

# **OHDA Funding Application**

## **Industry SoMa**

**APPLICATION CHECKLIST/ INFORMATION FORM**

<b>DEVELOPER : 1905 Keilbar Ln, LLC</b>	<b>OWNER/BORROWER NAME : 1905 Keilbar Ln, LLC</b>
<b>DEVELOPMENT NAME : Industry SoMa</b>	<b>FUNDING CYCLE DEADLINE : February 4, 2022</b>
<b>FEDERAL TAX ID NO: 82-5090889</b>	<b>DUNS NO: 102334576</b>
<b>PROJECT ADDRESS: 1905 &amp; 1903 Keilbar Lane, 78745</b>	<b>PROGRAM : RHDA / OHDA / BOTH OHDA</b>
<b>CONTACT NAME : Michael Winningham</b>	<b>AMOUNT REQUESTED: \$437,000</b>
<b>CONTACT ADDRESS AND PHONE : (512) 567-2638 / 3300 Bee Cave Rd., Ste. 650-1182, Austin, TX 78746</b>	

APPLICATION TABS		INITIALS
<b>A 1</b>	<a href="#">EXECUTIVE SUMMARY/PROJECT PROPOSAL</a>	MW
<b>A 2</b>	PROJECT SUMMARY FORM	MW
<b>A 3</b>	PROJECT TIMELINE	MW
<b>A 4</b>	DEVELOPMENT BUDGET	MW
<b>A 5</b>	OPERATING PRO FORMA	MW
<b>A 6</b>	SCORING SHEET	MW

ATTACHMENT TABS				
<b>1</b>	<b>ENTITY INFORMATION</b>	1.a.	<a href="#">Detailed listing of developer's experience</a>	MW
		1.b.	Certificate of Status	MW
		1.c.	<a href="#">Statement of Confidence</a>	N/A
<b>2</b>	<b>PRINCIPALS INFORMATION</b>	2.a.	Resumes of principals	MW
		2.b.	Resumes of development team	MW
		2.c.	Resumes of property management team	N/A
<b>3</b>	<b>FINANCIAL INFORMATION</b>	3.a.	Federal IRS Certification	N/A
		3.b.	<a href="#">Certified Financial Audit</a>	N/A
		3.c.	Board Resolution	N/A
		3.d.	<a href="#">Financial Statements</a>	MW
		3.e.	<a href="#">Funding commitment letters .</a>	MW
<b>4</b>	<b>PROJECT INFORMATION</b>	4.a.	<a href="#">Market Study</a>	MW
		4.b.	<a href="#">Good Neighbor Policy</a>	MW
		4.c.	<a href="#">SMART Housing Letter</a>	MW
		4.d.	<a href="#">MOU with ECHO</a>	N/A
		4.e.	<a href="#">Resident Services</a>	MW
<b>5</b>	<b>PROPERTY INFORMATION</b>	5.a.	<a href="#">Appraisal</a>	MW
		5.b.	<a href="#">Property Maps</a>	MW
		5.c.	Zoning Verification Letter	MW
		5.d.	Proof of Site control	MW
		5.e.	<a href="#">Phase I ESA</a>	MW
		5.f.	<a href="#">SHPO</a>	N/A

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

**SIGNATURE OF APPLICANT**



**PRINTED NAME**

Michael Winningham

**TITLE OF APPLICANT**

Principal, 1905 Keilbar Ln, LLC

**DATE OF SUBMISSION**

2/8/22

**DATE AND TIME STAMP OF RECEIPT**

FOR AHFC USE ONLY

February 7, 2022

Mr. James May  
Community Development Manager  
Housing and Planning Department, City of Austin  
1100 East 11th Street  
Austin, Texas 78702

Dear Mr. May,

Thank you for taking the time to review our application for additional OHDA funding for Industry SoMa located at 1903 & 1905 Keilbar Lane, Austin, TX 78745. This project is located in south Austin, on the corner of Menchaca Lane & Keilbar Lane. While Keilbar itself is a quiet street, the South Menchaca neighborhood is bustling with energy. As we met with neighbors to discuss our project we learned much about the past and future of the neighborhood. We heard repeatedly the need for affordable family-oriented housing that provided off-street parking. Families moving to the area are eager to purchase their first homes and raise their children in the surrounding neighborhoods. Regrettably, new housing starts in this neighborhood cannot maintain pace with the demand for homes, and the cost of home values has skyrocketed. Since our initial application in May of 2021, housing prices in the local area have risen 21% to an average of over \$462,000.

Our team has learned a lot about the needs of the community. Our project - already submitted for final site plan and building plan approval - reflects those lessons learned. Industry SoMa is a 23-unit *fully affordable* project that will help Austin maximize its return on investment of limited OHDA funding. Our team at *Industry Affordable* (IA) has invested over \$750,000 of its own money to acquire the land and complete the design and permitting of the project. The IA team has worked with *Civiltude*, *Mark Odom Designs*, and *Home Base* to create a serene community of twenty 3-bed/1.5-bath units that efficiently maximize space. Each unit also comes with a parking spot that serves as outdoor flex space during the day to maximize community interaction. Additionally, we are proud to provide three accessible 4-bed/2-bath units for mixed-generation families, or families in need of accessible living space on the ground floor. We also protected our large native trees to create shared outdoor community space.

Regrettably, not only has the price of housing risen in the past year. Land prices and construction costs have increased significantly. Our latest estimate based on submitted plans shows a build cost of \$5.9M for horizontal and vertical construction - an increase of 25% since our May 2021 application. The \$235K sales price for our standard unit (\$260K for larger units) does not generate needed revenue to overcome the increased construction costs for the project.

We are grateful to AHFC for the funding provided for this project in 2021. Thank you for considering this project for further OHDA funding. We look forward to continuing to partner with the City of Austin on this development and others to come.

Sincerely,

Michael Winningham & Jordan Scott  
Principals, 1905 Keilbar LLC

## A.1 Executive Summary & Project Proposal

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

- The community we envision for Industry SoMa is welcoming, family-oriented, safe, and one the residents are proud to call home. We intend to build a small neighborhood of attached, aesthetically modern, townhomes that will provide a sense of pride, community, and stability for the families living there. As land and home costs continue to rapidly outpace income growth in the Austin area, we feel it is important to prioritize affordable communities for working families. Over the past 5 years, homes in the 78745 zip code have nearly doubled in price. The average price of a home in 78745 is currently over \$500,000. Since purchasing both lots for \$410,000, the land value has increased significantly. One smaller lot on Keilbar was listed for sale in January in the mid-\$300s - implying a \$1.2M land price.
- We propose selling these homes for approximately \$235,000-\$260,000 to families earning an average of 65-80% of the Median Family Income. Twelve of our units are subject to Affordability Unlocked sales regulations. The other 11 homes are not subject to Affordability Unlocked regulations but will still be affordable to working families.
- Twenty Industry SoMa homes will be approximately 1,056 sqft of interior space, and consist of three bedrooms and one and one half bathrooms with an open living area - a comfortable home for a young family. We are also building three fully accessible homes. These units will be over 1,100 sqft with four bedrooms and two full bathrooms. We have worked with our civil engineer and architect to submit our final site plans and building permit and look forward to breaking ground on this project in the next few months. The homes will be built under a unified site plan across both lots, with a condominium regime that will inspire a welcoming neighborhood environment.
- Due to the for-sale nature of the project, residential programs will not be provided on site but we anticipate neighborly connections to happen naturally without the facilitation of on-site management activities. We will incorporate outdoor seating and gathering areas, space for a garden, room for a barbecue, and parking spaces for every family. We have also committed \$5,000 to fund a community-building consultant for the neighborhood. We have included further information for your review on the community we envision building at Industry SoMa.

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	20	3	0	0	0	0	0
Number of Bedrooms	3	4	0	0	0	0	0
Square Footage	1050	1120	0	0	0	0	0
Anticipated Sale Price	\$235,000	\$260,000	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$1,250	\$1,350	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$250	\$265.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$90.00	\$95.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Estimated PITI</b>	<b>\$1,590</b>	<b>\$1,710</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

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

- As a 100% *for-sale* project, no units will be reserved for Housing Choice Voucher holders

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

- Our project will include 3 accessible units and as per SMART home requirements, all units will comply with Visitability Ordinance (Chapter 5-1 of the City Code, Article 3, Division 2).

4. If Applicable, demonstrate the Project’s compatibility with current Neighborhood Plan:

- Keilbar Lane does not have a neighborhood plan in place, however we still intend to be thoughtful regarding our development’s effect on the neighboring properties and have already spoken with nearly every neighbor on the street.

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.

- We are requesting an additional \$437,000 in Ownership Housing Development Assistance (OHDA) funds to support this project (\$19,000 per unit). We request these funds in the form of a deferred forgivable loan. The full amount of subsidy is 30.9% of the total development budget of \$7,349,727 and will be leveraged with debt financing and owner equity.
- We are requesting these funds to subsidize the cost of construction during the building phase. *We are not requesting any funds for pre-development or acquisition.*
- In addition to OHDA funding, we will also be obtaining construction financing in the amount of \$4,000,000 at an anticipated interest rate of 4.5%.
- By awarding the funds to this project, the City of Austin will be helping to ensure 23 homes in the popular South Menchaca neighborhood remain affordable for families for 99 years.

**Estimated Sources and Uses of funds**

<b>Sources</b>		<b>Uses</b>	
Debt	4,000,000	Acquisition	435,618
Equity	728,680	Off-Site	378,885
Grant		Site Work	317,664
Other		Sit Amenities	25,000
Deferred Developer Fee	344,047	Building Costs	5,226,307
<b>Previous AHFC Funding</b>	<b>1,840,000</b>	Contractor Fees	420,713
<b>Current AHFC Request</b>	<b>437,000</b>	Soft Costs	385,540
		Financing	160,000
		Developer Fees	
<b>Total</b>	<b>\$ 7,349,727</b>	<b>Total</b>	<b>\$ 7,349,727</b>

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, no structures currently on the property

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.

- This project is not located in a TOD, PUD, or VMU, however by utilizing the City of Austin's Affordability Unlocked program, we are able to increase our density from 11 units to 23 units. With this increase, we decided to build a 100% affordable project in order to help as many families as we can realize their dream of home ownership.

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

- Safe – A newly constructed project will bring a safer environment to the neighborhood than the current use of vacant land. Providing a safe, healthy, community-oriented project will be an asset to the South Menchaca neighborhood.
- Mixed Income – Industry SoMa project will provide 23 affordable homes in a neighborhood consisting of primarily market rate, single family homes. This development will allow families to own homes in a neighborhood they otherwise would be unable to afford.
- Accessible – We have utilized the services of an accessibility consultant to insure our project will meet or exceed the accessibility requirements of SMART Housing and the City of Austin.
- Reasonably Priced – 100% of our units will be available for purchase to families earning less than 80% of Median Family Income.
- Transit-Oriented – Industry SoMa is steps away from a bus stop located at the corner of Keilbar Lane and Menchaca Road.

We received our updated SMART Housing Certification letter on June 2, 2021. Please see attached letter for confirmation.

