the University of Alabama.

**Candy Lambright, Director of Affordable Housing Compliance**

Candy began her career in the apartment industry in 1997. She joined Allied Orion Group in February 2014 as a Community Manager specializing in LIHTC and managing a successful new lease-up. After spending five years on-site, Candy moved into the compliance department in February 2019 and was promoted to Director of Affordable Housing Compliance in February 2020.

Candy has experience managing and monitoring 100% Tax Credit developments, Mixed-income developments, Senior communities and properties layered with multiple programs including LIHTC, HOME FUND, BOND, Section 8, and Section 811.

Candy has obtained the following certifications, designations, and training: Tax Credit Specialist (TCS), Certified Occupancy Specialist (COS), Blended Occupancy Specialist (BOS), and Housing Certified Credit Professional (HCCP). Candy has also attended numerous classes offered by TAA and TDHCA including Fair Housing and Housing Tax Credit Compliance Training. Candy is also a Notary for the State of Texas.

**Claudia Sanchez, Compliance Supervisor**

Claudia Sanchez began her career in property management as a Leasing Consultant in 2002. Within 3 years she joined the Compliance Department where she expanded her knowledge in the various layers of the LIHTC, HOME, PHA, CDBG, and Section 811 Programs. In 2019 Claudia was promoted to Compliance Supervisor and currently oversees all aspects of the day to day compliance operations for 28 properties, comprised of approximately 4,900 units.



OPERATIONAL SUPPORT SYSTEMS PERSONNEL



Sara Hinson, Director of Operational Support Systems

Sara joined Allied Orion Group in July 2016 and is the Director of Operational Support Systems for all of Allied Orion Group. With more than 20 years of property management experience, Sara has a passion for multifamily systems. She began her career in the multifamily industry as a part-time leasing agent in 2000 while also being an Accountant.

Most of Sara's tenure is in multifamily systems; however, she has held various other industry roles. Including Leasing Consultant, Assistant Manager, Community Manager, Regional Supervisor, Auditor, Trainer, and Acquisitions/Dispositions lead. Her past experiences include leadership roles with GID Development Group/Windsor Communities, AMLI Residential, Arcadian Real Estate Group/NAI Partners, Preferred Communities, Equity Residential, and AIMCO.

Sara is active in the Houston Apartment Association and currently sits on the PAC and Expo Committee. She is also an active Houston Apartment Association volunteer trainer for the National Apartment Association designations the NALP, CAM, and CAPS. She currently carries her CAM designations with her most recent Houston Apartment Association award being recognized as a Harvey Hero to the Apartment Association.



Brittany Requena, Project Manager Operational Support Systems

Brittany first joined Allied Orion Group in January 2018, while taking a short leave, she returned in November of 2020 as a Project Manager of Operational Support Systems.

She began her career in the multifamily industry as a temporary Leasing Consultant in 2005. With over 17 years of property management experience, she has held various roles, including Leasing Consultant, Assistant Manager, and Community Manager, for conventional communities, including new construction and value-add renovation. Her past experiences include roles with, Greystar, Capstone, Banyan Equity, and AMLI Residential.



Denni Monreal, Transition Manager

Denni joined Allied Orion Group in December 2021 as the Transition Manager, where she handles all tasks involved with onboarding and offboarding properties for a smooth conversion.

She started her multifamily journey in 2012 as a temporary Leasing Consultant in Fort Worth, Texas. She quickly worked her way to a Community Manager position and began managing three assets shortly thereafter. While also the go-to manager for training new employees, she shifted into the role of a Corporate Trainer. Denni grew into an Operations Manager position with Asset Living, where she was responsible for implementing and integrating all software and systems for onboarding properties.



Vanessa Razo, National Help Desk

Vanessa joined Allied Orion Group in November 2019 as the National Help Desk overseeing the AOG portfolio.

She began her career in the multifamily industry in 2008 as a Leasing Consultant at the property where she lived. Her work ethic and attention to detail landed her on the due diligence team. Where she also assisted with writing policies and procedures and company-wide training manuals. Throughout her 14 years in the industry, she has won many awards for helping distressed properties with companies such as Greystar, Roscoe, and Knightvest.

Vanessa is currently pursuing her Bachelor of Science in Human Services – Counseling at Southwestern Assemblies of God University.



AFFORDABLE HOUSING EXPERIENCE

With more than 20 years of experience in managing communities for Housing Agencies, Allied Orion Group is one of the most successful and respected property management companies in the country. This experience includes managing assets with blended occupancies of complex multi-layered financing with extensive affordable housing compliance. The diverse portfolio of Housing Agency clients with assets under Allied Orion management with heavy regulatory compliance includes compliance management and monitoring for the low-income housing tax credit (LIHTC), Project Based Section 8, Public Housing, RAD Conversions, Home, and Tax Exempt Bond affordable housing programs. These assets and portfolios require the utmost flexibility and commitment to meet our clients' goals. We strive to provide our clients with superior service as we deal with the management challenges presented by their diverse portfolios of garden style, mid-rise, high-rise, and duplexes that range in size from 40-600 units and with, in many cases, deferred maintenance issues due to the age of their public housing inventories.

Allied Orion Group has held a contract to manage blended sites with the Houston Housing Authority (HHA) since 2001. Our portfolio's management performance meeting HUD benchmarks have contributed to HHA consistently being named a high-performing agency by HUD. RAD conversions were scheduled in 2021 and 2022 for many Houston Housing Authority assets currently under management by the Allied Orion Group. The first of these assets or two sites were converted in October 2021 and were renamed HRI Victory.

Currently, Allied Orion is also managing portfolios for three other public housing agencies in Texas to include Harris County, Fort Worth, and San Antonio. These sites include Project Based Section 8 units, RAD PBRA units, senior, and permanent supportive housing units.

These management contracts encompassing the last two to eight years have proven to be successful community partnerships because of performance benchmarks achievements by the Allied Orion Group.

Our proven record of accomplishment of improving PHA performance indicators, such as vacancy rates, rent collections, unit turnaround times, and REAC scores as well, as no finding LIHTC lease audits are responsible for strengthening the long-term community partnerships that we enjoy with our Housing Agency partners.





ALLIED ORION GROUP

AFFORDABLE HOUSING EXPERIENCE

PERMANENT SUPPORTIVE HOUSING & MIXED COMMERCIAL USE MANAGEMENT EXPERIENCE VILLAS AT EASTWOOD-HARRIS COUNTY HOUSING AUTHORITY - HOUSTON, TEXAS - JULY 2019

The Allied Orion Group was proud to serve as a community partner, providing property management services for the Harris County Housing Authority at Villas at Eastwood in 2019. Villas at Eastwood is a 200 unit permanent supportive housing, mixed income, mixed use, community located in Houston Texas, developed by the Harris County Housing Authority. The community opened its doors in July of 2019 and was successfully leased and occupied by December 2019. This is a blended occupancy site with 153 efficiency and 47 one-bedroom apartment units. This five-story multi-use complex also includes 5,861 square feet of supportive service space, and 18,800 square feet of commercial office space housing the Harris County Housing Authority Offices. The community is located along I-45 southeast of downtown Houston in an area commonly known as the third ward. In addition to providing property management services, AOG also provides compliance and monitoring services for the various affordable programs at this community to include CDBG Block Grant CDBG-Disaster Recover funds, HOME funds for both Harris County and the City of Houston, Tax-Exempt Bonds, and 4% Low Income Housing Tax Credits. Approximately 70 units receive project based rental assistance from Harris County through the HUD Continuum of Care program.

Villas at Eastwood provides high quality and service-enriched permanent supportive housing for formerly homeless individuals. Along with the homeless populations served, other clients include veterans and those with disabling conditions such as mental illness, chronic substance abuse, HIV/AIDS, or a physical or developmental disability. Case management services are also located on site in the office space provided.





AFFORDABLE PROGRAM COMPLIANCE

The value of professional and knowledgeable management is demonstrated when dealing with the many compliance requirements of any affordable program. As a managing agent, Allied Orion complies with all the requirements of the Section 42 affordable housing program as well as other blended affordable programs. The Allied Orion Corporate compliance staff is comprised of a group of affordable housing compliance industry professionals with nationally recognized affordable housing compliance designations and certifications. This corporate support team ensures our affordable multi-family clients and site teams receive the following:

- Exceptional compliance support
- Reliable results
- Continual compliance monitoring
- State audit assistance
- Regulatory guidance
- Accurate Compliance reporting
- Manuals and forms
- Spot site audits/File reviews/Pre-audits before monitoring agency audits.
- 24/7 E-file access
- Regulatory document review
- Rental Criteria/Tenant selection plan, Utility allowance, Rent Schedule, Income limit, and Affirmative marketing plan review.
- On-going monitoring of a vast variety of blended occupancy programs

Our corporate compliance team is comprised of highly trained professionals with nationally recognized designations to include, CPM (Certified Property Manager), HCCP (Housing Credit Certified Professional), TCS (Tax Credit Specialist), COS (Certified Occupancy Specialist), COSP (Certified Occupancy Specialist-Public Housing), and PHM (Public Housing Manager). These individuals have combined industry experience totaling over 150 years.

TIMELY AND ACCURATE RECORD KEEPING

Allied Orion has developed a resident file format to help maintain the comprehensive records required to comply with all affordable programs. Each resident file is set up and maintained in this manner to present information to the auditors in a satisfactory and logical manner. Site visits are conducted by the Regional Supervisor and resident files are selected at random and audited for on-going compliance and organization. Detailed reports are provided on a monthly basis for cross-reference capabilities. E-Fit File Compliance reports are reviewed on a monthly basis by Regional Supervisors with their site staffs. All resident lease files are maintained on the site. Property compliance documents are maintained within a site property drop box established for each affordable site. Specific instruction regarding the maintenance of tax credit first-year files are contained within the Orion tax credit manual and on the Allied Orion website, under compliance. A digital copy of the first year files will be maintained in the digital property dropbox assigned to the site. In addition, if requested, the first year files will be uploaded to a syndicator dropbox for review.



ALLIED ORION GROUP

DEDICATED TO STAFF DEVELOPMENT AND EDUCATION IN THE AFFORDABLE MULTI-FAMILY INDUSTRY

Employees of Allied Orion are both knowledgeable and experienced regarding requirements of the affordable programs that they manage. Allied Orion provides in-house training seminars by in-house corporate affordable program trainers for both subsidized programs and multi-family. Employees at all levels are required to attend these seminars, to refresh and expand their knowledge of compliance issues related to their sites. Site staff members also attend COS and COSP classes offered by NCHM. This class provides an introduction to the HUD Handbook 4350.3, which is the guidebook encompassing income and assets exclusions and inclusions.

Related topics include tenant eligibility, certification, acceptable forms of verification, rejection, placement on waiting lists and recertification. The office staff members are required to attend the annual TDHCA training through TAA. Managers are also required to obtain their TCS (TAX Credit Specialist) Certification through NCHM as well. The Texas Housing Association is utilized to provide continuing education training that includes UPCS inspections, EIV, and rent calculations for all staff members. The corporate management team recently obtained their RAD designations in 2018 from NAHRO- for the CRPBV designation.

THOROUGH AND ORGANIZED DOCUMENTATION

All resident certification documentation and re-certification materials are kept on file at the on-site office. According to TDHCA and Orion policy requirements, the on-site manager is responsible for maintaining the applications and all other relevant verifications and records for all applicable affordable programs. All move-ins, and transfers, and transfers are reviewed and approved by Allied Orion's Tax Credit Compliance department before move-in to ensure that applicants and transferring residents meet eligible qualifying Section 42 program guidelines. Allied Orion's E-FIT proprietary electronic file system is utilized to review files by the compliance specialists ensuring the swift turnaround of compliance files for new construction lease-up sites. Tax credit re-certifications and AEC documents are also reviewed annually by the corporate tax credit monitors to ensure continuing program compliance. Allied-Orion's Compliance Supervisors and Compliance specialists review other applicable compliance documents to ensure compliance with the HCV, HOME, and Bond programs if applicable.





ALLIED ORION’S E-FIT ELECTRONIC FILE REVIEW SYSTEM

The Section 42 communities under our management currently utilize our Allied Orion E-FIT (Electronic File in Transit) file review system. E-FIT is an internet-based software that allows quick communication and file review between the communities and our corporate Compliance Specialists.

Property users are provided access through our Allied Orion website where they create file review work orders by securely and safely uploading their applicants/resident’s file and accompanying affordable program documents. The Compliance Specialists have the ability to review, create correction requests, approve or deny an applicant through the E-Fit system. The Regional Supervisors are able to review and track any file submitted to compliance via the assigned work order in the E-FIT system to include historical information. Denied file work order submissions are not closed out until site personnel upload a copy of the denial letter forwarded to the applicant.

We presently generate E-FIT reports for review by our Regional Supervisors and Regional Vice Presidents, weekly and monthly in Acrobat Reader PDF format.

- Weekly/Monthly Compliance Personnel Report
- Weekly/Monthly Supervisor Compliance Reports
- Weekly/Monthly Property Compliance Reports



This E-file system allows our Allied Orion compliance department to provide same day file reviews and efficient audit support to our site staffs. Utilization of these proven audit tools. Below is a snapshot from the Allied Orion E-FIT electronic compliance file management system.

ID	Status	Property	Supervisor	Unit #	Owner's Last Name	Date Applicant Applied	Move In / Or Completion Due Date	File Type	Date Updated	File Status	Date Approved	Assigned Agent
1018	Denied	Bark Tree Townhomes	Monica Garcia	2108		05-14-2019	05-14-2019	New Move In	05/10/19 14:58 pm	Denied		Lisa DeMarco
1026	Denied	Independence Heights	Tammy Fay	303		05-05-2019	05-14-2019	New Move In	05/10/19 12:58 am	Denied		Patricia Fair
1034	Denied	Green Place	Lisa Reed	490		04-30-2019	04-14-2019	New Move In	04/10/19 10:50 pm	Denied		Emily Lambright
1042	Pending Compliance Info	Park at North Side	Lakshmi Lakshmi	817		04-27-2019	05-10-2019	New Move In	04/12/19 08:58 pm			Shirley Scott
1044	Pending Compliance Info	Park at Woodland Lakes	Lakshmi Lakshmi	1402		04-16-2019	07-14-2019	New Move In	04/10/19 04:58 pm			James Rodriguez
1050	Pending Compliance Info	Green Place	Lisa Reed	7407		04-17-2019	07-17-2019	New Move In	04/12/19 08:58 pm			Carrie Lambert
1074	Pending Compliance Info	Millwood Woods	Linda Johnson	524		04-07-2019	04-29-2019	New Move In	04/10/19 08:58 pm			James Rodriguez
1087	Pending Compliance Info	Park at North	Lakshmi Lakshmi	809		04-07-2019	04-22-2019	New Move In	04/12/19 03:58 pm			Shirley Scott



ALLIED ORION GROUP AFFORDABLE HOUSING COMPLIANCE PORTAL

The Allied Orion Group’s In-House compliance department has developed a website with virtual training and resources for our on-site property staff to utilize at their convenience. Under this portal, there are downloadable Affordable Guidebooks, Manuals, Compliance training guidance, physical inspections training, compliance videos, and Live Zoom trainings. There are downloadable forms for several affordable housing programs to include LIHTC, Project-Based Section 8, BOND, HOME, RAD, CDBG, and Public Housing. Each Property can access their property folder via Dropbox. Files pertaining to each property are uploaded to the dropbox for easy access by the property site staffs, supervisor, and owner/agency.

TRAINING

- Affordable Guidebooks
- AOG Manuals
- Affordable Housing Compliance Training
- Affordable Housing Physical Inspections
- Affordable Program Orientation for Beginners
- Compliance Videos
- Compliance Industry Webinar Training
- In-House Training Zoom Meeting





ALLIED ORION GROUP



Total Property Management Units Under Contract : 26,466

Total Affordable Units Under Contract: 15,568

Total Housing Units Under Contract: 1,856



Map reflects housing markets that the Allied Orion Group, LLC. is currently, or has historically operated in.

We offer expertise in:

- ✓ Conventional, RAD, Public Housing, LIHTC, HOME, BOND, PSH, and Project Based Section 8 - Third Party Fee Management
- ✓ Proactive Program Compliance for Blended Occupancy Sites
- ✓ Marketing, Lease Up, and Maintenance of Site Based Waiting Lists
- ✓ Experience with Federal Procurement Procedures
- ✓ Customer Satisfaction Portal - Allied Orion Website
- ✓ PreREAC Inspection Preparedness to improve REAC Scores
- ✓ Familiarity and Commitment to Federal Section 3 Requirements
- ✓ LIHTC Lease Up, Creative Marketing Plans
- ✓ On-going affordable housing program compliance monitoring
- ✓ Conversion of public housing sites to the RAD program





Affordable Properties Under Management



Affordable Properties Under Management

Name	Street	City	State	Zip	# Units	Property Type
Allen Parkway Village	1600 Allen Parkway	Houston	TX	77029	278	Public Housing/Tax Credit/Hope VI/CDBG
Aventine	5551 N. Tarrant Parkway	Ft. Worth	TX	76244	240	Tax Credit/RAD-36 Units
Avenue on 34th	2126 West 34th Street	Houston	TX	77018	68	Tax Credit
Bent Tree Townhomes	1721 South I-35 East	Waxahachie	TX	75165	250	Tax Credit/Bond
Braeburn Village	7500 Bissonnet	Houston	TX	77074	140	Tax Credit
Bridge at Turtle Creek	60220 South 1st Street	Austin	TX	78745	307	Tax Credit
Brookhollow	612 Travis Street	Kerrville	TX	78028	48	Project Based Section 8/Tax Credit
Cheyenne Village	147 Cheyenne Avenue	San Antonio	TX	78207	60	Project Based Section 8/Tax Credit
Chisolm Trace	10503 Huebner Road	San Antonio	TX	78240	126	Project Based Section 8/Tax Credit
Collingham Park	10800 Kipp Way	Houston	TX	77099	250	Tax Credit
Crosby Plaza	6616 FM 2100 Road	Crosby	TX	77532	86	Project Based Section 8/Tax Credit
Cuney Homes	3260 Truxillo	Houston	TX	77004	554	Public Housing
Deerbrook Place	19777 Deerbrook Park	Humble	TX	77338	157	Tax Credit/Senior
Deerwood Pines	414 Maxey Road	Houston	TX	77013	140	Tax Credit
Ewing	1815 Ewing	Houston	TX	77004	40	Public Housing
Gala at Four Corners	15010 Old Richmond Road	Sugarland	TX	77948	90	Tax Credit / Senior/ Section 811
Gala at Oak Crest Estates	100 Dickey Drive	Euless	TX	76040	120	Tax Credit/Senior
Green Pines	6060 Greens Road	Humble	TX	77396	224	Tax Credit
Heritage Estates	10335 Old Bammel N. Houston Rd.	Houston	TX	77086	210	Tax Credit/Senior/Home
Highland Meadow Village	10990 Highland Meadow Village Dr.	Houston	TX	77089	250	Tax Credit
Historic Oaks of Allen Parkway	1600 Allen Parkway	Houston	TX	77029	222	Public Housing/Tax Credit/Hope VI/Senior/CDBG
Independence Heights	302 Crosstimbers	Houston	TX	77022	154	Public Housing/Tax Credit/CDBG
Kennedy Place	3100 Gillespie	Houston	TX	77020	108	Public Housing
Keystone Family Homes	421 W. Madison St.	Springfield	MO	65806	250	Tax Credit/RAD/PBV
Lafayette Plaza	7320 Clarewood Drive	Houston	TX	77036	122	Tax Credit/Senior
Legacy Senior	3225 Lake Arthur Drive	Port Arthur	TX	77642	126	Tax Credit/Senior
Lincoln Park	790 West Little York Road	Houston	TX	77091	250	Public Housing/Tax Credit
Little Nell	8565 W. Sam Houston Pkwy S.	Houston	TX	77072	278	Tax Credit/Bond
Mansions at Turkey Creek	20919 Birmamwood Blvd.	Humble	TX	77338	252	Tax Credit
Mason Senior	2243 North Mason Road	Katy	TX	77449	120	Tax Credit/Senior
Meridian	4450 Marine Creek	Ft. Worth	TX	76106	280	Tax Credit/Bond
MH Strategies I	990 College Park, Suite 102	Memphis	TX	38126	131	Tax Credit/RAD
MH Strategies II	838 Walker Avenue	Memphis	TX	38126	341	Tax Credit/RAD
Millstone	23405 West Fernhurst	Katy	TX	77494	248	Tax Credit/Bond
Mountain View Heights	800 Spring Street	Hot Springs	AR	71901	365	PBV/RAD/Home/Tax Credit
Northline	7211 Northline Drive	Houston	TX	77076	172	Tax Credit/Bond/Home
North Post Oak Lofts	1255 N. Post Oak Road	Houston	TX	77055	330	50% Conversion to 80%.
1300 North Post Oak	1300 N. Post Oak Road	Houston	TX	77055	247	50% Conversion to 80%.



Affordable Properties Under Management

Name	Street	City	State	Zip	# Units	Property Type
Oak Arbor Townhomes	310 Berry Road	Houston	TX	77022	94	Tax Credit
Oasis on Ella	13655 Ella Blvd.	Houston	TX	77014	135	Tax Credit/ Section 811
Oxford Place	605 Berry Road	Houston	TX	77022	250	Public Housing/Tax Credit
Park at Fort Bend	3001 Dove Country Drive	Stafford	TX	77477	250	Tax Credit
Park at North Vista	311 North Vista	Houston	TX	77073	252	Tax Credit
Park at Pineywoods	1200 S. Frazier	Conroe	TX	77301	188	Tax Credit/Bond Montgomery County
Park at Woodwind Lakes	14333 Philippine Street	Houston	TX	77040	144	Tax Credit
Peninsula Park	4855 West Fuqua	Houston	TX	77045	280	Tax Credit/Bond
Pepper Tree Manor	5950 Antoine Drive	Houston,	TX	77091	250	Tax Credit/Senior
Post Oak East	3888 Post Oak Blvd.	Euleuss	TX	76040	246	Tax Credit/Bond
Provision at Four Corners	15014 Old Richmond Road	Sugarland	TX	77498	132	Tax Credit/Section 811
Provision at West Bellfort	13701 West bellfort Street	Sugarland	TX	77948	116	Tax Credit/ Section 811
Ranchview Townhomes	5700 Industrial Drive	Greenville	TX	75401	250	Tax Credit
Reading Park	5525 Reading Road	Rosenberg	TX	77471	252	Tax Credit/Bond
Redwood Heights	7320 Jensen Drive	Houston	TX	77093	96	Tax Credit
Retreat at Texas City	7500 Emmett F. Lowry Expressway	Texas City	TX	77591	250	Tax Credit
Seville Place	3701 Luella Blvd.	La Porte	TX	77571	180	Tax Credit/SETH Bond
Shoreham	2450 Aldine Westfield	Houston	TX	77093	120	Tax Credit
Sierra Meadows	9835 North Sam Houston Parkway	Humble	TX	77396	90	Tax Credit/Home/Senior
Smart Living at Garden Oaks	450 East Rogers Street	Houston	TX	77022	150	Pending
Smart Living at Telephone Rd.	3852 Telephone Road	Houston	TX	77023	240	50% Conversion to 80%, 50% 40% at 80% and 10% at Market, and 50% at Market
Southpark Village I	1817 South Colorado	Lockhart	TX	78644	72	Tax Credit
Southpark Village II	1817 South Colorado	Lockhart	TX	78644	72	Tax Credit
South Terrace	100 Kennedy Circle	Waco	TX	76706	250	Tax Credit/RAD/PBV
Stone Brook Seniors	300 Stagecoach Trail	San Marcos	TX	78666	206	Tax Credit/Senior
Sulphur Retirement Community	503 Cypress Street	Sulphur	LA	70663	60	Tax Credit/Senior
Pepper Tree Manor	5950 Antoine Drive	Houston,	TX	77091	250	Tax Credit/Senior
Trove Eastside	2201 Montopolis Drive	Austin	TX	78741	280	Tax Credit
Tuscany at Wilson Creek	451 Wilson Creek Blvd.	McKinney	TX	75069	215	Tax Credit
HRI-Victory	1520 Bailey	Houston	TX	77019	140	Public Housing/Tax Credit/Bond/Home
Villa Del Prado	9313 Tallyho	Houston	TX	77017	118	Tax Credit
Village at Collinwood	1001 Collinwood West Dr.	Austin	TX	78753	174	Tax Credit/Senior/Bonds City
Village at Fox Creek	2900 Illinois Avenue	Killeen	TX	76543	128	Tax Credit
Villas at Eastwood	1933 Hussion Street	Houston	TX	77003	200	Tax Credit / Home
Waterford at Spencer Oaks	2100 Spencer Road	Denton	TX	76205	208	Tax Credit
White Rock	3110 Thousand Oaks	San Antonio	TX	78247	336	Bond
Wildwood Branch	6225 Shady Oaks Manor	Ft. Worth	TX	76135	280	Tax Credit/Bond
Windsor Maley at the River	118 Cedar Street	Daytona Beach	FL	32114	736	Tax Credit/RAD/Senior

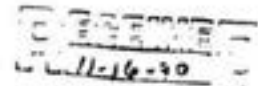
Seabrook Square I
RHDA Funding Application
Attachments 3. Financial Information

3.A. Federal IRS Certification

Please see the attached documentation for the NHP Foundation.

