

**1021 E St Johns Ave**  
**OHDA Funding Application**  
Application



5110 Lancaster Ct, Austin, Texas, 78723  
Phone 512.761.6161 | Fax 512.761.6167  
www.CapitalAHousing.com | Eyad@CapitalAHousing.com

February 4, 2021

James May  
Community Development Manager  
City of Austin, Housing and Planning Dept  
1000 East 11<sup>th</sup> Street  
Austin, Texas 78702

Dear Jamie:

Capital A Housing is pleased to submit this application for OHDA funding for the development of 1021 E St Johns – 8 units of high-quality, affordable housing for families in a high opportunity area of North Austin. Four of the units will be homeownership units at 60% MFI and below and an additional 4 homeownership units at 80% MFI and below.

The team behind Capital A Housing is extremely experienced in affordable housing development paired with significant financial backing and a motivation to continue their growth of affordable housing in the Austin Community. This application is a continuation of Capital A's commitment to deliver accessible affordable housing that the people of Austin deserve.

I want to highlight the characteristics to assure you that this is a solid team with thoughtful projects and zero risk execution:

- 1) The team members behind Capital A Housing have experience collaborating with the HPD for Austin's Affordability Unlocked program's first project- A at Lamppost.
- 2) The property is already acquired. The rezoning, neighborhood plan amendment, and site plan design. The project is ready to proceed and will rapidly deliver units showing the City an immediate return on investment.
- 3) The City's funding will be leveraged with owner equity and debt financing. No funds are being requested for predevelopment.

Bests,

Eyad Kasemi  
President  
Capital A Housing

# Application A1, Executive Summary & Project Proposal

A at St Johns is a for-sale, 8-unit single family development that will be located on approximately 0.29 acres on East Saint Johns Avenue, in City Council District 4. The project is proposed to be 100% affordable and is located immediately on a high-frequency bus route. The location of the project provides a unique opportunity to provide ownership units in a connected area of central Austin. Cap A is committed to fully leveraging city funds and protecting the affordability restrictions on the funded units long term. To that end, GNDC will perform affordability compliance, buyer income verification and have the first right of refusal to purchase at the time of resale.

## 1. Describe the proposed homeowner population, income levels, and services, if any, to be provided to or made available to residents

The community will feature 100% affordable homes, 4 at 60% MFI and 4 at 80% MFI. All eight units will have 3 bedrooms, 2 baths, and approximately 1,400 (net usable) square feet. The average price points for this floorplan will be \$225,000 for the 60% homes and no more than \$265,000 for the 80% affordable homes, to be further refined at the time of sale using 35% of monthly household income or updated guidance released by the City of Austin for affordable ownership units with homebuyer education at the time of sale\*.

\* Sales price for income restricted units will comply with the City of Austin's Affordability Unlocked, S.M.A.R.T Housing, and City of Austin Ownership Housing Development Assistance requirements (if the project receives such funding). Sales Price listed here for income-restricted units is an estimate based on current MFI levels.

	Unit Model 1 (60% MFI)	Unit Model 2 (80% MFI)
Number of Units	4	
Number of Bedrooms/ Bathrooms	3 bd/2 ba	
Square Footage	1,400	
Anticipated Sale Price	\$225,000	\$265,000

Due to the small number of units at the property, services will not be provided on-site. Referrals to services available in the community will be made on an as-needed basis.

**2. Indicate the number of units reserved for Housing Choice Voucher holders.**

Because the 1021 E St Johns development is entirely ownership units, no units can be reserved for Housing Choice Voucher holders (Section 8).

**3. Indicate the number of units that are or will be made accessible and adaptable for persons with mobility, sight or hearing disabilities.**

All units comply with the Visibility Ordinance (Chapter 5-1 of the City Code, Article 3, Division 2) required for townhomes with SMART Housing designation.

**4. If Applicable, demonstrate the Project's compatibility with current Neighborhood Plan.**

At time of submission, the site is currently in the process of a rezoning from SF-3-NP to SF-4A-NP. The documentation will be submitted under separate cover to HPD. The St. Johns/Coronado Hills Neighborhood Planning Area Future Land Use Map, last updated in April of 2012, shows this area as designated single family. The project is proposed to be small-lot single family residences, which is a similar use, though it still requires a Neighborhood Plan Amendment (NPA) to be filed concurrently with the rezoning.

**5. Summarize the key financials of the project, clearly indicating the total project cost, the amount and intended use of AHFC/NHCD funds being requested, and the amount(s) and provider(s) of other funding and the status of those funding commitments.**

The total cost for 1021 E St. Johns is \$2,689,071. The applicant is requesting \$656,000 in Ownership Housing Development Assistance (OHDA) funds through the Housing and Planning Department to finance the affordable homes. An additional \$1,200,000 loan has been preapproved from Prosperity Bank. The remaining of the funds will be provided by the developer.

**6. If the property is occupied by residents at the time of application submission, specify that along with the following additional information: Include details on the type of structures (multi-family or single-family), number and size of units in square feet.**

Not applicable - the current site does not contain an occupied structure.

**7. Indicate whether the project meets the requirements of the City’s Vertical Mixed-Use (VMU) Ordinance, or is in a Planned-Unit Development (PUD) or Transit Oriented Development (TOD) or any other City of Austin density bonus program.**

Not applicable - 1021 E St Johns is not located in a VMU, PUD, or TOD.

**8. Indicate how the project will meet SMART Housing Requirements.**

A SMART Housing Certification letter was issued on November 16, 2020 and is included with this application.

**Safe** – 1021 E St Johns is located in central Austin. The new construction of the property will eliminate any potential safety concerns arising out of a vacant lot and will offer efficient, high-performing and healthy homes to better serve low-income Austinites.

**Mixed Income** – 1021 E St Johns will provide affordable and market rate for-sale options for an area that is currently primarily rental developments.

**Accessible** – 1021 E St Johns will be designed and constructed to meet and/or exceed the City’s minimum accessibility requirements.

**Reasonably Priced** – Designated affordable units will be available for purchase at a price affordable to families with incomes less than 80% of Median Family Income.

**Transit-Oriented** – 1021 E St Johns is located on the Capital Metro 300 (Springdale/Oltorf) bus route, in addition to being within  $\frac{3}{4}$  mile to multiple other bus stops.

**Project Summary Form**

1) **Project Name**       2) **Project Type**       3) **New Construction or Rehabilitation?**

4) **Location Description** (Acreage, side of street, distance from intersection)       5) **Mobility Bond Corridor**

6) **Census Tract**       7) **Council District**       8) **Elementary School**       9) **Affordability Period**

10) **Type of Structure**       11) **Occupied?**       12) **How will funds be used?**

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						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI				4		4
Up to 80% MFI				4		4
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>8</b>

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	0	Continuum of Care Units	0
Accessible Units for Sensory Impairments	0		

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

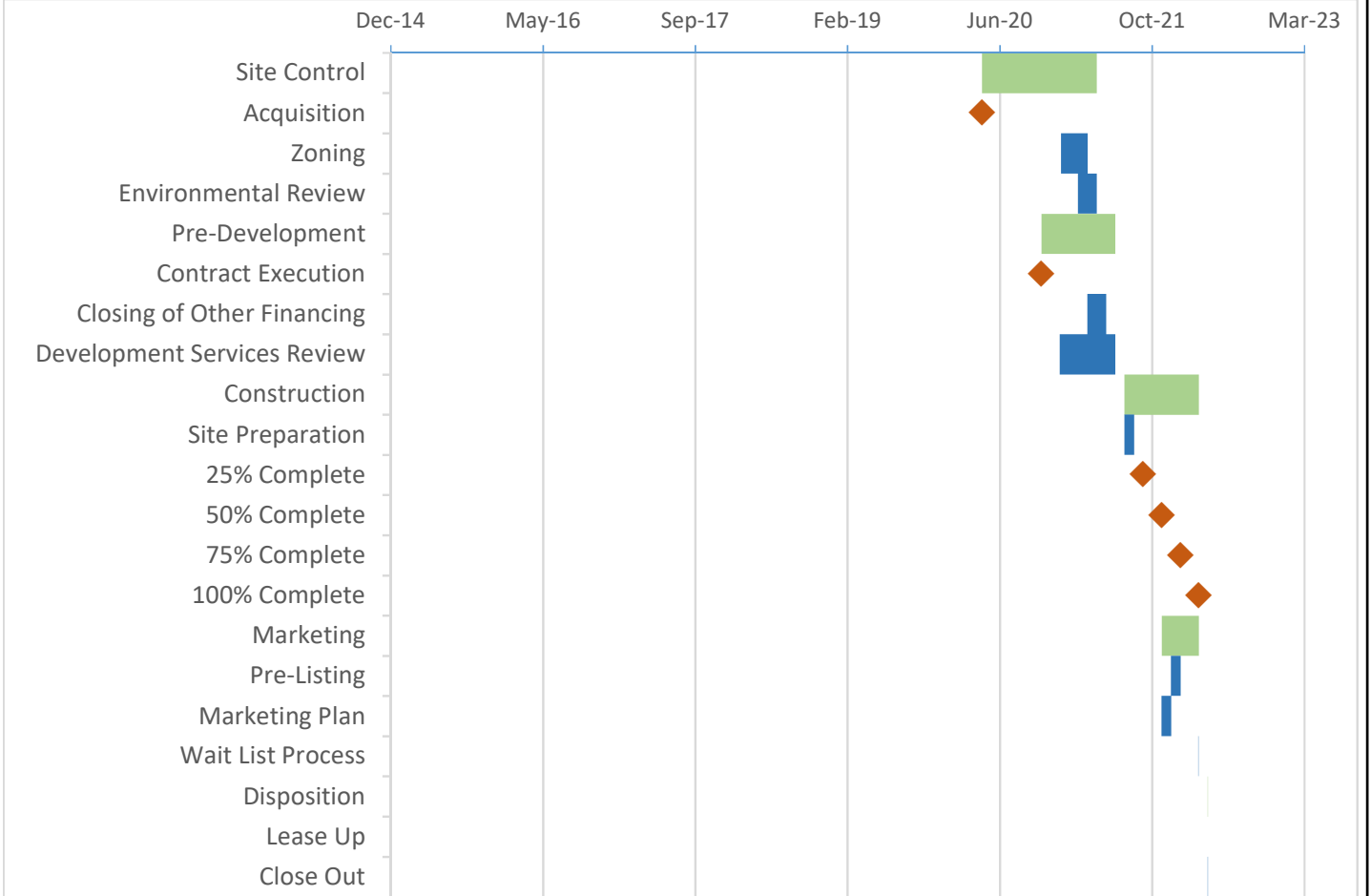
- 16) Is the property within 1/2 mile of an Imagine Austin Center or Corridor?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