## A2- Project Summary

### Project Summary Form

1) <b>Project Name</b> Industry SoMa		2) <b>Project Type</b> 100% Affordable		3) <b>New Construction or Rehabilitation</b> New Construction	
4) <b>Address(s) or Location Description</b> 1905 & 1903 Keilbar Ln, Corner of Keilbar and Menchaca				5) <b>Mobility Bond Corridor</b> Manchaca Rd	
6) <b>Census Tract</b> 17.28	7) <b>Council District</b> District 5	8) <b>Elementary School</b> CUNNINGHAM EL		9) <b>Affordability Period</b> 99 Years	
10) <b>Type of Structure</b> Multi-family		11) <b>Occupied?</b> No		12) <b>How will funds be used?</b> Construction	

#### 13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						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						0
Up to 80% MFI				20	3	23
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>3</b>	<b>23</b>

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	3	Continuum of Care Units	0
Accessible Units for Sensory Impairments	3		

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

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

<b>Sources</b>	
Debt	4,000,000
Equity	728,680
Grant	
Other	
Deferred Developer Fee	344,047
<b>Previous AHFC Funding</b>	<b>1,840,000</b>
<b>Current AHFC Request</b>	<b>437,000</b>

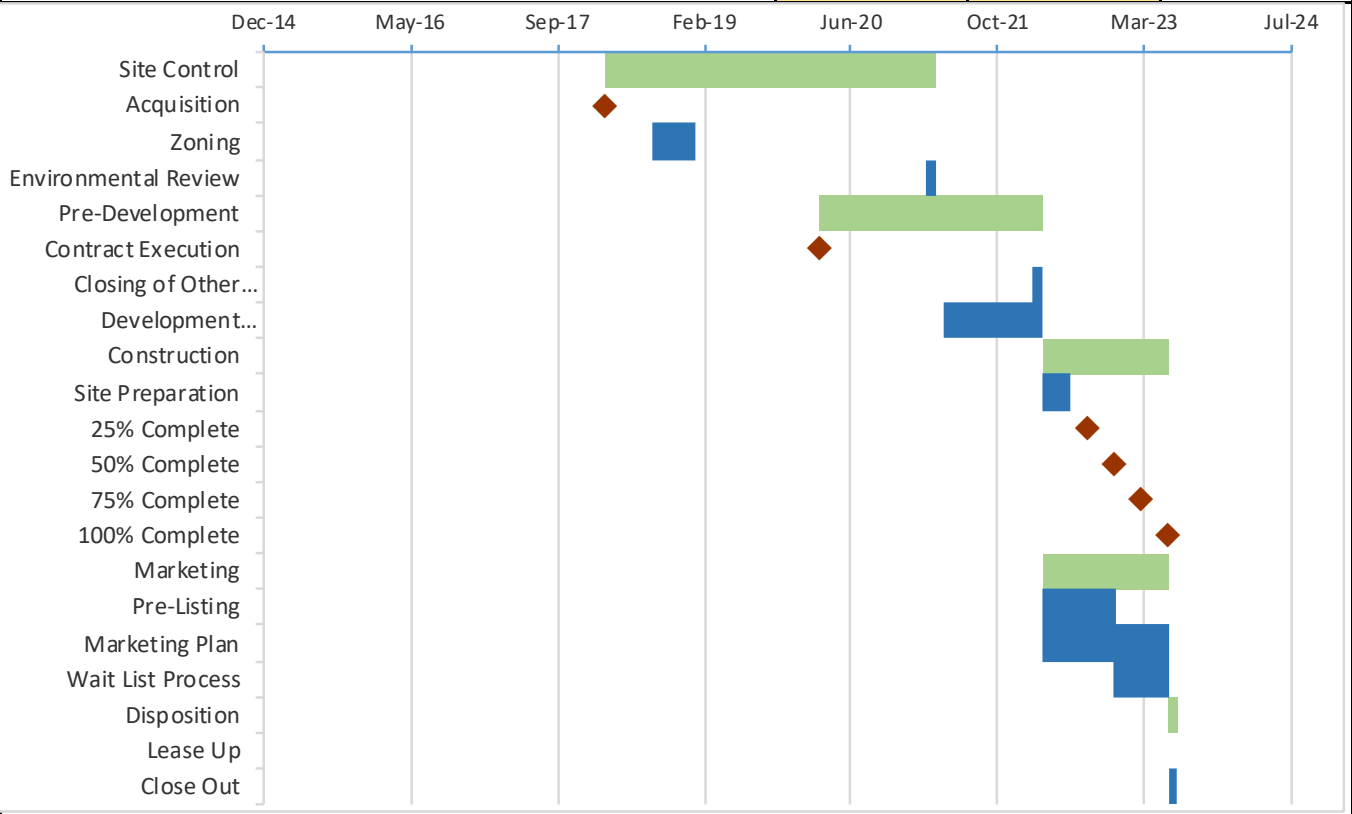
<b>Uses</b>	
Acquisition	435,618
Off-Site	378,885
Site Work	317,664
Sit Amenities	25,000
Building Costs	5,226,307
Contractor Fees	420,713
Soft Costs	385,540
Financing	160,000
Developer Fees	

**Total \$ 7,349,727**

**Total \$ 7,349,727**

### Development Schedule

	Start Date	End Date
<b>Site Control</b>	Mar-18	Apr-21
Acquisition	Mar-18	
Zoning	Aug-18	Jan-19
Environmental Review	Mar-21	Apr-21
<b>Pre-Development</b>	Mar-20	Apr-22
Contract Execution	Mar-20	
Closing of Other Financing	Mar-22	Apr-22
Development Services Review	May-21	Apr-22
<b>Construction</b>	Apr-22	Jun-23
Site Preparation	Apr-22	Jul-22
25% Complete	Sep-22	
50% Complete	Dec-22	
75% Complete	Mar-23	
100% Complete	Jun-23	
<b>Marketing</b>	Apr-22	Jun-23
Pre-Listing	Apr-22	Dec-22
Marketing Plan	Apr-22	Jun-23
Wait List Process	Dec-22	Jun-23
<b>Disposition</b>	Jun-23	Jul-23
Lease Up	N/A	N/A
Close Out	Jun-23	Jul-23





# A4- Budget

Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	0		
Environmental Review	8,500		Phase I ESA + geotech
Engineering	77,200		
Survey	7,700		
Architectural	165,000		
<b>Subtotal Pre-Development Cost</b>	\$258,400	\$0	
<b>Acquisition</b>			
Site and/or Land	410,000		
Structures	0		
Other (specify)	25,618		rezoning, feasibility study
<b>Subtotal Acquisition Cost</b>	\$435,618	\$0	
<b>Construction</b>			
Infrastructure	\$585,004		
Site Work	\$317,664	\$ 150,000.00	
Demolition	\$0		
Concrete	\$207,218		
Masonry	\$106,113		
Rough Carpentry	\$792,373	137,000	
Finish Carpentry	\$60,981		
Waterproofing and Insulation	\$135,503		
Roofing and Sheet Metal	\$108,753		
Plumbing/Hot Water	\$512,769	150,000	
HVAC/Mechanical	\$194,143		
Electrical	\$401,350		
Doors/Windows/Glass	\$242,494		
Lath and Plaster/Drywall and Acoustical	\$157,125		
Tile Work	\$97,125		
Soft and Hard Floor	\$190,478		
Paint/Decorating/Blinds/Shades	\$125,377		
Specialties/Special Equipment	\$27,060		
Cabinetry/Appliances	\$291,793		
Carpet	\$0		
Other (specify)	\$1,199,404		see attached adendum with expenses
Construction Contingency	\$211,957		
<b>Subtotal Construction Cost</b>	\$5,964,684	\$437,000	
<b>Soft &amp; Carrying Costs</b>			
Legal	65,617		
Audit/Accounting	33,823		
Title/Recording	80,500		
Architectural (Inspections)	0		included in architectural costs above
Construction Interest	160,000		
Construction Period Insurance	119,502		
Construction Period Taxes	12,100		
Relocation	0		
Marketing	15,000		
Davis-Bacon Monitoring	0		
Developer Fee			
Other (specify)			
<b>Subtotal Soft &amp; Carrying Costs</b>	\$486,542	\$0	
<b>TOTAL PROJECT BUDGET</b>	\$7,145,244	\$437,000	

<b>Additional Construction Expenses</b>	
Item Description	Total Price
Builder Fee	\$420,712.91
Site Cleaning	\$131,825.00
Project Management	\$126,375.00
Insurance	\$119,502.00
Exterior Improvements (ie plants, fences, pavers)	\$82,645.00
Temporary Utilities	\$60,600.00
Site Security (Photo/Video Monitoring)	\$59,200.00
Erosion Control & Grading	\$47,437.00
Surveying & Inspections	\$43,500.00
Water Tap Fees	\$34,832.00
Metal Stair Railings	\$23,000.00
A/V Communications	\$16,675.00
Arborist / Tree Care Plan	\$33,100.00
<b>Additional Miscellaneous Expenses</b>	
Tree Mitigation	TBD

**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	20	3	0	0	0	0	0
Number of Bedrooms	3	4	0	0	0	0	0
Square Footage	1050	1120	0	0	0	0	0
Anticipated Sale Price	\$235,000	\$260,000	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$1,250	\$1,350	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$250	\$265.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$90.00	\$95.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL Estimated PITI</b>	<b>\$1,590</b>	<b>\$1,710</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

# A6- Scoresheet

<b>Project Name</b>	Industry SoMa	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 5	
<b>Census Tract</b>	17.28	
<b>Prior AHFC Funding</b>	\$1,840,000	
<b>Current AHFC Funding Request Amount</b>	\$437,000	
<b>Estimated Total Project Cost</b>	\$7,349,727	
<b>High Opportunity</b>	Yes	
<b>High Displacement Risk</b>	No	
<b>High Frequency Transit</b>	No	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	Manchaca Rd	
<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	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% 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	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% 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	0	# of units for purchase at <60% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>0</b>	<b>% of annual goal * units * 50%, max of 75</b>
< 80% MFI	23	# of units for purchase at <80% MFI
District Goal	7%	% of City's affordable housing goal
High Opportunity	6%	% of City's affordable housing goal for high opportunity areas
Displacement Risk	0%	% of City's affordable housing goal to reduce displacement
High Frequency Transit	0%	% of City's affordable housing goal near high frequency transit
Imagine Austin	9%	% of City's affordable housing goal in imagine austin corridors
Geographic Dispersion	10%	% of City's affordable housing goal to increase geographic dispersion
Mobility Bond Corridor	8%	% of City's affordable housing goal within mobility bond corridors
<b>SCORE</b>	<b>2</b>	<b>% of annual goal * units * 25%, max of 75</b>
<b>Unit Score</b>	<b>2</b>	<b>MAXIMUM SCORE = 300</b>
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	20	Total Affordable 3 Bedroom units
4 Bedroom Units	3	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	20	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	12	Educational Attainment, Environment, Community Institutions, Social Cohesion, Econ
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	<b>39</b>	<b>MAXIMUM SCORE = 200</b>
<b>UNDERWRITING</b>		
AHFC Leverage	31%	% of total project cost funded through AHFC request
Leverage Score	<b>12</b>	<b>3 points per 5% reduction in leverage below 50% (max 30)</b>
AHFC Per Unit Subsidy (including prior amounts)	\$99,000	Amount of assistance per unit
Subsidy per unit score	<b>13</b>	<b>(\$200,000 - per unit subsidy)*25/\$200,000</b>
AHFC Per Bedroom Subsidy	\$31,625	Amount of assistance per bedroom
Subsidy per Bedroom Score	<b>21</b>	<b>(\$200,000 - per bedroom subsidy)*25/\$200,000</b>
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	<b>0</b>	<b>Minimum = 1.0; Maximum = 1.5; 1.25 = best score</b>
Underwriting Score	<b>46</b>	<b>MAXIMUM SCORE = 100</b>
<b>APPLICANT</b>		
<b>FINAL QUANTITATIVE SCORE</b>	<b>87</b>	<b>THRESHOLD SCORE = 50</b>
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

# **OHDA Funding Application**

## **Industry SoMa**

### **Entity Information**

## 1.a

### Michael Winningham- Developer's Experience

Michael Winningham is a design-build professional working in Austin, Texas for close to 20 years. Initially, he began working under the tutelage of Branson Fuestes of Pilgrim Building in 2003, working as a lead carpenter and project manager. Many of these projects were featured in local publications and shown on the AIA homes tours. From there, in 2008, Michael founded RubyAnne Designs with the intent of bringing mindful design to the middle class of Austin through remodeling, new construction and Pre Fab housing. RubyAnne Designs facilitates a turn key service of design, development, permitting, and construction. The goal is always the same: to create sustainable, time tested homes with an emphasis on architectural detail and scope efficiency. Since Michael is involved with his projects at all stages, he is well-positioned to use his expertise to guide the Keilbar team through this project.