Internal Revenue Service

Department of the Treasury



Washington, DC 20224

The NHP Foundation
1225 Eye Street, N.W.
Washington, D.C. 20005

Person to Contact: James Joseph
Telephone Number: (202) 566-3893
Refer Reply to: E:EO:R:1-1
Date: NOV 13 1990

Employer Identification Number: 52-1636004
Key District: Baltimore
Accounting Period Ending: February 28
Foundation Status Classification: 509(a)(2)
Advance Ruling Period Begins: January 30, 1989
Advance Ruling Period Ends: February 26, 1993
Form 990 Required: Yes

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably be expected to be a publicly supported organization described in the section(s) shown above.

Accordingly, you will be treated as a publicly supported organization, and not as a private foundation, during an advance ruling period. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must submit to your Key District Director information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, you will be classified as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, you will be classified as a private foundation for future periods. Also, if you are classified as a private foundation, you will be treated as a private foundation from the date of your inception for purposes of sections 507(d) and 4940.

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The NRP Foundation

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.

Donors (including private foundations) may rely on the advance ruling that you are not a private foundation until 90 days after your advance ruling period ends. If you submit the required information within the 90 days, donors may continue to rely on the advance ruling until we make a final determination of your foundation status. However, if notice that you will no longer be treated as the type of organization shown above is published in the Internal Revenue Bulletin, donors may not rely on this advance ruling after the date of such publication. Also, donors (other than private foundations) may not rely on the classification shown above if they were in part responsible for, or were aware of, the act that resulted in your loss of that classification, or if they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification. Private foundations may rely on the classification as long as you were not directly or indirectly controlled by them or by disqualified persons with respect to them. However, private foundations may not rely on the classification shown above if they acquired knowledge that the Internal Revenue Service had given notice that you would be removed from that classification.

If your sources of support, or your purposes, character, or method of operation change, please let your key district know so that office can consider the effect of the change on your exempt status and foundation status. In the case of an amended document or bylaws, please send a copy of the amended document or bylaws to your key district. Also, you should inform your key District Director of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key District Director.

If your organization conducts fund-raising events such as benefit dinners, auctions, membership drives, etc., where something

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The NHP Foundation

of value is received in return for contributions, you can help your donors avoid difficulties with their income tax returns by assisting them in determining the proper tax treatment of their contributions. To do this you should, in advance of the event, determine the fair market value of the benefit received and state it in your fund-raising materials such as solicitations, tickets, and receipts in such a way that your donors can determine how much is deductible and how much is not. To assist you in this, the Service has issued Publication 1391, Deductibility of Payments Made to Organizations Conducting Fund-Raising Events. You may obtain copies of Publication 1391 from your key district office.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt from Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. If your gross receipts each year are not normally more than \$25,000, we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first year. Thereafter, you will not be required to file a return until your gross receipts exceed the \$25,000 minimum. For guidance in determining if your gross receipts are "normally" not more than the \$25,000 limit, see the instructions for the Form 990. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for the delay. The maximum penalty charged cannot exceed \$5,000 or 5 percent of your gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure your return is complete before you file it.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, and supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$10 per day for each day there is a failure to comply (up to a maximum of \$5,000 in the case of an annual return). See Internal Revenue Service Notice 88-120, 1988-2 C.B. 454, for additional information.

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

- 4 -

The NHP Foundation

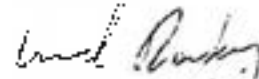
You need an employer identification number even if you have no employees. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

This ruling is conditioned upon the representations set forth in your letter dated October 31, 1990, that with respect to the residential properties that you acquire, not less than 33% of the dwelling units acquired in a transaction will be dedicated to low-income housing and that you will operate housing projects to provide, to the maximum extent economically feasible, housing for low-income individuals and families.

We are informing your key District Director of this ruling. Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

If you have any questions about this ruling, please contact the person whose name and telephone number are shown in the heading of this letter. For other matters, including questions concerning reporting requirements, please contact your key District Director.

Sincerely,



Conrad Rosenberg
Chief, Exempt Organizations
Rulings Branch 1

Enclosure:
Form 672-C

Form 372-C IRB 12 99	Department of the Treasury — Internal Revenue Service Consent Fixing Period of Limitation Upon Assessment of Tax Under Section 4940 of the Internal Revenue Code (See instructions on reverse side.)	OMB No. 1545-0056 To be used with Form 1023. Submit in duplicate.
--------------------------------	---	--

Under section 6501(c)(4) of the Internal Revenue Code, and as part of a request filed with Form 1023 that the organization named below be treated as a publicly supported organization under section 170(b)(1)(A)(vi) or section 509(a)(2) during an advance ruling period.

..... The NRP Foundation <small>(Exact legal name of organization as shown in organizing documents)</small> 1225 Eye Street, N.W., Washington, D.C. 20006 <small>(Please enter proper payor agent name and ZIP code)</small>	} and the	District Director of Internal Revenue or Assistant Commissioner (Employee Plans and Exempt Organizations)
---	-----------	---

Consent and agree that the period for assessing tax (imposed under section 4940 of the Code) for any of the 5 tax years in the advance ruling period will extend 8 years, 4 months, and 15 days beyond the end of the first tax year.

However, if a notice of deficiency in tax for any of these years is sent to the organization before the period expires, the time for making an assessment will be further extended by the number of days the assessment is prohibited, plus 60 days.

Ending date of first tax year February 28, 1989
(Month, day, and year)



Name of organization (as shown in organizing documents) The NRP Foundation	Date 4/27/90
Officer or trustee having authority to sign Signature <u>[Signature]</u> Senior Vice President and General Counsel	
For IRS use only	
District Director or Assistant Commissioner (Employee Plans and Exempt Organizations) <u>Tom Richard I Brown</u>	Date 11/7/90
By <u>[Signature]</u> <u>Att. Chief</u> R-1-1	

For Paperwork Reduction Act Notice, see page 1 of the Form 1023 instructions.

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
31 HOPKINS PLAZA
BALTIMORE, MD 21201

DEPARTMENT OF THE TREASURY

Date: JUL 1 1993

THE AMP FOUNDATION
1225 EYE STREET NW
WASHINGTON, DC 20005

Employer Identification Number:
02-1636009
Contact Person:
T FARR
Contact Telephone Number:
(410) 962-9431

Our Letter Dated:
November 13, 1990
Addendum Applies:
YES

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Letter 1050(OC)G:

-2-

THE NMP FOUNDATION

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,


District Director

Enclosure:
Addendum

Letter 1030(DO/CG)


-3-

THE NHP FOUNDATION


Guidelines under which private foundations may rely on this determination, for gifts, grants, and contributions made after March 13, 1989, were liberalized and published in Rev. Proc. 89-23, Cumulative Bulletin 1989-1 page B44.

You are required to make available for public inspection a copy of your exemption application, and supporting documents, and this exemption letter. If you are required to file an annual information return, you are also required to make a copy of the return available for public inspection for three years after the return is due. Failure to make these documents available for public inspection may subject you to a penalty of \$10 per day for each day there is a failure to comply (up to a maximum of \$5,000 in the case of an annual return). See Internal Revenue Service Notice 88-120, 1988-2 C.B. 454, for additional information.

Letter 8650120/CG

 **IRS** U.S. Department of the Treasury
Internal Revenue Service
P.O. Box 2508
Cincinnati OH 45201

In reply refer to: 0248164798
Mar. 14, 2012 LIR 4168C 00
52-1636004 000000 00
00021760
000C: TF

 NHP FOUNDATION
% NHP TAX DEPT
122 E 42ND ST RM 3405
NEW YORK NY 10168-3620

03/12

Employer Identification Number: 52-1636004
Person to Contact: Mr Bayer
Toll Free Telephone Number: 1-877-827-5500

Dear Taxpayer:

This is in response to your Mar. 05, 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 November 1990.

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 509(a)(2).

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/efo 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.

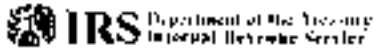
0437981551
Mar. 16, 2012 LTR 416BC 0
52-1636004 000000 00
00035132

NHP FOUNDATION
% NHP TAX DEPT
122 E 42ND ST RM 5605
NEW YORK NY 10168-3620

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

Sincerely yours,


Sharon Davies
Accounts Management I



OGDEN UT 84201-0038

In reply refer to: 0437981551
 Mar. 16, 2012 LTR 4168C 0
 52-1636004 000000 00
 00035131
 BODC: TE

NHP FOUNDATION
 % NHP TAX DEPT
 122 E 42ND ST RM 3605
 NEW YORK NY 10168-3620

009434

Employer Identification Number: 52-1636004
 Person to Contact: ED ACCOUNTS
 Toll Free Telephone Number: 1-877-829-5500

Dear Taxpayer:

This is in response to your Mar. 07, 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 November 1990.

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 509(a)(2).

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/efo 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.

3.B. Certified Financial Audit

A Certified Financial Audit for the NHP Foundation will be submitted under a separate cover.

3.C. Board Resolution

Attached below is a resolution on behalf of NHP Foundation authorizing the submission of a Rental Housing Development Assistance (RHDA) application for the Seabrook Square I development.

CERTIFICATE OF SECRETARY OF THE NHP FOUNDATION

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

I, Thomas G. Vaccaro, do hereby certify that I am the duly elected, qualified and acting Secretary of The NHP Foundation, a District of Columbia nonprofit corporation, and that as Secretary I am authorized to execute this certificate on behalf of the Corporation. I further certify as follows:

WHEREAS, The NHP Foundation is a 501(c)(3) organization whose mission is to preserve and create sustainable, service-enriched multifamily housing that is both affordable to low- and moderate-income families and seniors and beneficial to their communities; and

WHEREAS, The NHPF Foundation will serve as Co-Developer and Member of the Administrative Limited Partner for the Seabrook Square development; and

WHEREAS, The NHPF Foundation, in partnership with the Austin Housing Finance Corporation and Capital A Housing, is proposing to build an affordable housing development at 3515 Manor Road in Austin, Texas;

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of The NHP Foundation hereby approves this RESOLUTION and AUTHORIZES the President, Eric Price, 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 funding for Seabrook Square on behalf of The NHP Foundation, individually and as Member of the Administrative Limited Partner and Co-Developer, on behalf of such partnership.

IN WITNESS WHEREOF, I have executed this certificate under seal as of the 25 day of October, 2022.



Name: Thomas G. Vaccaro

Title: Senior Vice President and Secretary

3.D. Financial Statements

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

3.E. Funding Commitment Letters



THE AUSTIN HOUSING FINANCE CORPORATION WILL MEET
 ON THURSDAY, JULY 28, 2022 AT 10:30 AM, AUSTIN CITY
 HALL 301 W. SECOND STREET
 AUSTIN, TX, and some members may be attending via videoconference

Steve Adler
 Natasha Harper-Madison
 Vanessa Fuentes
 Sabino "Pio" Renteria
 José "Chito" Vela
 Ann Kitchen
 Mackenzie Kelly
 Leslie Pool
 Paige Ellis
 Kathie Tovo
 Alison Alter

AGENDA

The Board may go into a closed session as permitted by the Texas Open Meetings Act, (Chapter 551 of the Texas Government Code) regarding any item on this agenda.

Consent

1. Approve the meeting minutes of the June 16, 2022, board meeting of the Austin Housing Finance Corporation.
2. Authorize negotiation and execution of all necessary agreements and instruments with NHP Foundation and Capital A Housing, or other qualified respondent, to develop affordable housing on approximately three acres located at or near 3515 Manor Road, Austin, Texas 78723.

District(s): District 1

Adjourn



The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.



For assistance, please call 512-974-2210 or TTY users route through 711.

Council Member Harper-Madison
July 28, 2022
AHFC Meeting Item AAHFC02

MOTION SHEET

I move approval of Austin Housing Finance Corporation Item 2 to authorize the negotiation and execution of all necessary agreements and instruments with NHP Foundation and Capital A Housing, or other qualified respondents, to develop affordable housing on approximately three acres located at or near 3515 Manor Road.

In this negotiation, city staff is directed to explore the feasibility and inclusion of the following provisions in the terms of the master development agreement:

1. Promote pedestrian safety and uninterrupted sidewalk connectivity by prohibiting the placement of “curb cuts” and driveways along Pershing Drive.
2. Increase the number of three-bedroom units offered in the unit-mix.
3. Provide public, on-site services that support community needs that include, but are not limited to, adult education classes, youth programming, financial services, food access, and health education.

HUDSON
HOUSING CAPITAL

January 26, 2023

Lauren Avioli
The NHP Foundation
1090 Vermont Avenue, NW
Suite 400
Washington, DC 20005

Re: **Seabrook Village – Austin, TX**

Dear Lauren:

Thank you for providing Hudson Housing Capital LLC (“Hudson”) with the opportunity to extend a purchase offer for the limited partnership interest in the limited partnership that will own Seabrook Village (the “Partnership”).

Hudson is a Delaware limited liability company formed to directly acquire limited partnership interests in partnerships and investor member interests in limited liability companies which own apartment complexes qualifying for low-income housing tax credits (“Tax Credits”) under Section 42 of the Internal Revenue Code of 1986, as amended (the “Code”).

Set forth is our proposal as to the basic business terms under which Hudson or its designee (“Investor”) will acquire a 99.99% limited partnership interest in the Partnership which will own a 204-unit complex in Austin, Texas (the “Property”). You have advised us that an affiliate of NHP Foundation (the “General Partner”), a single purpose entity, will be the General Partner of the Partnership and The NHP Foundation (the “Developer”) will be the developer of the Property. The NHP Foundation (the “Guarantor”) shall guarantee the obligations of the General Partner under the operating agreement to be entered into between the parties (the “Partnership Agreement”). The Guarantor will be required to maintain a minimum liquidity of \$2 Million and net worth of \$10 Million (the “Net Worth and Liquidity Covenant”). An affiliate of the Investor will be admitted to the Partnership as a special limited partner (“SLP”) with limited supervisory rights.

You have further advised us that the Property is to be financed with tax exempt bonds and will receive an allocation of 4% Tax Credits in the projected annual amount of \$3,639,289 and that all 204 units will qualify for Tax Credits using the average income minimum set aside. We understand the Property may also be eligible for 45L credits. You have further advised us that the of the 204 units, 10 will be designated as “live/work” units.

The NHP Foundation
 Letter of Intent – Seabrook Village
 January 26, 2023 - Page 2

I. Equity Investment

The Investor will contribute to the Partnership a total of \$33,842,007 (the “Total Equity”) or approximately \$0.93 (the “Tax Credit Ratio”) per total Federal Low Income Housing Tax Credit available to the Investor and payable in the installments outlined in this section.

Contribution	Contribution %	Timing
First	15%	Closing
Second	20%	100% Completion
Third	63%	Permanent Loan Closing & Breakeven Date
Fourth	2%	Issuance of 8609s

- A. *First Capital Contribution.*** The Investor will fund the First Capital Contribution at Closing.
- B. *Second Capital Contribution.*** The Second Capital Contribution will be paid upon the satisfaction of the conditions set forth in the Operating Agreement, which are principally as follows: (i) lien-free construction completion of the Property substantially in accordance with the Plans and Specifications in a workmanlike manner approved by Hudson; (ii) issuance of Certificates of Occupancy for 100% of the units in the Property; (iii) receipt of an audited Tax Credit cost certification from independent accountants to the Partnership (the “Accountants”) setting forth the eligible basis, the total available Tax Credits, the amount of Tax Credits that the Partnership will claim for 2025/2026, and the amount allocable to each member (the “Final Certification”); (iv) receipt of a pay-off letter from the general contractor or sub-contractors, as applicable; (v) satisfactory financial condition of the Guarantors (i.e., compliance with the Net Worth and Liquidity Covenant); and (vi) evidence that no less than 50% of the eligible building basis plus land has been financed with the proceeds of tax-exempt bonds;
- C. *Third Capital Contribution.*** The Third Capital Contribution will be paid upon the satisfaction of the conditions set forth in the Operating Agreement, which are principally as follows: (i) closing of the permanent first mortgage loan (“Permanent Loan Closing”); (ii) achievement of Breakeven Operations for 3 consecutive month(s) (“Breakeven Date”); (iii) receipt of prior year’s income tax returns in the event such returns are then due; (iv) receipt of prior year’s income tax returns in the event such returns are then due; (v) receipt and approval of initial tenant files; (vi) satisfactory financial condition of the Guarantors (i.e. compliance with the Net Worth and Liquidity Covenant).

“**Breakeven**” shall mean that, for each such month, occupancy is at least 92.5% and that Property income (with rents not to exceed maximum allowed tax credit rents net of the applicable utility allowances for the rent-restricted units), including the Non-Residential Space Income, exceeds the greater of underwritten expenses (adjusted for actual insurance and taxes only) OR actual expenses, including replacement reserves, reassessed taxes, and permanent loan debt service (calculated on a stabilized and accrual basis) and (i) generates

The NHP Foundation
 Letter of Intent – Seabrook Village
 January 26, 2023 - Page 3

debt service coverage of not less than 1.15x on all mandatory debt assuming the greater of actual or a 7.5% vacancy rate on the residential income and the greater of actual or a 12% vacancy rate on the Non-Residential Space Income.

- D. *Fourth Capital Contribution.*** The Fourth Capital Contribution will be paid upon the satisfaction of the conditions set forth in the Partnership Agreement, which are principally as follows: (i) satisfactory financial condition of the Guarantors (i.e., compliance with the Net Worth and Liquidity Covenant); (ii) receipt of Form 8609 with respect to all buildings constituting the Property and; (iii) receipt of a tax return and an audited financial statement for the year in which the Breakeven Date occurred.

If the conditions for payment of the Fourth Capital Contribution have been met except for the receipt of (iii) above, \$15,000 of the Fourth Capital Contribution will be held back and promptly released upon receipt of the same.

“**Non-Residential Space Income**” will be the lower of payments received under the Master Lease and actual income received from the underlying sub-leases (on a triple net basis) for the Commercial Space.

Our offer is also contingent on the following financing sources and assumptions:

- a.** Tax Exempt Bond proceeds in the approximate amount of \$39,077,865;
- b.** Taxable Bond proceeds in the approximate amount of \$25,716,580;
- c.** A permanent loan in the approximate amount of \$18,201,796 with a fixed interest rate estimated at 6.25% a term of not less than 40 years, and payments based on 40 year amortization;
- d.** A Rental Housing Development Assistance (“RHDA”) loan in the approximate amount of \$11,516,414 with a fixed interest rate estimated at 2.0% a term of not less than 40 years, and payments based on 40 year amortization;
- e.** A subordinate loan of Texas Department of Housing and Community Affairs (“TDHCA”) funds in the approximate amount of \$4,000,000;
- f.** A subordinate loan of Capital Magnet Funds in the approximate amount of \$3,252,630.
- g.** A subordinate loan from the Federal Home Loan Bank in the approximate amount of \$750,000;
- h.** Supportive services will be provided at the Property, \$70K will be included in the operating budget (trending at a rate of 3% annually) for the provision of such services
- i.** Commercial Space means ground floor space expected to be used for community services;

The NHP Foundation
Letter of Intent – Seabrook Village
January 26, 2023 - Page 4

- j.* Master Lease means that triple-net lease covering the Commercial Space with the General Partner as master tenant. The Master Lease shall have a minimum term of 15 years and a minimum annual payment of equal to the underwritten Commercial Space income (net of all applicable taxes, insurance and utility costs) increasing at 2% annually. Payments under the Master Lease are to be guaranteed by the Guarantor.
- k.* Our pricing assumes the Partnership will depreciate real property over 30 years and bonus depreciation in the year the Property is placed in service on site work and personal property.
- l.* Our proposal assumes that all of the debt (excluding the Construction Loan) will be structured as nonrecourse debt from a third party for tax purposes.

II. Developer Fee

The Developer shall receive a Developer Fee of approximately \$9,439,195 or such higher or lower amount allowed by TDHCA as determined at cost certification, approximately \$3,586,894 of which is expected be deferred. The portion of Developer Fee which is expected to be available from capital sources (the “Cash Developer Fee”) shall be paid as follows: (i) 25% of the Cash Developer Fee (i.e., the non-deferred portion of the Developer Fee) shall be paid at closing; (ii) 50% of the Cash Developer Fee less amounts already paid as recalculated at the time of the Second Capital Contribution and (iii) the balance of the Cash Developer Fee shall be paid at the time of the Third and Fourth Capital Contributions to the extent the funds are available. The Cash Developer Fee payment schedule will be modified to ensure there are sufficient cash holdbacks for completion and conversion to meet investor requirements.

You have represented that the amount of the Developer Fee does not exceed the amount permitted to be paid by the tax credit issuing agency. Deferred developer fees shall be paid from available cash flow as detailed in Section IV and shall not bear interest. The General Partner agrees to make a special capital contribution to the Partnership equal to any unpaid balance of the deferred portion of the Developer Fee (other than any portion of the Developer Fee that was not necessary to be included in the Partnership’s eligible basis in order to generate the projected annual credit) if such portion has not been fully paid within 15 years from the date of the payment of the Second Capital Contribution. The Deferred Developer Fee will be evidenced by a promissory note.

III. Property Management Fee

The General Partner may retain one of its affiliates to be the managing agent for the Property on commercially reasonable terms. The management agreement, to be approved by the Investor, shall have an initial term of 1 year and shall be renewable annually thereafter, shall provide for an annual management fee not to exceed 3% of gross effective income, and shall otherwise be on commercially reasonable terms (including a termination right by the General Partner in the event of fraud/gross negligence or material default by the Manager). If the managing agent is affiliated with the General Partner, the management agreement shall provide for a deferral of 100% of the management fee in the event that the property does not generate positive Cash Flow.