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

<u>Sources</u>		<u>Uses</u>	
Debt	1,200,000	Acquisition	276,000
Third Party Equity		Off-Site	-
Grant		Site Work	306,500
Deferred Developer Fee		Sit Amenities	
Other		Building Costs	1,481,579
<b>Previous AHFC Funding</b>		Contractor Fees	128,000
<b>Current AHFC Request</b>	<b>656,000</b>	Soft Costs	270,822
		Financing	73,125
		Developer Fees	153,046
<b>Total \$</b>	<b>1,856,000</b>	<b>Total \$</b>	<b>2,689,071</b>

### Development Schedule

	Start Date	End Date
<b>Site Control</b>	Apr-20	May-21
Acquisition	Apr-20	
Zoning	Jan-21	Apr-21
Environmental Review	Mar-21	May-21
<b>Pre-Development</b>	Nov-20	Jul-21
Contract Execution	Nov-20	
Closing of Other Financing	Apr-21	Jun-21
Development Services Review	Jan-21	Jul-21
<b>Construction</b>	Aug-21	Apr-22
Site Preparation	Aug-21	Sep-21
25% Complete	Oct-21	
50% Complete	Dec-21	
75% Complete	Feb-22	
100% Complete	Apr-22	
<b>Marketing</b>	Dec-21	Apr-22
Pre-Listing	Jan-22	Feb-22
Marketing Plan	Dec-21	Jan-22
Wait List Process	Apr-22	Apr-22
<b>Disposition</b>	May-22	May-22
Lease Up	N/A	N/A
Close Out	May-22	May-22



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	0		
Environmental Review	0		
Engineering	75,000		
Survey	4,500		
Architectural	110,000		
<b>Subtotal Pre-Development Cost</b>	\$189,500	\$0	
<b>Acquisition</b>			
Site and/or Land	276,000		
Structures	0		
Other (specify)	0		
<b>Subtotal Acquisition Cost</b>	\$276,000	\$0	
<b>Construction</b>			
Infrastructure	97,000	97,000	
Site Work	209,500	209,500	
Demolition	6,000	6,000	
Concrete	127,000	127,000	
Masonry	5,000	5,000	
Rough Carpentry	460,000	211,500	
Finish Carpentry	48,000		
Waterproofing and Insulation	25,288		
Roofing and Sheet Metal	22,400		
Plumbing/Hot Water	133,392		
HVAC/Mechanical	80,928		
Electrical	68,284		
Doors/Windows/Glass	117,236		
Lath and Plaster/Drywall and Acoustical	66,800		
Tiel Work	13,909		
Soft and Hard Floor	41,727		
Paint/Decorating/Blinds/Shades	80,024		
Specialties/Special Equipment	20,232		
Cabinetry/Appliances	88,836		
Carpet	0		
Other (specify)	128,000		Contractor Fee
Construction Contingency	76,523		
<b>Subtotal Construction Cost</b>	\$1,916,079	\$656,000	
<b>Soft &amp; Carrying Costs</b>			
Legal			
Audit/Accounting			
Title/Recordin	12,000		Title and Closing
Architectural (Inspections)			
Construction Interest	73,125		Including Closing Cost
Construction Period Insurance	18,500		
Construction Period Taxes	0		
Relocation	0		
Marketing	12,500		
Davis-Bacon Monitoring			
Developer Fee	153,046		
Other (specify)	38,322		GNDC buyer education and affordability compliance
<b>Subtotal Soft &amp; Carrying Costs</b>	\$307,492	\$0	
<b>TOTAL PROJECT BUDGET</b>	\$2,689,071	\$656,000	



**Projected Affordability Data for Home Sales (OHDA)**

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	4 @ 80% MFI	4 @ 60% MFI	0	0	0	0	0
Number of Bedrooms	3	3	0	0	0	0	0
Square Footage	1448	1448	0	0	0	0	0
Anticipated Sale Price	\$265,000	\$225,000	\$0	\$0	\$0	\$0	\$0
Borrower Contribution			\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$250,000	\$210,000	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	3.00%	3.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$1,129	\$960	\$0	\$0	\$0	\$0	\$0
Monthly Interest	P+I+HOA Combind	P+I+HOA Combind	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$400	\$385	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$60.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Estimated PITI</b>	<b>\$1,589</b>	<b>\$1,405</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>Project Name</b>	1021 E St Johns	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 4	
<b>Census Tract</b>	18.12	
<b>Prior AHFC Funding</b>	\$0	
<b>Current AHFC Funding Request Amount</b>	\$656,000	
<b>Estimated Total Project Cost</b>	\$2,689,071	
<b>High Opportunity</b>	No	
<b>High Displacement Risk</b>	YES	
<b>High Frequency Transit</b>	Yes	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	Airport Blvd	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
< 60% MFI	4	# of units for purchase at < 60% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>1</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 80% MFI	4	# of units for purchase at < 80% MFI
District Goal	5%	% of City's affordable housing goal
High Opportunity	FALSE	% of City's affordable housing goal for high opportunity areas
Displacement Risk	7%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	7%	% of City's affordable housing goal near high frequency transit
Imagine Austin	7%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	6%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	6%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>0</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	0	Total # of units provided up to 100 per year
<b>Continuum of Care Score</b>	<b>0</b>	<b>(total CoC Units/100 + HF Units/50)*20</b>
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
<b>Continuum of Care Weighted Score</b>	<b>0</b>	<b>Mobility, Access to Jobs, Community Institutions, Social Cohesion</b>
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	8	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
<b>Multi-Generational Housing Score</b>	<b>20</b>	<b>Multi-bedroom Unit/Total Units * 20</b>
TEA Grade	71	Elementary School Rating from TEA
<b>Multi-Generational Housing Weighted Score</b>	<b>4</b>	<b>Educational Attainment, Environment, Community Institutions, Social Cohesion, E</b>
Accessible Units	0	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
<b>Accessibility Score</b>	<b>0</b>	<b>Accessible Unit/Total Units * 20</b>
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
<b>Accessibility Weighted Score</b>	<b>0</b>	<b>Housing Stability, Health, Mobility, Community Institutions</b>
<b>Initiatives and Priorities Score</b>	<b>24</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	24%	% of total project cost funded through AHFC request
<b>Leverage Score</b>	<b>15</b>	<b>3 points per 5% reduction in leverage below 50% (max 30)</b>
AHFC Per Unit Subsidy (including prior amounts)	\$82,000	Amount of assistance per unit
<b>Subsidy per unit score</b>	<b>15</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
AHFC Per Bedroom Subsidy	\$27,333	Amount of assistance per bedroom
<b>Subsidy per Bedroom Score</b>	<b>22</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
<b>Debt Coverage Ratio Score</b>	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
<b>Underwriting Score</b>	<b>51</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>75</b>	<b>THRESHOLD SCORE = 50</b>
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

**1021 E St Johns Ave**  
**OHDA Funding Application**  
Attachments

**1021 E St Johns Ave**

**OHDA Funding Application**

Attachments 1. Entity Information

## CAPITAL A HOUSING

### Firm Bio



#### Firm Name

Capital A Housing

#### President

Eyad Kasemi

#### Address

5110, Lancaster Ct, Austin, TX 78723

#### Point of Contact

Conor Kenny, Principal

512.968.3050

conor@civiltudegroup.com

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

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, "A at Lamppost", nearing its completion in Summer 2021. 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.



## **1.B. – Certificate of Status**

The owner and developer of record is Urbanuity LLC (DBA Capital A Housing). Talia at E St Johns LLC is the investor entity contributing the land to this development.

Attached are the Certificates of Standing from the Secretary of State for the above mentioned entities.



## Franchise Tax Account Status

As of : 01/25/2021 15:51:11

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

URBANUITY LLC	
<b>Texas Taxpayer Number</b>	32075084932
<b>Mailing Address</b>	5110 LANCASTER CT AUSTIN, TX 78723-3024
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	07/19/2020
<b>Texas SOS File Number</b>	0803689043
<b>Registered Agent Name</b>	FAYEZ KAZI
<b>Registered Office Street Address</b>	5110 LANCASTER CT. AUSTIN, TX 78723

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



Ruth R. Hughs  
Secretary of State

**Office of the Secretary of State**

July 27, 2020

Legalzoom.com, Inc.

Legalzoom.com, Inc.  
101 N. Brand Blvd, 10th Floor  
Glendale, CA 91203 USA

RE: Urbanuity LLC  
File Number: 803689043

-----  
Assumed Name:  
Capital A Housing

File Date: 07/27/2020

It has been our pleasure to file the assumed name certificate for the above referenced entity. Enclosed is the certificate evidencing filing. Payment of the filing fee is acknowledged by this letter.

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

Sincerely,

Corporations Section  
Business & Public Filings Division

Enclosure



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



Ruth R. Hughs  
Secretary of State

**Office of the Secretary of State**

**CERTIFICATE OF FILING  
OF**

Urbanuity LLC  
File Number: 803689043  
Assumed Name:  
Capital A Housing

The undersigned, as Secretary of State of Texas, hereby certifies that the assumed name certificate for the above named entity has been received in this office and filed as provided by law on the date shown below.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law hereby issues this Certificate of Filing.

Dated: 07/27/2020

Effective: 07/27/2020



A handwritten signature in black ink, appearing to read "Ruth R. Hughs".

Ruth R. Hughs  
Secretary of State



## Franchise Tax Account Status

As of : 01/25/2021 15:45:56

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

TALIA AT E SAINT JOHNS LLC	
<b>Texas Taxpayer Number</b>	32073972542
<b>Mailing Address</b>	701 KINGSTON PL CEDAR PARK, TX 78613-2564
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	04/16/2020
<b>Texas SOS File Number</b>	0803594716
<b>Registered Agent Name</b>	TAMMAM KOLKO
<b>Registered Office Street Address</b>	701 KINGSTON PLACE CEDAR PARK, TX 78613

## **1.C. – Statement of Confidence**

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

**1021 E St Johns Ave**

**OHDA Funding Application**

Attachments 2. Principals Information

## Tab 2 Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of 1021 E St Johns Ave:

Developer	Capital A Housing
Civil Engineer	Civilitude
Architect	Community Powered Workshop
General Contractor	Constructinople
Property Management	Goodwin Company
Buyer Certification/Verification	GNDC

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

**Eyad Kasemi, EIT**  
President



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

**Relevant Project Experience**

**Years of Experience**

7 years

**Years in the Firm**

3 years

**Education:**

BS Civil Engineering,  
Al Baath University,  
Homs, Syria

**Registration:**

TX EIT # 51951

**A at Lamppost, Austin, TX**

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

**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



## Civiltude Engineers & Planners

### Firm Bio

#### Firm Address

5110 Lancaster Ct, Austin, TX 78723

#### Telephone Number

+1 512 761 6161

#### Contact Person

Fayez Kazi, PE, LEED AP

fayez@civiltitude.com

#### Date of Organization

April 2010

#### Type of Organization

Limited Liability Company

#### Firm's Registration Number

F-12469

#### Firm Overview & History

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

Civiltude brings the full package of technical and permitting knowhow, positive working relationships with City staff, as well as experience in interfacing with neighborhoods and other community stakeholders. Our leadership team packs a combined 65 years of experience in delivering various project types, including field engineering with daily interaction with property owners. Our extensive experience with SMART housing projects (a type of certification by the City of Austin), public schools and downtown high-rise developments with compressed permitting timelines has enabled our team to test, benchmark and optimize effective permitting strategies. Additionally, as the prime engineers for various public entities including the City of Austin, our team has successfully cultivated positive working relationships with reviewers at several levels across multiple regulatory bodies. Most importantly, our team's past and present service on the City of Austin's Planning Commission, Water and Wastewater Commission, Environmental Commission as well as several non-profit boards and neighborhood associations puts us in a unique position to facilitate conversations, resolve issues and build neighborhood goodwill and consensus in the community.