### COMPLETED DEVELOPMENT PROJECTS

ADDRESS	YEAR
1911 RIVERVIEW DR 78702	2008
2001 RIVERVIEW DR 78702	2008
44 LYNN STREET DR 78702	2008
2508 CESAR CHAVEZ 78702	2009
8310 ARBOLES CIRCLE 78737	2011
2605 TWIN OAKS 78757	2011
12800 OLD BALDY TRAIL 78737	2012
1617 WILLOW ST 78702	2012
4607 CACTUS LANE 78745	2012

4500 PACK SADDLE PASS 78745	2012
4701 PACK SADDLE PASS 78745	2013
1910 KINNEY AVE 78704	2014
1702 HASKELL ST 78702	2014
907 E 52ND STREET 78751	2015
2904 LAFAYETTE DR 78722	2015
4512 BALCONES DR 78731	2015
4620 AND 4622 MARLO DR 78723	2015
2106 PENNSYLVANIA AVE 78702	2015
3706 EAST 12TH STREET 78702	2016
2212 E. RIVERVIEW ST 78702	2016
1605 NEWNING ST. 78704	2016
52 CHALMERS DR 78702	2017
1709 KINNEY AVE 78704	2017
4607 SPEEDWAY 78751	2017
7902 MOWINKLE DR 78736	2017

1201 DWYCE DR 78757	2018
1207 LARKWOOD DR 78723	2018
6500 BAY CITY BEND 78725	2018
1408 COTTON DR 78702	2018
9006 SAM CARTER DR 78736	2018
4807 SHOALWOOD DR 78756	2018
3102 SILVERLEAF DR 78757	2019
5704 ARROYO SECO 78756	2019
200 E SKYLINE 78676	2019
1421 SUFFOLK DR 78723	2019
2104 SHARON LANE 78703	2019
9704 TIMBERRIDGE DR 78733	2019
2409 JARRATT AVE 78703	2020
2401 SARATOGA DR 78733	2021
2107 MECCA RD 78733	2021
3310 WESTHILL DR 78704	2021



## 1.a

### M. Jordan Scott: Developer's Experience

#### Completed Ground-Up Development Projects:

- 2805 Hubbard Circle, 78746 Single Family
- 1632 S. 1st Street, 78704 Office/Retail

#### Completed Value-Add Development Projects:

- 6700 Troll Haven, 78746 Single Family
- 7006 Guadalupe Street, 78752 Single Family
- 7004 Guadalupe Street, 78752 Duplex
- 2408 Berkett Street, 78745 Duplex
- 3615 Leaffield Drive, 78749 Duplex
- 800 Sirocco Drive Duplex
- 7305 - 7307 Oak Meadow Drive, 78736 Multi-family
- 912 Red River Street, 78701 (Mohawk Austin) Music Venue
- 1307 E. 4th Street Office
- 1309 E. 4th Street Retail

#### Ground-Up Development Projects:

##### **1632 S. 1st Street (2014-2018)**

Completed a ground-up development of a mixed use office/retail building in a difficult-to-develop "urban-infill" lot on South 1st Street. At the time it was the first new build in that part of South First in over a decade. Of note, this was the first lot on the block to comply with Austin's "Great Streets" program requiring significant planning and discussion with the city for ADA compliance for the sidewalk design compatibility and connection with legacy sidewalks.

##### **2805 Hubbard Circle (2009-11)**

Completed a ground-up development of a single family home. Worked with world-renown architect Michael Hsu and the Muskin Company to build a 5,000 square foot residence. Notably the project earned a 5-star rating from Austin Energy's Green Building Program.

#### Remodel:

##### **6700 Troll Haven, 78746 (2019)**

Completed a floor up interior remodel of a single-family home including plumbing, HVAC, lighting, painting, kitchen cabinetry, etc.

##### **7006 Guadalupe (2019)**

Completed interior remodel of single-family property including kitchen & bath remodel as well as interior finish out.

##### **7004 Guadalupe (2019)**

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

##### **1309 E. 4th Street (2017-18)**

Completed interior and exterior remodel of single family home to transition to retail use. Included interior remodel of flooring bathroom, kitchen, plumbing and HVAC and required change of occupancy permit process with City of Austin.

**2408 Berkett (2016)**

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out. Significant plumbing rebuild on this property.

**1307 E. 4th Street (2015)**

Completed interior and exterior remodel of single family home to transition to office use. Included remodeling interior flooring, bathroom, kitchen, plumbing, and HVAC

**800 Sirocco (2015)**

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

**7305-7307 Oak Meadow Drive, 78736 (2013-15)**

Completed interior remodel of multi-family property including kitchen & bath remodel as well as interior finish out.

**3615 Leafield Drive (2012)**

Completed interior remodel of duplex property including kitchen & bath remodel as well as interior finish out.

**912 Red River Street (2006-07)**

Major interior and exterior remodel of historic music venue. Completed construction of viewing deck addition as well as complete interior & exterior remodel of bar, kitchen, and bathroom spaces, along with significant upgrading of MEP systems to bring building in-line with code.

## **1.b - Certificate of Status**

Please see included certificates from the Secretary of State for the following entities:

- 1905 Keilbar Lane, LLC - owner and developer of record
- RubyAnne Designs- Principal Michael Winningham's design-build entity
- 512 Asset Management, LLC- Principal Jordan Scott's family office entity and equity partner for this project



As of : 02/08/2022 11:50:14

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

[Obtain a certification](#) for filings with the Secretary of State.

<b>1905 KEILBAR, LLC</b>	
<b>Texas Taxpayer Number</b>	32066753800
<b>Mailing Address</b>	2805 HUBBARD CIR AUSTIN, TX 78746-5618
<b>? Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	04/05/2018
<b>Texas SOS File Number</b>	0802981328
<b>Registered Agent Name</b>	MICHAEL J SCOTT
<b>Registered Office Street Address</b>	2805 HUBBARD CIRCLE AUSTIN, TX 78746



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

1905 Keilbar, LLC  
File Number: 802981328

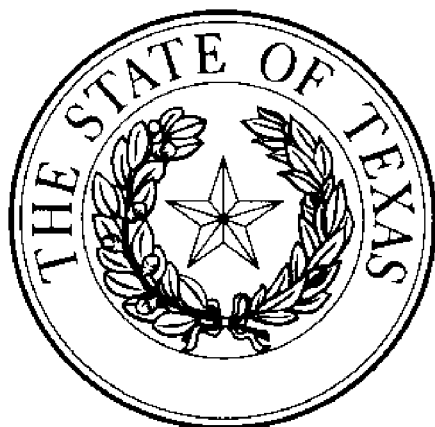
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

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

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

Dated: 04/05/2018

Effective: 04/05/2018



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

Rolando B. Pablos  
Secretary of State

Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX: 512/463-5709

Filing Fee: \$300



**Certificate of Formation  
Limited Liability Company**

**Filed in the Office of the  
Secretary of State of Texas  
Filing #: 802981328 04/05/2018  
Document #: 805059730002  
Image Generated Electronically  
for Web Filing**

**Article 1 - Entity Name and Type**

The filing entity being formed is a limited liability company. The name of the entity is:

**1905 Keilbar, LLC**

**Article 2 – Registered Agent and Registered Office**

A. The initial registered agent is an organization (cannot be company named above) by the name of:

**OR**

B. The initial registered agent is an individual resident of the state whose name is set forth below:

**Name:**

**Michael J Scott**

C. The business address of the registered agent and the registered office address is:

**Street Address:**

**2805 Hubbard Circle Austin TX 78746**

**Consent of Registered Agent**

A. A copy of the consent of registered agent is attached.

**OR**

B. The consent of the registered agent is maintained by the entity.

**Article 3 - Governing Authority**

A. The limited liability company is to be managed by managers.

**OR**

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Manager 1: **Michael Winningham**

Title: **Manager**

Address: **6503 Northeast Drive Austin TX, USA 78723**

**Article 4 - Purpose**

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

**Supplemental Provisions / Information**

[The attached addendum, if any, is incorporated herein by reference.]

**Organizer**

The name and address of the organizer are set forth below.

**Michael Winningham**      **6503 Northeast Drive, Austin, Texas 78723**

**Effectiveness of Filing**

A. This document becomes effective when the document is filed by the secretary of state.

**OR**

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

**Michael Winningham**

Signature of Organizer

**FILING OFFICE COPY**



## Office of the Secretary of State

April 05, 2018

Attn: Selman Munson & Lerner, P.C.

Selman Munson & Lerner, P.C.  
Barton Oaks Plaza Four, Suite 200, 901 South Mopac Expressway  
Austin, TX 78746 USA

RE: 1905 Keilbar, LLC  
File Number: 802981328

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

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

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

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

Sincerely,

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


Enclosure



 **IRS** DEPARTMENT OF THE TREASURY  
INTERNAL REVENUE SERVICE  
CINCINNATI OH 45999-0023

002993.843494.22855.22130 1 MB 0.424 530



  
1905 KEILBAR LLC  
GLEN YAMANE MBR  
2805 HUBBARD CIR  
AUSTIN TX 78746

Date of this notice: 04-11-2018

Employer Identification Number:  
82-5090889

Form: SS-4

Number of this notice: CP 575 B

For assistance you may call us at:  
1-800-829-4933

IF YOU WRITE, ATTACH THE  
STUB OF THIS NOTICE.

**WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER**

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 82-5090889. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065

03/15/2019

If you have questions about the form(s) or the due dates(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

**IMPORTANT REMINDERS:**

- \* Keep a copy of this notice in your permanent records. This notice is issued only one time and IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- \* Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- \* Refer to this EIN on your tax-related correspondence and documents.
- \* Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is 1905. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.



## Office of the Secretary of State

### Certificate of Fact

The undersigned, as Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for RubyAnne Designs LLC (file number 801088828), a Domestic Limited Liability Company (LLC), was filed in this office on February 20, 2009.

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

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on December 27, 2012.



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

John Steen  
Secretary of State



## Franchise Tax Account Status

As of : 05/05/2021 12:21:09

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

<b>RUBYANNE DESIGNS LLC</b>	
<b>Texas Taxpayer Number</b>	32038939198
<b>Mailing Address</b>	3310 WESTHILL DR AUSTIN, TX 78704-5814
<b>? Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	02/20/2009
<b>Texas SOS File Number</b>	0801088828
<b>Registered Agent Name</b>	MICHAEL WINNINGHAM
<b>Registered Office Street Address</b>	6503 NORTHEAST DRIVE AUSTIN, TX 78723



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

512 Asset Management, LLC  
File Number: 802347973

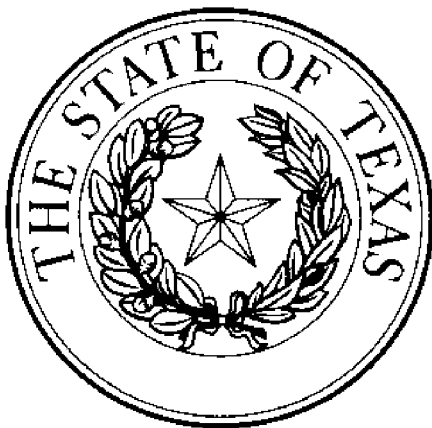
The undersigned, as Secretary of State of Texas, hereby certifies that a Certificate of Formation for the above named Domestic Limited Liability Company (LLC) has been received in this office and has been found to conform to the applicable provisions of law.

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

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

Dated: 12/11/2015

Effective: 12/11/2015



A handwritten signature in black ink, appearing to read "Cascos" followed by a horizontal line.

Carlos H. Cascos  
Secretary of State



## Franchise Tax Account Status

As of : 05/05/2021 12:22:09

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

<b>512 ASSET MANAGEMENT, LLC</b>	
<b>Texas Taxpayer Number</b>	32059050552
<b>Mailing Address</b>	2805 HUBBARD CIR ROLLINGWOOD, TX 78746-5618
<b>Right to Transact Business in Texas</b>	ACTIVE
<b>State of Formation</b>	TX
<b>Effective SOS Registration Date</b>	12/11/2015
<b>Texas SOS File Number</b>	0802347973
<b>Registered Agent Name</b>	MICHAEL JORDAN SCOTT
<b>Registered Office Street Address</b>	2805 HUBBARD CIRCLE ROLLINGWOOD, TX 78746

**1.c- Statement of Confidence**

This is not applicable to this project since both principals' development experience is in Austin, Texas.

# **OHDA Funding Application**

## **Industry SoMa**

### **Principal Information**



Project Team - We have engaged the following experienced team to oversee the development project, mitigate the project's risk, and ensure its timely completion:

- Principal: Michael Winningham- Owner, RubyAnne Designs and 1905 Keilbar, LLC
  - Since 2008, Michael has designed and built sustainable, well-constructed homes with an emphasis on architectural detail and scope efficiency. With over a decade of experience building and renovating homes in Austin, Michael is excited to bring his knowledge and his team into the affordable housing community.
  
- Principal: Jordan Scott- President, 512 Asset Management and 1905 Keilbar, LLC
  - Jordan has spent the last 15 years investing in and developing unique spaces in Austin. From family residences, to creative office buildings, to music venues, Jordan's vast experience has prepared him well to build affordable homes for families who love Austin as much as he does.
  - Jordan also serves as president of the Reissa Foundation, a family foundation focused on supporting at-risk children and families. With a focus on affordable housing, the Reissa Foundation partners with local organizations such as Foundation Communities and Lifeworks to help their clients thrive.
  
- Head of Operations: Megan Etz, 512 Asset Management and JLCC Interests, LLC
  - Born and raised in Austin, Megan manages residential real estate for 512 Asset Management and oversees all redevelopment projects, renovations, marketing, and property management for the company's multi-family portfolio.
  
- Civil Engineer: Civilitude
- Architect: Mark Odom Studio
- General Contractor: Legacy DCS
- Market Analysis Advisor: David Bain, Keller Williams
- Buyer Certification/Education: Homebase (nonprofit)
- Debt Financing: Prosperity Bank
- Accounting: Gelfand, Rennert & Feldman, LLP
- Legal: Selman, Munson & Lerner, P.C.