The NHP Foundation
 Letter of Intent – Seabrook Village
 January 26, 2023 - Page 5

IV. Cash Flow Distributions

Cash flow from the Property, after payment of operating expenses, which shall include the Administrative Expense Reimbursement, current and any deferred property management fees from prior years, debt service, replenishment of required reserves (including any reserve payments which were not made due to insufficient cash flow) and payment of any tax liability incurred by the Limited Partner (“Cash Flow”), shall be distributed annually (subsequent to the Third Capital Contribution) as follows:

- A.** to the replenishment of the Operating Reserve;
- B.** to the payment of any Operating Deficit Loans, if any;
- C.** to the payment of Developer Fees;
- D.** to the payment of any amounts owed under the soft loans;
- E.** 90% of Cash Flow, if any, to the General Partner as a preferred return with equivalent allocation of income; and
- F.** the remainder to be split in accordance with Partnership interests.

V. Sale or Refinancing Proceeds

Net sale or refinancing proceeds (i.e., after payment of outstanding debts, liabilities (other than to the General Partner and its affiliates) and expenses of the Partnership, and establishment of necessary reserves) shall be distributed as follows:

- A.** Repayment of outstanding loans by the limited partners, if any;
- B.** Payment of amounts due to the limited partners;
- C.** Repayment of outstanding loans by the General Partner, including the Developer Fee (if not paid) and Operating Deficit loans; and
- D.** 10% to the Investor and 90% to the General Partner.

VI. General Partner Commitments

- A. Tax Credit Adjustment.** Our offer is based upon the assumption that the Partnership will qualify for and claim the following:

\$1,819,644 of Federal Low Income Housing Tax Credits in 2025, the full amount of the Partnership’s Federal Low Income Housing Tax Credit allocation, \$3,639,289, for Tax Credits for each year from 2026 through 2034, and \$1,819,645 of Tax Credits in 2035.

1. Adjustments during equity payment (construction and lease-up) period

a. Downward Volume Adjuster

In the event that either the Form 8609’s or the Final Certification indicates that the Property will not generate the projected aggregate amount of Tax Credits (other than as specified below), the Partnership Agreement will provide for a return of such capital, an adjustment

The NHP Foundation
Letter of Intent – Seabrook Village
January 26, 2023 - Page 6

in the amount of any unpaid Capital Contributions and/or a payment by the General Partner to the Investor sufficient to restore the Tax Credit Ratio.

b. Downward Timing Adjuster

Notwithstanding the preceding paragraph, in the event that the Final Certification specifies that, while the aggregate amount of Tax Credits allocable to the Partnership is unchanged, the amount of Federal Tax Credits allocable to the Partnership in 2025/2026 is less than the amounts specified above for the corresponding year(s), the Second/Third/Fourth Capital Contributions will be reduced by \$0.55 for each dollar by which such amount exceeds the actual amount of Tax Credits allocable to the Partnership for such period.

c. Upward Volume Adjuster

Upon the receipt of Forms 8609s, if the aggregate amount of Tax Credits allocated to the Partnership exceeds the aggregate amount of Tax Credits specified above, the Total Equity shall be increased by an amount equal to said difference multiplied by the Tax Credit Ratio as applicable. However, in no event shall the Upward Volume Adjuster when combined with the Upward Timing Adjuster exceed 5% of Total Equity at initial closing. Any adjustment will be made to the Fourth Capital Contribution.

d. Upward Timing Adjuster

In the event that the amount of Federal Tax Credit allocable to the Partnership in 2025 is more than the amounts noted above for the corresponding year, the Total Equity shall be increased by an amount equal to the sum of (i) \$0.35 for each dollar by which such amount is less than the actual amount of Tax Credits allocated to the Partnership for such period, up to a maximum of \$50,000. Any adjustment will be made to the Fourth Capital Contribution.

2. Adjustments during compliance period

Compliance Adjuster

After the Form 8609's have been issued, in the event that the actual amount of all Tax Credits which may be claimed by the Partnership is less than the amount specified in such Forms, the General Partner shall reimburse the Investor on a dollar-for-dollar basis for each lost dollar of Tax Credits plus any resulting penalties or taxes due. Similarly, if there is a recapture of Tax Credits (except from the sale or transfer of the Investor's interest in the Partnership), the General Partner shall upon demand indemnify the Investor and its partners against any Tax Credit recapture liability (including interest, penalties and any reasonable related legal or accounting costs) which they may incur during the Compliance Period. Any fees or Cash Flow payable to the General Partner, or its affiliates, will be subordinated to any required payment pursuant to this paragraph. For recapture resulting from a change in tax law, any such amounts shall still be repayable from cash flow or sale or refinancing proceeds.

- B. Development Deficit Guarantee.** The General Partner shall be responsible for completion of the Property in a workmanlike manner, in accordance with approved plans and

The NHP Foundation
Letter of Intent – Seabrook Village
January 26, 2023 - Page 7

specifications, free and clear of all liens. To the extent that the costs of construction and operations until the funding of the Third Capital Contribution exceed the amount of any funding by approved permanent third party lenders, any unpaid Developer Fees and the amount of the Investor's capital commitment (adjusted as set forth above), the General Partner shall pay all such costs and expenses connected with development and construction of the Property, including all operating expenses of the Property until the funding of the Third Capital Contribution. The contractor will be required to post a P&P Bond or a letter of credit with terms acceptable to Hudson. An "owner's" construction contingency in an amount equal to 5% of the construction costs will be required.

- C. *Operating Deficit Guarantee.*** The General Partner shall make interest free loans to the Partnership (repayable from cash flow and/or sale and refinancing proceeds as described above) equal to any Operating Deficits (including the administration fee described in Section VIII below) incurred during the period beginning on the funding of the Third Capital Contribution and ending on the completion of the 5th Anniversary provided that the Property has achieved Breakeven operations in the prior year and any draws from the Operating Reserve have been replenished, in an amount not to exceed 12 months of underwritten operating expenses in the aggregate.

The General Partner will also be obligated to fund an Operating Reserve in an amount equal to 6 months of underwritten operating expenses and debt service which is anticipated to be funded from the proceeds of the Third Capital Contribution. Any draws from the Operating Reserve shall be replenished from cash flow and up to 50% of the initial balance of the Operating Reserve may be drawn prior to payments being required under the Operating Deficit Guarantee.

- D. *Obligations of General Partner.*** Immediately following the occurrence of any of the following events, the General Partner shall, at the option of the Investor, (x) admit the Special Limited Partner or its designee as the managing general partner of the Partnership and, at the option of the Investor, withdraw from the Partnership; or (y) repurchase the Investor's interest in the Partnership: (i) an IRS Form 8609 and/or a Part III Certificate is not issued with respect to each of the buildings in the Property in a timely manner after each such building has been placed in service; (ii) the Property is not fully placed in service and substantial completion is not achieved by the date that is six months later than the underwritten completion date; (iii) the permanent loan commitment is cancelled or substantially modified, and a suitable replacement loan (to be approved by the Investor) is not obtained or if the Property qualifies for a permanent loan not sufficient to balance the sources and uses of funds; (iv) permanent loan closing has not occurred by the date that is six months later than the underwritten conversion date; (v) the Partnership fails to meet the minimum set aside test (as defined in Section 42 of the Code) or fails to execute and record a Tax Credit Extended Use Commitment by the close of the first year of the Credit Period; (vi) the Partnership shall have been declared in default by any mortgage lender or under the tax credit allocation, or foreclosure proceedings have been commenced against the Property, and such default is not cured or such proceeding is not dismissed within 30 days; or (vii) there is a material violation of the Partnership Agreement by the General Partner or, if the property manager is an affiliate of the General Partner, a material violation of the

The NHP Foundation
Letter of Intent – Seabrook Village
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management agreement by the manager which causes material adverse harm to the Investor, the Partnership or the Property (after the applicable notice and cure period).

If the Investor elects to have its interest repurchased by the General Partner, the repurchase price shall be equal to the sum of (i) 105% of the Total Equity, (ii) interest at Prime + 1% on capital contributions made to date, and (iii) any tax liability incurred by the Investor as a result of such repurchase, less the amount of Total Equity which has not been contributed by the Investor at such time.

E. *Replacement Reserve.* Commencing with the month following Completion, the Partnership will make a minimum monthly replacement reserve deposit (the “Minimum Deposit”) equal to (on an annualized basis) the greater of (i) the amount required by the permanent lender and (ii) \$250/unit, to be confirmed based on final plan and cost review. The amount of the Minimum Deposit shall be increased annually by 3%. If the sum of all lender-imposed monthly replacement reserve deposits is less than the Minimum Deposit, Investor will establish a separate account into which the General Partner will deposit the difference. Any interest earned on such account shall become a part thereof.

F. *Reporting.* The Partnership will be required to furnish Investor with (a) quarterly unaudited financial statements within 60 days after the end of each quarter of the fiscal year; (b) annual audited financial statements within 90 days after the end of each fiscal year; (c) an annual budget for each fiscal year of the Partnership, not later than November 1 of the preceding year; and (d) the Partnership’s tax returns and K-1 forms within 60 days after the end of each fiscal year. The penalty for any failure to deliver Partnership tax returns or K-1 forms prior to the specified deadline shall be (i) \$50 per day for the first seven days after such deadline, (ii) \$100 per day for the next seven days, and (iii) \$150 per day thereafter, provided that the amount of such penalty shall not exceed \$1,000 in any year.

VII. Fees to Affiliates of Hudson

Administrative Expense Reimbursement. An affiliate of Hudson shall receive an annual administrative expense reimbursement from the Partnership in the amount of \$5,000, which amount shall be increased annually by 3%. Such fee shall commence in the year of funding of the Third Capital Contribution.

VIII. Representations, Warranties and Covenants

The General Partner shall make certain representations and warranties as to the Partnership, the General Partner and the Property to be set forth in the Partnership Agreement. The payment of each Capital Contribution shall be conditioned upon certification by the General Partner as to the continued accuracy of these representations and warranties.

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IX. Accountants

The Accountants for the Partnership shall be Novogradac & Co, Cohn Reznick or another firm approved by the Investor. The Accountants shall prepare tax and financial reports as set forth in the Partnership Agreement, and the Final Certification referred to in Section I.c. above.

X. Investment Partnership Rights

The Partnership Agreement will provide certain approval rights as to major actions proposed to be taken by the General Partner. The Investor shall have the right to remove the General Partner and the Manager for cause.

XI. Insurance

At the closing, the General Partner shall provide for title insurance satisfactory to counsel to the Investor in an amount equal to the sum of all Capital Contributions, all mortgage loans and the amount of any Development Fee Note. Prior to the payment of any additional installment of the Capital Contribution, a “date down” of such policy shall be provided.

The General Partner shall provide for (i) liability (general and excess) insurance in an aggregate amount of at least \$6,000,000 per occurrence (increased biennially by the CPI Percentage), (ii) hazard insurance (including boiler and machinery coverage) and flood insurance in an amount of not less than the full replacement value of the Property, (iii) rental loss insurance for a period of 12 months after the date of loss and (iv) law and ordinance coverage with no sublimit, including changes in law and ordinances enacted during the course of reconstruction. Builder's risk insurance shall be provided during construction. Architects shall submit evidence of errors and omissions coverage, in amounts reasonably satisfactory to the Investor. Workers compensation insurance shall be provided as to any entity with employees working at the Apartment Complex. All policies shall name the Investor as an additional insured and/or lender's loss payee (where applicable) and shall otherwise be subject to Investor approval.

XII. Indemnity Agreement

The General Partner shall indemnify the Investor, Hudson and its affiliates, and their respective officers and directors for any untrue statement of a material fact or omission to state a material fact necessary to make any such statement, in light of the circumstances under which they were made, not misleading, by the General Partner or its agents set forth in any document delivered by the General Partner or its agents in connection with the acquisition of the Property, the investment by the Investor in the Partnership and the execution of the Partnership Agreement.

XIII. General Conditions

Payment of the Second/Third/Fourth Capital Contributions shall be conditioned upon completion of an appropriate due diligence review by the Investor to confirm that there have been no changes in material circumstances affecting the Property, including (i) receipt of estoppel letter(s) from all lenders; (ii) review of title (including a “date-down” endorsement), survey, environmental and other legal and regulatory matters, (iii) receipt of a “No Change” legal opinion from counsel to the Partnership, and (iv)

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certification by the General Partner as to the continued accuracy of representations and warranties made in the Partnership Agreement.

XIV. Conditions to Closing

Hudson will perform and will request the full cooperation of you and your professionals in, customary due diligence in connection with the acquisition of the Property and the Investor interest in the Partnership.

To facilitate the due diligence process, you agree to deliver to Hudson in a timely manner: (i) an appraisal; (ii) a Phase I environmental study of the Property site, prepared in accordance with ASTM standards, and any subsequent additional testing deemed necessary by Investor in its sole discretion; (iii) evidence that none of the buildings are located in the 100 year flood plain; (iv) evidence of the allocation/reservation of Tax Credits; (v) evidence of payment by the General Partner of any taxes imposed on the transfer of the limited Partnership interest in the Partnership; (vi) representation from a certified public accountant with regard to the tax credit basis being sufficient to support the allocated Tax Credits and the validity of depreciating real property over 30 years; (vii) evidence of the financial status of the Guarantor) by way of current financial statements prepared in accordance with A.I.C.P.A. standards; (viii) evidence that the proforma rents are at least at a 10% discount to market rents; and (ix) such other materials as are reasonably required by Investor as part of its customary financial and legal due diligence review. Such items shall be prepared and furnished at your own expense. Your execution of this Letter of Intent will also be deemed consent to perform background checks on the principal(s) of the General Partner and Developer, as well as any individual Guarantor. At closing, Hudson shall be reimbursed up to \$50 ,000 for its legal and due diligence related expenses. The General Partner understands that any consultant, engineering, environmental or other, selected for the project shall be acceptable to the lender and to the equity investor and that the Partnership shall bear the cost of fees associated with pre-construction feasibility studies, structural analysis, and monthly inspections. In the event this Letter of Intent is terminated or the transaction does not close, Hudson shall be reimbursed for its legal and due diligence expenses incurred to date.

Additionally, approval of this transaction is subject to Investor's satisfactory completion of due diligence and Investment Committee approval in its sole and absolute discretion. By executing this proposal and in consideration of the substantial expenses to be incurred by Hudson and its affiliates in legal and accounting fees and for due diligence, you agree that you and your affiliates will not offer any interest in the Property to any other party unless this Letter of Intent is terminated by mutual consent or unless you are notified that, pursuant to its due diligence, the Investor will not complete its investment in the Partnership, which notification shall be given not later than 45 days from our receipt of this Letter of Intent executed by you, subject to extension in the event of any delay on your part in furnishing the requested due diligence materials.

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If the above proposal is acceptable, please indicate your acceptance by executing two copies of this Letter of Intent and returning one to Hudson at the above address. We look forward to working with you.

Sincerely,

Hudson Housing Capital LLC



By: _____
Joshua Lappen
Senior Vice President

cc: Sam Ganeshan, Hudson Housing Capital, LLC

ACCEPTED AND AGREED TO
THIS _____ DAY OF _____, _____

By: _____
Name:
Title:



January 25, 2023

Roger Canales
Regional Director of Development – Texas
NHP Foundation
122 East 42nd Street, Suite 4900
New York, NY 10168

RE: Seabrook Square, Austin, TX

Dear Mr. Canales:

Bellwether Enterprise Real Estate Capital, LLC (“Bellwether”) is pleased to present this proposal to purchase or arrange for the purchase of up to \$39,077,865 of fixed rate tax-exempt bonds and \$25,716,580 of fixed rate taxable bonds (the “Bonds”) upon issuance (“Closing” or the “Closing Date”) to finance the acquisition and new construction of the above referenced property. Terms are subject to change based on Bellwether’s further analysis, interest rates, third party reports and market conditions. Bellwether is a related company to Enterprise Housing Credit Investments (EHCI).

Borrower: TBD, asset specific affiliate of The NHP Foundation.

Property: A 204-unit mid-rise affordable multifamily community that will be located at 3515 Manor Road in Austin, TX. The community will consist of 28 studio units, 95 one-bedroom units, 57 two-bedroom units, 21 three-bedroom units, and 3 four-bedroom units. The 204 tax credit units will be reserved for tenants earning between 30% and 60% AMI or less (the “Property”).

Loan Type: Direct Purchase of two series of unrated fixed rate tax-exempt bonds and one series of fixed rate taxable bonds by Bellwether or its designated capital partner (collectively “Lender”). The tax-exempt Series A Bonds represent the construction-to-permanent bonds with a term of 40 years, and the tax-exempt Series B and taxable Series C Bonds represent the construction bonds and have a term of 36 months. The Bonds shall be subject to redemption prior to maturity as further described herein.

Loan Amount: Based on our preliminary analysis, the maximum permanent bond amount is \$18,201,796 (the “Permanent Bonds” or “Permanent Bond Amount”). This amount is subject to change based on final underwriting and fluctuation in interest rates.

Series A Bonds:	\$18,201,796
Series B Bonds:	\$20,876,069
Series C Bonds:	\$25,716,580
Bonds:	\$64,794,445

Interest Rate:	<p>Beginning on the Closing Date, a fixed rate of interest on the tax-exempt Series A and Series B Bonds will be paid monthly based on an estimated rate of 5.82%.</p> <p>Beginning on the Closing Date, a fixed rate of interest on the taxable Series C Bonds will be paid monthly based on an estimated rate of 6.32%.</p> <p>The fixed rates of interest on the Bonds will be established approximately one week before the Closing Date.</p> <p>Issuer and Trustee fees <u>are not</u> included in the all-in rate.</p>
Stabilization:	<p>The point at which (a) the NOI for three consecutive months (normalized and adjusted for seasonality) is sufficient to provide a minimum 1.15x DSCR and (b) the average monthly occupancy for three consecutive months equals at least 90%. Stabilization shall be subject to the final terms and conditions set forth in the loan agreement and bond documents.</p> <p>Stabilization of the Property must occur no later than 36 months from Closing (the “Stabilization Date”).</p>
Term:	15 years following the Stabilization Date
Interest Only:	3 years, beginning on the Closing Date (“Interest Only Period”)
Amortization:	Commencing after the Interest Only Period, the Permanent Bonds will be subject to mandatory redemption, in quarterly installments, sufficient to fully amortize the Permanent Bonds over 40 years.
Yield Maintenance Period:	The Permanent Bonds will not be subject to Optional Redemption (Prepayment) until the 14-year anniversary of the Stabilization Date. Thereafter, the Permanent Bonds will be prepayable at par for the last year of the Term.
Loan to Value:	90%
Debt Service Coverage:	1.15
Net Operating Income:	<p>The Permanent Bond Amount is based upon a preliminary underwritten NOI of \$1,426,075.</p> <p>Underwritten GPR must have a minimum 10% rent advantage to market rents, to be determined during underwriting.</p>
Subordinate Financing:	Any must pay subordinate debt must not exceed 100% for nonprofit entity/ 90% LTV for for-profit entity or 1.10:1.00 DSCR, and all subordinate debt must be, at a minimum, coterminous with the Term of the Bonds. Any subordinate debt is subject to Bellwether review and approval.

Origination Fee:	1.00% of the Bonds, payable to Bellwether at Closing.
Placement Fee:	At Closing, Lender will purchase the Bonds directly or indirectly through a placement agent or underwriter. Borrower will be responsible for payment of the placement agent fee of approximately \$25,000.
Application Fee:	\$5,000
Due Diligence Deposit:	\$20,000 for third party reports and a \$15,000 legal deposit due with loan application.
Lender Legal:	Estimated at \$95,000
Construction Monitoring Fee:	Bellwether will hire a third-party inspector to review all construction draws. Construction draws will require Lender's approval. Borrower will be responsible for payment of monitoring fees during construction.
Completion and Stabilization Costs:	Conversion Fee of \$20,000 will be payable to Bellwether upon Stabilization. In addition, Borrower will be responsible for legal and underwriting costs incurred by Bellwether to determine completion of construction, stabilization of the property and release of any associated guarantees.
Reserves and Escrows:	Monthly payments to escrow accounts held by Bellwether or the Bond Trustee will be required for taxes, insurance premiums, and replacement reserves. Any draws from the escrow accounts shall require Lender's consent. The initial replacement reserve will be set at \$250 per unit per year (subject to confirmation/adjustment by underwriter and engineer).
Completion & Stabilization Guarantees:	Joint and several guarantee of lien-free completion of construction prior to the Stabilization Date or any payment to achieve Stabilization. Financial statements of guarantors and key principals are subject to review and approval by Bellwether.
Payment and Performance Bond:	Required to be in place for the General Contractor until the Certificate of Occupancy is received.
Non-Recourse:	Except as otherwise outlined above, the Bonds after Stabilization will be non-recourse except in the event of fraud, misappropriation of funds and other bad acts.
Operating Reserve:	The Borrower has budgeted the funding of a permanent operating reserve (the "Operating Reserve"). Upon Stabilization, the Borrower shall deposit this amount into an escrow account to be held by the Trustee and used for debt service payments and/or operating deficits. The Operating Reserve shall be held in an interest-bearing account and interest shall be paid to the Borrower annually.

- Draw Down Conditions: The Series A and B Bonds will be fully funded at Closing. The Series C Bonds will be funded with subsequent minimum fundings of \$2,500,000 once per quarter (with a maximum of 6 fundings over the construction period). Draws on Bonds will occur not more frequently than once per calendar month.
- Special Conditions:
- a) All terms in this proposal are subject to Bellwether pre-screen approval and final underwriting. Underwriting and pricing are subject to change as a result of any material adverse changes or disruptions in the capital markets.
 - b) The anticipated net amount of negative arbitrage on the Bonds must be funded in conjunction with the quarterly bond fundings. This cost may be funded from equity, bond proceeds or other sources of cash.
 - c) The Bonds will be placed in a GIC or other comparable investment vehicle that will earn interest over the construction period at an estimated rate of 4.56% (1M UST as of 1/25/23). These investment earnings will be reinvested monthly.
 - d) Bellwether reserves the right to terminate this agreement at any time due to fraud, material misrepresentation, illegality, or other willful misconduct.

This letter is not a Commitment to lend, but a proposal subject to further due diligence. Upon your review and general concurrence with the terms, Bellwether will request approval for the issuance of the Loan Application. Upon execution of the Loan Application and receipt of required deposit, Lender will engage third party reports and commence due diligence review. The terms outlined herein are subject to review and approval by Bellwether and its designated capital partner. If you have any questions, please feel free to contact Victor E. Agusta at 984-833-5962, or Jim Gillespie at 646-829-1157.

Sincerely,



Jim Gillespie
Executive Vice President
Bellwether Enterprise Real Estate Capital, LLC

Seabrook Square I
RHDA Funding Application
Attachments 4. Project Information

4.A MARKET STUDY

Seabrook Square Apartments I are responding to an enormous and growing demand for affordable housing in Austin by providing 206-affordable rental units within East Austin made available to families earning between 30% to 60% of the Area Median Family Income (AMFI). Featuring studios, one-bedrooms, and two-bedrooms, three-bedrooms and four-bedroom units, these homes are intended to provide a range of housing options for both individuals and families in need of more affordable housing options.

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

1) Target Populations and Area Demographic Makeup:

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

2) Overall Economic Conditions and Trends:

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

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

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

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

3) General Housing Conditions and Trends in the Community:

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

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

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

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

ii. Identify the Geographic Area

Seabrook Square Apartments I is located in East Austin within census tract 21.09. The area is identified as “MLK South” within the City’s Gentrification and Displacement study; which classifies the tract as experiencing “Early Type 1” displacement. The area is subject to the East MLK Combined neighborhood planning area. Please see page one of the Neighborhood Scout attachment for a map of the area.

iii. Quantify the Pool of Eligible Tenants

Due to the Seabrook Square Apartment 1’s role of providing a variety of affordable unit types, prospective residents will pull from the surrounding Austin region.

The Austin Strategic Housing Plan, drafted in 2016, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2025, Austin will need an additional 60,000 units of housing that are affordable to people earning 80% of the Median Family Income (MFI) or less — 22,417 of which are needed for people earning 30% MFI or below.