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

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

**CONSTRUTINOPLE LLC**

Firm Bio



## Firm Address

**5110 Lancaster Ct, Austin, TX 78723**

## President

**Kenda Dawwami**

## Partner

**Fayez Kazi, PE, LEED AP****TX PE License No. 96489**

## Date of Organization

**March 2018**

## Type of Organization

**Limited Liability Company**

## Office Telephone

**+1 512 761 6161**

## Email

**connect@constructinople**

## NAICS Codes

**541330, 561730, 236115, 236116**

## Certification

**HUB, WBE**

## Employee

**6****Firm Overview & History**

Constructinople is a construction firm established in early 2016 as a sole proprietor and quickly brought on partners and incorporated in 2018. Located in Austin, Texas and led by Kenda Dawwami, Fayez Kazi and Eyad Kasemi, Constructinople provides senior level attention and the flexible, timely response only a small, nimble firm can deliver. Constructinople is associated with Falcon Eye Asset Holdings, Parmer Housing. The shareholders and executives of these companies are comprised of seasoned businessmen and engineers, who bring to the table not only over 52 years of professional experience both locally and internationally but also the following strengths:

- Development as well as construction of over 60 dwelling units collectively.
- Providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects
- Extensive understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities.
- Urban planning and zoning to civil infrastructure design and land development.

**Experience**

Constructinople has experience working with Austin based non-profit and public entities such as Blackland Community Development Corporation, Austin Community Design and Development Center, as well as HPD Development. We understand the balance between initial investment versus long term benefits and that the best value is not always the cheapest up front. We understand that with nonprofit entities, fostering good relationships with neighbors and preserving the reputation of the organization is just as important as obtaining permits on time. We also understand the critical challenge of controlling cost once the budget is set. Our standard of practice includes meeting with Client weekly once construction begins in order to ensure all errors are caught and all unforeseen conditions are resolved with the least cost impacts.



## Firm Overview

### Firm Logo:



**Address:** 1023 Springdale Road, Austin, Texas, 78721

**Point of Contact (Name, Title):** Nicole Joslin, Executive Director

**Telephone:** 512-220-4254

**Email:** info@CP-workshop.org

### **Narrative text describing company (1/2 – 1 page):**

The Community Powered Workshop (also known as the Austin Community Design and Development Center) is a 501(c)3 non-profit design and planning professional organization who believes everyday environments must be shaped by community-driven solutions to promote equity and sustainability. Through research, social impact design, and collaborative community planning, we connect the needs and voices of underserved communities to the systems that shape them. The principals of Community Powered Workshop are registered architects, LEED accredited professionals, experienced researchers, and community planners who utilize their training in architecture, sustainable development practices, green building, and community engagement to serve local affordable housing development organizations, educational institutions, and the Austin community at large.

Since its founding in 2006, Community Powered Workshop has partnered with local non-profits, affordable housing providers, governmental agencies, local and national foundations, higher education institutions, and community leaders to provide full architecture, sustainability consulting, project management, community/stakeholder engagement, facilitation, project programming, and grant writing services. Our breadth of experience includes single-family and multifamily residential, green technology implementation, green building policy creation, and neighborhood and community sustainability planning and engagement. By facilitating stakeholder engagement paired with professional services, we assist clients to fundraise, develop, design, and construct community projects based on their visions and goals. In partnership with other Austin-based organizations and neighborhood groups, Community Powered Workshop has helped develop hundreds of units of green affordable housing, educated hundreds of residents about green building, consulted on green policy changes regarding City codes, guided non-profit and housing funding practices, and expanded the capacity of at least fifteen local organizations to provide green built homes to lower-income families. Our staff and board members also serve in leadership capacities for local affordable housing and development coalitions across the city.

Community Powered Workshop begins each project with an inclusive community engagement approach. As a project manager and/or consultant, our staff facilitates an integrative design process through collaborations with the client, community stakeholders, professional consultants, and other non-profits.

## Firm Overview



Guadalupe Neighborhood Development Corporation

**Address:** 813 E 8th Street, Austin, Texas

**Point of Contact (Name, Title):** Mark Rogers, Executive Director

**Telephone:** 512-479-6275

The Guadalupe Neighborhood Development Corporation (GNDC), a Texas nonprofit corporation established in 1981, has been developing affordable ownership and rental housing since 1983. Over the past four decades GNDC has implemented homeownership programs using a Right of First Refusal (RoFR), Shared Appreciation Mortgage (SAM) and Community Land Trust (CLT) models. In fact, in 2012 GNDC sold the first a home in Texas using a CLT model. Since that time, GNDC has developed 18 CLT ownership units and 12 CLT rental units. GNDC currently has 19 more CLT homes in development. GNDC staff provides property management and compliance monitoring for all of its 133 affordable housing units and is in compliance with all City, state and federal contracts.

Working with the University of Texas' School of Law, GNDC developed model documents, including the sales contract, Deed, Ground Lease, Stewardship Agreement and others for CLT transactions. Since 2012, GNDC has provided CLT pre-sale education and post-sale counseling for homebuyers and has ensured that its CLT developments are well-maintained and have the most advantageous property tax assessments available. Talia Homes at Lamppost will be a condominium variation on the tradition CLT model and GNDC is currently development documents for CLT-Like condominium transactions.

Capital A Housing will engage GNDC to provide several key services:

- Ensure the buyers are eligible for the program and assist Sellers and Buyers through the process.
- Gather documentation and maintain records needed for City of Austin compliance verification.
- Provide homebuyer education and direct the buyers to other pre-purchase counseling.
- Assist with the preparation of enforceable sales documents, including a Resale Formula
- Hold a Right of First Refusal on each home to ensure subsequent buyers are also eligible.
- Produce or review sales documents to ensure long-term affordability is legally enforceable and will receive property tax benefits.
- Create, maintain and manage the Talia Homes Stewardship Program to ensure the common property and homes are well-maintained.

**1021 E St Johns Ave**

**OHDA Funding Application**

Attachments 3. Financial Information

# TAB 3.a. Federal IRS Certification

This exhibit is not applicable.

# TAB 3.b. Certified Financial Audit

This exhibit is not applicable.

# TAB 3.c. Board Resolution

This exhibit is not applicable.

## **TAB 3.d. Financial Statements**

1) Current Financial Statements from Civiltude and Constructinople will be submitted under a separate cover.

2) Proof of Funds will be submitted separately as confidential information not to be disclosed to the public.



# PROSPERITY BANK®

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February 4, 2021

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

Re: Proposed development at 1021 E St. Johns Ave, Austin, Texas 78752

Dear Mr. May:

This letter is to inform you that I have examined the project financials for the above mentioned development and I am prepared to recommend the approval of a construction loan to finance the project.

Construction financing to build a +/- 8-unit residential condominium development, will be subject to the following conditions:

- Bank review and approval of construction budget, plans, and builder, including information necessary for underwriting;
- Satisfactory title policy, loan documentation, survey and appraisal;
- Final satisfactory credit underwriting;
- Final approval from Loan Committee;

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

Sincerely,

*Sam Kent*

Sam Kent  
President – Oak Hill Banking Center  
Prosperity Bank  
7001 Hwy 290 W.  
Austin, TX 78736



**1021 E St Johns Ave**

**OHDA Funding Application**

Attachments 4. Project Information

# TAB 4.a. Market Study

## MARKET ANALYSIS

1021 E St Johns is responding to an enormous and growing demand for affordable housing in Austin by providing eight affordable units for-sale within the St. Johns neighborhood. With three bedrooms in each unit, these homes are intended to be attainable homeownership opportunities for families at or below the 60 to 80% AMI range.

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

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

The target population of 1021 E St Johns are individuals and families in need of affordable homeownership in central Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- Race and Ethnicity: 17.6% White, 9.7% Black or African American, 2.8% Asian, 67.5% Hispanic or Latino of any race. [More diverse than 72% of US Neighborhoods.]
- Median Household Income: \$37,310 [\$57,652 for the nation.]
- Homeownership Rate: 13.7% owners
- Average Market Rent: \$1,334 per month
- Average Home Value: \$359,487
- Age: 7.0% are under 5 years, 18.7% are 5 to 17, 23.8% are 18-29, 30.7% are 30-44, 14.1% are 45-64, 5.8% are 65 years and over.
- Household Type: 36.2% are 1-person household, 18.6% are married couple with child, and 5.8% are single parent with child.
- Gender: 57.6% are male and 42.4% are female.

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

The neighborhood surrounding 1021 E St Johns has a median real estate price of \$359,487, which is more expensive than 86.8% of the neighborhoods in Texas and 71.2%

of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$1,334 which is lower than 41.3% of the neighborhoods in Texas.

Despite the home prices, NeighborhoodScout categorizes the neighborhood as lower middle income, with 40.7% of children living below the poverty line, a higher poverty rate than 86.6% of America's neighborhoods.

These seemingly-opposing demographic and housing conditions are an indicator of the forces that make the neighborhood vulnerable to gentrification and displacement.

The average annual change in per capita income over the last 5 years is 8.3% compared to 3.3% for the nation. The average annual change in household income over the last 5 years is also a steep 8.7% compared to 2.9% for the nation. The average change in unemployment rate over the last 5 years is -0.8% for the neighborhood compared to 0.3% 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 "Cameron Road/E St Johns" neighborhood submarket. This is classified as an urban neighborhood based on population density.

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Home and apartment vacancy rates are 6.9% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 61.6% of the neighborhoods in the nation, approximately near the middle range for vacancies.

In the last 5 years, the average annual appreciation for homes has been 7.33%.

The current neighborhood price per square foot is \$197, while the average nearby home price per square foot is \$133.

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

1021 E St Johns is located in northeast Austin. The area is identified as “St. Johns/Coronado Hills” within the City’s Gentrification and Displacement study, and lies within the boundaries of the St. Johns/Coronado Hills Neighborhood Plan. Please see page one of the Neighborhood Scout attachment for a map of the area.

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

Eligible households from the surrounding neighborhood will be prioritized in the sales of the affordable units; however, the home sales for the unrestricted units will pull potential buyers from a larger geographic area.

The Austin Strategic Housing Plan, drafted in 2016 and now under review, 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 or less.