# MICHAEL WINNINGHAM

*PRINCIPAL, 1905 Keilbar, LLC and RubyAnne Designs*

512 -567-2638   michaelwinningham@gmail.com   www.rubyannedesigns.com

## Profile

Michael has been in Austin TX for over 20 years, and began building high quality, sustainable homes in 2009. As the Owner of both 1905 Keilbar and RubyAnne Designs, Mr Winningham has acted as Developer, Designer, General Contractor and overseen all aspects of construction, placing his focus on project efficiency, sustainable design, affordability, as well as architectural detail.

## Selection of Projects

### **DEVELOPER, GENERAL CONTRACTOR, DESIGNER, 4620 AND 4622 MARLO DR. AUSTIN TX –**

As Developer, General Contractor and Designer, Michael re-platted the above properties, designed, and built residences in this unique pocket near Mueller. The property was vacant when purchased, and due to its large size, provided a great opportunity for some much needed urban infill. The design was modeled after the historic shotgun style housing of the south and speaks to the vernacular architecture of pre 1960's housing in Texas and Louisiana. It also features updated interior design with vaulted living areas, an attached screened in porch, and a custom kitchen. The project was very successful on all fronts and now houses two young families who were able to affordably move in to the Austin market. Total project duration was 1 year from the point of land acquisition.

### **DEVELOPER, GENERAL CONTRACTOR AND DESIGNER 2106 PENNSYLVANIA AVE , AUSTIN, TX**

The Pennsylvania Avenue project was a great example of how a single firm can be a good steward of development for land owners in need of full services. Mr. Winningham chose to design two separate structures on this rather large lot on a hill striking the right balance of infill as well as privacy for each resident. Working with the City of Austin Development Services, he navigated the improvements of water, waste water, and electricity needed to satisfy the overall design. Michael worked directly with the Owner to oversee all aspects of the project after the land acquisition. Both residences take advantage of height, providing beautiful views of downtown Austin and Ladybird Lake. Additionally, an emphasis was placed on outdoor living with large decks, screened in porches and more to make each home expand while not having to build more conditioned square footage. This was another project guided in development, design, permitting, and construction by Mr. Winningham.

**DEVELOPER, GENERAL CONTRACTOR, DESIGNER****3706 E 12TH STREET AUSTIN TX**

The 12th Street Project was also in need of full development after the Owners acquired the vacant lot on their own. No utilities existed on this land, and Michael worked with the City of Austin to bring in the proper water, waste water, electricity, and flatwork to the site. Additionally, on the development side, there were disputes on the property lines that needed to be resolved which was handled successfully and without legal burden. After establishing clear boundaries, a beautiful single family residence was constructed featuring an open floor plan, clearstory windows, and large form-poured cement wall accenting the entrance to this artist residence. Michael handled every aspect of development, design, permitting, and construction after the land was acquired by the Owners.

**Education and Skills**

University of Texas at Austin, BA in 2004

General Contractor, Developer, Permit Expediter, Residential Home Design, Project Management and Marketing

## Michael Jordan Scott

jordan@512assetmgmt.com

(512) 656-3142

Austin, Texas

---

### Professional Experience

#### **President, 512 Asset Management, LLC, Austin, TX**

**January 2016 – present**

Management of a single family-office investment corporation with a focus on affordable housing development for families and young adults in the Austin area. Researches and executes investment strategies including: debt, equity, real-estate, private equity, early-stage companies, hedge, and limited partnerships. Development and redevelopment of single family, multi-family, and commercial real estate projects in Austin, Texas.

#### **President, Reissa Foundation, California & Texas**

**September 2015 – present**

Founding President of a private family foundation with assets exceeding \$75 million and an annual operating budget of \$3 million. Oversees operations and staff including hiring of Executive Director in 2017. Executes on the strategic vision of the board of directors. Established open governance model to enable exploration of new grantmaking methods. Monitor investment of foundation assets of \$75 million. Build partnerships with community organizations working in the affordable housing, at-risk children and families, and advocacy arenas.

Reissa Foundation Community Partners:

- Foundation Communities
- Lifeworks
- Upbring
- Mission Capital
- Any Baby Can
- Texas Tribune
- SAFE Alliance
- Texas CASA
- Helping Hand Home
- University of Texas Institute for Child and Family Wellbeing
- I Live Here I Give Here

### Prior Experience

#### **Senior VP for Tracking, Control Risks Group, Ltd. London, UK**

**April 2005 – May 2007**

- Managed traveler tracking product design, sales, client services, and development teams
- Lead global teams of 10 in London and Austin

#### **President & COO, Flightlock, Inc, Austin, TX**

**June 2003 - April 2005**

- Co-founder of start-up SaaS company in the travel & security sectors
- Managed product design, sales, client service, investor communications
- Navigated a successful sale of company Control Risks Group, Ltd

#### **Contractor, IC<sup>2</sup> Institute – CBIRD, University of Texas, Austin, TX**

**April 2002 – May 2003**

- Project coordinator for Cross-Border Institute for Regional Development
- Project coordinator for Drivers of the 21st Century Conference: Transcending Ideology and Technology for a Trusting Society

#### **Associate, Lonestar Capital Management, LLC, Austin, TX**

**May 1999 – May 2002**

- Managed operations for Austin-based hedge fund
  - Oversaw private-equity and IPO portfolios
-

## **Industry Affiliations & Memberships**

- Urban Land Institute - Member, Transit Oriented Development Committee
- Entrepreneur's Organization - Forum Member

## **Community Service**

### **Current:**

- Planning and Zoning Commission, City of Rollingwood
- Scoutmaster, Boy Scouts of America Troop 31

### **Previous:**

- Alderman, City of Rollingwood
- Vice-President, Council of Shepherd of the Hills Lutheran Church
- Vice-President, Western Hills Athletic Club

## **Philanthropic Leadership**

### **Current:**

- Board Member, Upbring, Inc
- Community Advisory Board Member, IC<sup>2</sup> Institute

### **Previous**

- Treasurer, Texas Education Grantmakers Advocacy Consortium (TEGAC)
- Co-Founder, Dell Children's Trust, Dell Children's Medical Center
- Advisory Council, Literacy First, University of Texas at Austin

## **Education**

2018-2019

University of Texas at Austin, Austin, TX

Master of Arts: Human Dimensions of Organizations

1994-1998

The Colorado College, Colorado Springs, Colorado

Bachelor of Arts: Economics

**Nhat M. Ho.**  
LEED Green Associate  
Vice President  
Civiltude LLC  
Engineers & Planners



**Education**

BS Architectural Engineering  
The University of Texas  
at Austin

**Registrations**

Licensed Professional Engineer  
Texas PE #119194  
LEED Green Associate

**Affiliations & Involvement**

Water & Wastewater  
Commissioner

COA Joint Sustainability  
Committee

Past Chair of Mueller  
Neighborhood Association

Umlauf Sculpture Garden &  
Museum Board Member

Real Estate Council of Austin

Greater Austin Asian Chamber of  
Commerce

Downtown Austin Alliance

South Congress Combined  
Neighborhood Contact Team

The Congress for the New  
Urbanism Central Texas Chapter

USGBC Central Texas  
- Balcones Chapter

American Society of Civil  
Engineers

Mr. Ho brings over ten years of versatile experience from different areas of architectural design, civil and structural engineering, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management system, wet utilities, sports running track to retaining structures, buildings spatial arrangement and site integration. His land development experience includes site feasibility studies, zoning change, subdivisions, and commercial site plans. He has cultivated relationship and reputation with review staff, especially at City of Austin, for effective and responsible design. His indepth expertise includes utilities, innovative water quality management and site plan accelerated permitting. Mr. Ho had successfully delivered several Fastrack and general permit in record timing.

**2017 Pedestrian, Bikeway, and Urban Trail Rotation List - City of Austin - Austin, TX**

Project Field Engineer providing design instructions for contractor. In charge of general permitting. Oversaw field survey, soil testing and drainage design of complex projects that required water quality raingarden in the public right-of-way.

**Greenwater Redevelopment - Trammel Crow - Austin, Texas**

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

**CARTS East Bus Plaza - CARTS - Austin, Texas**

Project Manager coordinating TxDOT and City of Austin East 5th Street realignment and Shady Lane improvements to serve a new bus plaza. In charge of site design and Conditional Use Permitting with Planning Commission. Assisting with cost sharing partnership with Capmetro, CTRMA and CMTA.

**Edison Riverside Apartments - Presidium - Austin, Texas**

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

**Libertad - Vecino Group - Austin, Texas**

Project Principal managing the comprehensive project execution to pursue tax credit funding which included zoning, neighborhood plan amendment, subdivision plat, and TDHCA design package. Oversaw site design and permitting.

**Colony Park Masterplan - Urban Design Group - Austin, Texas**

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

**Zilker Studios - Foundation Communities - Austin, Texas**

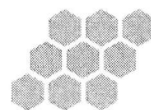
Project Principal overseeing project site design and permitting timeline to ensure meeting tax credit funding milestones and obligations. Resolved major issues related to corridor program approval, heiritage trees, right-of-way dedication, regional storm and water quality fee-in-lieu agreement.

**Woodbridge Subdivision - Polis Properties - Austin, Texas**

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

**Lopez Tower - GNDC - Austin, TX**

Project Principal resolving major issues related to Affordability Unlocked, Alley vacation, fire protection, transportation waivers for site permit approval. Provided technical support to GNDC during public hearings, right-of-way negotiation, historic review and HUD funding application.



**CIVILITUDE**  
ENGINEERS & PLANNERS

# Mark Odom / CV

## EDUCATION

### **New School of Architecture, San Diego, CA : 2003**

Masters of Architecture, Magna Cum Laude & Academic Scholarship  
AIA Henry Adams Medal and Certificate of Merit, 2003

### **Syracuse University : 2002**

Study Abroad Program, Florence Italy

### **Texas A&M University : 1996**

Bachelor of Environmental Design, Architecture

## TEACHING

### **Texas A&M University**

#### **Assistant Professor of Practice : 2012-2013**

##### *Design Studios*

##### **2013 Fall, College Station : 4th Year Integrated Design Studio**

Civic Center with a focus on context and wellness. To create a concept that could be expressed through detail, systems, and material.

##### **2013 Spring, College Station : 4th Year Design+Build Studio**

\$25K grant was awarded to teach a design-build studio that focused on the design and construction of a 350 SF Tiny Home in one semester. (15) Architecture Students coupled with (3) Construction students paired together to accomplish this goal.

##### **2013 Spring, College Station : 3rd Year Design Studio**

Develop a box within a box with focus on experience related architecture VS Form based architecture.

##### **2012 Fall, College Station : 5<sup>th</sup> Year Graduate Design Studio**

Boutique Hotel \_ Urban Infill. Based on appropriateness of context and learning the value of understanding one's process through design.

#### **Visiting Professor : 2009-2011**

##### *Design Studios*

##### **2011 Fall, College Station : 5<sup>th</sup> Year Graduate Design Studio**

Experienced based architecture and how it relates to retail design centered around product.

##### **2010 Spring, College Station : 5<sup>th</sup> Year Graduate Design Studio \_ Visiting Professor**

Focus was on Promenade and how architecture should enhance the experience along the path.

##### **2010 Fall, College Station : 2<sup>nd</sup> Year Graduate Design Studio \_ Visiting Professor**

Bridge Overpass, an urban infill project that evaluated and proposed solutions for unused space in an urban core.

##### **2009 Spring, College Station : 1st Year Graduate Design Studio \_ Visiting Professor**

Understanding space, form, and scale through model building.

##### *Study Abroad*

##### **2011 Spring, Santa Chiara, ITALY Study Abroad Program : Head Faculty Member, 3<sup>rd</sup> Year**

How to evaluate and create architecture that responds to it's environment and culture

##### *Seminars*

##### **2011 Spring, Sant Chiara, ITALY : Critical Writing Journal Course**

To understand and explain one's project ideas through writing.