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

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

iv. Analyze the Competition

Homes at the Seabrook Square Apartments I will provide much-needed affordable housing in the area. Designed as studios, one-bedroom, two-bedroom, three-bedroom and four-bedroom units, these will be some of the only such residences available to both individuals and families in the immediate vicinity.

v. Assess the Market Demand

As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 20,000 are earmarked for families earning less than 30% of MFI, and another 25,000 are needed for households earning between 31-60% MFI. **City Council District 1 has a goal of creating 7,086 affordable units by 2027, but has only delivered 1,569 (22%) to date.** This gap marks a dire need for additional deeply-affordable housing in the area.

vi. Evaluate the Effective Demand and the Capture Rate

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

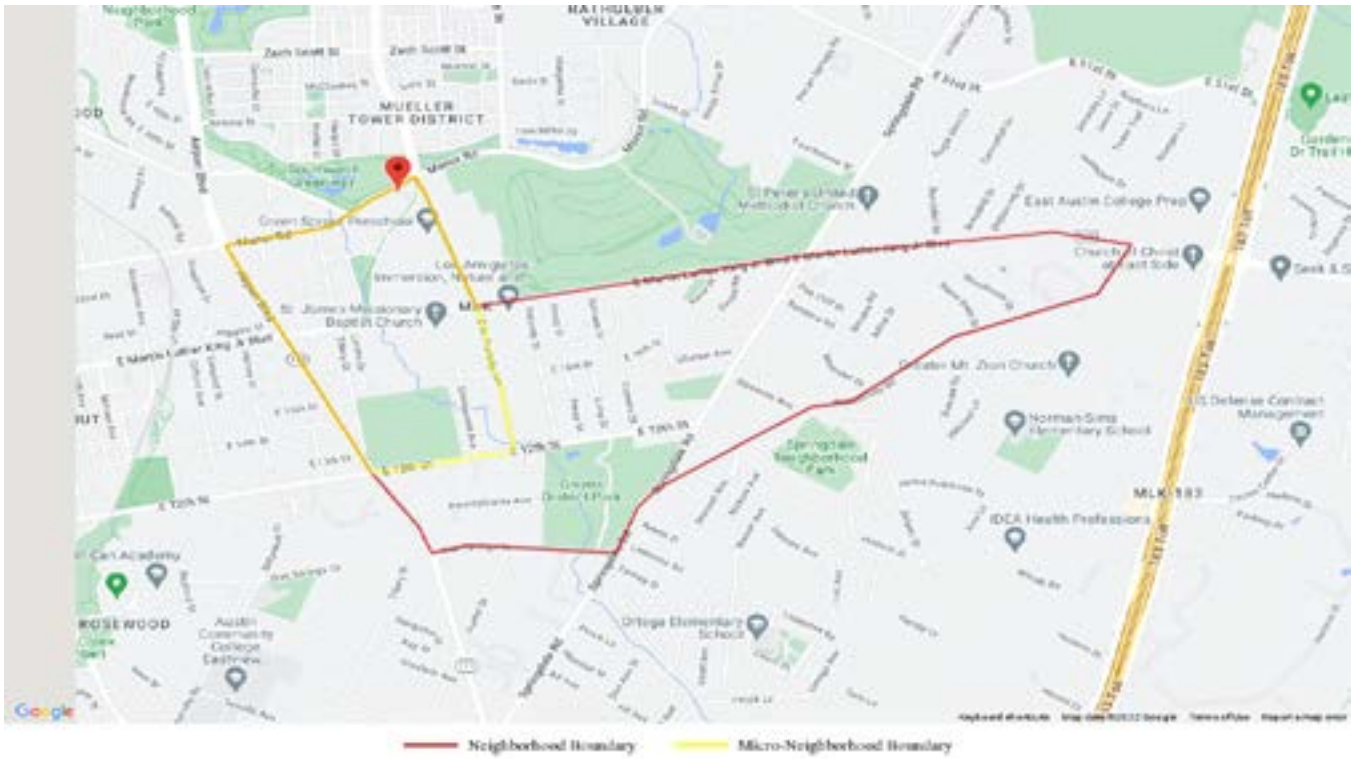
vii. Absorption Rate

Once construction of the Seabrook Square Apartments I is completed, the project will be filled systematically by the designated property management provider. It is expected that the property will be 100% occupied in 2-3 months with an estimated absorption rate of 60 units per month.



3511 Manor Rd, Austin, TX 78723



Report date: Tuesday, October 25, 2022





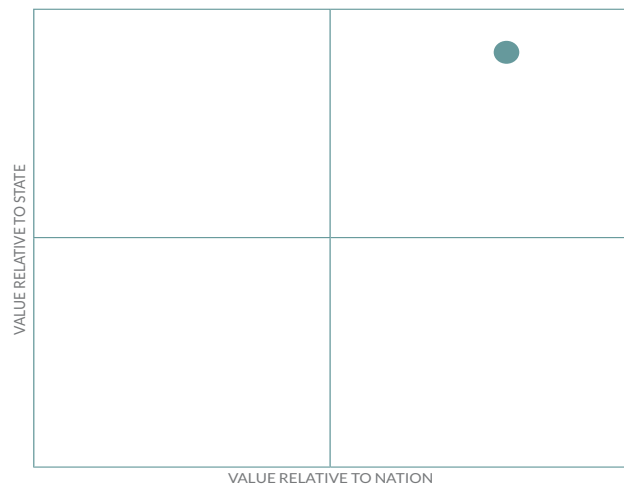
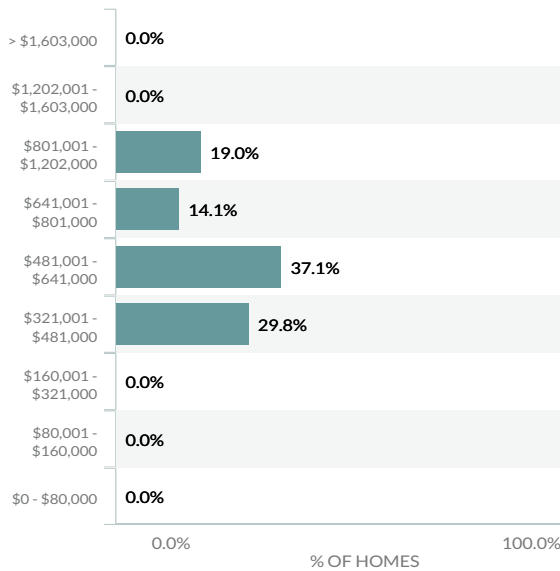
THE 3511 MANOR RD NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES


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

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

NEIGHBORHOOD HOME PRICES



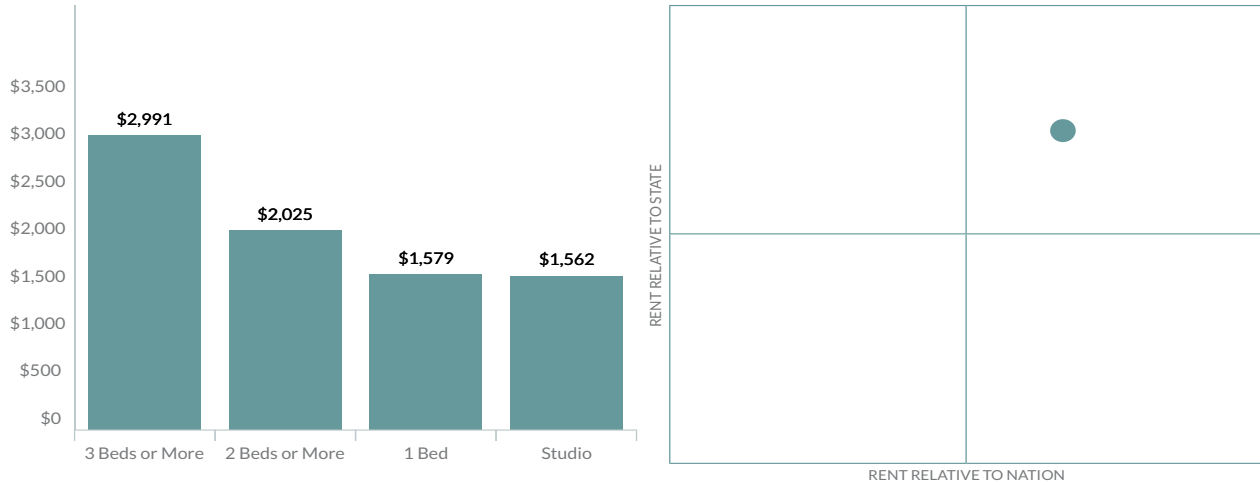
AVERAGE MARKET RENT

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

 **GROSS RENTAL YIELD:**
5.49 %



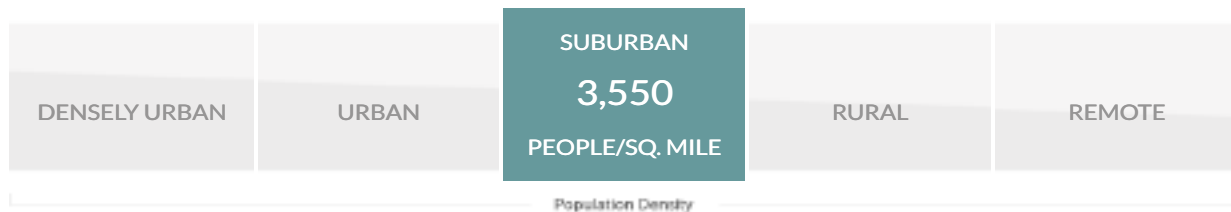
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING

COASTAL
 LAKEFRONT
 FARMS

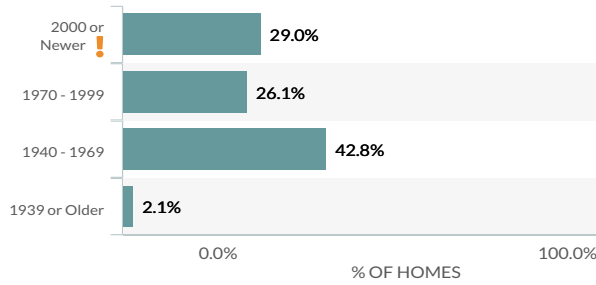
NEIGHBORHOOD LOOK AND FEEL



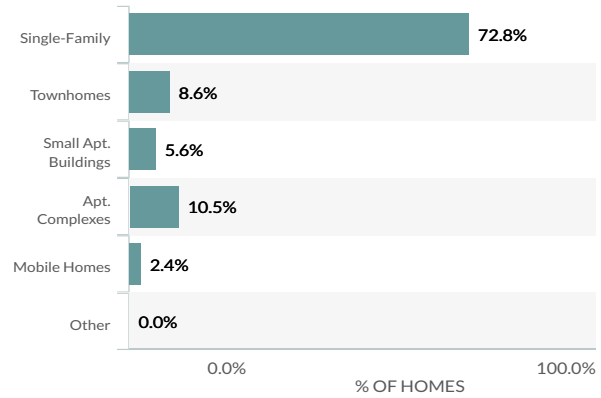


HOUSING MARKET DETAILS

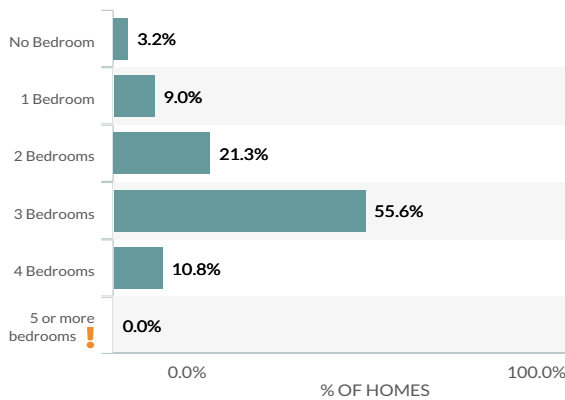
AGE OF HOMES ⚠️



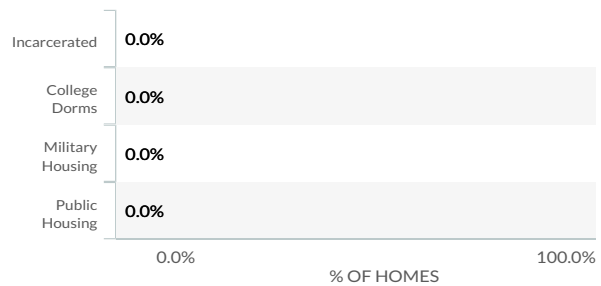
TYPES OF HOMES



HOME SIZE ⚠️

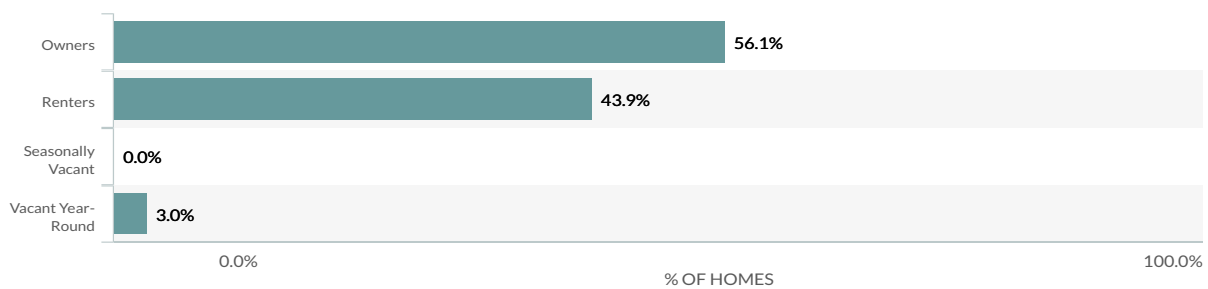


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE





THE 3511 MANOR RD NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

LIFESTYLE

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

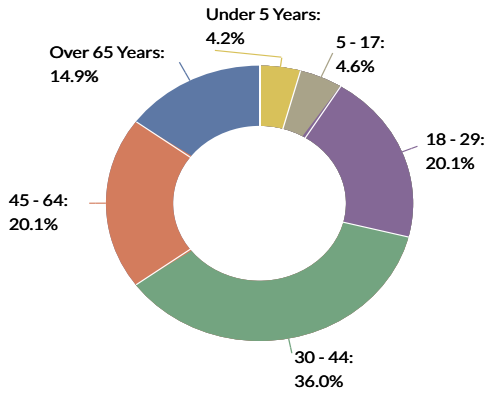
SPECIAL CHARACTER

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

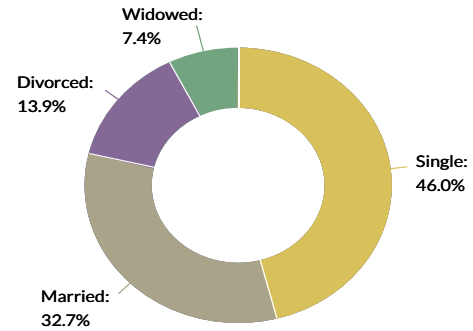


AGE / MARITAL STATUS

AGE



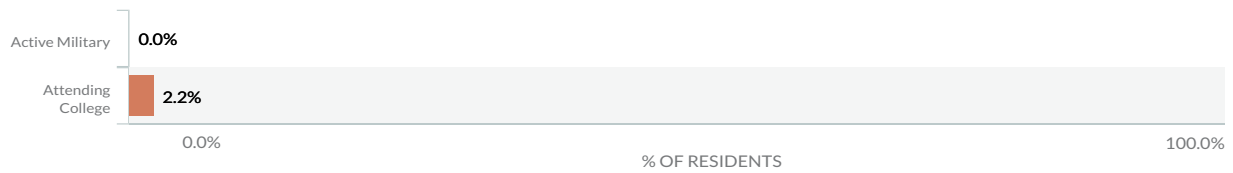
MARITAL STATUS



GENDER RATIO



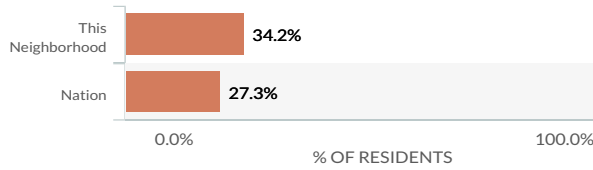
MILITARY & COLLEGE STATUS



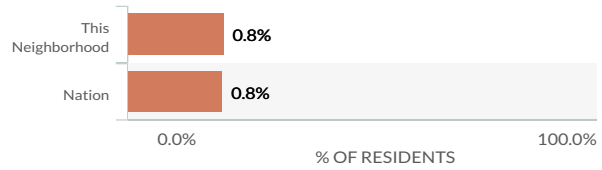


HOUSEHOLD TYPES

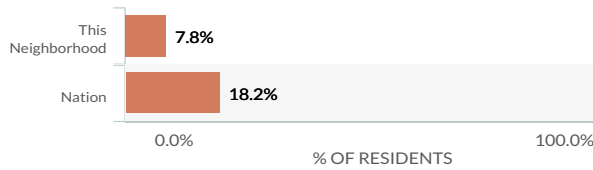
ONE PERSON HOUSEHOLDS



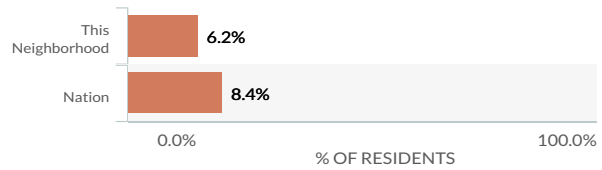
SAME SEX PARTNERS



MARRIED COUPLE WITH CHILD

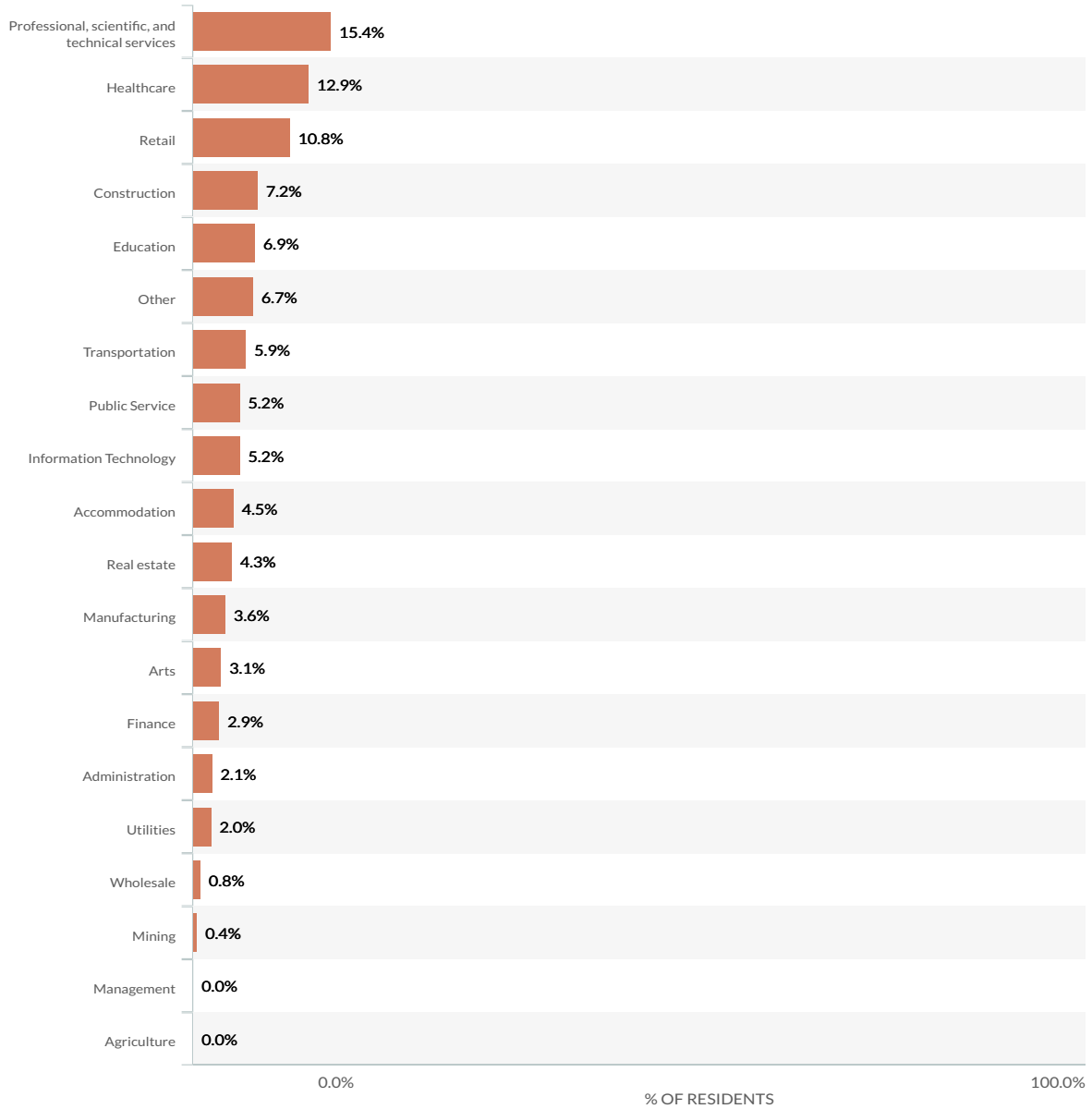


SINGLE PARENT WITH CHILD





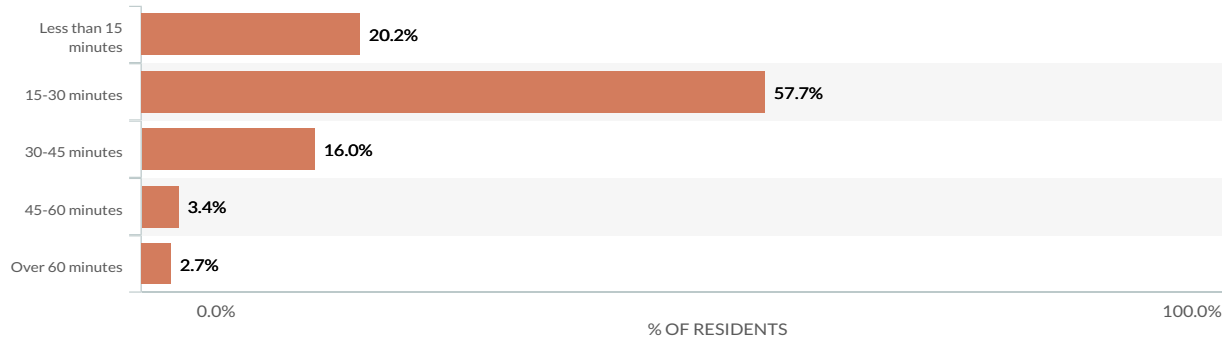
EMPLOYMENT INDUSTRIES



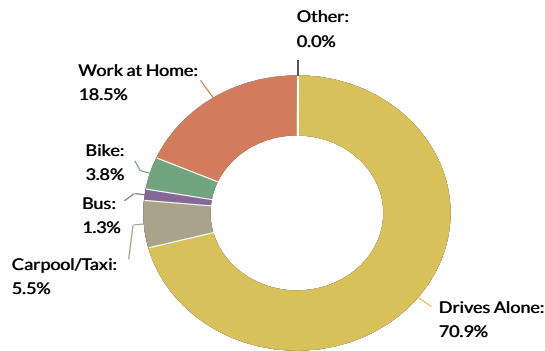


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME



MEANS OF TRANSPORT



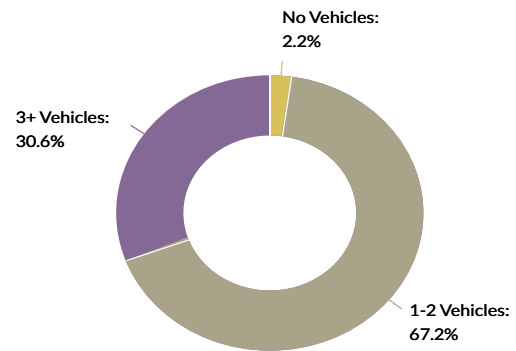
Other Categories:

Subway/Train: 0.0%

Ferry: 0.0%

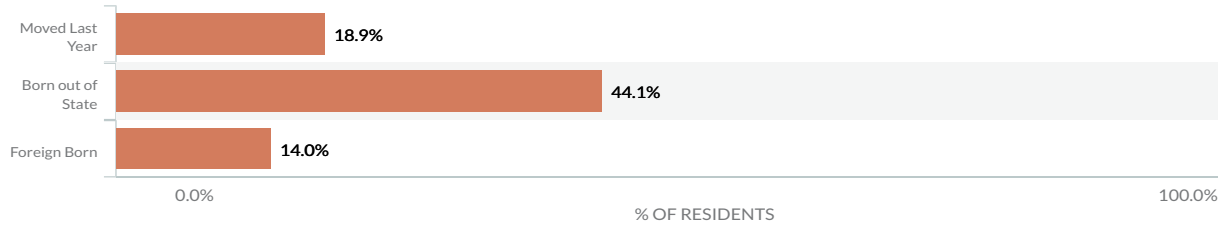
Walk: 0.0%

VEHICLES PER HOUSEHOLD





MIGRATION & MOBILITY



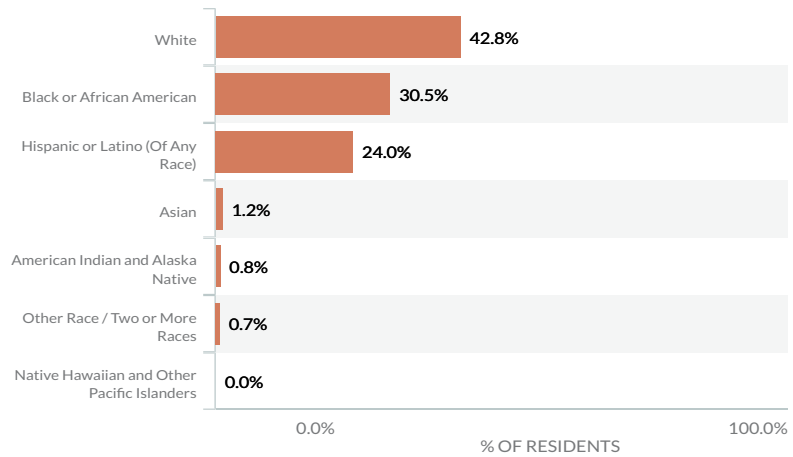
RACE & ETHNIC DIVERSITY

DIVERSITY INDEX

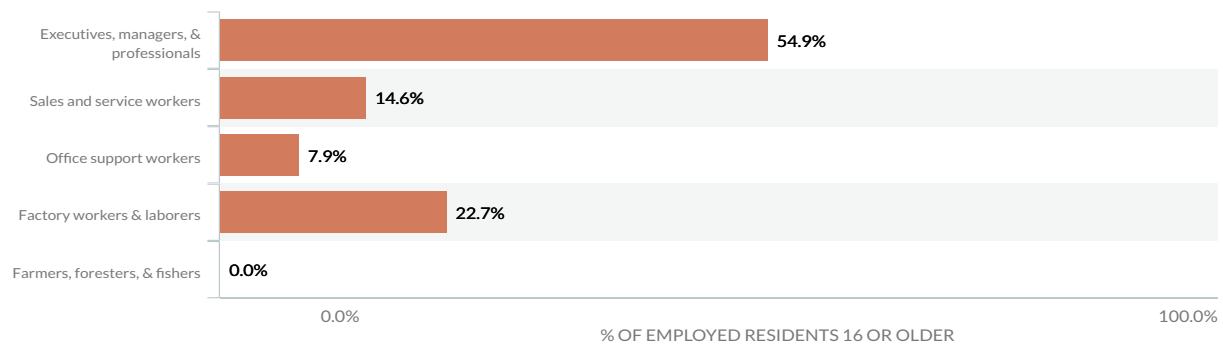
88

(100 is the most diverse)

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



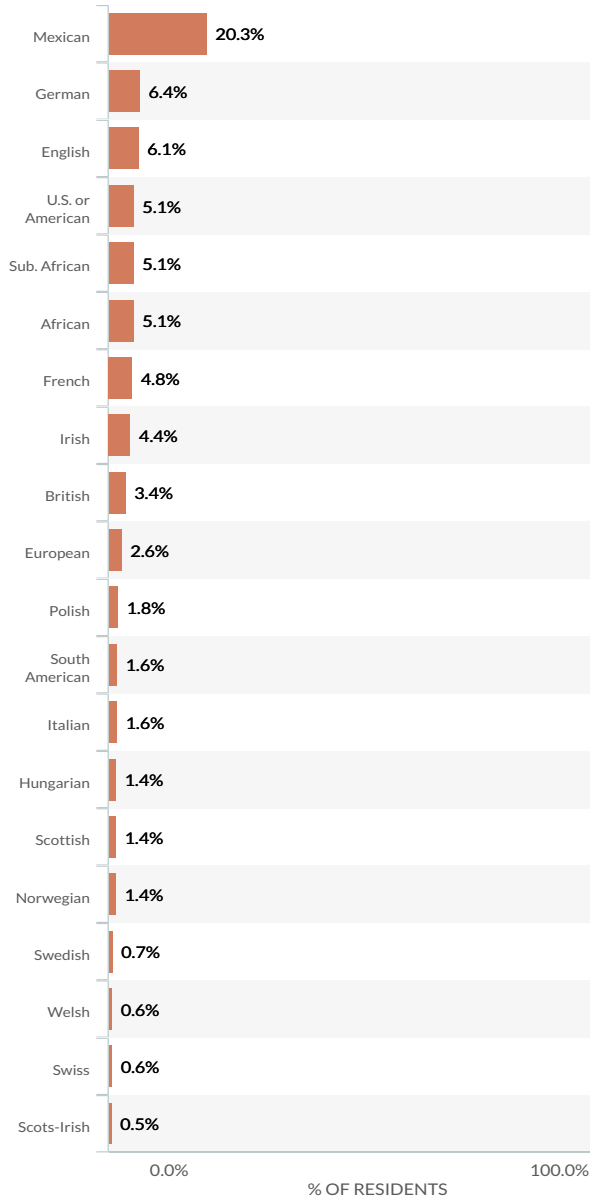
OCCUPATIONS



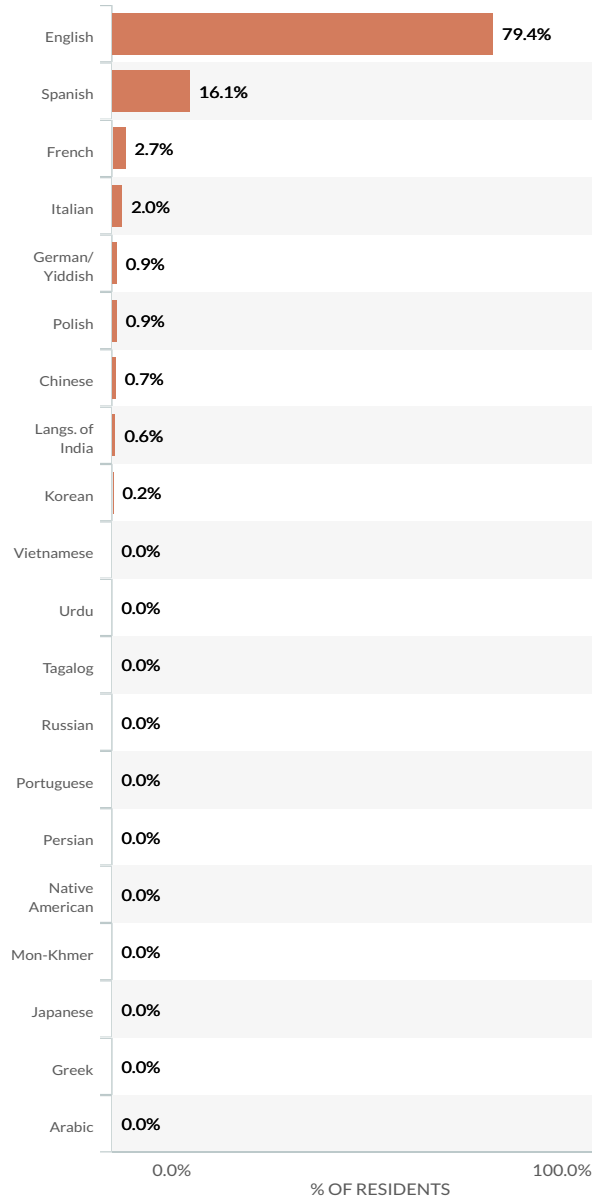


ANCESTRIES & LANGUAGES SPOKEN

ANCESTRY (TOP 20)

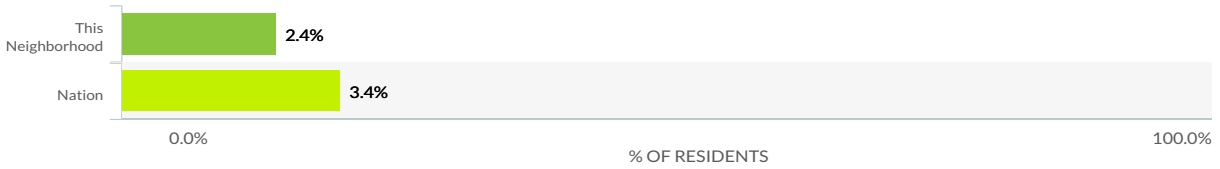


LANGUAGES SPOKEN (TOP 20)



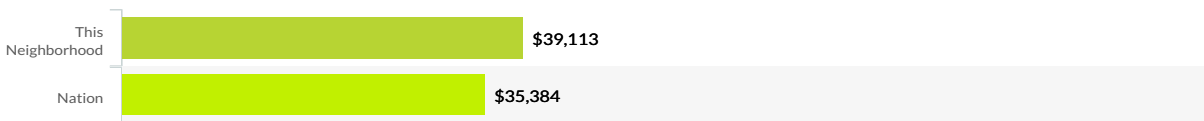


UNEMPLOYMENT RATE

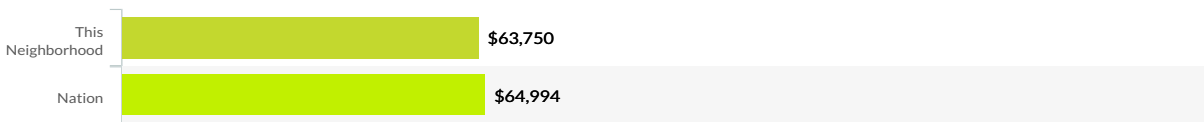


AVERAGE INCOME

PER CAPITA INCOME

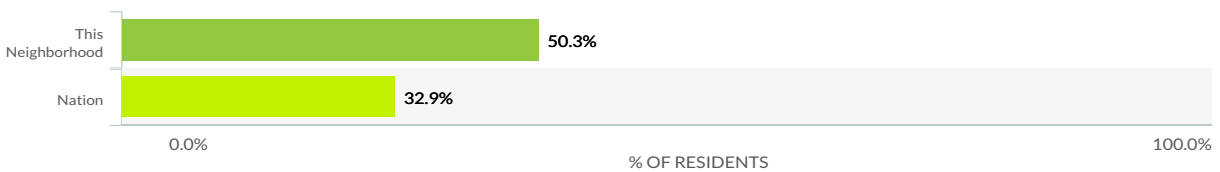


MEDIAN HOUSEHOLD INCOME

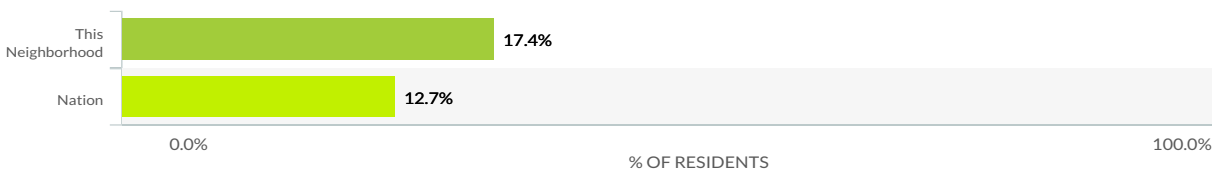


EDUCATION

PERCENT WITH COLLEGE DEGREE

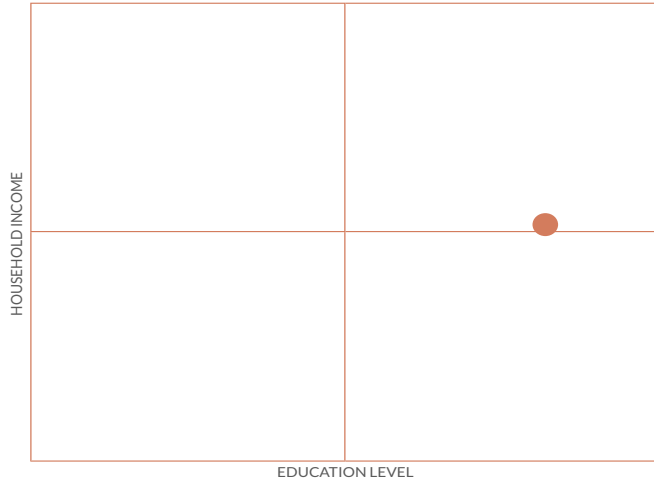


PERCENT WITH ADVANCED DEGREE





INCOME AND EDUCATION





THE 3511 MANOR RD NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

12

(100 is safest)

Safer than 12% of U.S. neighborhoods.

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

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

21

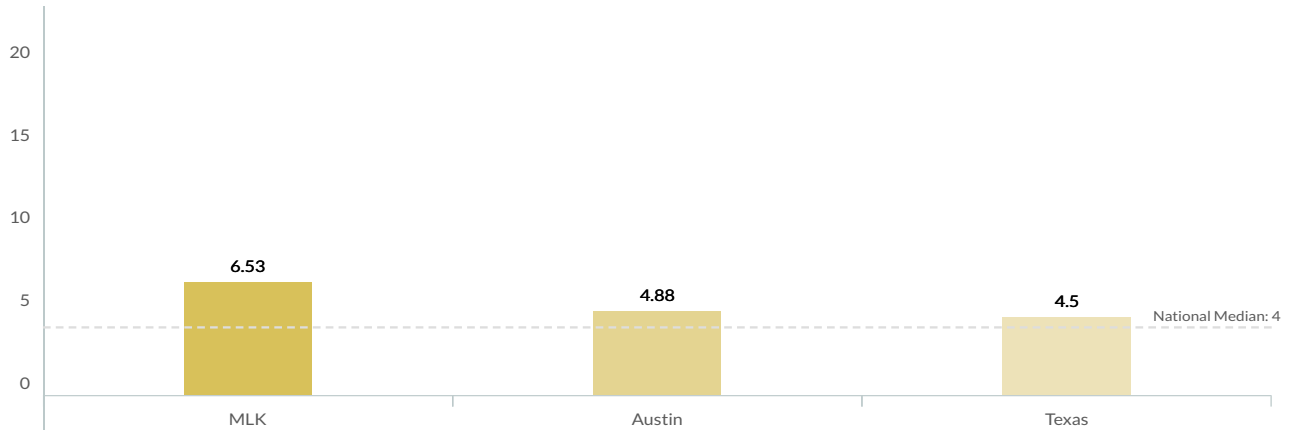
(100 is safest)

Safer than 21% of U.S. neighborhoods.

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



VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 153 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

10

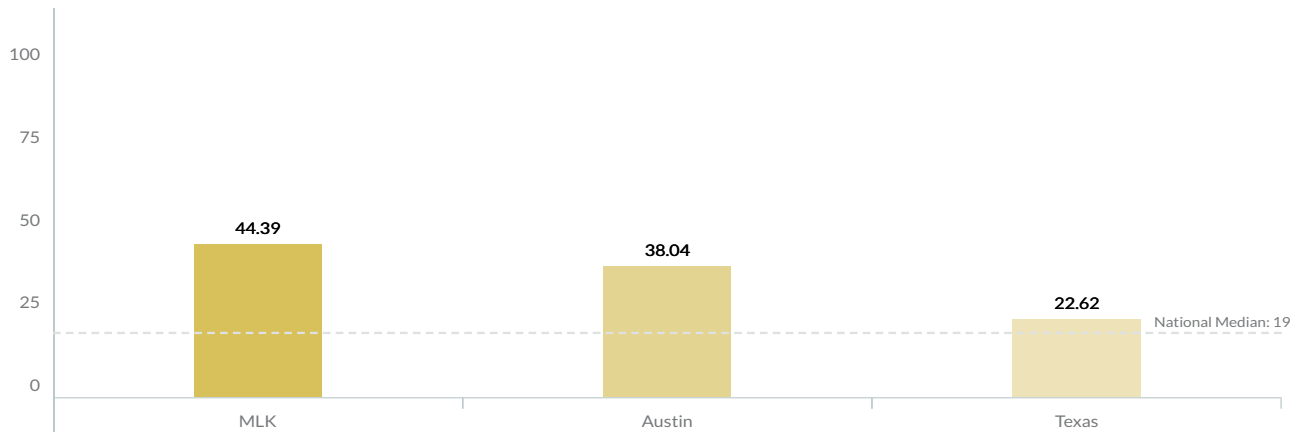
(100 is safest)

⚠️

Safer than 10% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
24	6	59
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

<p style="font-size: 24px; color: #0099cc;">1 IN 23 ⚠️</p> <p>in this Neighborhood</p>	<p style="font-size: 24px; color: #0099cc;">1 IN 26</p> <p>in Austin</p>	<p style="font-size: 24px; color: #0099cc;">1 IN 44</p> <p>in Texas</p>
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AUSTIN PROPERTY CRIMES

POPULATION: **961,855**

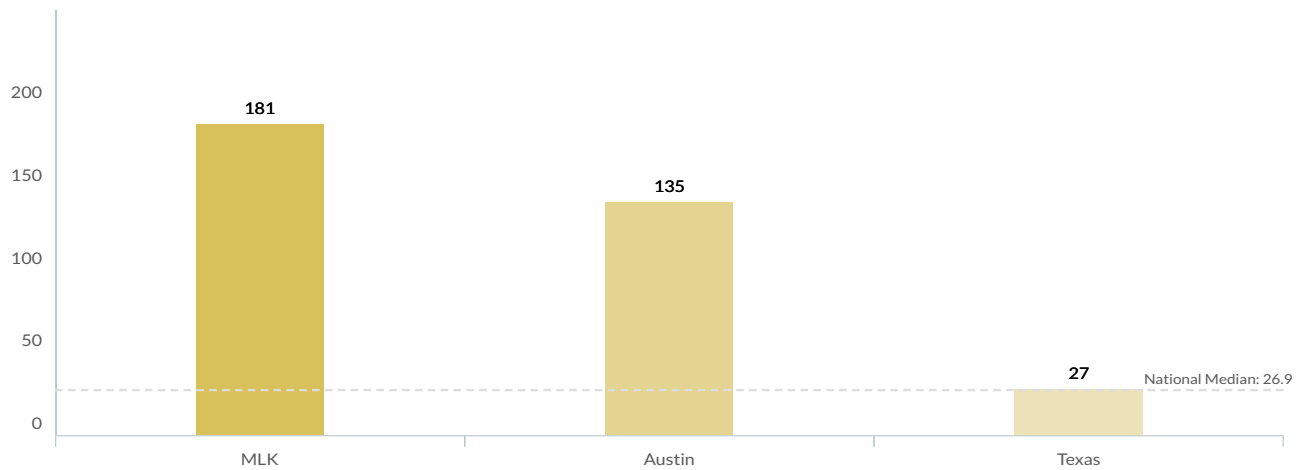
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,827	27,679	4,080
Rate per 1,000	5.02	28.78	4.24

UNITED STATES PROPERTY CRIMES

POPULATION: **331,449,281**

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

CRIME PER SQUARE MILE





THE 3511 MANOR RD NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY

77

(100 is best)

Better than 77% of U.S. schools.