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**

The unit mix, sizes, features, and price points for the homes at 1021 E St Johns will be unique to the area - currently, there are very few ownership opportunities in the neighborhood. Additionally, the development team for 1021 E St Johns has executed numerous in-fill rental and homeownership projects and is now bringing this experience to deliver affordable units. Small-scale in-fill in high-opportunity neighborhoods are replicable and scalable. Besides one or two mission-based, nonprofit developers, there are no other competitors delivering units in such an efficient and replicable manner.

#### **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, 15,000 are earmarked for families earning between 61 to 80 percent of MFI. **City Council District 4 has a goal of creating 3,105 affordable units by 2027.**

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

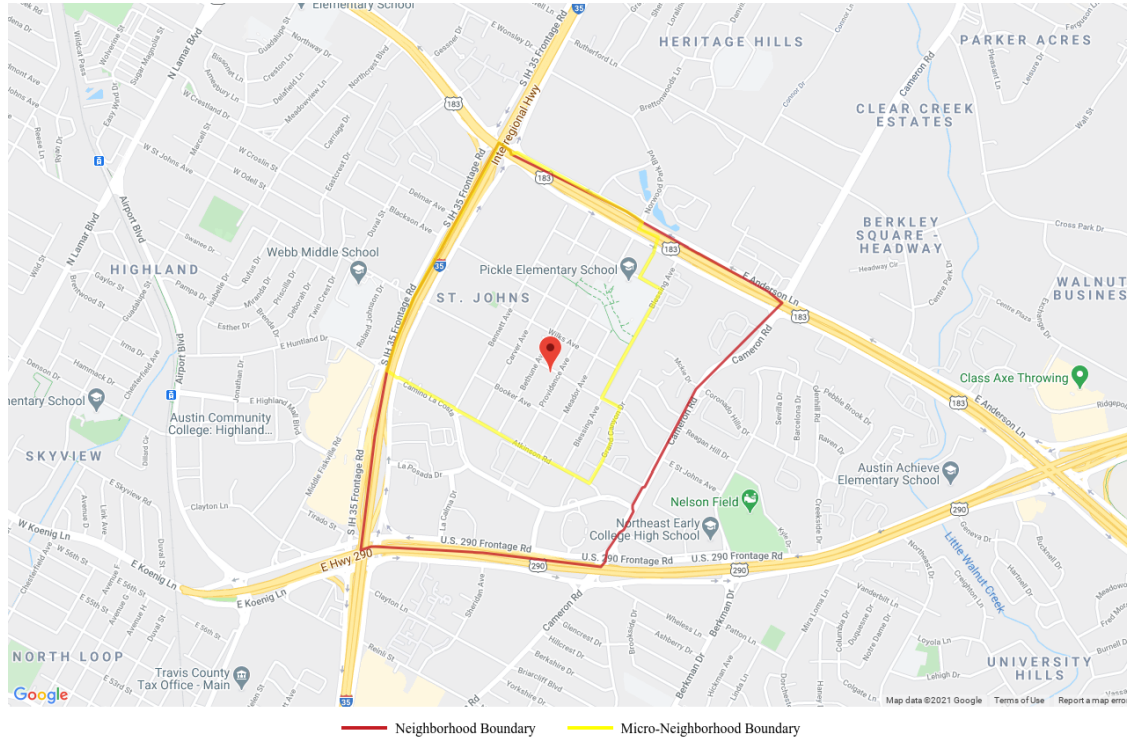
As a for sale property, 1021 E St Johns' market need will not be measured by capture rate; however,  $8 \text{ units} / 3,105 \text{ units in District 4} = 0.25\%$  of the affordable housing need.

#### **vii. Absorption Rate**

The project will be filled systematically with residents of the surrounding neighborhood and through the networking of the development team, prioritizing residents in the surrounding area that are at risk of displacement. It is expected that the property will be 100% occupied in 5.5 months with an estimated absorption rate of 3 units per month.



1021 E St Johns Ave, Austin, TX 78752  
Report date: Monday, January 25, 2021





## ABOUT THE 1021 E ST JOHNS AVE NEIGHBORHOOD

### Real Estate Prices and Overview

This neighborhood's median real estate price is \$359,487, which is more expensive than 86.8% of the neighborhoods in Texas and 71.2% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,334, based on NeighborhoodScout's exclusive analysis. Rents here are currently lower in price than 41.3% of Texas neighborhoods.

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

This neighborhood's real estate is primarily made up of small (studio to two bedroom) to medium sized (three or four bedroom) apartment complexes/high-rise apartments and small apartment buildings. Most of the residential real estate is renter occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 1940 and 1969.

Real estate vacancies in this neighborhood are 6.9%, which is lower than one will find in 61.6% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

### Notable & Unique Neighborhood Characteristics

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

#### Notable & Unique: Modes of Transportation

Our research shows that more people carpool to work here in the Cameron Rd / E Saint Johns Ave (27.5%) than in 99.3% of the neighborhoods in America.

#### Notable & Unique: Real Estate

86.3% of the real estate in the Cameron Rd / E Saint Johns Ave neighborhood is occupied by renters, which is nearly the highest rate of renter occupancy of any neighborhood in America.

In addition, most neighborhoods are composed of a mixture of ages of homes, but the Cameron Rd / E Saint Johns Ave stands out as rather unique in having nearly all of its residential real estate built in one time period, namely between 1970 and 1999, generally considered to be established, but not old housing. What you'll sense when you look around or drive the streets of this neighborhood is that many of the residences look the same because of this similarity of age. In fact, 81.1% of the residential real estate here was built in this one time period.

#### Notable & Unique: Diversity

Significantly, 61.8% of its residents five years old and above primarily speak Spanish at home. This is a higher percentage than 96.1% of all U.S. neighborhoods.



## 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 Cameron Rd / E Saint Johns Ave neighborhood in Austin are lower-middle income, making it a below average income neighborhood. NeighborhoodScout's research shows that this neighborhood has an income lower than 83.2% of U.S. neighborhoods. With 40.7% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 86.6% of U.S. neighborhoods.

### The Neighbors: Occupations

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

In the Cameron Rd / E Saint Johns Ave neighborhood, 35.9% of the working population is employed in manufacturing and laborer occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 32.7% of the residents employed. Other residents here are employed in executive, management, and professional occupations (21.8%), and 9.6% in clerical, assistant, and tech support occupations.

## The Neighbors: Languages

The most common language spoken in the Cameron Rd / E Saint Johns Ave neighborhood is Spanish, spoken by 61.8% of households. Some people also speak English (34.9%).

## 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 Cameron Rd / E Saint Johns Ave neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (50.0%). There are also a number of people of Puerto Rican ancestry (4.2%), and residents who report Irish roots (4.0%), and some of the residents are also of German ancestry (3.8%), along with some Asian ancestry residents (2.8%), among others. In addition, 39.7% 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 Cameron Rd / E Saint Johns Ave neighborhood spend under 15 minutes commuting one-way to work (33.5% of working residents), one of the shortest commutes across America.

Here most residents (65.6%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (27.5%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.

Market Analysis Summary | Residential

Listings as of 2/4/2021 at 2:06 pm, Page 1 of 1

#	List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
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Listings: Closed

1	3107105	3	7102 Blessing Ave #2	Unit 2 7102 Blessing Ave	1	2	2	0	1	No	2019	0.00	1,100	\$318.09	\$349,900	\$315.36	\$346,900	09/25/2020	16	16
2	1127990	3	7311 Bennett Ave #2	7311 Bennett Avenue	2	2	2	1	1	No	2020	0.00	1,099	\$345.31	\$379,500	\$347.59	\$382,000	09/18/2020	42	42
3	4125952	3	7011 Blessing Ave #2	Black A K 01	2	2	2	1	1	No	2020	0.10	1,098	\$400.64	\$439,900	\$400.64	\$439,900	12/15/2020	1	1
4	5257638	3	7011 Blessing Ave	Black A K 01	2	3	2	1	1	No	2020	0.10	1,869	\$267.47	\$499,900	\$267.47	\$499,900	12/10/2020	0	0
					<b>Min</b>	2	2	0	1		2019	0.00	1,098	\$267.47	\$349,900	\$267.47	\$346,900		0	0
					<b>Max</b>	3	2	1	1		2020	0.10	1,869	\$400.64	\$499,900	\$400.64	\$499,900		42	42
					<b>Avg</b>	2	2	1	1		2020	0.05	1,292	\$332.88	\$417,300	\$332.77	\$417,175		15	15
					<b>Med</b>	2	2	1	1		2020	0.05	1,100	\$331.70	\$409,700	\$331.48	\$410,950		9	9

4	Total Listings	Average for all:		2	2	1	1	2020	0.05	1,292	\$332.88	\$417,300	\$332.77	\$417,175		15	15
		Median for all:		2	2	1	1	2020	0.05	1,100	\$331.70	\$409,700	\$331.48	\$410,950		9	9

Quick Statistics	Min		Max		Avg		Med	
	List Price	\$349,900	\$499,900	\$417,300	\$409,700			
	Sale Price	\$346,900	\$499,900	\$417,175	\$410,950			
	Sale / List	99.1%	100.7%	100.0%	100.0%			

Property Type is 'Residential' Status is one of 'Active', 'Pending' Status is 'Closed' Status Contractual Search Date is 02/04/2021 to 08/08/2020 Latitude, Longitude is within 0.25 mi of 1021 E St Johns Ave, Austin, TX 78752, USA

Presented by: Kenda Dawwami  
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This is a broker price opinion or comparative market analysis and should not be considered an appraisal.

## TAB 4.b. Good Neighbor Policy

Please note that the Good Neighbor Checklist required for the application was not posted online with application materials nor was it accessible on the City's website. However, the following steps have and will be taken according to the City's Good Neighbor Policy.

The following steps have or will be taken to communicate with the neighborhood surrounding the proposed development:

- 1) Preliminary Research:** St. Johns/Coronado Hills Neighborhood Plan/FLUM: the proposed project aligns with the neighborhood plan, as detailed in the Executive Summary; additionally, the applicant has met with the with the St. Johns/Coronado Hills Neighborhood Contact Team regarding the rezoning application (see below). Additionally, our development presented the project to the Neighborhood Association on October 21, 2020, to discuss the development and receive initial feedback.
- 2) Neighborhood Notification:** The development team has applied for a zoning change and NPA for the project site. Attached is required evidence that notification for the NPA has been distributed to properties within 500 feet of the proposed development.

The development team has been in steady, ongoing contact with Akeem McLennon, president of the St. John Neighborhood Association. Additionally, the community meeting regarding the NPA is in the process of being scheduled and is likely to take place mid-February.

Questions regarding the rezoning process and notifications can be directed to Heather Chaffin, Planning and Zoning Case Manager.

- 3) Pre-Application Engagement:** Following rezoning of the property and OHDA application, the development team will undertake several months of site planning and the schematic design process. As a conceptual plan substantively evolves, the applicant will continue dialogue with the neighborhood group(s) regarding the project. Prior to submitting final plans for the project, the development team will strive to keep the group(s) apprised of – and seek their respective feedback on – items such as design, the project's integration within the neighborhood, development schedule, and facilitating an open line of communication for questions or concerns. The Single Point of Contact (SPOC) will be: Conor Kenny, [conor@civility.com](mailto:conor@civility.com).