# Mark Odom / CV

## TEACHING CONTINUED

New School of Architecture, San Diego, CA

**Visiting Professor : 2004**

2004 Fall, 5<sup>th</sup> Year Design Studio ; a collaborative effort with Prof. Petar Perisic

**Graduate Teaching Assistant : 2002-2003**

2003 Spring, 4<sup>th</sup> Year Design Studio & Sustainability Lecture Course ; Teachers Assistant

2003 Fall, 3<sup>rd</sup> Year Design Studio ; Teachers Assistant

2002 Spring, 3<sup>rd</sup> Year Design Studio & Materials Lecture Course ; Teachers Assistant

## INVITED CRITIC

Texas A&M University

The University of Texas at Austin

The University of Texas at San Antonio

University of Houston

## LECTURES / PANELS

Record on the Road : Architecture Record : Nasher Sculpture Museum, Dallas Texas, 2018

ArchiTalks Lecture Series : Missing Middle : Austin Texas, 2018

REMIX: KOOP 91.7 Radio, 2014

Prudential Quarterly Real estate Conference, Archetype & Aesthetic Styles, 2010

Umlauf Sculpture Museum, *Space*, 2008

## PROFESSIONAL EXPERIENCE

Mark Odom Studio, *Owner*

Austin Texas : Architecture + Interiors

2004 – Present

Austin Veum Robbins Partners (*AVRP*)

San Diego California : Project Architect - High-Rise Mixed Use

2003-2004

Liberty House

Honolulu Hawaii : Project Architect - Retail

2000-2002

Edwards Design Group

Honolulu Hawaii : Project Designer - Residential

1998-2000

Robert Young Associates

Dallas Texas : Jr Designer / Intern– Retail

1995 - 1997

## ORGANIZATIONS / AFFILIATIONS

AIA + AIA, Chair of Commercial Advocacy

NCARB

ULI



# Mark Odom / CV

## SELECTED PROJECTS while at m(ødm)

### Single Family

Single Family / Design Build  
1720 Giles Avenue  
Austin, Texas

Single Family / Design Build  
1713 Rosewood (Graffiti House)  
Austin, Texas

Single Family / Design Build  
1701 Virginia Street  
Austin, Texas

Single Family / Design Build  
Sunday Ranch House  
Johnson City, Texas

Single Family  
Lake House  
Waxahachie, Texas

### Multifamily

Duplex  
615 Annie Street  
Austin, Texas

8 Unit Condo  
502 Swanee Drive  
Austin, Texas

Duplex  
909 Johanna St  
Austin, Texas

14 Unit Condo  
2206 Thornton Bungalows  
Austin, Texas

21 Unit Condo  
503 Swanee Drive  
Austin, Texas

Duplex  
4701 Duval  
Austin, Texas

3- Lot Duplex  
4009-4011-4013 Lewis Lane  
Austin, Texas

Duplex  
3404 South 2<sup>nd</sup>  
Austin, Texas

9- Unit Condo  
1715 Enfield  
Austin, Texas

### Mixed-Use / Adaptive Reuse / Commercial

Adaptive Reuse  
Lone Star Brewery  
450,000 of Existing Square Feet  
San Antonio, Texas

Adaptive Reuse  
Brooks Air-force Base  
350,000 of Existing/New Square Feet  
San Antonio, Texas

Mixed-Use High Rise  
Allegro Tower, San Diego, CA  
38 Story Mixed Use  
(collaboration with AVRVP)

Commercial Office – *Pro bono*  
Children's Advocacy Center  
6,500 Square Feet  
Waxahachie Texas

Kline Hotel  
E 6th Street  
32,000 Square Feet  
Austin, Texas

Mixed-Use High Rise  
620 Cedar, San Diego, CA  
18 Story Mixed Use  
(collaboration with AVRVP)

Commercial / Retail  
Bicycle Sport Shop South  
Interior Remodel  
Austin, Texas

Commercial / Retail  
SPARK Fitness  
15,000 Square Feet  
Austin, Texas

Commercial / Office  
800 Congress  
13,000 Square Feet  
Austin, Texas

Commercial / Retail  
BIRDS Barbershop  
Tenant Finish-out  
183/Anderson \_ Austin, Texas

Commercial / Retail  
41st Street Office Complex  
5,000 Square Feet  
Austin, Texas

Commercial / Office  
BIRDS Barbershop  
Tenant Finish-out  
Domain \_ Austin, Texas

### Restaurant / Commercial

Restaurant  
TORCHY'S  
Adaptive Reuse  
College Station, Texas

Restaurant  
TORCHY'S  
Tenant Finish-out  
Katy, Texas

Restaurant  
DOC's MotorWorks  
Adaptive Reuse  
Houston, Texas

Restaurant  
DOC's MotorWorks  
Adaptive Reuse  
38th St Austin, Texas

Restaurant  
Salvation Pizza  
Tenant Finish-out  
Domain \_ Austin, Texas

Restaurant  
TORCHY'S  
Tenant Finish-out  
Lakeway, Texas

Restaurant  
TORCHY'S  
Tenant Finish-out  
Denver, Colorado

Restaurant  
TORCHY'S  
Site Plan/Building Shell Standards

# Mark Odom / CV

## Public Art Installation

South 1<sup>st</sup> Pedestrian Walk  
Austin, Texas (*pending*)

South 2<sup>nd</sup> Residence  
Austin, Texas

Concrete Investigations  
San Diego, California

**m(ødm)** strives to balance one's seemingly chaotic environment with the calculated rules of proportion and function. "continuously looking for a balanced orchestra between the controlled elegance of simplicity and energy of the site" We welcome client relationships and dialogue during all phases of development, for a true collaboration between owner and studio. With the belief that every project generates its own set of specifics, our approach is free of preconceived ideas, with every response a thoughtful reference to client, budget, and site. The studio pursues likeminded clientele who are willing to place a value on exploration. We continuously seek a balanced consideration of the client's needs, materials, site amenities, kinetics of environment, social consciousness, and budget requirements. Through the assemblage of form, space, material, and light we hope to leave our clientele with an unexpected representation of themselves that excites the senses for years to come.

## **Legacy DCS Team Biographies**

### **Cass Brewer, President**

Cass Brewer is President of Ledgestone Development Group, parent company to Legacy DCS LLC, Legacy Multi-Home Construction Services (MCS) LLC and Brewer Design Solutions LLC. He is responsible for leading a highly passionate and competitive real estate team members with decades of experience in residential, resort and multi-family development.

Cass has a vision to create and build companies that elevate customers' lifestyles, embrace the environments in which they are developed, and reduce the impact to the planet by creating sustainable and energy-efficient designs.

In 2008, Cass founded the first of the family of Legacy companies. Starting at just seven years old, Cass had a passion for building and a fascination for how things are constructed. Cass also served as the Mayor of the City of Jonestown. Prior to starting his own business, Cass was Vice President of the Texas Division of Centex Destination Properties, and managed projects for C.F. Jordan, Inc., a leading developer of multifamily housing.

Cass' passion for sustainable building practices and innovative design concepts has been recognized throughout the state. Cass has been recognized as a National Leader in Green. The Isabella, one of Cass' projects, received the Home Builders Association 2021 MAX Award for "Best Neighborhood" and "Best Detached Community". One of his master-planned communities, have been recognized as "Neighborhood of the Year" for three years. He is a Certified Energy Star Builder committed to the concept of high-quality green building.

### **Jeremiah Marchand-Simons, VP of Home Building**

For over 20 years, Jeremiah Marchand-Simons has been a noteworthy leader in both the interior design field along with the residential construction industry.

Having worked on projects around the world, he has vast experience and knowledge in residential, multi-family and senior living design and construction. His duties at Legacy DCS involve product development, forefront of all procurement and materials operations, budgeting and assuring money flow is in order.

### **Steve Osborne, Director of Construction**

Steve Osborne is Director of Construction at Legacy DCS. He is responsible for day-to-day leadership and staff management. Steve enforces internal policies and procedures, serves as a mentor to employees, and cultivates and maintains productive relationships with external parties such as clients, architects, engineers, and subcontractors.

Steve brings nearly two decades of experience to Legacy DCS. He has served in his current role for three months and was previously Director of Construction. Since taking on this new role, Steve has improved build times by 85 days.

Prior to his role with Legacy DCS, Steve was Vice President of Operations for Gehan Homes. Steve has been recognized as Builder of the Year.

Steve entered the workforce just after he graduated from high school in 1987. He volunteers for Visitation House Ministries, which enables mothers and their children to live in safety and security while providing supportive services to those experiencing homelessness or at risk.

# Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

NMLS #1436154

512.436.3690 • wayne.gerami@gmail.com

## Education

---

**Masters of Public Affairs (2011)**

**B.A. Psychology (2007)**

**LBJ School of Public Affairs at UT Austin (TX)**

**Framingham State University (Framingham, MA)**

## Professional Experience

---

**Austin Habitat for Humanity | HomeBase Texas**

**August 2013 – Present**

**Chief Program Officer**

**Feb 2020 – Present**

**Austin, TX** – Promoted from previous position to manage three additional teams, broadly covering volunteer and community engagement/advocacy. Responsible for five programs within two distinct organizations (Habitat & HomeBase). Active member of senior leadership team determining overall organizational direction & priorities.

**VP of Client Services**

**Nov 2015 – Feb 2020**

Manage three separate programs: New Construction, HomeBase, and Housing Counseling. Develop and implement policies and processes for all programs, including implementing novel resale restrictions to ensure permanent affordability of all homes sold. Oversee the departmental budget and ensure that all programs meet important deadlines and performance metrics. Licensed MLO #1436154.

**Government Grants Manager**

**May 2015 – Nov 2015**

Manage the identification of and application for all governmental funding sources. Responsible for post-award reporting and compliance at the federal, state, and local levels. Oversaw a grants portfolio in excess of \$2,000,000, including over \$750,000 in new money generated in less than 6 months.

**Community Engagement Manager**

**January 2015 – May 2015**

Worked with families, volunteers, and partners of various backgrounds to engage existing neighborhoods with service providers in the community.

**Lending Coordinator**

**August 2013 – January 2015**

Led the complete overhaul and modernization of all aspects of program delivery including loan servicing and client database. Set agency policies on family selection, resales, shared equity, and underwriting. Integral part of a team that educated hundreds of families, underwrote their loans, and set up all funding sources on a per-client basis.

**Board Director – Austin Christian Church**

**August 2014 – February 2021**

**Austin, TX** - Helped oversee the expansion to a second location. Responsible for setting staffing compensation policies and levels, managing a \$750k+ budget, and serving as an integral part of the establishment of our successful second location at the Zach Scott Theatre.

**Board Director – Evolve Austin**

**April 2017 – February 2021**

**Austin, TX** – Advocate for the implementation of the Imagine Austin comprehensive plan through the CodeNEXT/Land Development Code rewrite process. Serve on the 501(c)(3) and 501(c)(4) boards.

**Project Coordinator – Diana McIver & Associates**

**January 2012 - August 2013**

**Austin, TX** - Worked on affordable rental developments across Texas, utilizing Low Income Housing Tax Credits, HUD 202/811 grants, HOME funds, and conventional funding. Completed complex grant packages. Extensive work with HUD, TDHCA, and HACA.

**Policy Researcher – Greater Austin Chamber of Commerce**

**September 2010 - May 2011**

**Austin, TX** - (Internship) Research position focusing on policy impacts at the local, state and federal levels.

# Wayne Gerami

7003 Frontera Trail • Austin, TX 78741

512.436.3690 • wayne.gerami@gmail.com

## Site Supervisor – HOPE *worldwide* Gulf Coast

June 2010 - August 2010

**New Orleans, LA** - (Contract job) Responsible for hiring & training 8 full-time and 26 short-term AmeriCorps and all day-to-day operations at a summer day camp for children of low-income families in New Orleans.

## Home Repair Assistant (AmeriCorps) – Austin Habitat for Humanity

August 2007 - July 2009

**Austin, TX** - Completed 30 home repair projects for low-income families in Austin. Managed over 1,500 volunteers on construction sites with an excellent safety record.

## Manager – First American Mortgage

August 2002 - June 2007

**Milford, MA** – As a high school and college student, rose to a position of leadership in the sales department of a multi-million dollar mortgage company. Excellent sales, customer service, management and interpersonal skills. Ability to achieve results in a difficult environment. Perhaps the most valuable job I've had for learning/growing.

# ROBIN LAFLEUR

1309 Cedar Hills Blvd. • Cedar Park, TX, 78613 • (512) 750-5114 • robinkaylafleur@yahoo.com • linkedin.com/in/robin-k-lafleur

## SUMMARY

---

Experienced professional with more than 15 years in real estate, finance, and operations. Strong ability to identify and implement positive change across all aspects of operations. Able to efficiently manage budgets and strict deadlines while generating new revenue growth and enhancing process.

## EXPERIENCE

---

**2020-Present**

**Austin Habitat for Humanity/HomeBase Texas**

**Austin, TX**

*Program Manager*

- Perform project reviews and "on demand" assistance to optimize program outcomes and project deliverables
- Coordinate with developers, construction teams, and clients to ensure completion of all tasks according to established timelines, serving as primary point of contact for buyers throughout the building cycle, attending regular on-site meetings with construction/development teams
- Work with clients including potential homebuyers, loan applicants, community partners, and lenders while ensuring compliance related to various local and federal government programs
- Qualify and cultivate potential opportunities with key clients and outside entities to develop innovative and comprehensive solutions
- Develop content and ongoing updates to manage the program's website and support the program's social media engagement.