ADDRESS SCHOOL QUALITY RATING

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

SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
Kealing M.S. School 1607 Pennsylvania Ave Austin, TX 78702	06-08		
Maplewood Elementary School 3808 Maplewood Ave Austin, TX 78722	PK-05		

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

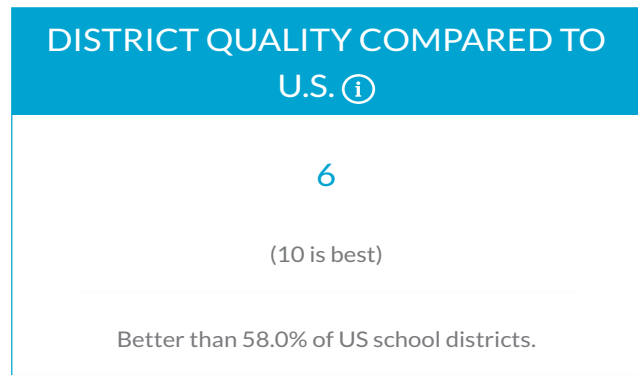
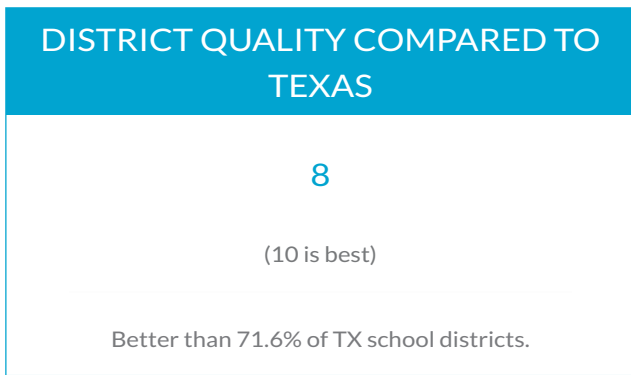
Adults In Neighborhood With College Degree Or Higher	50.3%
Children In The Neighborhood Living In Poverty	21.5%



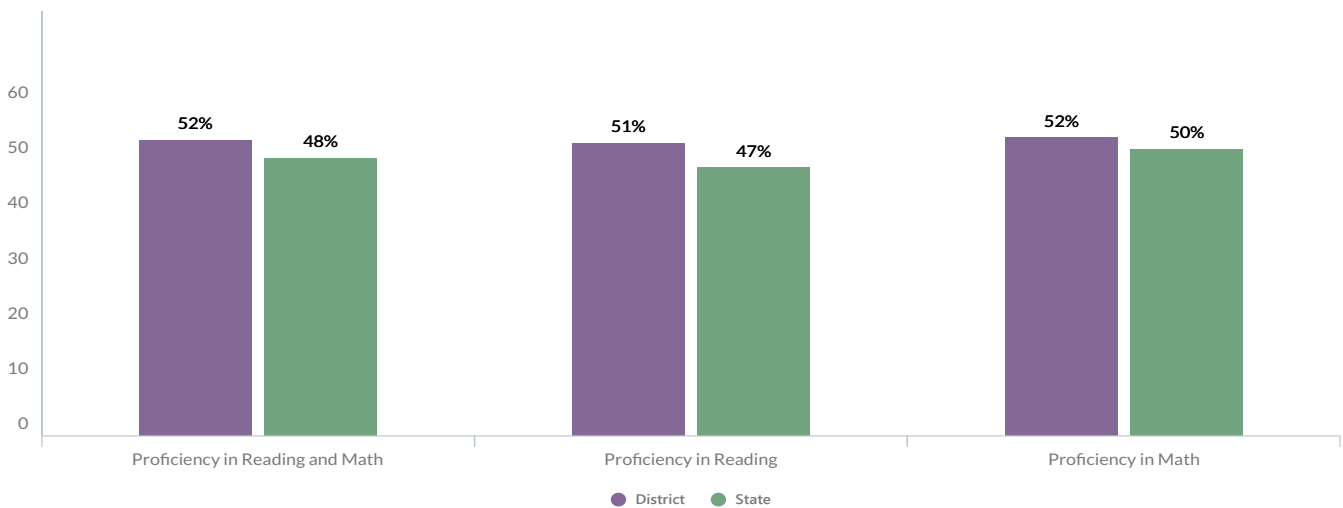
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

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



Public School Test Scores (No Child Left Behind)





School District Enrollment By Group

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

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

Educational Expenditures

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



THE 3511 MANOR RD TRENDS AND FORECAST

SCOUT VISION® SUMMARY

RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

BLUE CHIP INDEX ⓘ

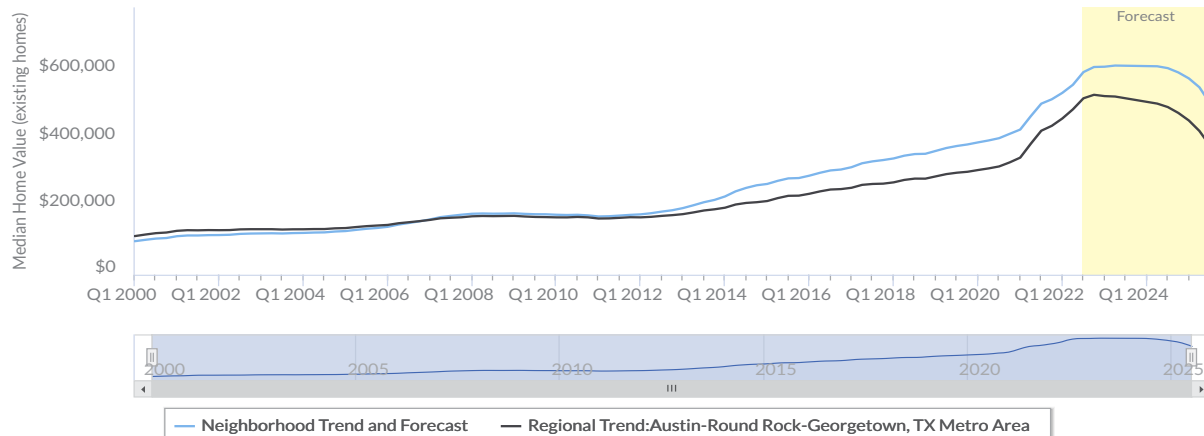
Blue Chip



Past Appreciation and existing fundamentals

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

SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ





3511 Manor Rd, Austin, TX 78723

Report date: Tuesday, October 25, 2022

SCOUT VISION® HOME VALUE TRENDS AND FORECAST

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

* 10 is highest



KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

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

Cons

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

- Regional Housing Market Outlook
- Crime

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ

Advantage



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

\$405

Neighborhood price per sqft

\$466

Average Nearby Home Price per sqft



JOBS WITHIN AN HOUR

ACCESS TO HIGH PAYING JOBS ⓘ

Excellent



Jobs score

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

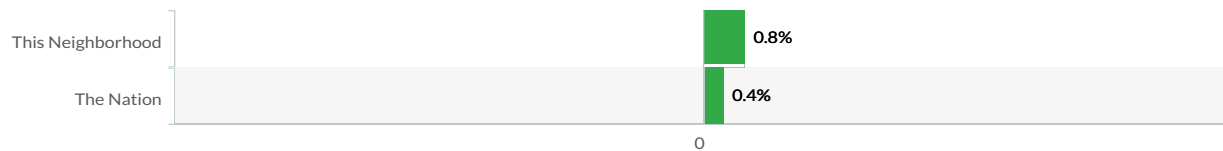
Good 5=Excellent

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

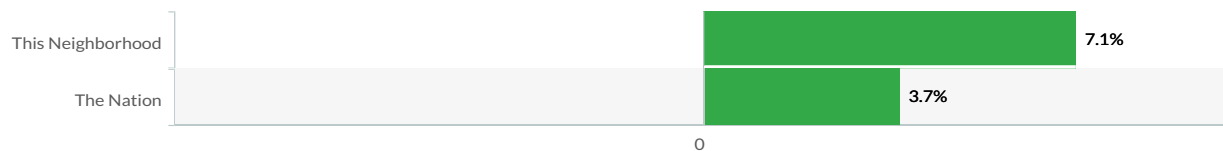
*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

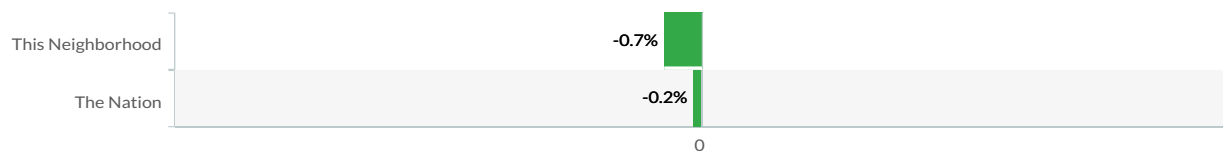
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️

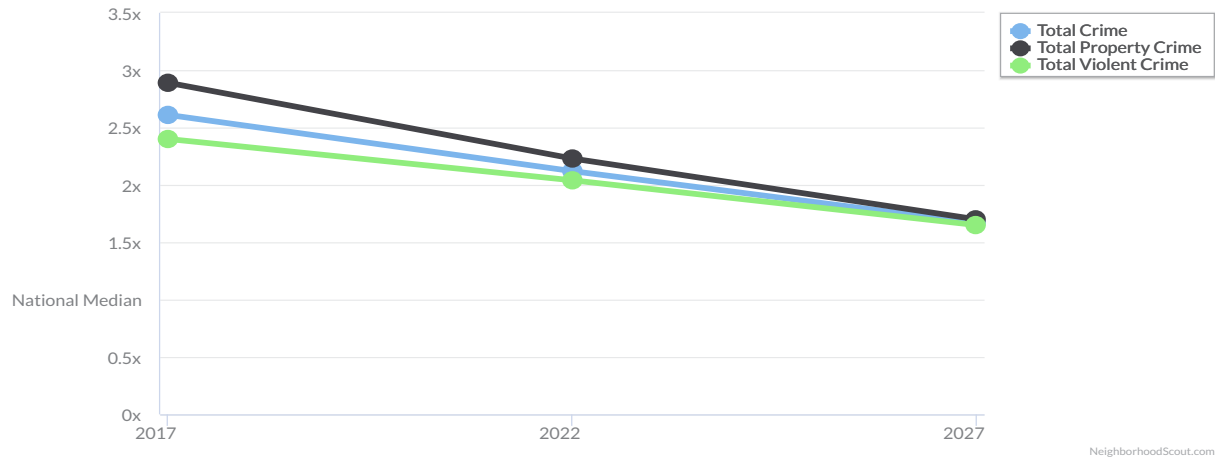


AVG. ANNUAL VACANCY TRENDS Over last 5 years



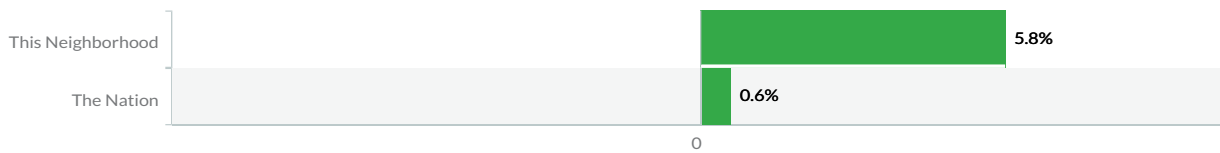


SCOUT VISION® CRIME TRENDS AND FORECAST

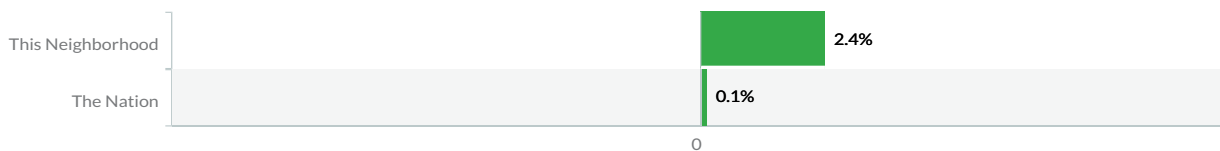


SCOUT VISION® EDUCATION TRENDS AND FORECAST

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

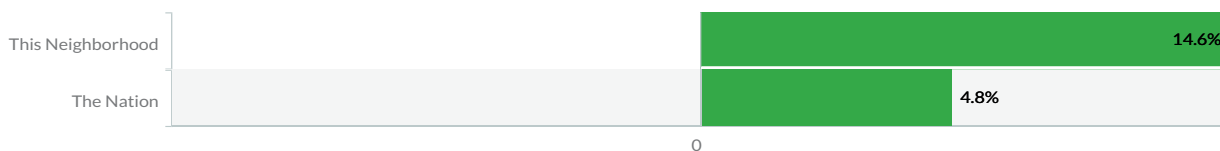


AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



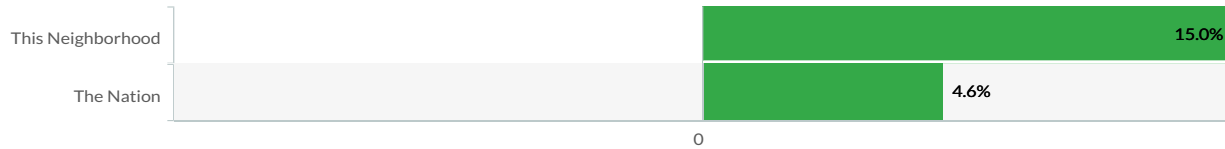
SCOUT VISION® ECONOMIC TRENDS AND FORECAST

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

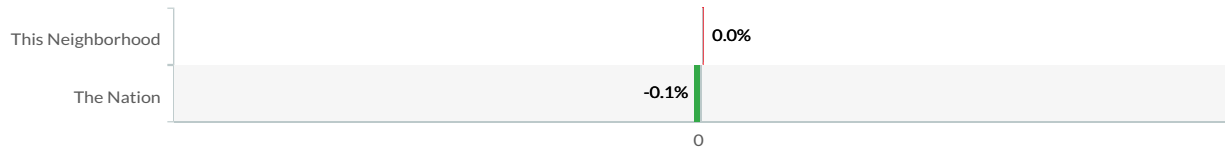
















AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years 



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years



SCOUT VISION® DEMOGRAPHIC TRENDS

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



SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



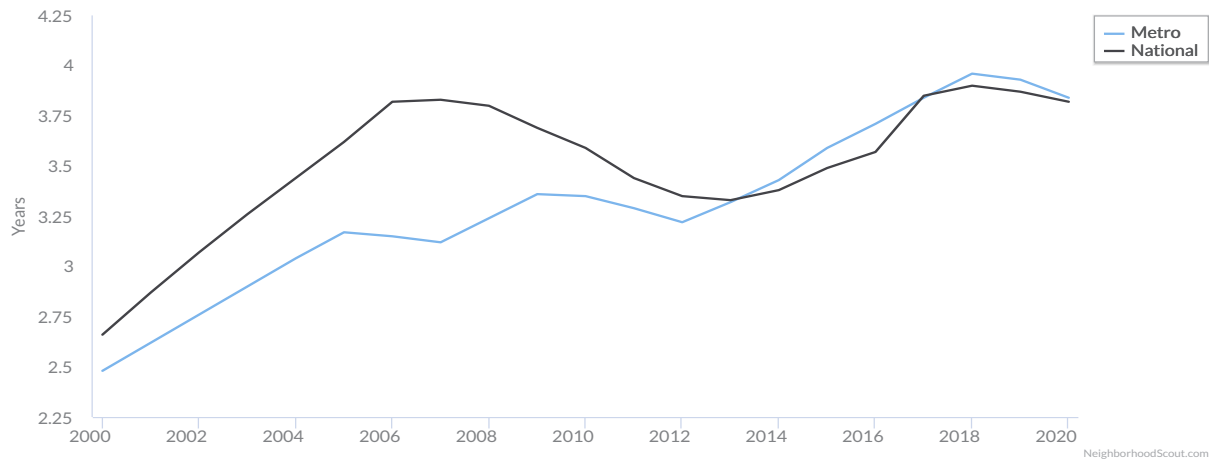
Regional Appreciation Potential (3yr)

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

5=Very High

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

Years of average household income needed to buy average home



<p>2.48</p> <p>Region's Historical Low</p>	<p>3.96</p> <p>Region's Historical High</p>	<p>3.84</p> <p>Current ⚠️</p>
---	--	--------------------------------------



REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.45% ↑	10 ⓘ	2.32% ↑	10 ⓘ
Job Growth	15.38% ↑	10 ⓘ	3.81% ↑	7
Income Trend (Wages)	23.84% ↑	10 ⓘ	16.47% ↑	10 ⓘ
Unemployment Trend	-9.33% ↓	4	-1.92% ↓	4
Stock Performance of Region's Industries	22.88% ↑	7	-12.47% ↓	3
Housing Added	8.34% ↑	10 ⓘ	4.58% ↑	10 ⓘ
Vacancy Trend	-0.48% ↓	8	0.00% ↑	1

* 10 is highest

Disclaimer

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



ABOUT THE 3511 MANOR RD NEIGHBORHOOD

Real Estate Prices and Overview

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

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

The average rental cost in this neighborhood is higher than 72.6% of the neighborhoods in Texas.

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

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

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

Notable & Unique Neighborhood Characteristics

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

Notable & Unique: Modes of Transportation

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

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



Notable & Unique: Diversity

Did you know that the MLK neighborhood has more British ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 3.4% of this neighborhood's residents have British ancestry.

The Neighbors

The Neighbors: Income

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

The neighbors in the MLK neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 51.6% of the neighborhoods in America. With 21.5% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 69.3% of U.S. neighborhoods.

The Neighbors: Occupations

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

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

The Neighbors: Languages

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



The Neighbors: Ethnicity / Ancestry

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

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

Getting to Work

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

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

4.B. Good Neighbor Policy

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification

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

(3) Pre-Application Engagement

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

- Appoint a Single-Point-of-Contact (SPOC) to serve as the liaison for exchanging information.

(4) Application requirements

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

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



John M. Welsh

February 2, 2023

Signed

printed name

date

Seabrook Square Good Neighbor summary

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

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

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

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

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

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

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

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

4.C. SMART Housing Letter

See below the the applicable SMART Housing Letter for Seabrook Square I.



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

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

November 10, 2022

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

TO WHOM IT MAY CONCERN:

Austin Housing Finance Corporation (development contact Alex Radtke; ph: 512-974-2108; email: alex.radtke@austintexas.gov) is planning to develop Seabrook Square, a 262-unit rental development at 3511-3515 Manor Road, Austin, TX 78723.

262 (100%) of the units will be leased to households at or below 60% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% (105) of the units will serve households at or below 80% MFI, the development will be eligible for 100% 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 (AWU) Capital Recovery Fees. **This development is fully in accordance with 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 and therefore all 262 units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	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@austinenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.

- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

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

Sincerely,



Brendan Kennedy, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

4.D. MOU with ECHO

Not applicable.

4.E. Resident Services

Resident services will be provided by Integral Care.



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

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

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

Integralcare.org



Brief History of the Organization and Description of Existing Services:

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

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

Integralcare.org

Housing and health happen through collaboration.



How We Collaborate

City of Austin & Travis County

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

Communities for Recovery

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

Federally Qualified Health Centers

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

ECHO

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

Mobile Loaves & Fishes

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

Landlords

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



Homeless & Housing Services

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




 Mental Illness
 Treatment


 Substance Use
 Disorder Treatment


 Wellness &
 Prevention Services


 24/7 Crisis
 Support


 Criminal Justice
 Navigation


 HIV
 Services


 Disability &
 Insurance Benefits

Our Impact

20+
 Years Serving
 Homeless
 Community

28
 Housing &
 Homeless
 Programs

150
 Housing
 Staff


\$8 M
 Housing &
 Homeless
 Services Budget

1040+
 People
 Permanently
 Housed

3500+
 People experiencing
 marginal homeles-
 ness in services

2900+
 People experiencing
 homelessness in
 services

Marlene Buchanan, MA, LPC


 Marlene.Buchanan@integralcare.org
Professional Summary:

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

Professional Experience:

Integral Care- Austin, Texas

Director of Systems of Care

February 2021-present

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

Integral Care- Austin, Texas

Director of Child and Family Services

August 2020-February 2021

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

Practice Administrator- Substance Use

March 2019-August 2020

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

Metrocare Services- Dallas, Texas

Director of Specialty Services

February 2015-February 2019

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

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

Bluebonnet Trails Community Service Center, Round Rock, Texas

TCOOMMI Program Director/Justice Involved 1115 Waiver Project Manager

December 2012-December 2014

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

Behavioral Health Counselor

September 2011- December 2012

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

Team Lead/Intensive Case Manager

January 2011-September 2011

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

Alliance for Change Through Treatment, Atlanta, Georgia

Intensive Family Intervention Team Member (IFI)

July 2010- December 2011

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

The Bridges Center, Atlanta, Georgia

Intensive Case Manager

September 2009-June 2010

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

Education and Training:

The Chicago School of Professional Psychology, Chicago, Illinois

August 2007-May 2009

- Masters of Arts in Forensic Psychology
- GPA: 3.85

Auburn University, Auburn, Alabama

August 2003-May 2007

- Bachelor of Arts in Criminal Justice and Psychology

Certifications, Trainings, and Affiliations:

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

References Available Upon Request



Ruth.Ahearn@integralcare.org

RUTH AHEARN

SKILLS & ABILITIES

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

EXPERIENCE

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

10/2020-Present

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

PRACTICE MANGER OF SUPPORTED HOUSING SERVICES, INTEGRAL CARE

1/2018-10/2020

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

PROGRAM MANAGER/HEALTHY COMMUNITY COLLABORATIVE, INTEGRAL CARE

2/2015-1/2018

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

ASSISTANT PROGRAM MANAGER/ANEW, AUSTIN TRAVIS COUNTY INTEGRAL CARE

4/2009-2/2015

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

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

2/2006-4/2009

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

EDUCATION

PEPPERDINE UNIVERSITY- MALIBU, CA- MA CLINICAL PSYCHOLOGY 2005

-Emphasis in Marriage and Family Therapy

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

LEADERSHIP

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

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

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

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

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

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

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

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

Practice Manager-Housing Administration

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

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

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

development

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

Director of Advanced Care and Contract Manager

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

Program Coordinator, Intake Coordinator, Case Manager & Facilitator

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

Travis County Counseling and Education, Austin, Texas

July 2010-July 2011

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

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

Travis County Counseling and Education, Austin, Texas

May 2009- August 2009

Intern

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

***Additional work experience available upon request**

Education:

St. Edwards University, Austin, Texas

Graduated: December 2013

Program: Master of Arts in Counseling

Austin College, Sherman, Texas

Graduated: May 2010

Major: Psychology

Minor: Exercise and Sports Science

Current Licenses & Training:

Licensed Professional Counselor

Licensed Chemical Dependency Counselor

EMDR Trained

Gottman Couples Method Levels 1,2 and 3 Trained

CPR Certified

Safety Care Certified

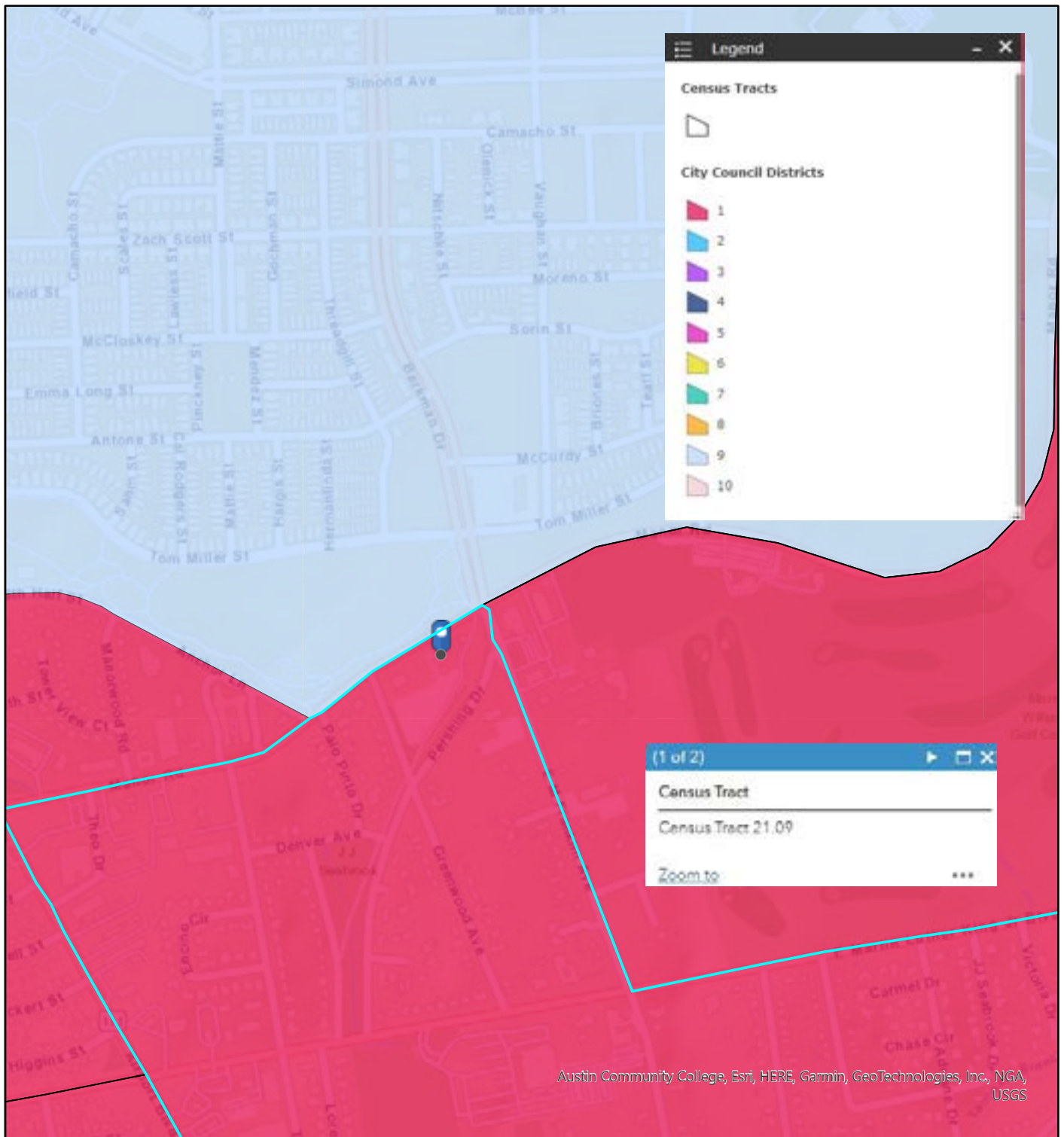
Seabrook Square I
RHDA Funding Application
Attachments 5. Property Information

5.A. Appraisal

Not applicable.

5.B. Property Maps

Please see the following attachments.