## NOTICE OF FILING OF APPLICATION FOR A NEIGHBORHOOD PLAN AMENDMENT

Mailing Date of this Notice: Jan 25, 2021

Case Number: NPA-2021-0029.01.SH

**Este aviso es para informarle que hemos recibido una solicitud sobre un cambio en el uso de la tierra indicado abajo. Si usted desea recibir información en español por favor llame al (512) 974-3531.**

The City of Austin has sent this letter to inform you that we have received an application for a neighborhood plan amendment. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility service address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

If you have any questions concerning this application, please contact the case manager, Maureen Meredith at 512-974-2695 or [Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov) please reference the Case Number at the top right of this notice. You may also find information on this case at our web site: <https://abc.austintexas.gov/web/permit/public-search-other>.

<b>OWNER/APPLICANT:</b>	Talia at E St John's, LLC (Kenda Dawwami)
<b>AGENT:</b>	Civiltude, LLC (Aisling O'Reilly) - (512) 761-6161
<b>PROJECT ADDRESS:</b>	1021 E ST JOHNS AVE

**AMENDMENT REQUEST:** To change the future land use designation for the specified properties within the St. John/Coronado Hills Combined neighborhood plan **from** Single Family **to** Urban Single Family.

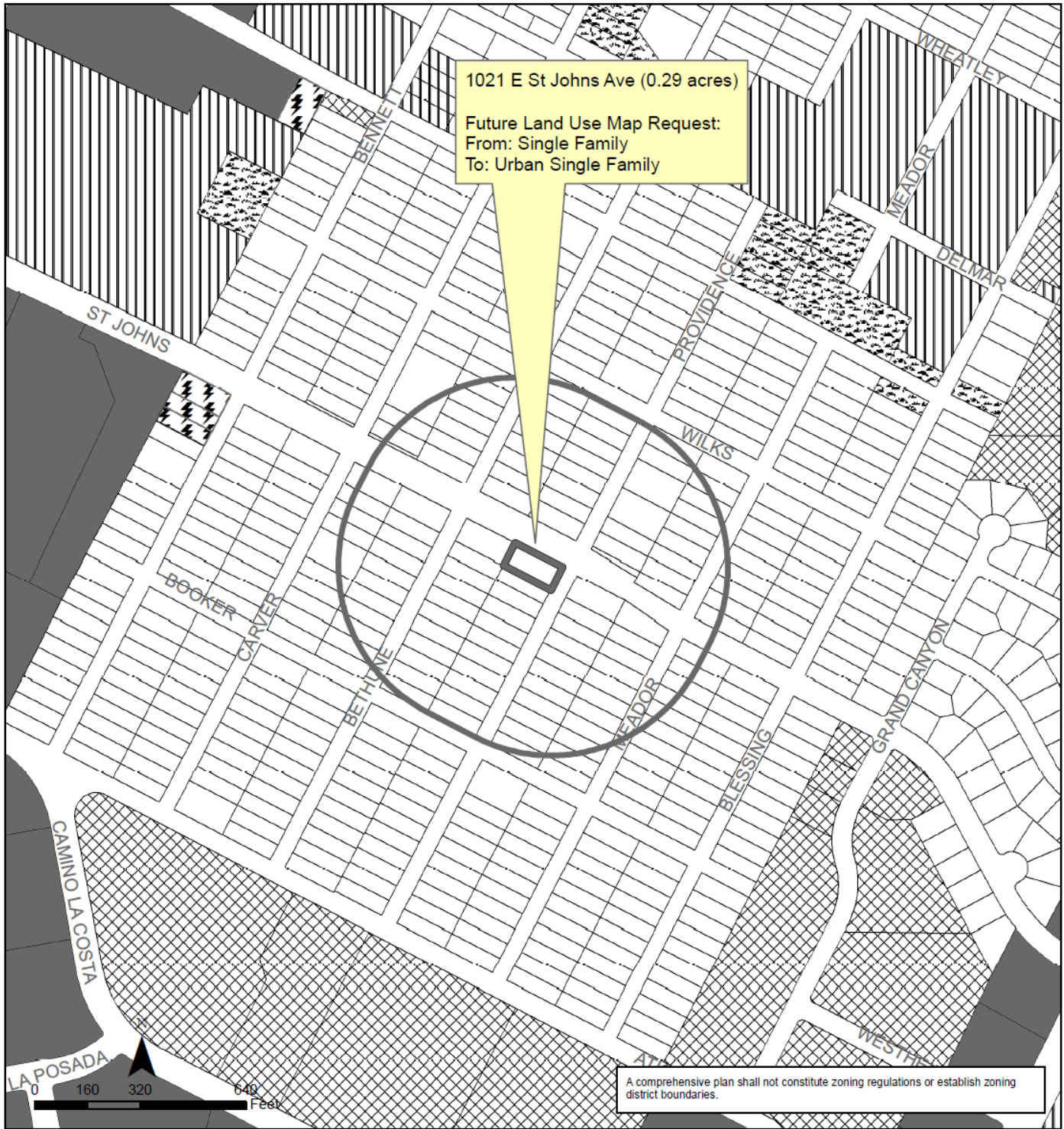
#### LAND USE DEFINITIONS:

**Single Family** - Single family detached, or two family residential uses at typical urban and/or suburban densities.

**Urban Single Family** - Single family detached, small lot single family, or two family residential uses at urban densities.

The amendment of a neighborhood plan requires a recommendation by the Planning Commission and final approval by the City Council. When scheduled, you will receive a notice for each public hearing which will provide the date, time, and location of the public hearing. You are encouraged to participate in this process.

For additional information on the City of Austin's land development process, please visit our web site <http://www.austintexas.gov/planning> or to find out more about neighborhood plans, go to <http://www.austintexas.gov/page/neighborhood-planning-areas>.



**St. John/Coronado Hills Combined Neighborhood  
 Planning Area Amendment  
 NPA-2021-0029.01.SH**

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Future Land Use			
	Subject Tract		Multi-Family
	500 ft. notif. boundary		Neighborhood Mixed Use
	Civic		Recreation & Open Space
	Mixed Use		Single-Family



City of Austin  
 Housing and Planning Department  
 Created on 1/22/2021, by: MeeksS

## **TAB 4.c. SMART Housing Letter**

1021 E St. John's SMART housing letter is attached. Please note that the following SMART Housing letter is being updated to reflect the proposed unit mix of 4 units at 60% AMI and 4 units at 80% AMI. The updated letter will be submitted under separate cover when available.



# City of Austin

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

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

November 16, 2020

### S.M.A.R.T. Housing Certification

Talia at E St Johns, LLC – 1021 E St Johns Ave – (ID 760)

TO WHOM IT MAY CONCERN:

Talia at E St Johns, LLC (contact Eyad Kasemi; ph: 512.512.761.6161; email [eyad@civiltitude.com](mailto:eyad@civiltitude.com)) is planning to develop an **8-unit single-family** development at 1021 E St Johns Ave, Austin TX 78752. Four of these units will be sold to households at or below 80% 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.

HPD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **50%** 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 not 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 4 of the 8 units will not 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@austinenenergy.com](mailto:greenbuilding@austinenenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

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

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

Please contact me by phone 512.974.2108 or by email at [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Senior Planner  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS



## **TAB 4.d. MOU with ECHO**

Capital A Housing does not plan on reserving any COC units at 1021 E St. Johns for ECHO at this time.

## TAB 4.e. Resident Services

Capital A Housing will not be providing any on-site services due to the project's small size. However, property management will always be available to connect residents to services available in the surrounding community.

**1021 E St Johns Ave**

**OHDA Funding Application**

Attachments 5. Property Information

## Tab 5.a. Appraisal

The requested OHDA funds will not be used towards the acquisition of land. A screenshot of the TCAD property value has been provided. HUB documents are also attached.

Project budget reflects actual purchase price (higher than TCAD appraisal).

# Travis CAD

Property Search > 229076 TALIA AT E SAINT JOHNS LLC for  
Year 2020

Tax Year:

## Property

### Account

Property ID:	229076	Legal Description:	LOT 11 BLK 8 BLACK A K SUBD NO 1
Geographic ID:	0228170501	Zoning:	SF3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Protest

Protest Status:	
Informal Date:	
Formal Date:	

### Location

Address:	1021 E ST JOHNS AVE TX 78752	Mapsc0:	
Neighborhood:	D8000	Map ID:	022611
Neighborhood CD:	D8000		

### Owner

Name:	TALIA AT E SAINT JOHNS LLC	Owner ID:	1842801
Mailing Address:	5110 LANCASTER CT AUSTIN, TX 78723-3024	% Ownership:	100.0000000000%
		Exemptions:	

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$120,000	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$120,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$120,000	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$120,000	

## Taxing Jurisdiction

Owner:	TALIA AT E SAINT JOHNS LLC
% Ownership:	100.0000000000%

Total Value: \$120,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.102700	\$120,000	\$120,000	\$1,323.24
02	CITY OF AUSTIN	0.533500	\$120,000	\$120,000	\$640.20
03	TRAVIS COUNTY	0.374359	\$120,000	\$120,000	\$449.23
0A	TRAVIS CENTRAL APP DIST	0.000000	\$120,000	\$120,000	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$120,000	\$120,000	\$132.37
68	AUSTIN COMM COLL DIST	0.105800	\$120,000	\$120,000	\$126.96
Total Tax Rate:		2.226665			
Taxes w/Current Exemptions:					\$2,672.00
Taxes w/o Exemptions:					\$2,672.00

**Improvement / Building**

No improvements exist for this property.