**2014 – 2019**

*Senior Program Coordinator*

- Managed many aspects of HomeBase's affordable housing program, including oversight of the client intake process, assisting more than 100 families through the homebuyer qualification process, and oversight of a 61-unit condominium project and a 21-unit townhome renovation project
- Negotiated, reviewed, and executed 50+ contracts with clients for affordable homes while working within the local government compliance requirements
- Worked with the Director of Grants and Contracts to assist with the hosting of regular financial literacy events for the public and secured \$10,000 in grant funding

**2011 – 2013**

*ReStore Operations Manager*

- Directed all back-office operations for the ReStore including vendor relations, maintaining an inventory of more than \$1,450,000 in purchased and donated materials, and reconciling more than 3,000 transactions per month
- Negotiated non-profit discounts on purchased materials with a variety of local and national vendors, including an agreement with a paint supply vendor that facilitated a 70% profit margin and a higher return on investment
- Led the implementation of an automated solution for donation pickup scheduling, saving nearly \$20,000 per year

**2019 – 2020**

**Business & Community Lenders of Texas/Texas Community Builders**

**Austin, TX**

*Real Estate Specialist*

- Managed a \$2.5MM Real Estate portfolio including both remote and direct property management, sales transactions and asset management
- Performed analysis of current market and property conditions to implement a rent increase thereby raising rent revenue by 25% for FY2020
- Provided direct support to the Director of Community Development, securing necessary architects, civil engineers and general contractors for upcoming development projects across the state of Texas
- Implemented a Property Management software solution to decrease vacancy rates to less than 9% and increase revenue

**2004 – 2011**

**Smith's Consulting Services**

**Austin, TX**

*Principal Operations Consultant*

- Provided comprehensive operations and financial consulting to software and IT clients across Austin, including cash flow management and reconciliation, coaching for employee transitions and staff development, and creation of job descriptions and candidate search procedures for recruiting
- Assisted a start-up software client with the creation and execution of a financial plan in preparation for a successful acquisition, including planning for structuring cash flows, development of a comprehensive business plan, and an in-depth audit to ensure they were acquisition-ready

**2005 – 2009**

**IBM, Inc./BuildForge, Inc.**

**Austin, TX**

*Finance Integration Lead & Client Program Manager*

- Oversaw the integration of BuildForge into IBM's operation following its acquisition in 2006, with responsibility for providing documentation necessary to support the transition of client contracts and ensuring legacy employees became fully immersed into IBM's culture and training processes
- Organized a break-out session during a 1,500-attendee conference, bringing together major stakeholders to provide clients with additional software functionality within one of IBM's products, resulting in a solution that retained an endangered \$750,000 contract at little cost to IBM

## **PROFESSIONAL DEVELOPMENT**

---

### **Texas Department of Housing & Community Affairs**

*Eligibility Training for Affordable Housing Programs (2015)*

### **NeighborWorks Center for Home Ownership Education & Counseling**

*Credit Counseling for Maximum Results (2016)*

*Building Skills for Financial Confidence (2018)*

*Community Economic Principals, Practices & Strategies (2019)*

### **Cape School, Inc.**

*20-Hour Secure And Fair Enforcement Act (SAFE) Comprehensive Principals of Mortgage Lending (2016)*

*3-Hour SAFE Guide to Texas Mortgage Law (2016)*

### **Champions School of Real Estate**

*180 TREC Certified Hours (2020)*

## **LICENSE & CERTIFICATION**

---

### **Real Estate Sales Associate**

*Real Estate Sales Agent License, # 738124*

### **Mortgage Loan Officer**

*Residential Mortgage Loan Officer License, MLS#1508051*

## **PROFESSIONAL & VOLUNTEER MEMBERSHIPS**

---

**President, C.P. Carriage Hills HOA 2020-Present**

**Urban Land Institute 2019-Present**

**Austin Women in Housing 2017- Present**

**Austin Board of Realtors 2020- Present**



---

## REALTOR © | INVESTOR

Bain Residential focuses on providing turnkey real estate service for Residential and Investor Clients.

### Knowledge, Skills, & Ability

**Project Management | Data Analysis | Reporting | Budgeting | Scheduling | Client Interface**

---

## RELEVANT EXPERIENCE

### **REALTOR ©: BAIN RESIDENTIAL; KELLER WILLIAMS REALTY**

October 2017 – Present

- International Keller Williams Rookie of the Year 2018
- Platinum Top 50 Newcomer of the Year
- Platinum Top 50 Community Service Award Finalist 2019
- Member Keller Williams Luxury
- International Certified Luxury Home Marketing Specialist
- Million Dollar Guild Member

### **PARTNER: BAIN AND ROBERTS CAPITAL, LLC**

November 2020 – Present

- Provide short terms construction and remodel loans to real estate investors
- Early Stage Startup Investing with a focus on Real Estate Tech and Services, IOT, and Restaurant Services

### **OPERATIONS MANAGER: C3 PRESENTS - AUSTIN, TX**

June 2015 – Present

### **SITE MANAGER: C3 PRESENTS - AUSTIN, TX**

February 2013 – May 2015

- General Operations: Oversaw all operational aspects of 8 international music, or related, festivals
- Budgeting: Responsible for an operational budget of up \$1,000,000 per festival.
- Vendor Management: Bid and select various vendors from around the country.
- Hiring and Staff Scheduling: Source, vett, and hire operational contractors
- Data Analysis: Highly effective at using Excel to analyze various data.
- Event Build Scheduling: Create build and strike schedules for each festival.
- Parks Department and City Liaison: Work closely with various municipalities and their representatives to ensure the festival is acting according to local regulations and within the parameters set forth by the cities.
- International Representative: Represented C3 Presents at various international festivals

### **OPERATIONS MANAGER: WHIM EVENT RENTALS - DRIPPING SPRINGS, TX**

July 2012 – January 2013

- Processes Development and Control: Create processes by which to efficiently operate the rental business.
- Scheduling: Schedule delivery routes as well as staff.
- Capital Budgeting: Responsible for Capital Budgets to ensure long term goals are met.
- Operation Budgeting: Create and operate under labor, inventory, equipment and sales budgets.
- Vendor Management: Work with third party vendors to arrange for sub-rentals when necessary.
- International Delivery Coordination: Work with global logistics company to coordinate 40' container deliveries.
- Quality Control: Ensure accurate and timely order delivery and set-up. Responsible for quality of rental inventory.
- Client Relationships: Onsite representative for Whim Event Rentals. Charged with creating solutions to client needs.

---

**OPERATIONS MANAGER, EVENT PRODUCER, VENDOR COORDINATOR: Independent Contractor**

2004 – 2009

- Client Contact and Event Representative: Met with clients on a regular basis to ensure goals were met. Represented clients when dealing with city municipalities, third party vendors, artists, and artist management.
- Event Production and Site Logistics: Managed event logistics during pre-production, day-of-show, and post-production. Oversaw production and site teams for event builds and strikes.
- Operations: Site determination, staffing, vendor acquisition, and scheduling for events.
- Food and Retail Vendor Management: Arranged and managed all retail and food vendor logistics to serve crowds of up to 75,000 participants a day. Selected and negotiated with third party vendors.
- Budgeting: Created and oversaw budgets of up to \$60,000 for festival and corporate events.
- Reporting: Delivered timely and accurate progress reports to clients and event producers.
- Permit Acquisition and City Liaison: Worked with city municipalities to acquire necessary event permits.
- Promotions: Partnered with various local entities to cross promote events
- Scheduling: Created and oversaw scheduling of temporary and contract staff as well as logistical scheduling for: event timelines; load-ins; load-outs; and performance schedules. Managed stage schedules of up to 50 artists in a day.

**BERRYHILL BAJA GRILL – Austin, TX**

2002 – 2005

- Franchisee Partner & General Manager – Partner and Manager of area restaurant with \$1.2 million in annual sales.
- Business Development: Created and initiated marketing and business development plan to encourage growth and awareness in a new market.
- Budgeting: Created and oversaw weekly and monthly budgets including construction, payroll, and general operational budgets. Initial restaurant budget was \$900,000 over a two year period.
- Accounting: Managed basic accounting and reporting. Worked with CPA to ensure accurate filings and government reporting.
- Training and Scheduling: Hired and trained 39 employees in customer service and point-of-sale system. Created staff schedules.
- Austin City Limits Food Vendor: 2004

---

**EDUCATION**

**ST. EDWARDS UNIVERSITY – Austin, TX**

**MBA – concentration in finance / 2012 / 3.77 GPA (Outstanding MBA Student Nominee)**

**MBA Coursework: Finance, Accounting, Economics, Marketing, Management, Business Law and Ethics.**

**THE UNIVERSITY OF COLORADO, DENVER – Denver, CO**

**Music Industries Studies / 2000-2001**

**THE UNIVERSITY OF TEXAS AT AUSTIN**

**Bachelor of Arts in English Literature / 1998**

# **OHDA Funding Application**

## **Industry SoMa**

### **Financial Information**

**3.a Federal IRS Certification**

This is not applicable to this project.

**3.b Certified Financial Audit**

This is not applicable to this project.

**3.c Board Resolution**

This is not applicable to this project.

### **3.d- Financial Statements**

Financial statements have been submitted under separate cover due to their confidential nature.



# PROSPERITY BANK®

---

May 5, 2021

Mr. James B May, AICP  
Community Development Manager  
City of Austin  
Neighborhood Housing and Community Development  
1000 East 11st  
Austin, Texas 78702

Re: Proposed development at 1903 + 1905 Keilbar St Austin, Texas 78745

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 23 +/- SFR unit development, will be subject to the following conditions:

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

If you have any additional questions, please feel free to contact me at 512-329-7702.

Thank you,

Dena Vandigriff  
Banking Center President – Westlake  
2829 Bee Caves Rd  
Austin, Texas 78746





ASSET  
MANAGEMENT, LLC

---

February 7, 2022

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

Dear Mr. May,

This letter is to confirm 512 Asset Management, LLC's commitment to participating in the development of 1903 & 1905 Keilbar Lane as an equity partner. We understand that the Limited Liability Company, 1905 Keilbar Lane, LLC, will be developing approximately .97 acres of land with 23 attached, affordable, homes that will be marketed to families with target sales prices ranging from \$235,000 to \$260,000 per home.

512 Asset Management, LLC is a single family office and an active investor in real estate projects in Austin, Texas. We are eager to participate in this development project as a Limited Partner and are prepared to provide up to \$2,000,000 in equity financing. This offer is based on the following assumptions:

- i. Construction loan in the amount of approximately \$4,000,000
- ii. Gap funding commitment in the amount of \$2,277,000 from City of Austin

While the exact terms of our investment will be negotiated once the construction loan and City of Austin funding are confirmed, 512 Asset Management, LLC is committed to providing the remaining funding needed to complete the project.

Please contact me with any questions at (512) 656-3142.

Best regards,

A handwritten signature in black ink, appearing to read 'M. Jordan Scott', is written over a white background.

M. Jordan Scott  
President  
512 Asset Management, LLC

# **OHDA Funding Application**

## **Industry SoMa**

### **Project Information**



#### 4.a Market Analysis

The Austin metro area is experiencing an urgent need for affordable housing, and the South Menchaca neighborhood is no exception. Industry SoMa will bring 23 affordable homes to the neighborhood, providing 23 families, earning under 80% of the median family income (MFI), the opportunity to own their own home for the first time. At the time of this analysis, many homes in the area are selling before they even reach the market, and those that are listed on the MLS encite a bidding war and sell for well over the asking price. This makes it highly unlikely that a young family is able to purchase a home unless there is an affordable product available to them. We expect all of our homes to sell quickly and will be working with Austin Habitat's Homebase, to identify and qualify the homebuyers.

i. Evaluate general demographic, economic, and housing conditions including:

a. Target Population and Area Demographic Makeup: The target population of Industry SoMa is young families and first time homebuyers earning under 80% MFI. According to Neighborhood Scout, the Menchaca Lane neighborhood has the following characteristics:

- Median household income: \$82,459
- 63.3% of the population is under 45 years of age
- Over 20% of residents are parents with children
- 56% of residents work in retail, service, office, and manual labor jobs
- Gender: 54% female and 46% male
- Race & ethnic diversity: 59.5% white, 28% latinx, 4.1% black, 8.4% other. This neighborhood is more diverse than 78% of neighborhoods in the US.

b. Overall Economic Conditions and Trends:

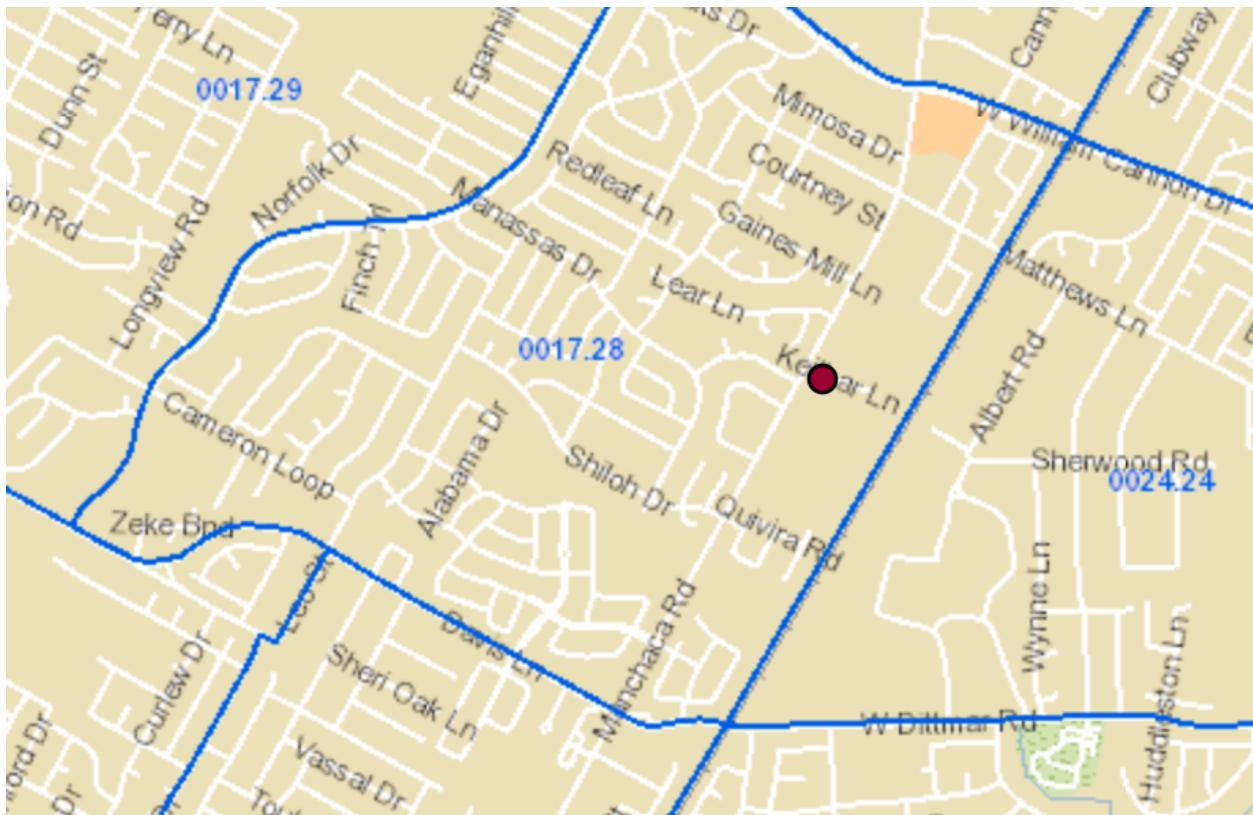
- Median home value in the Menchaca Rd neighborhood is \$462,955. This is more expensive than 90% of neighborhoods in Texas. The average rental price for a 3+ bedroom home in this neighborhood is currently \$3,429, higher than 96.7% of the neighborhoods in Texas. However, as noted above, the median household income is only \$82,459 which could quickly lead to displacement of long-time residents if more affordable housing options are not made available soon.
- Only 3% of home values currently fall in our target sale price range of \$153,001-\$306,000
- In the last 5 years, home values in the neighborhood have appreciated 64.74%, making the area significantly less affordable for lower income families since the average household income has only increased by 4.1%.

c. General Housing Conditions and Trends in the Community

- The Menchaca Rd neighborhood is described by NeighborhoodScout as: “This is an urban neighborhood (based on population density) located in Austin, Texas. This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to small (studio to two bedroom) single-family homes and townhomes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present. Home and apartment vacancy rates are 7.4% in this neighborhood.

ii. Identify the geographic area:

- 1905 and 1903 Keilbar Lane are located in census tract number 484530017.28 in the 78745 zip code of south Austin. Please see attached maps and NeighborhoodScout report for more detail on the geographic area, identified as the Menchaca Lane / Davis Lane submarket.



iii. Quantify the pool of eligible tenants:

- According to the Austin Strategic Housing Plan from 2017, housing supply in Austin must increase by at least 15,000 units each year for the next 10 years. Of these units, at least 25% of them must be affordable for households earning 80% or less of the MFI. In the shorter term, at least 60,000 units are needed by 2025 to reach the plan's goal.
- This project will bring 23 units of affordable housing to households earning under 80% MFI, thus doing our part to help meet the Strategic Housing Plan's goal to better house Austin residents. We do not anticipate any issues identifying eligible buyers for the units due to waitlists that Austin Habitat and other community organizations maintain for affordable, for-sale, housing units.

iv. Analyze the competition:

- The majority of new, for sale, affordable housing projects are being developed east of I-35 and/or north of Lady Bird Lake. To our knowledge, there are not currently any other similar projects being built in the South Menchaca neighborhood, or the surrounding neighborhoods.

v. Assess the market demand:

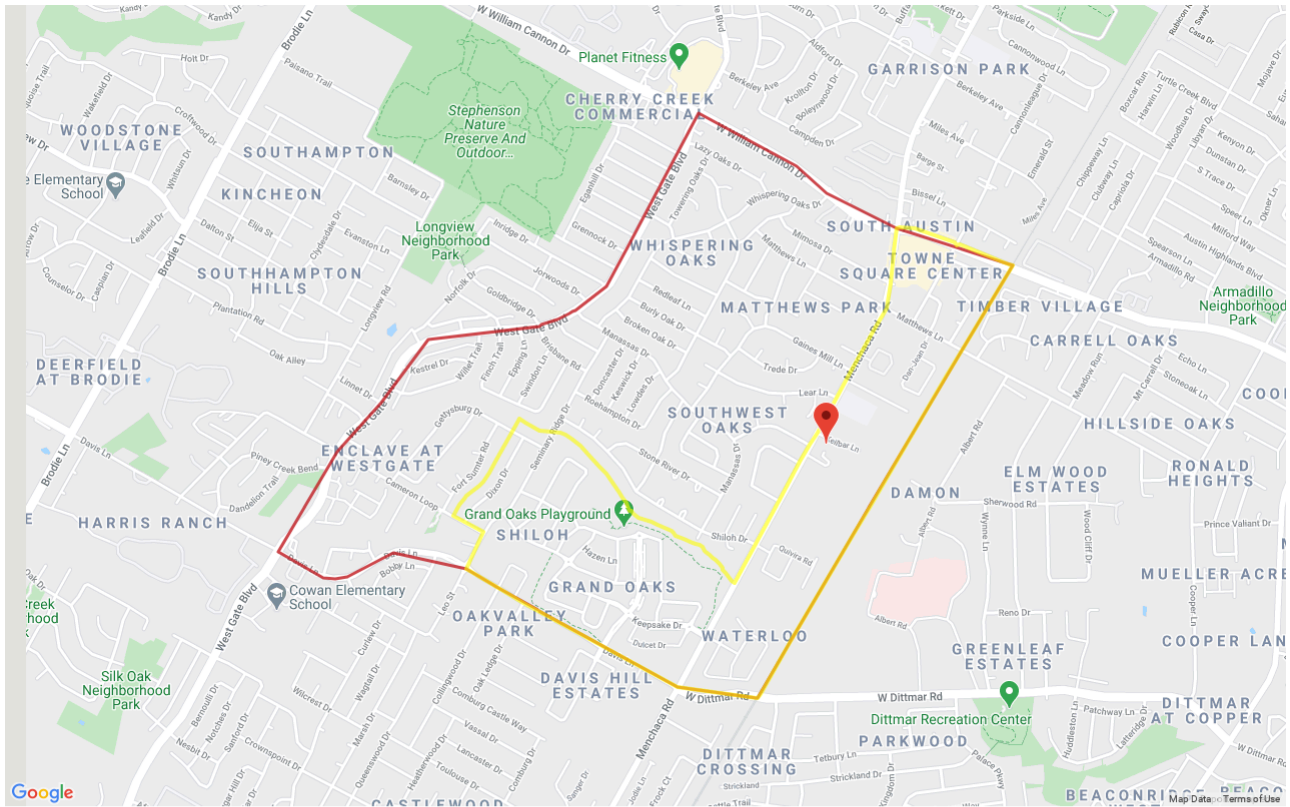
- In 2017, the Austin Strategic Housing Blueprint identified a need for an additional 60,000 affordable homes in Austin for families earning under 80% MFI. In our City Council district, District 5, there is a goal of creating 4,473 new affordable homes by 2027. We are eager to contribute to the neighborhood to help our district exceed that goal.

vi. Evaluate the effective demand and the capture rate:

- $23 \text{ affordable units} / 4473 \text{ needed units in District 5} = .51\%$

vii. Estimate the absorption period:

- Once construction is underway, we will begin working with community partners to identify and qualify potential homebuyers earning under 80% MFI. We have been advised that there are waitlists for housing products like ours, so we anticipate they will sell very quickly. Beginning 4 months from completion, we anticipate selling 4 units per month and that all units will be sold within 2 months of the project completion. To reduce the displacement risk of current neighborhood residents, we will advise our partners to prioritize current neighbors if possible.



— Neighborhood Boundary      — Micro-Neighborhood Boundary

## Real Estate Prices and Overview

This neighborhood's median real estate price is \$462,955, which is more expensive than 90.0% of the neighborhoods in Texas and 75.6% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,925, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 96.7% of the neighborhoods in Texas.

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

This neighborhood's real estate is primarily made up of medium sized (three or four bedroom) to large (four, five or more bedroom) single-family homes and townhomes. Most of the residential real estate is occupied by a mixture of owners and renters. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences were also built between 2000 and the present.

Home and apartment vacancy rates are 7.4% in this neighborhood. NeighborhoodScout analysis shows that this rate is lower than 57.8% of the neighborhoods in the nation, approximately near the middle range for vacancies.

## Notable & Unique Neighborhood Characteristics

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

### Notable & Unique: People

Of note is NeighborhoodScout's research finding that the Manchaca Rd / Davis Ln neighborhood has some of the lowest rates of children living in poverty of any neighborhood in the United States. In a nation where approximately 1 in 4 children are living in poverty, the Manchaca Rd / Davis Ln community truly stands out from the rest in this regard.

In addition, with more than 2.0% of residents living with a same sex partner, Manchaca Rd / Davis Ln is truly a neighborhood that stands out from the rest in this regard. In fact, exclusive analysis by NeighborhoodScout reveals that this neighborhood has a greater concentration of same sex couples than 96.9% of U.S. neighborhoods.

Also, if you are an executive or professional seeking a neighborhood affording an executive lifestyle, or just wanting to find where other executives live in the area, the Manchaca Rd / Davis Ln neighborhood should be on your list. It has an enviable mix of spacious homes, relatively stable real estate values, and residents that include a number of wealthy executives, managers, and professionals. NeighborhoodScout's exclusive analysis places it as one of the top 13.4% executive lifestyle neighborhoods in the state of Texas.

#### **Notable & Unique: Diversity**

Did you know that the Manchaca Rd / Davis Ln neighborhood has more British and Eastern European ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 2.4% of this neighborhood's residents have British ancestry and 1.4% have Eastern European ancestry.

## **The Neighbors**

### **The Neighbors: Income**

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

The neighbors in the Manchaca Rd / Davis Ln neighborhood in Austin are upper-middle income, making it an above average income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 75.6% of the neighborhoods in America. In addition, 0.0% of the children seventeen and under living in this neighborhood are living below the federal poverty line, which is a lower rate of childhood poverty than is found in 100.0% of America's neighborhoods.

### **The Neighbors: Occupations**

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

In the Manchaca Rd / Davis Ln neighborhood, 50.6% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 27.3% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (13.3%), and 8.8% in clerical, assistant, and tech support occupations.

### The Neighbors: Languages

The most common language spoken in the Manchaca Rd / Davis Ln neighborhood is English, spoken by 86.0% of households. Some people also speak Spanish (10.9%).

### The Neighbors: Ethnicity / Ancestry

Boston's Beacon Hill blue-blood streets, Brooklyn's Orthodox Jewish enclaves, Los Angeles' Persian neighborhoods. Each has its own culture derived primarily from the ancestries and culture of the residents who call these neighborhoods home. Likewise, each neighborhood in America has its own culture – some more unique than others – based on lifestyle, occupations, the types of households – and importantly – on the ethnicities and ancestries of the people who live in the neighborhood. Understanding where people came from, who their grandparents or great-grandparents were, can help you understand how a neighborhood is today.

In the Manchaca Rd / Davis Ln neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (22.6%). There are also a number of people of German ancestry (14.4%), and residents who report Irish roots (9.0%), and some of the residents are also of English ancestry (8.6%), along with some Italian ancestry residents (6.0%), among others.