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

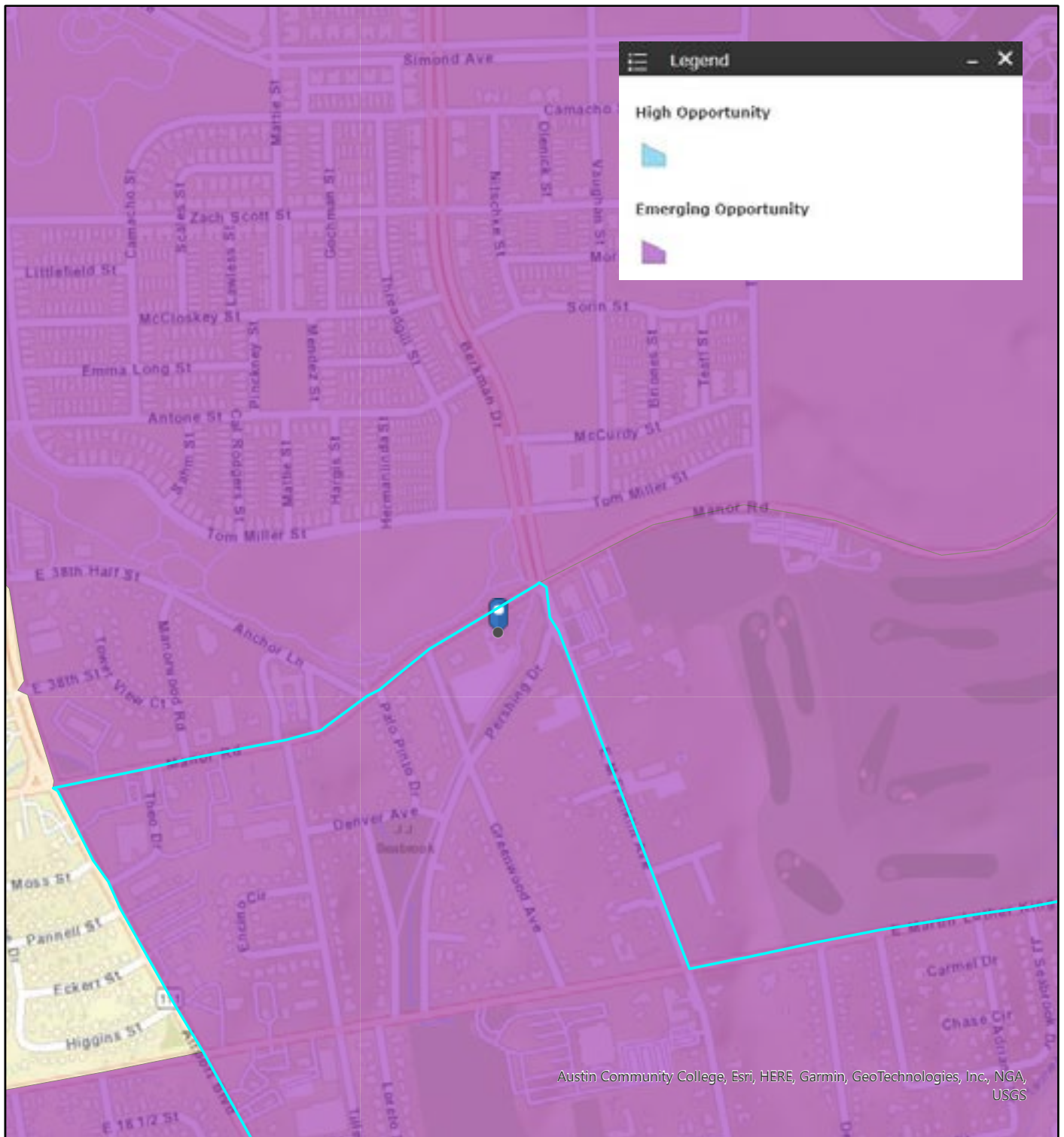


Seabrook Square Council District



04 October 2022 ArcGIS Web AppBuilder

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



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



Seabrook Square Opportunity Value



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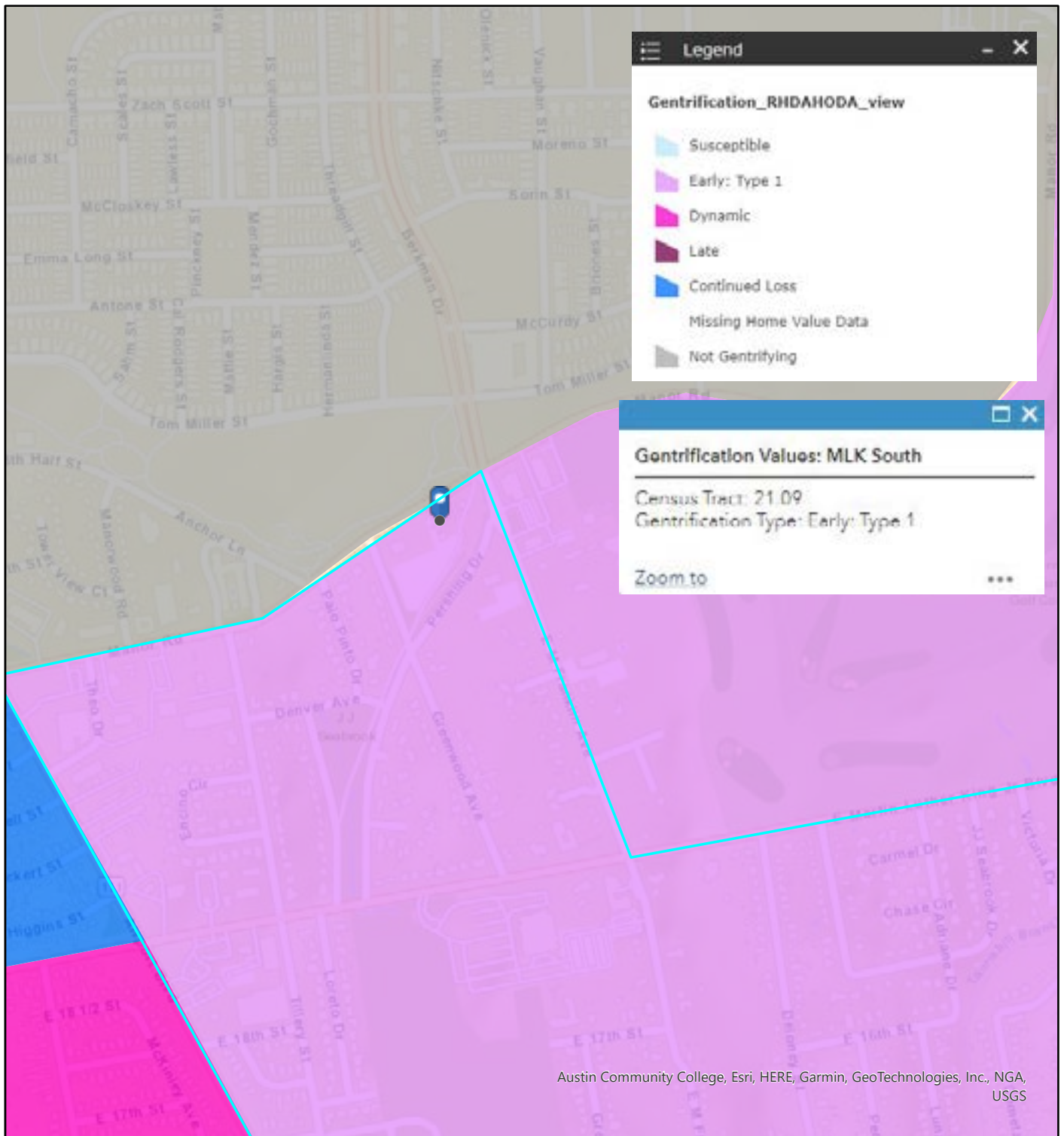


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04 October 2022 ArcGIS Web AppBuilder

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



Seabrook Square Gentrification Value



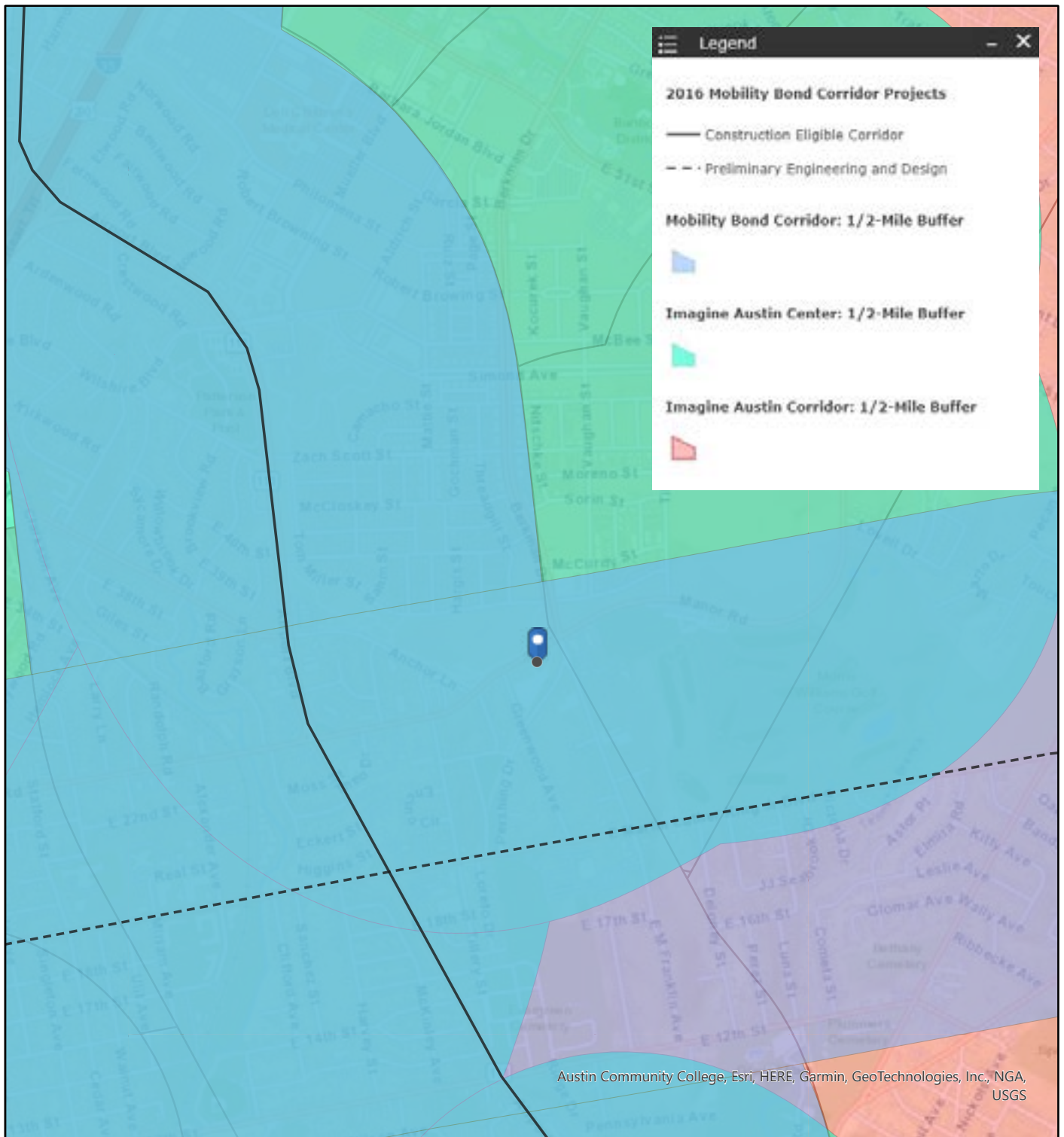
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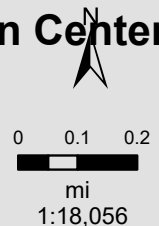
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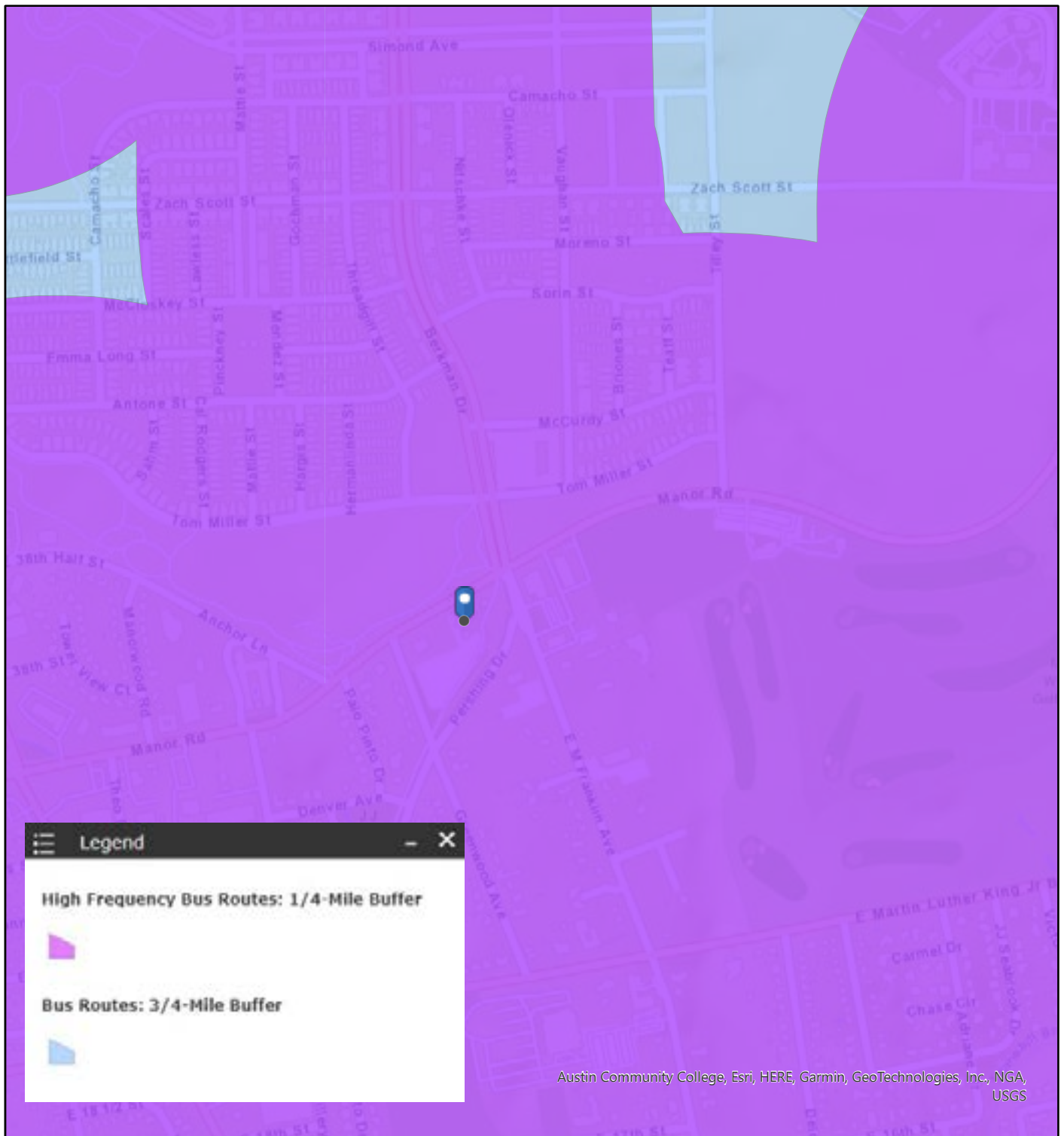
Seabrook Square - Mobility Bond Corridors & Imagine Austin Centers



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Seabrook Square - Proximity to Transit



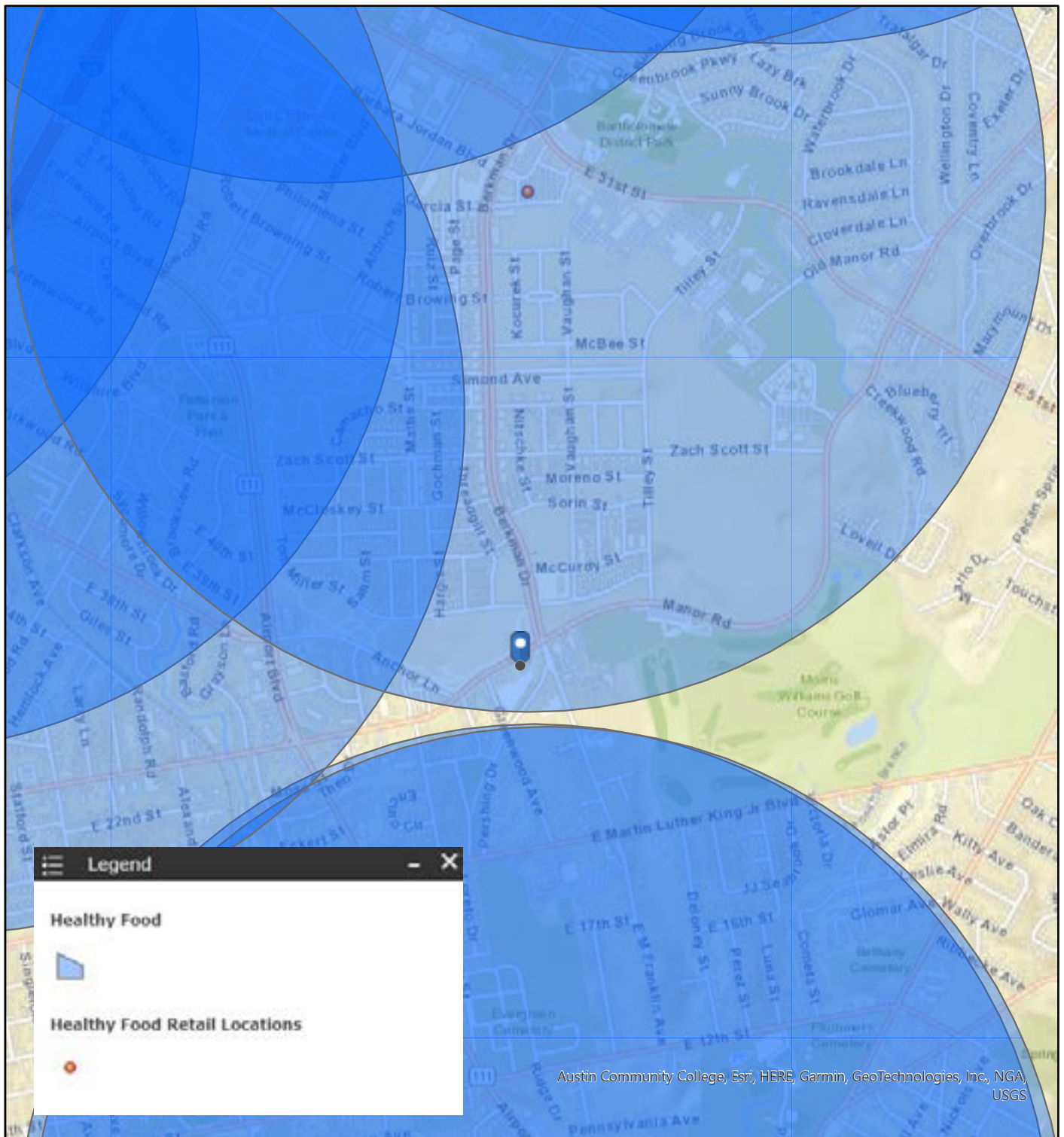
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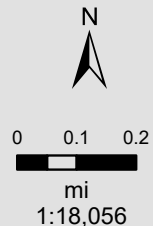
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Austin Community College, Esri, HERE, Garmin, GeoTechnologies, Inc., NGA, USGS