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.2909	12669.88	75.00	162.40	\$120,000	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$0	\$120,000	0	120,000	\$0	\$120,000
2019	\$0	\$120,000	0	120,000	\$0	\$120,000
2018	\$0	\$120,000	0	120,000	\$0	\$120,000
2017	\$0	\$120,000	0	120,000	\$0	\$120,000
2016	\$0	\$60,000	0	60,000	\$0	\$60,000

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/20/2020	WD	WARRANTY DEED	RAMIREZ ABEL	TALIA AT E SAINT JOHNS LLC			2020063321
2	12/4/2018	CN	CONSTABLE DEED	SHOAF JAMES DONALD ETAL	RAMIREZ ABEL			2019007186
3	11/2/1991	MS	MISCELLANEOUS	SHOAF GEORGE R & EZETTA	SHOAF JAMES DONALD ETAL	00000	00000	

Questions Please Call (512) 834-9317

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**Texas National Title, Inc.**

3508 Far West Blvd  
Ste. 190  
Austin, TX 78731  
(512) 345-1559

File Number: TFA1-101722  
Sales Price: \$276,000.00  
Close Date: 4/20/2020  
Disbursement Date: 4/20/2020

**BUYER(S) CLOSING STATEMENT**

Type: Sale  
Property: 1021 EAST SAINT JOHNS AVENUE  
AUSTIN, TX 78752 (TRAVIS)  
(229076)

Buyer(s): TALIA AT E SAINT JOHNS LLC, A TEXAS LIMITED LIABILITY COMPANY  
5110 Lancaster Court  
Austin, TX 78723

Seller(s): ABEL RAMIREZ  
2404 Apple Valley Drive  
Austin, TX 78747

Legal Desc: Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

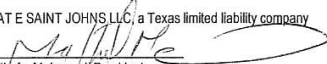
Description	Debit	Credit
<b>Deposits, Credits, Debits</b>		
Sale Price of Property	\$276,000.00	
Deposit or Earnest Money from TALIA AT E SAINT JOHNS LLC, a Texas limited liability company		\$2,700.00
Option Fee		\$500.00
<b>Prorations</b>		
County taxes 1/1/2020 to 4/21/2020 @ \$2,573.84/Year		\$780.59
<b>Title Charges</b>		
Title - Lender's coverage Premium to Texas National Title, Inc. (Law Office of John W. Pleuthner, PC: \$0.00)		
Title - Settlement or closing fee \$800.00 to Law Office of John W. Pleuthner, PC	\$400.00	
Title - E-Recording Service Fee to Texas National Title, Inc.	\$4.26	
<b>Government Recording and Transfer Charges</b>		
Recording fees: Deed \$30.00	\$30.00	
<b>Totals</b>	\$276,434.26	\$3,980.59

Balance Due FROM Borrower: \$272,453.67

**APPROVED AND ACCEPTED**

**BUYER(S)**

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By:   
Mo'hafar Mahmoud, President

**SETTLEMENT COORDINATOR**

  
Kelley Clampitt

**General Warranty Deed**

**Date:** April 20, 2020

**Grantor:** Abel Ramirez, a single person

**Grantee:** TALIA AT E. SAINT JOHNS LLC, a Texas limited liability company

**Grantee's Mailing Address:**

TALIA AT E. SAINT JOHNS LLC  
5110 Lancaster Court  
Austin, TX 78723

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.



Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

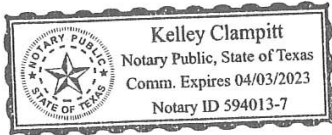
When the context requires, singular nouns and pronouns include the plural.

  
Abel Ramirez

STATE OF TEXAS )

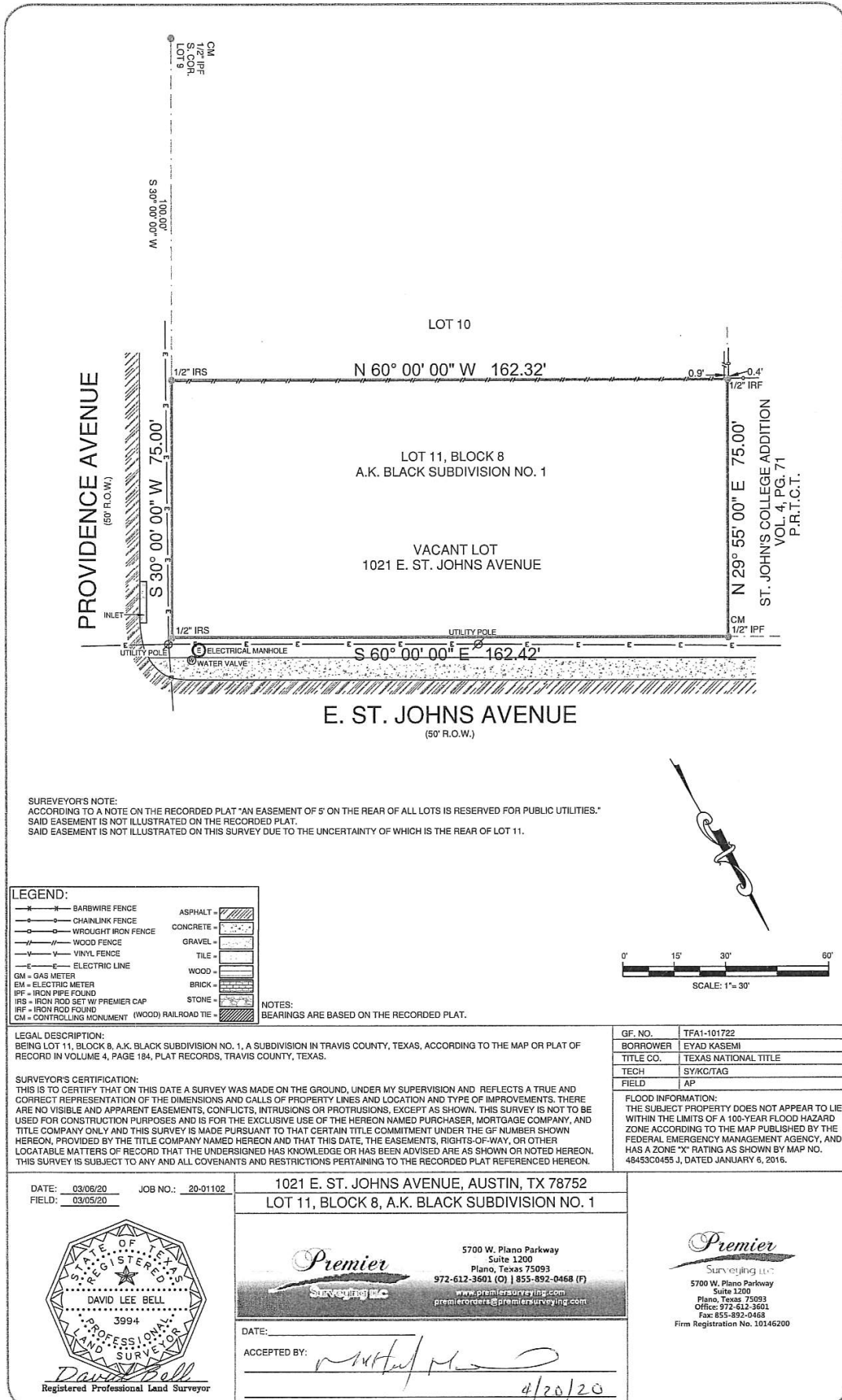
COUNTY OF TRAVIS )

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.



  
Notary Public, State of Texas  
My commission expires: 4/3/23

AFTER RECORDING RETURN TO:  
TALIA AT E. SAINT JOHNS LLC  
5110 Lancaster Court  
Austin, TX 78723

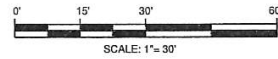


**SURVEYOR'S NOTE:**  
ACCORDING TO A NOTE ON THE RECORDED PLAT "AN EASEMENT OF 5' ON THE REAR OF ALL LOTS IS RESERVED FOR PUBLIC UTILITIES."  
SAID EASEMENT IS NOT ILLUSTRATED ON THE RECORDED PLAT.  
SAID EASEMENT IS NOT ILLUSTRATED ON THIS SURVEY DUE TO THE UNCERTAINTY OF WHICH IS THE REAR OF LOT 11.

**LEGEND:**

—x—x—	BARB WIRE FENCE	▨	ASPHALT
—o—o—	CHAINLINK FENCE	▩	CONCRETE
—o—o—	WROUGHT IRON FENCE	▧	GRAVEL
—/—/—	WOOD FENCE	▦	TILE
—v—v—	VINYL FENCE	▥	WOOD
—e—e—	ELECTRIC LINE	▤	BRICK
GM	GAS METER	▣	STONE
EM	ELECTRIC METER	▢	
IPF	IRON PIPE FOUND	□	
IRS	IRON ROD SET W/ PREMIER CAP	■	
IRF	IRON ROD FOUND	▤	
CM	CONTROLLING MONUMENT (WOOD) RAILROAD TIE	▣	

**NOTES:**  
BEARINGS ARE BASED ON THE RECORDED PLAT.



**LEGAL DESCRIPTION:**  
BEING LOT 11, BLOCK 8, A.K. BLACK SUBDIVISION NO. 1, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 184, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	TFA1-101722
BORROWER	EYAD KASEMI
TITLE CO.	TEXAS NATIONAL TITLE
TECH	SYKC/TAG
FIELD	AP

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 49453C0455 J, DATED JANUARY 6, 2016.

DATE: 03/06/20      JOB NO.: 20-91102  
FIELD: 03/05/20

1021 E. ST. JOHNS AVENUE, AUSTIN, TX 78752  
LOT 11, BLOCK 8, A.K. BLACK SUBDIVISION NO. 1



**Premier Surveying LLC**  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premierurveying.com

**Premier Surveying LLC**  
5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200

DATE: \_\_\_\_\_  
ACCEPTED BY: *[Signature]*  
4/20/20

**SURVEY ACCEPTANCE LETTER**

Date: April 20, 2020

File Number: TFA1-101722

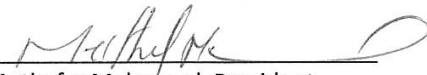
Property Address: 1021 East Saint Johns Avenue, Austin, TX 78752

This is to certify that I/We have been shown a copy of the survey of the above captioned property, dated March 6, 2020, made by Premier Surveying LLC, Registered Public Surveyor No. 3994, and I/We am/are aware of the following:

None.

I/We hereby have no objections to these matters, and hereby indemnify and hold Texas National Title, Inc. harmless with regard to same from any liability arising from the above-mentioned items.

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By:   
Mothafar Mahmoud, President

**TEXAS RESIDENTIAL REAL PROPERTY AFFIDAVIT (Form T-47)**

This Exhibit only applies to loans on Texas Properties and is incorporated into the Owner's Affidavit and Agreement for purposes of signature and notary

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Owner does solemnly swear that;

1. I am the owner of the Property.
2. I am familiar with the Property and the improvements located on the Property.
3. I am closing a transaction requiring title insurance and the proposed insured Lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. I understand that Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate.
4. To the best of my actual knowledge and belief, since (date of last survey) there have been no:
  - a) construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b) changes in the location of boundary fences or boundary walls;
  - c) construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d) conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below):

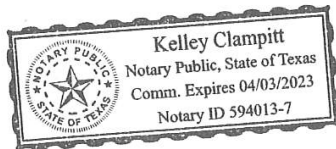
None

5. I understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. I understand that I have no liability to the Title Company (Agent's Underwriter) or title insurance company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that I personally know to be incorrect and which I do not disclose to the Title Company

Abel Ramirez  
Abel Ramirez

SWORN AND SUBSCRIBED on April 20, 2020.

[Signature]  
Notary Public



**Property Address:** 1021 East Saint Johns Avenue, Austin, TX 78752

**File No:** TFA1-101722

### AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

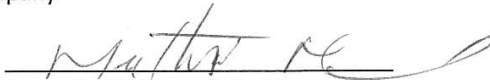
This disclosure is intended to provide notice that Texas National Title, Inc. has a business relationship with the service providers listed below. These providers are under the common control or are related to Texas National Title, Inc.. Their charges for their services are not greater than the market price for such services. Because of this relationship, this referral may provide Texas National Title, Inc. a financial or other benefit. You are not required to use the services listed below as a condition for the settlement of your transaction. You are free to shop around to make the determination that you are receiving the best service and best rate for these services.

<b>Provider:</b>	<b>Service:</b>	<b>Charge or Range of Charges</b>
Pleuthner Law Firm	Document Preparation	\$75.00 - \$265.00*

\*This assumes the transaction involves a single tract of land and preparation of common documents like a Warranty Deed or Release of Lien. If additional documents are required the cost could increase.

  
Abel Ramirez

TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By:   
Mothafar Mahmoud, President

## Title Company Disclosure Form

**TITLE COMPANY** File No. TFA1-101722

**RE: 1021 East Saint Johns Avenue, Austin, TX 78752**

On undersigned date(s) came **TALIA AT E SAINT JOHNS LLC**, a Texas limited liability company, known as **BUYER(s)** and Abel Ramirez known as **SELLER(s)** acknowledged receipt and disclosure of the following items. Said party(s) also acknowledge that **Texas National Title, Inc.** and in and for the State of Texas ("known collectively as "**COMPANY**" or "**TITLE COMPANY**") is relying on the foregoing, and without such acknowledgement, the said **COMPANY** would not issue its Policy(s) of Title Insurance:

### This form to be used for Purchase transactions; to be initialed by **SELLER** and **BUYER** where indicated

**BUYER**

Initials

M.M.

A.R.

**1) WAIVER OF INSPECTION.** Since **Texas National Title, Inc.** examines only the record title and does not actually see the property, we hereby waive inspection by **Texas National Title, Inc.** of this property and accept our policy subject to the rights of parties in possession. We agree that it is our responsibility to inspect said premises and to obtain possession of it from the present occupants, if any.

**2(A) Unsurveyed Property.** Buyer understands that no survey of the Property has been provided in connection with this transaction and that the Owner Title Policy to be issued to Buyer will not provide title insurance coverage against encroachments and/or protrusions of improvements, boundary conflicts, or other matters that would be found by a current survey.

**BUYER**

Initials

M.M.

A.R.

**2 (B) ACCEPTANCE OF SURVEY.** **BUYER** has received and reviewed a copy of the survey, if any, of the Property made in connection with this transaction and acknowledges being aware of the following matters of encroachment, protrusion, conflict, or discrepancy disclosed by the survey.

**BUYER**

Initials

M.M.

A.R.

**2(C) BOUNDARY COVERAGE.** Buyer received information regarding Survey Deletion (a/k/a Boundary Coverage) with the title commitment. As proposed to be issued, **BUYER's** Owner Policy will contain a general exception to any discrepancies or conflicts in area or Boundary lines, and any encroachments, protrusions, or overlapping of improvements. On payment of an additional Owner Policy premium (T-1R Residential – 5% or T-1 Non-Residential – 15%), policy coverage against these matters is available, subject to **TITLE COMPANY's** approval of a current survey of the Property and without limiting specific exceptions to matters disclosed by the survey.

If you want to decline this coverage please initial here: \_\_\_\_\_

**BUYER**

Initials

M.M.

A.R.

**2(D) ENHANCED COVERAGE.** Buyer received information the T19.1 Restrictions, Encroachments and Minerals Endorsement with the title commitment. As proposed to be issued, **BUYER's** Owner Policy will include this endorsement. If a T-1R Owner's Policy is being issued the premium is 10% if purchased alone or 5% if purchased in tandem with the Survey Coverage. If a T-1R Owner's Policy is being issued the premium is 10% if purchased alone or 5% if purchased in tandem with the Survey Coverage.

If you want to decline this coverage please initial here: \_\_\_\_\_

**3) HOMEOWNER'S ASSOCIATION.** **BUYER** acknowledges that ownership of the Property involves membership in a Homeowner's, Condominium or other Property Owner's Association, to which monthly or annual dues or assessments may be owed. These dues or assessments may be enforceable by a lien against the Property. **BUYER** understands that the Association (or its managing agent) should be contacted by **BUYER** immediately to ascertain the exact amount of future dues or assessments. **TITLE COMPANY** has made no representations with respect to such Association's annual budget, pending repairs or deferred maintenance, if any, or other debts of the Association. **BUYER** accepts sole responsibility to obtain such information and verify its accuracy to **BUYER'S** satisfaction.

**SELLER**  
Initials  
AK

**BUYER**  
Initials  
M.M

**4) CLOSING DISCLAIMER.** SELLER and BUYER each acknowledge and understand that the above transaction has not yet "closed". Any change in possession of the Property takes place AT BUYER'S AND SELLER'S OWN RISK. **THIS TRANSACTION IS NOT "CLOSED" UNTIL:**

- A) ALL TITLE REQUIREMENTS ARE COMPLETED TO THE SATISFACTION OF TITLE COMPANY;
- B) ALL NECESSARY DOCUMENTS ARE PROPERLY EXECUTED, REVIEWED, AND ACCEPTED BY THE PARTIES TO THIS TRANSACTION AND BY TITLE COMPANY; AND,
- C) ALL FUNDS ARE COLLECTED AND DELIVERED TO BY THE PARTIES TO WHOM THEY ARE DUE.

**SELLER**  
Initials  
AK

**5) IRS REPORTING.** SELLER acknowledges having received at closing a copy of the HUD-1 Settlement Statement or Closing Disclosure as a Substitute Form 1099-S. A separate 1099 is not issued after closing. In accordance with Federal tax regulations, information from the HUD-1 Statement or Closing Disclosure will be furnished to the Internal Revenue Service.

**SELLER**  
Initials  
AK

**BUYER**  
Initials  
M.M

**6) ERRORS/OMISSIONS AND POWER OF ATTORNEY.** In the event that any of the documents prepared in connection with the closing of this transaction contain errors which misstate or inaccurately reflect the true and correct terms, conditions and provisions of this closing, and the inaccuracy or misstatement is due to a clerical error or to a unilateral mistake on the part of the **TITLE COMPANY**, or to a mutual mistake on the part of the **TITLE COMPANY** AND/OR the **SELLER** and/or the **BUYER**, the undersigned agree to execute, in a timely manner, such correction documents as **TITLE COMPANY** may deem necessary to remedy such inaccuracy or misstatement.

**BUYER**  
Initials  
M.M  
AK

**7) ATTORNEY REPRESENTATION AND NOTICE OF POTENTIAL LITIGATION.** BUYER may wish to consult an attorney to discuss the impact of potential litigation or out-of-court settlement or for matters shown on Schedule B or C of the Commitment for Title Insurance that was issued in connection with this transaction. The Title Insurance Policy will be a legal contract between BUYER and the Underwriter. Neither the Commitment for Title Insurance nor the Title Insurance Policy are abstracts of title, title reports or representations of title. They are contracts of indemnity. No representation is made that your intended use of the Property is allowed under law or under the restrictions or exceptions affecting the property.

**BUYER**  
Initials  
M.M  
AK

**8) FLOOD PLAIN/FLOOD HAZARD ACKNOWLEDGEMENT.** Title Company has not attempted to determine if the Property lies in a special flood hazard area, and Title Company has not made any representation concerning proximity of the Property in relation to any flood plain or flood hazard area. Buyer is advised that information concerning special flood hazard areas may be available from county or municipal offices, a qualified surveyor or land engineering company.

**SELLER**  
Initials  
AK

**BUYER**  
Initials  
M.M  
AK

**9) Privacy Consent.** The undersigned hereby authorize Title Company to provide copies of any closing statements, loan documents, financial information, commitments, approval letters, appraisals, inspection reports, insurance policies, contracts, payoffs, transaction documents, and other non-public personal information in connection with our transaction to the real estate broker and real estate agent.

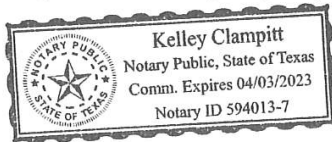
**SELLER SIGNATURE**

  
Abel Ramirez

State of Texas

County of Travis

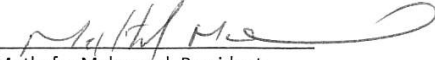
This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.



  
Notary Public, State of Texas

**BUYER SIGNATURE**

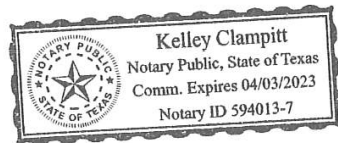
TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By:   
Mothafar Mahmoud, President

State of Texas

County of Travis

This instrument was acknowledged before me on April 20, 2020, by Mothafar Mahmoud, President, TALIA AT E SAINT JOHNS LLC, a Texas limited liability company.



  
Notary Public, State of Texas





Seller's Initials		2) <b>SELLER'S WARRANTY.</b> SELLER warrants and represents that there are no past due taxes owed on the Property and if such warranty and representation is untrue, the SELLER shall reimburse TITLE COMPANY, on demand, for any sums paid by the TITLE COMPANY to pay such taxes, and any related penalty and interest.
AR	Buyer's Initials M.M.	3) <b>BUYER RESPONSIBLE.</b> BUYER hereby understands and agrees that they are responsible for the taxes for the entire year when the taxes become due and payable. BUYER further understands that they should receive a tax bill from the taxing authority. If the taxing authority fails to mail the tax bill to the buyer's address of record BUYER understands that they are responsible for payment of the tax bill, irrespective of their actual receipt of the invoice. BUYER agrees to contact the tax office directly if a tax bill has not been received by November 1st of this year.
AR	Buyer's Initials M.M.	4) <b>AGREEMENT OF THE PARTIES.</b> TITLE COMPANY has prorated taxes on real property based on the latest figures available from the Tax Collector as of close of escrow. Assessments neither shown on the Collector's tax rolls as of close of escrow, nor specifically disclosed to Escrow Holder in writing prior to close of escrow are to be adjusted by the parties outside of escrow without liability to TITLE COMPANY. Any funds returned to TITLE COMPANY after close of escrow will be returned to the party against whom payment was charged, and any adjustments will be made by the parties outside of escrow without liability to TITLE COMPANY.  BUYER and SELLER each agree that, when the amount of the current year's taxes become known and payable, if an adjustment is required the parties agree that they will adjust any changes of the proration and reimbursement between themselves and the TITLE COMPANY shall have no liability or obligation with respect to these prorations.
AR	Buyer's Initials N.M.	5) <b>TAX RENDITION AND EXEMPTIONS.</b> Although the Tax Appraisal District may independently determine BUYER'S new ownership and billing address, BUYER is still obligated by law to "render" the Property for taxation by notifying the Tax Appraisal District of the change in the Property's ownership and of BUYER'S proper address for tax billing. BUYER is advised that current year's taxes may have been assessed on the basis of various exemptions obtained by SELLER (i.e., homestead or over 65).  It is the BUYER'S responsibility to qualify for BUYER'S own tax exemptions and to meet any requirements prescribed by the taxing authorities. BUYER acknowledges and understands these obligations and the fact that TITLE COMPANY assumes no responsibility for future accuracy of Tax Appraisal District records concerning ownership, tax-billing address, or status of exemptions.  Furthermore, it is the BUYER'S responsibility to provide the Warranty Deed to the taxing authority in order to properly set up their account with the taxing authority. BUYER acknowledges and understands these obligations and the fact that TITLE COMPANY assumes no responsibility for future accuracy of Tax Appraisal District records concerning ownership, tax-billing address, or status of exemptions.