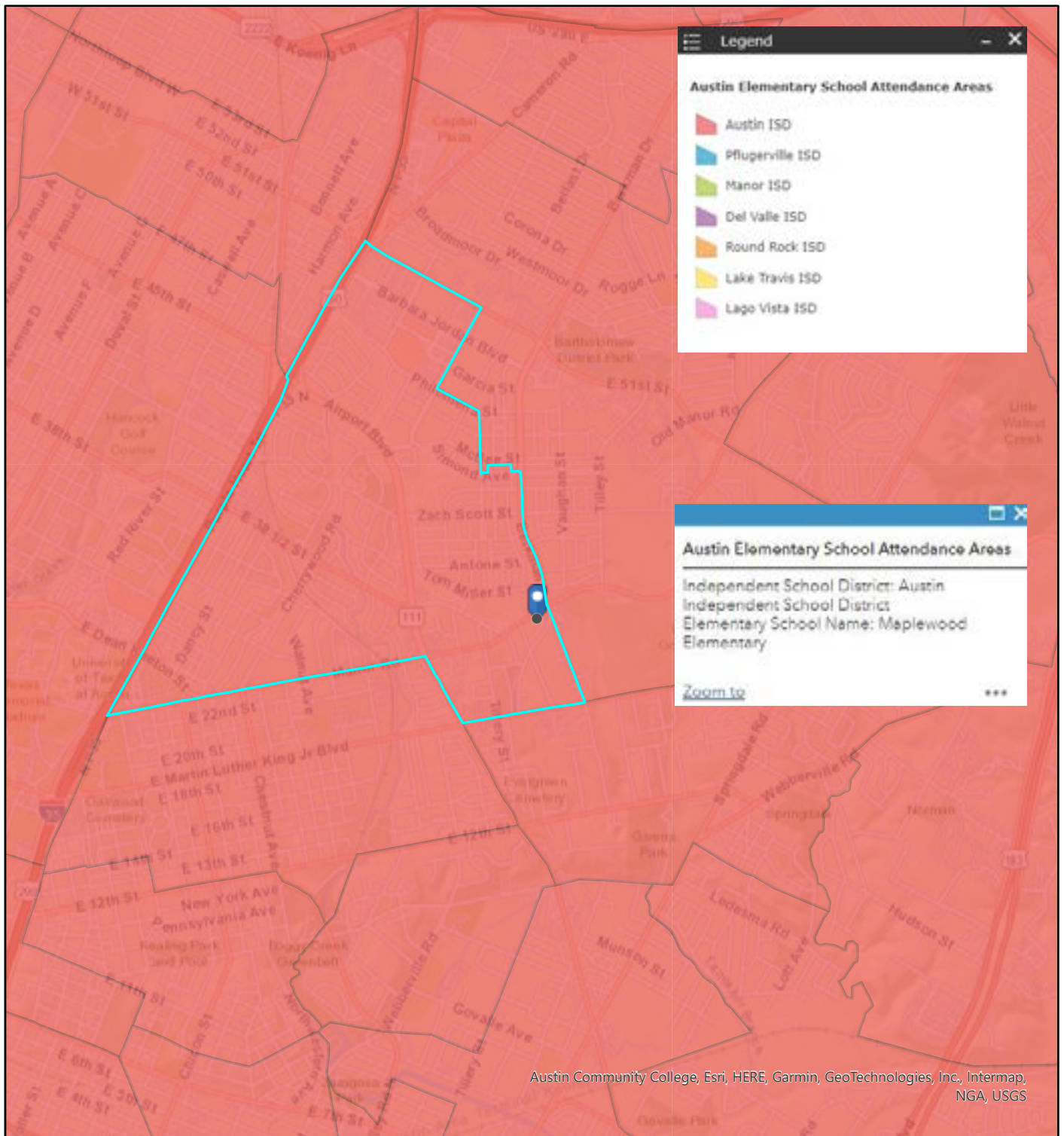


Seabrook Square - Healthy Food Access



04 October 2022 ArcGIS Web AppBuilder

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

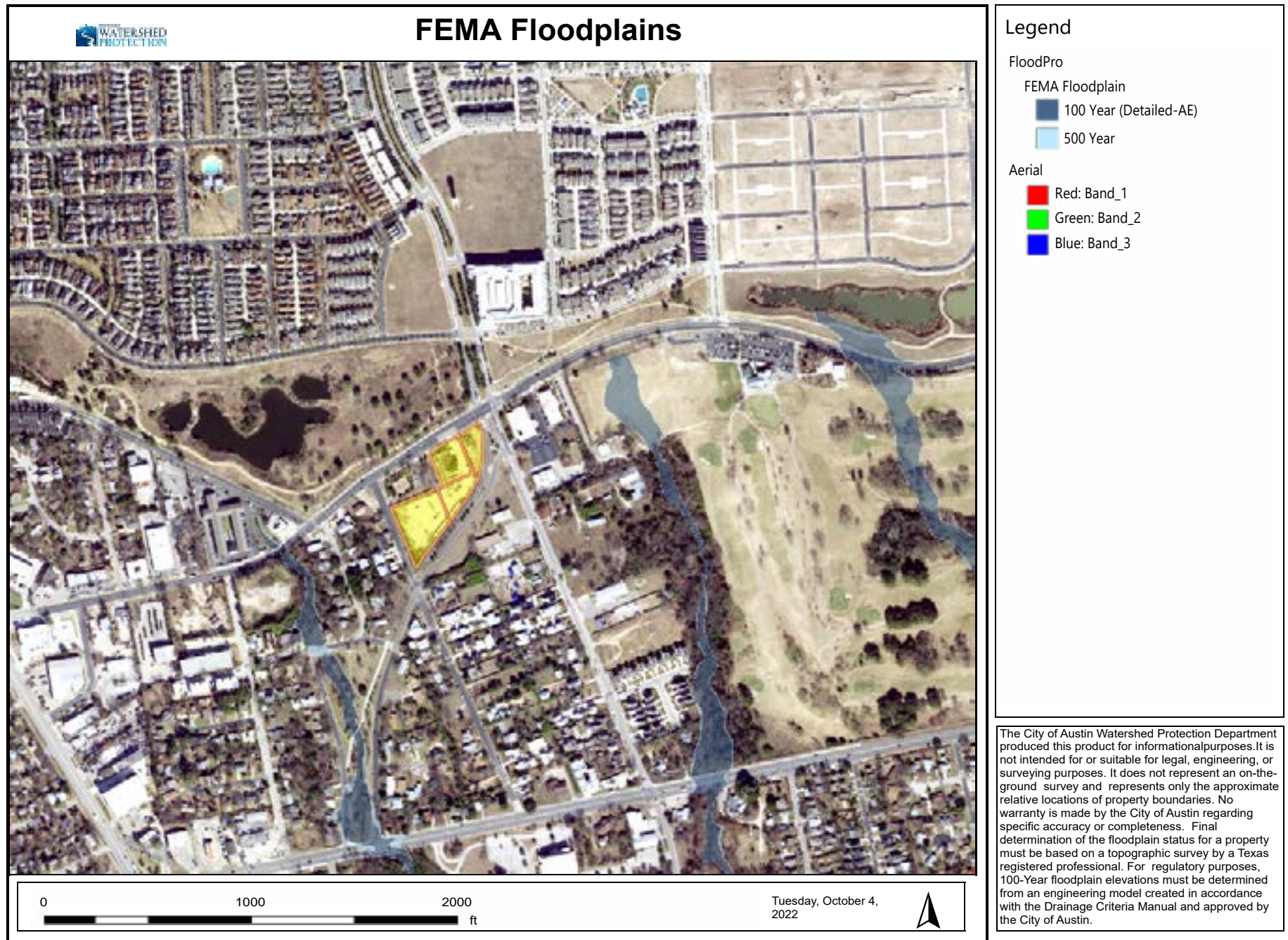


Seabrook Square - Elementary School



04 October 2022 ArcGIS Web AppBuilder

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5.C. Zoning Verification Letter

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

This site is the subject of an application for the City’s Affordability Unlocked Program. Under the AU Program, a qualifying development is not required to comply with compatibility standards (except side setbacks per zoning district), maximum floor-to-area ratio, minimum site area requirements, or parking requirements other than accessible parking that would normally be required by code. Height bonuses are allocated based on the level of affordability.

Based upon the current Affordability Unlocked application, the proposed development is eligible to be certified as a Type 2 qualifying development. The development was certified under the AU Program on November 10, 2022 (ID 865) meaning the site can be developed as multifamily housing with the bonuses described above.



CITY OF AUSTIN - ZONING VERIFICATION LETTER

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

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

Party Requesting Verification

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

Tax Parcel Identification Number

Agency: TCAD
Parcel ID: 0214150604

Zoning Classification(s)

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

GR-V-NP

Zoning Case Number(s)

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

C14-02-0142.003, C14-2007-0258

Zoning Ordinance Number(s)

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

021107-Z-12C, 20080320-048

For Address Verification visit:

<http://austintexas.gov/addressverification>

To access zoning ordinance documentation visit:

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

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

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

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

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

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

11/2/2022

0214150604



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11/2/2022

0214150606



City of Austin

P.O. Box 1088, Austin, TX 78767

<https://www.austintexas.gov/department/housing-planning>

Housing and Planning Department

November 10, 2022

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

To Whom It May Concern:

Owner Austin Housing Finance Corporation (development contact: Alex Radtke, ph: 512-974-2108; email: alex.radtke@austintexas.gov) is planning to develop a **262-unit rental** development at 3511-3515 Manor Road, Austin, TX 78723. The applicant has elected to participate in the City of Austin's Affordability Unlocked Development Bonus Program, Type 2, so the development can receive waivers or modifications from certain development regulations as described in Ordinance No. 20199509-027.

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

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

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

Sincerely,

Brendan Kennedy, Project Coordinator
Housing and Planning Department

5.D. Proof of Site Control

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

FINAL
#60609109v4

GROUND LEASE OPTION AGREEMENT

THIS GROUND LEASE PURCHASE OPTION AGREEMENT (this “Agreement”) is entered into as of this 14th day of October, 2022 (the “Effective Date”) by and between AUSTIN HOUSING FINANCE CORPORATION (“Grantor”) and AHFC MANOR NON-PROFIT CORPORATION, a Texas nonprofit corporation (“Grantee”), and supersedes that certain Ground Lease Option Agreement between the parties dated October 22, 2021.

WITNESSETH:

WHEREAS, Grantor is the fee owner of two (2) parcels of real property totaling (i) approximately 2.6 acres, located at 3511 Manor Road, Austin, Texas and (ii) approximately .45 acres, located at 3515 Manor Road, Austin, Texas, in each case as more particularly described on Exhibits A-1 and A-2, respectively, attached hereto and made a part hereof (collectively, the “Land”);

WHEREAS, Grantor has agreed to lease a portion of the Land to Grantee or its permitted assignee of approximately 2.6 acres and Grantee has agreed to lease such portion of Land (“Leased Premises”); and

WHEREAS, Grantee will be the sole general partner (and controlling entity) of a to-be-formed borrower entity (“Borrower”) and upon formation of Borrower Grantee will assign its interest in this Agreement to Borrower; and Borrower will construct an approximately 202-unit multifamily rental housing development (the “Development”) on the Leased Premises; and

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

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

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

2. Option Consideration. Grantor and Grantee acknowledge and agree that the payment of One Hundred Dollars (\$100.00) (the “Option Price”) by Grantee to Grantor, together with the mutual promises and covenants made herein, provide valuable consideration for the Option granted herein. The Option Price shall not be refundable.

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

4. Manner of Exercising Option. Grantee may exercise this Option by delivering to Grantor, at any time during the Option Term, a written notice (the “Option Notice”) advising Grantor of Grantee’s election to exercise the Option. The Option Notice shall state that the Option is thereby exercised by Grantee. The leasing of the Leased Premises by Grantee shall occur on a date designated by Grantee in the Option Notice that is no more than ninety (90) days from the date of the exercise of the Option (the “Initial Lease Date”).

5. Ground Lease Provisions. The term of the Ground Lease shall be for a minimum of 55 years from the Initial Lease Date. The initial and annual rent payable by Grantee shall be as set forth in the Ground Lease. The Ground Lease shall be in the standard form of ground lease generally used by Grantor with such modifications as required by Grantor in its sole discretion .

6. Lease of Integral Care Portion. Grantee acknowledges that Grantor intends to lease a portion of the Land (approximately .42 acres) to Integral Care (“Integral Care”).

7. Ground Lease-Related Costs. All costs related to this Ground Lease Option and the leasing of the Leased Premises under the Ground Lease shall be paid by the Grantee.

8. Assignment of Option. Grantee may assign its rights under this Agreement to Borrower without the prior written consent of Grantor. Any other assignment by Grantee requires the prior written consent of Grantor. Grantor may assign this Agreement to an affiliate of Grantor without the consent of the Grantee; any other assignment requires the consent of Grantee. Any assignment or attempted assignment in violation of this Section 8 shall be null and void and shall constitute a default by the assigning party.

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

If to Grantor:

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

If to Grantee: AHFC Manor Non-Profit Corporation
c/o Austin Housing Finance Corporation
Patrick Russell
1000 East 11th Street
Austin, Texas 78702
Phone (512) 974-3141
Email: patrick.russell@austintexas.gov

For each notice, a copy to: Austin Housing Finance Corporation
General Counsel
P.O. Box 1088
Austin, Texas 78767-8839
Attn: Shannon Kackley
Phone: (512) 974-2317
Email: shay.kackley@austintexas.gov

For each notice, a copy to: Greenberg Traurig, LLP
2101 L Street, NW
Suite 1000
Washington, DC 20037
Attn: William L. Gehrig
Phone: (202) 331-3170
Email: gehrigw@gtlaw.com

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

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

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

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

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

15. Successors and Assigns. This Agreement is executed by, and shall be binding upon and inure to the benefit of, the parties hereto and each of their respective successors and assigns. None of the provisions of this Agreement shall be for the benefit of or enforceable by any other person.

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

17. Specific Performance. If Grantor fails to consummate the transaction contemplated under this Agreement for any reason, except Grantee's default, Grantee shall be entitled to enforce specific performance of this Agreement, without the necessity of tendering performance under this Agreement or proving that Grantee was ready, willing and able to consummate the transaction contemplated by this Agreement on the scheduled Initial Lease Date.

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

[Remainder of Page Intentionally Left Blank]

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

GRANTOR:

AUSTIN HOUSING FINANCE CORPORATION

By: *[Signature]*
Name: Rosie Truelove
Title: Treasurer

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 7 day of October, 2022 by Rosie Truelove, Treasurer of Austin Housing Finance Corporation.

(SEAL)



[Signature]
Notary Public in and for the State of Texas
Robin Harvey
(Printed Name of Notary)

My commission expires: 2.21.2024

GRANTEE:

AHFC MANOR NON-PROFIT CORPORATION

By: *ROSIE TRULOVE*

Name: Rosie Truelove

Title: Representative/Incorporator

STATE OF TEXAS

§

COUNTY OF TRAVIS

§

This instrument was acknowledged before me on the 7 day of October, 2022 by Rosie Truelove, Representative/Incorporator of AHFC Manor Non-Profit Corporation.

(SEAL)



Robin Harvey
Notary Public in and for the State of Texas

Robin Harvey
(Printed Name of Notary)

My commission expires: 2.21.2024

Exhibit A-1**Legal Description of Land—3511 Manor Road**

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

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit A-2

Legal Description of Land—3515 Manor Road

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

5.E. Phase I ESA

NHP Foundation has engaged Terracon to complete a Phase 1 ESA in Fall 2022. Due to file size constraints, the ESA will be provided to AHFC under a separate cover.

5.F. SHPO

3511 Manor Rd does contain a building constructed in 1968. As such, attached is the SHPO consultation form and necessary attachments.

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): _____

Project Information

PROJECT NAME Seabrook Square		
PROJECT ADDRESS 3511 - 3515 Manor Rd	PROJECT CITY Austin	PROJECT ZIP CODE(S) 78723
PROJECT COUNTY OR COUNTIES Travis		
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. Seabrook Square is a mixed-use, affordable multi-family development to include 3 buildings and approximately 200 units.		

Project Contact Information

PROJECT CONTACT NAME Nicole Joslin	TITLE Principal	ORGANIZATION Capital A Housing	
ADDRESS 5110 Lancaster Ct	CITY Austin	STATE TX	ZIP CODE 78723
PHONE 512-761-6161	EMAIL Nicole@capitalAhousing.com		

Federal Involvement (Section 106 of the National Historic Preservation Act)

Does this project involve approval, funding, permit, or license from a federal agency?	
<input type="checkbox"/> Yes (Please complete this section)	<input checked="" type="checkbox"/> No (Skip to next section)
FEDERAL AGENCY	FEDERAL PROGRAM, FUNDING, OR PERMIT TYPE
CONTACT PERSON	PHONE
ADDRESS	EMAIL

State Involvement (Antiquities Code of Texas)

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 checked="" type="checkbox"/> No (Skip to next section)
CURRENT OR FUTURE OWNER OF THE PUBLIC LAND	
CONTACT PERSON	PHONE
ADDRESS	EMAIL

VER 0811

REQUEST FOR SHPO CONSULTATION -- PROJECT NAME: **Seabrook Square**
3511 - 3515 Manor Rd

Austin

Travis

Identification of Historic Properties: Archeology
Does this project involve ground-disturbing activity? <input type="checkbox"/> Yes (Please complete this section) <input checked="" type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes (Please complete this section) <input type="checkbox"/> 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? <input type="checkbox"/> Yes, name of property or district: _____ <input checked="" type="checkbox"/> No <input type="checkbox"/> 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 DATE OF CONSTRUCTION SOURCE FOR CONSTRUCTION DATE 3511 Manor Rd 1968 Travis County Appraisal District
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

PID 207662 | 3511 MANOR RD

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

GENERAL INFO

ACCOUNT

Property ID: 207662
 Geographic ID: 0214150603
 Type: R
 Zoning: GR
 Agent:
 Legal Description: LOT 13 & E30 FT OF LOT 1 BLK 1 OLT 51-52 DIV B CREST HAVEN ADDN
 Property Use: 53

OWNER

Name: AUSTIN HOUSING FINANCE
 Secondary Name:
 Mailing Address: 1000 E 11TH ST STE 200 AUSTIN TX USA 78702-1945
 Owner ID: 1857217
 % Ownership: 100.00
 Exemptions: EX-XV - Other Exemptions (including

LOCATION

Address: 3511 MANOR RD TX 78723
 Market Area:
 Market Area CD: EAS
 Map ID: 021011

PROTEST

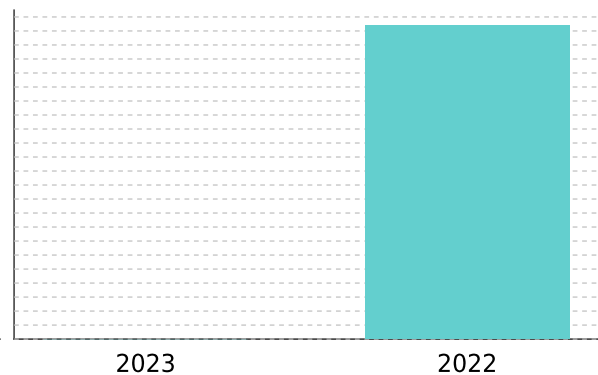
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$1,164,415
 Special Use Land Market: \$0
 Total Land: \$1,164,415
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$1,073,222
 Total Improvement: \$1,073,222
 Market: \$2,237,637
 Special Use Exclusion (-): \$0
 Appraised: \$2,237,637
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$2,237,637

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
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$1,164,415	\$1,073,222	\$0	\$2,237,637	\$0	\$2,237,637

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
01	AUSTIN ISD	1.061700	\$2,237,637	\$392,353
02	CITY OF AUSTIN	0.541000	\$2,237,637	\$392,353
03	TRAVIS COUNTY	0.357365	\$2,237,637	\$392,353
0A	TRAVIS CENTRAL APP DIST	0.000000	\$2,237,637	\$392,353
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$2,237,637	\$392,353
68	AUSTIN COMM COLL DIST	0.104800	\$2,237,637	\$392,353

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 (SMALL)** Improvement Value: **\$1,073,222** Main Area: **3,466**
 State Code: **F1** Gross Building Area: **17,164**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	C		0	1968	1968	3,466
501	CANOPY	A		1	1968	1968	2,975
501	CANOPY	A		1	1968	1968	1,989
031C	GARAGE DET 1ST COMM	WV		1	1968	1968	651
501	CANOPY	A		1	1968	1968	1,020
551	PAVED AREA	AI		1	1968	1968	6,090
501	CANOPY	A		1	1968	1968	595
541	FENCE COMM LF	C6		1	1968	1968	200
501	CANOPY	A		1	1968	1968	72
501	CANOPY	A		1	1968	1968	54
501	CANOPY	A		1	1968	1968	52

Improvement Features

1ST Shape Factor: I, Floor Factor: 1ST, Ceiling Factor: 09, Grade Factor: A

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.7638	33,269	\$35.00	\$1,164,415	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
3/3/22	SW	SPECIAL WARRANTY	CITY OF AUSTIN	AUSTIN HOUSING FINANCE				2022098082
9/25/09	SW	SPECIAL WARRANTY	CITY OF AUSTIN	CITY OF AUSTIN				2009163414 TR
9/25/09	SW	SPECIAL WARRANTY	CONTRACT CARRIERS INC	CITY OF AUSTIN				2009163414 TR
8/1/86	WD	WARRANTY DEED	AMMER RUDOLPH C TRUSTEE	CONTRACT CARRIERS INC		09968	00791	
10/29/85	WD	WARRANTY DEED	CONTRACT CARRIERS INC	AMMER RUDOLPH C TRUSTEE		09443	00692	
11/28/83	WD	WARRANTY DEED	WILDER BILL TRUSTEE	CONTRACT CARRIERS INC		08353	00304	



Property Profile

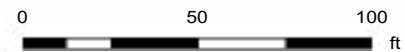
3511 Manor Rd - Existing Building Footprint Imagery



Legend

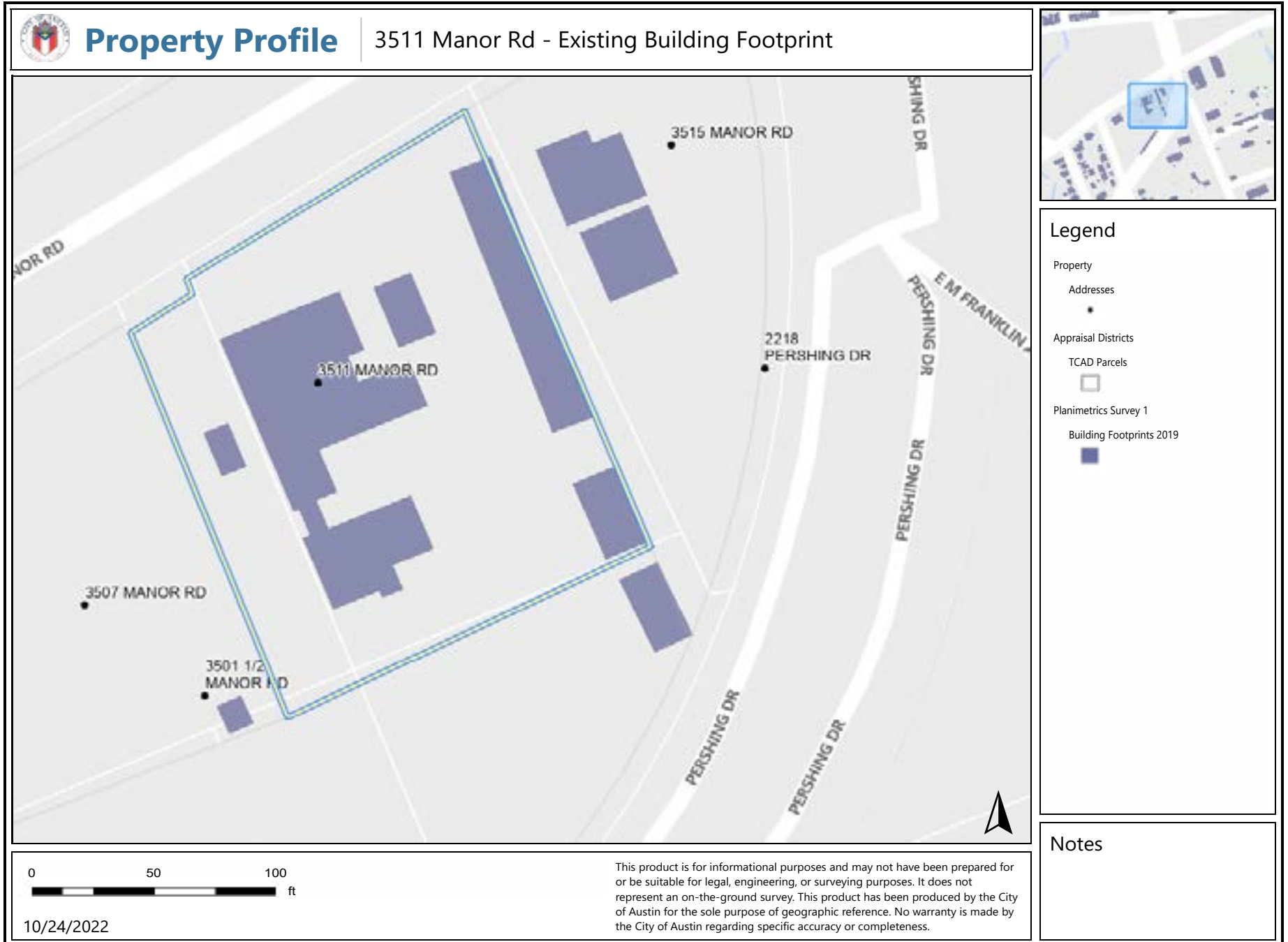
- Property
- Addresses
 -
- Appraisal Districts
- TCAD Parcels
 -

Notes



10/24/2022

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



Phase I Environmental Site Assessment

AHFC Acquisitions

3511 Manor Road

Austin, Travis County, TX

November 19, 2021

Terracon Project No. 96217771



Prepared for:
City of Austin
Austin, Texas

Prepared by:
Terracon Consultants, Inc.
Austin, Texas

terracon.com

Terracon

Environmental



Facilities



Geotechnical



Materials

Project No. 96217771
Date Photos Taken: November 5, 2021



Photo 13 View of the on-site building



Photo 14 Interior view of the on-site building



Photo 15 Interior view of the on-site building



Photo 16 Interior view of the on-site building

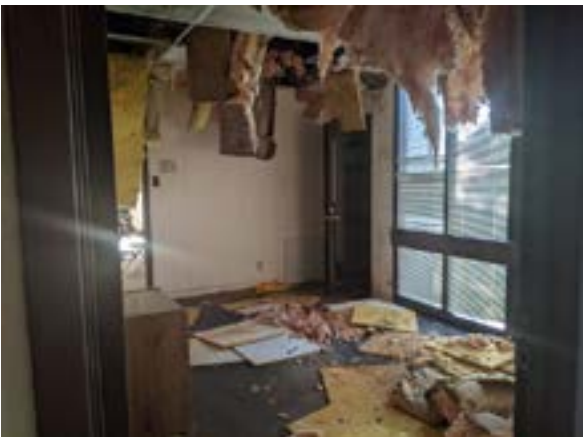


Photo 17 Interior view of the on-site building



Photo 18 Interior view of the on-site building

AHFC Acquisitions-3511 Manor Road

Project No. 96217771
Date Photos Taken: November 5, 2021



Photo 19 Interior view of the on-site building



Photo 20 Interior view of the on-site building



Photo 21 Interior view of the on-site building



Photo 22 Interior view of the on-site building



Photo 23 Interior view of the on-site building



Photo 24 Exterior view of the on-site building