<p>Seller's Initials</p> <p>AR</p>	<p>Buyer's Initials</p> <p>M.M.</p>	<p><b>6) SUPPLEMENTAL PROPERTY TAXES</b>                  Buyer and Seller herein acknowledge that there may be supplemental and/or additional taxes which may be assessed by the applicable taxing authority against the subject property by reason of change in ownership and/or completion of construction of improvements. TITLE COMPANY shall not be responsible for any supplemental taxes assessed after the close of escrow. TITLE COMPANY shall also not be responsible for, or liable for payment, adjustment or proration of supplemental taxes assessed prior to close of escrow, unless said supplemental tax assessments are specifically reflected on the Tax Collector's rolls, or Seller provides any supplemental tax bills to Escrow Holder with an explanation of time periods covered by the tax bill(s) for proration purposes. All assessments not shown on the tax rolls, nor specifically disclosed to TITLE COMPANY in writing are to be adjusted by the parties outside of escrow without liability to TITLE COMPANY. Notwithstanding the foregoing, under no circumstances shall TITLE COMPANY be concerned with, or responsible for identifying, determining or paying the amount of any supplemental assessment(s).</p>
<p>Seller's Initials</p> <p>AR</p>	<p>Buyer's Initials</p> <p>N.M.</p>	<p><b>7) TRAVIS COUNTY PROPERTIES ONLY (LEAVE BLANK IF NOT APPLICABLE):</b>                  Texas National Title, Inc. is informed that Travis Central Appraisal District ("TCAD") does not intend to reappraise residential properties for the 2020 tax year. As such, the actual tax amount billed for 2019 may be the most up to date and only information that is available to Texas National Title from TCAD for purposes of prorating taxes. The parties expressly acknowledge the limitations placed upon Texas National Title by TCAD and instruct Texas National Title to proceed using the 2019 tax bill for closing prorations.</p>

**PROPERTY TAX DISCLOSURE  
SELLER SIGNATURE**

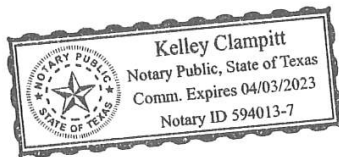


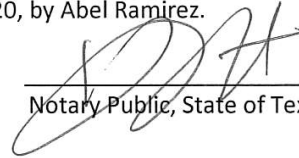
Abel Ramirez

State of Texas

County of Travis


This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.



  
Notary Public, State of Texas

**PROPERTY TAX DISCLOSURE  
BUYER SIGNATURE**

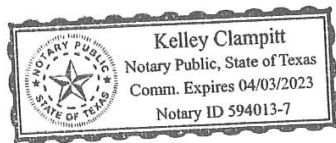
TALIA AT E SAINT JOHNS LLC, a Texas limited liability company

By:   
Mothafar Mahmoud, President

State of Texas

County of Travis

This instrument was acknowledged before me on April 20, 2020, by Mothafar Mahmoud, President, TALIA AT E SAINT JOHNS LLC, a Texas limited liability company.



  
Notary Public, State of Texas

## Tab 5.c. Zoning Verification Letter

Please note this project is currently in the process of being rezoned from SF-3 to SF-4A. The case number for the rezoning application is 2021-174898 ZC. The case number for the neighborhood plan amendment application is 2021-003345 NP. Full documentation will be provided under a separate cover when available. Please see attached for the Notice of Filing of Application for Rezoning.



## NOTICE OF FILING OF APPLICATION FOR REZONING

Este Aviso le informa de una audiencia publica tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

**Mailing Date: January 22, 2021**

**Case Number: C14-2021-0005.SH**

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property that requires approval by a Land Use Commission and final approval by the City Council. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. **The Commission may not take action on this application until a public hearing is held. You will receive a separate notice of the public hearing once it has been scheduled, which will provide the date, time and location of the public hearing.** Below you will find information regarding the application.

<b>Project Location:</b>	<b>1021 E ST JOHNS AVE</b>
<b>Owner:</b>	<b>Talia at E St John's, LLC, Kenda Dawwami</b>
<b>Applicant</b>	<b>Civiltude, LLC, Aisling O'Reilly, (512) 761-6161</b>

**Proposed Zoning Change:**




**From: SF-3-NP- Family Residence district** is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements. **NP-Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

**To: SF-4A-NP- Single-Family Residence (Small Lot) district** is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics. **NP-Neighborhood Plan district** denotes a tract located within the boundaries of an adopted Neighborhood Plan.

You can find more information on this application by inserting the case number at the following Web site: <https://abc.austintexas.gov/web/permit/public-search-other>. **If you have any questions concerning the zoning change application, please contact the case manager, Heather Chaffin, at 512-974-2122 or via e-mail at Heather.Chaffin@austintexas.gov and refer to the case number located on this notice.** The case manager's office is located at One Texas Center, 5<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas. You may examine the file at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

For additional information on the City of Austin's land development process, please visit our web site at: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

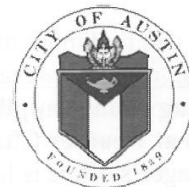
**ZONING**

ZONING CASE#: C14-2021-0005.SH

1" = 400'

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



Created: 1/14/2021

# Tab 5.d. Proof of Site Control

The warranty deed is attached.



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Apr 21, 2020 12:06 PM Fee: \$30.00

2020063321

\*Electronically Recorded\*

**General Warranty Deed**

**Date:** April 20, 2020

36-TFA1-1017224C

**Grantor:** Abel Ramirez, a single person

**Grantee:** TALIA AT E. SAINT JOHNS LLC, a Texas limited liability company

**Grantee's Mailing Address:**

TALIA AT E. SAINT JOHNS LLC  
5110 Lancaster Court  
Austin, TX 78723

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Lot 11, Block 8, A.K. BLACK SUBDIVISION NO. 1, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 4, Page 184, Plat Records, Travis County, Texas.

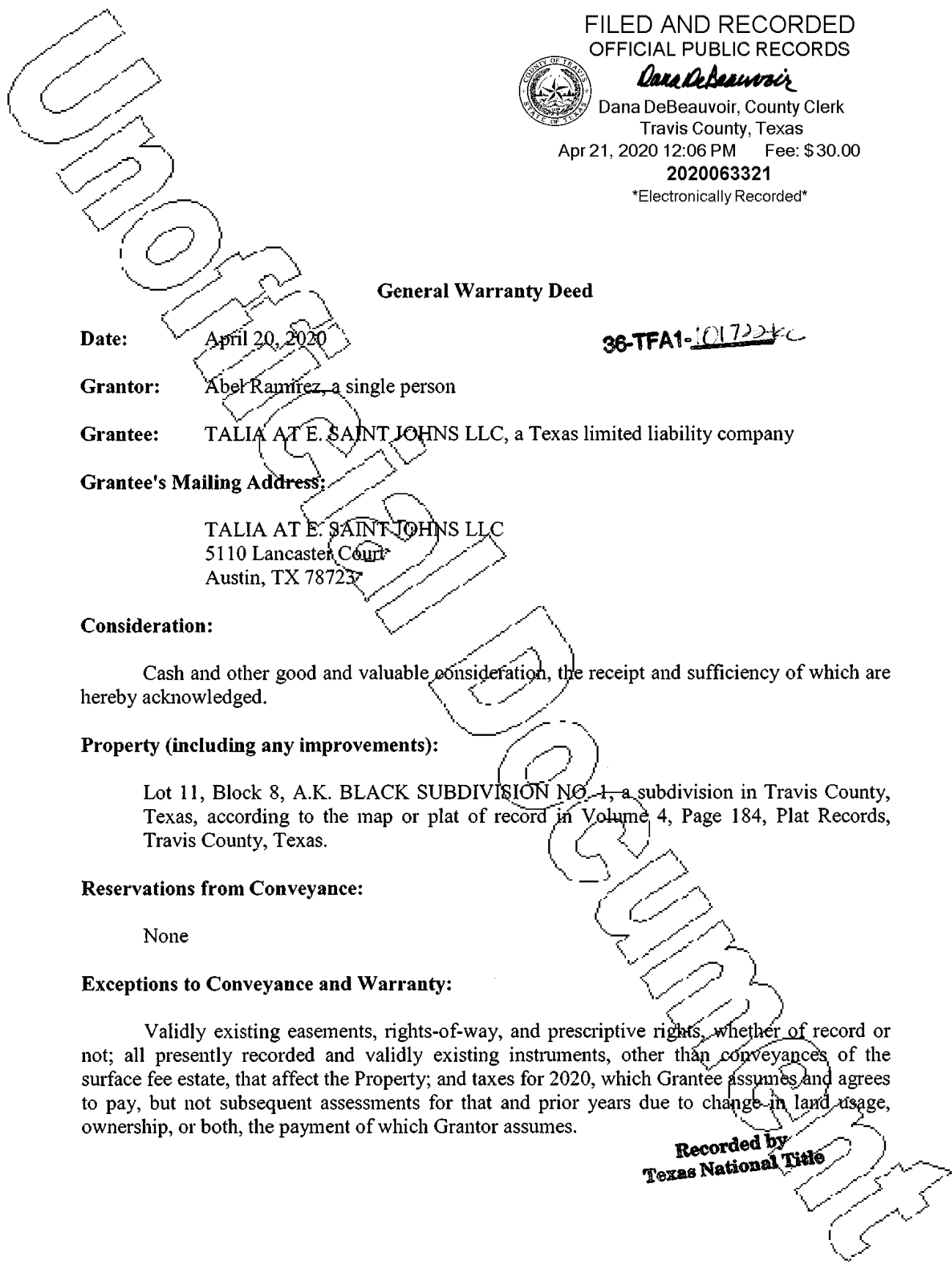
**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2020, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Recorded by  
Texas National Title



UNRECORDED INSTRUMENT

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

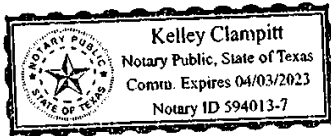
When the context requires, singular nouns and pronouns include the plural.

Abel Ramirez  
Abel Ramirez

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on April 20, 2020, by Abel Ramirez.



Kelley Clampitt  
Notary Public, State of Texas  
My commission expires: 4/3/23

AFTER RECORDING RETURN TO:  
TALIA AT E. SAINT JOHNS LLC  
5110 Lancaster Court  
Austin, TX 78723

# Tab 5.e. Phase I ESA

Capital A Housing is working with Roslyn Kygar at the City of Austin Brownfield's Program for a Phase I ESA. Once the Phase I ESA is completed, a copy will be provided to City Staff.

## Tab 5.f. SHPO

A at St Johns will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.