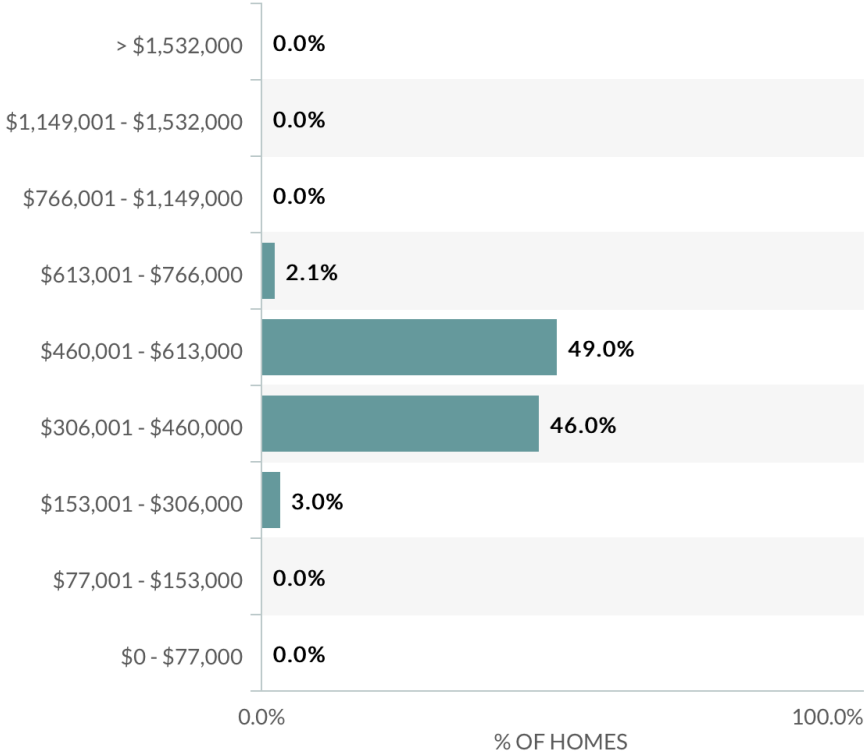
## Getting to Work

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 Manchaca Rd / Davis Ln neighborhood spend between 15 and 30 minutes commuting one-way to work (42.6% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (88.9%) drive alone in a private automobile to get to work. In addition, quite a number also carpool with coworkers, friends, or neighbors to get to work (5.5%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



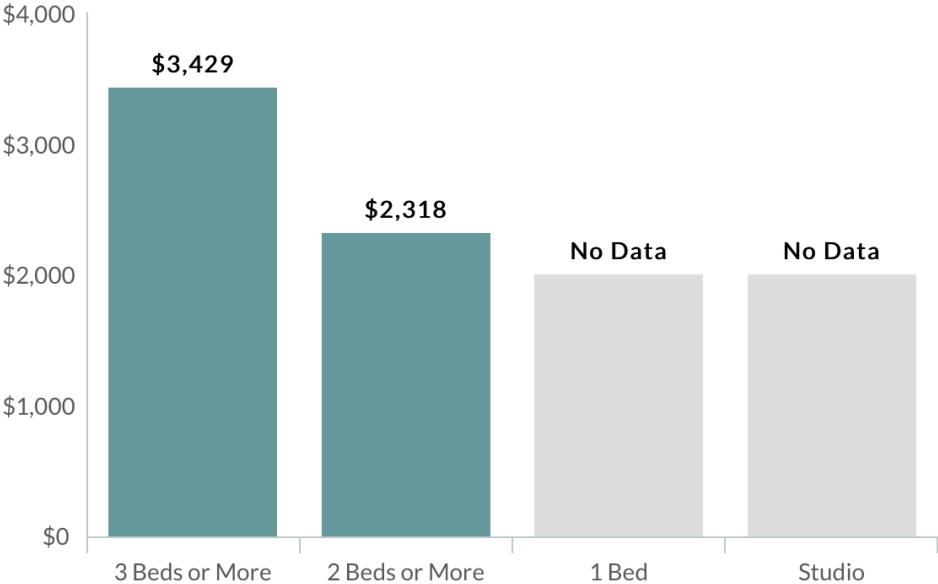
# NEIGHBORHOOD HOME PRICES



**\$222**  
Neighborhood price per sqft

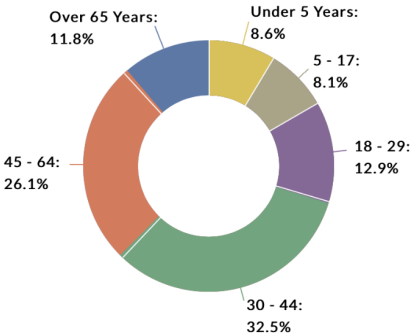
**\$223**  
Average Nearby Home Price per sqft

# MEDIAN MONTHLY RENT BY NUMBER OF BED

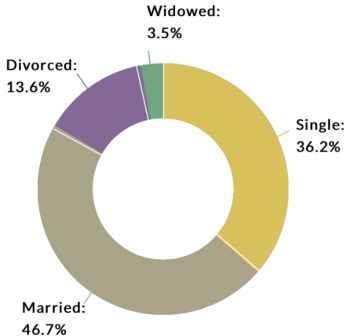


## AGE / MARITAL STATUS i

### AGE

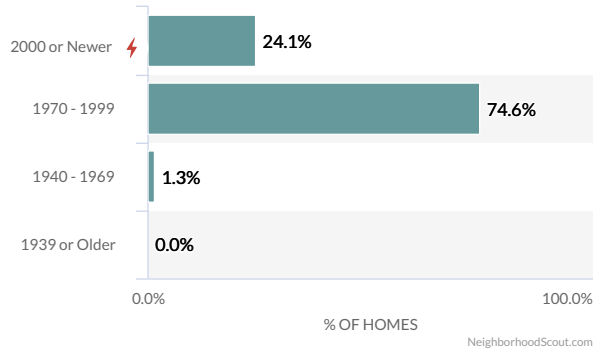


### MARITAL STATUS

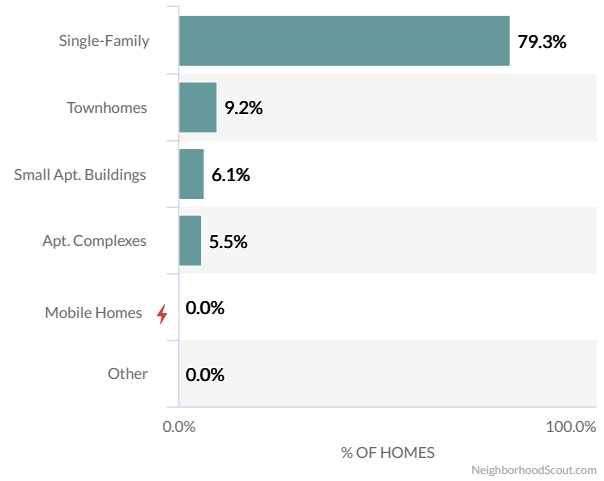


## HOUSING MARKET DETAILS (2021)

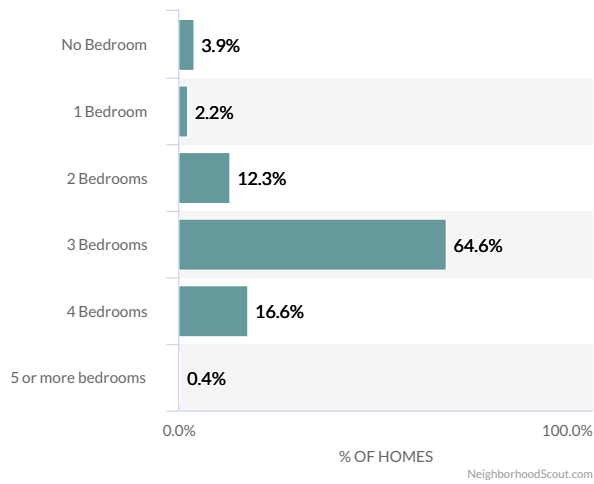
### AGE OF HOMES ⚡



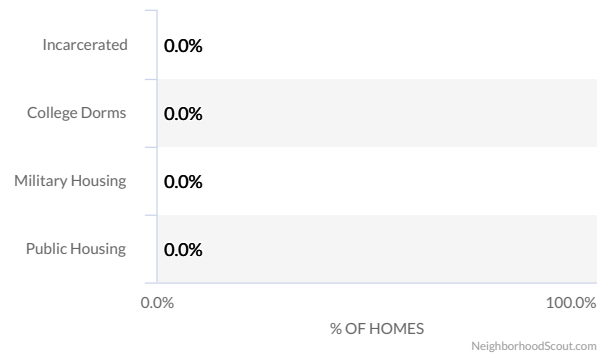
### TYPES OF HOMES ⚡



### HOME SIZE

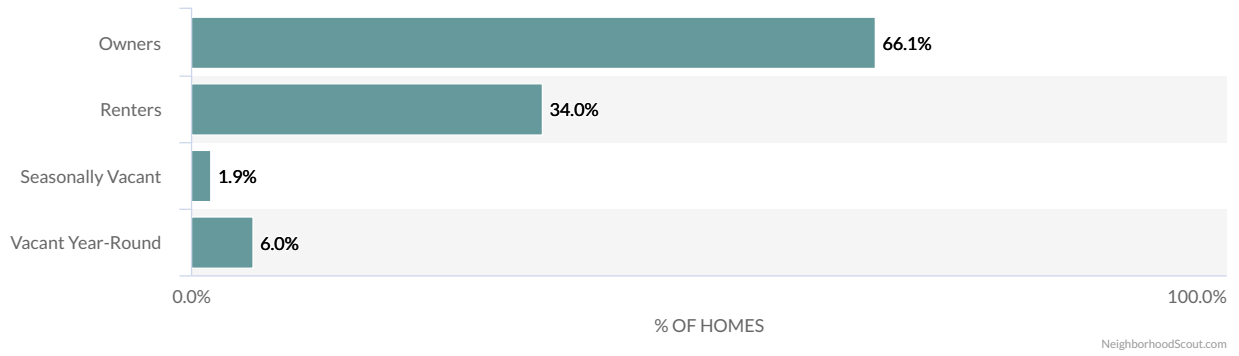


### SPECIAL PURPOSE HOUSING



## HOMEOWNERSHIP

### HOMEOWNERSHIP RATE



## THE 1905 KEILBAR LN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

### LIFESTYLE

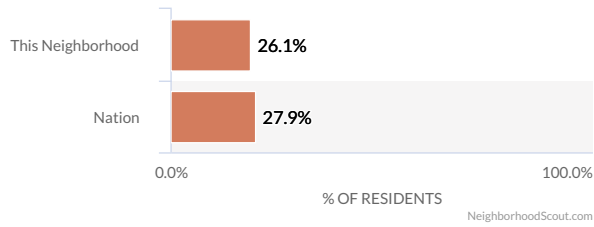
	Young Single Professionals	84.2%	Very Good
	Luxury Communities	76.9%	Good
	Retirement Dream Areas	47.4%	Poor
	Family Friendly	43.9%	Poor
	College Student Friendly	11.9%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

### SPECIAL CHARACTER

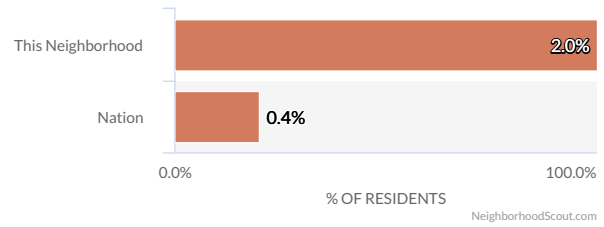
	Urban Sophisticates	76.1%	Good
	Hip Trendy	71.0%	Good
	Quiet	54.1%	Poor
	Walkable	52.3%	Poor
	Nautical	0.0%	Poor

## HOUSEHOLD TYPES

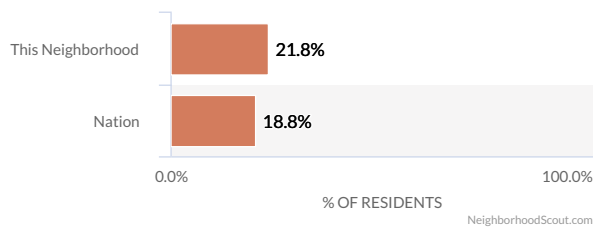
### ONE PERSON HOUSEHOLDS



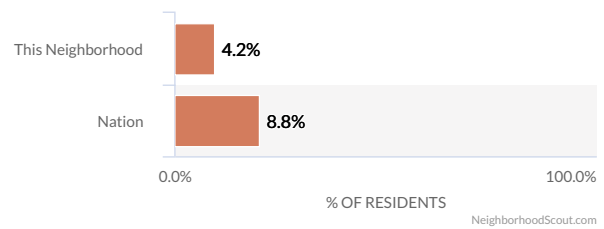
### SAME SEX PARTNERS



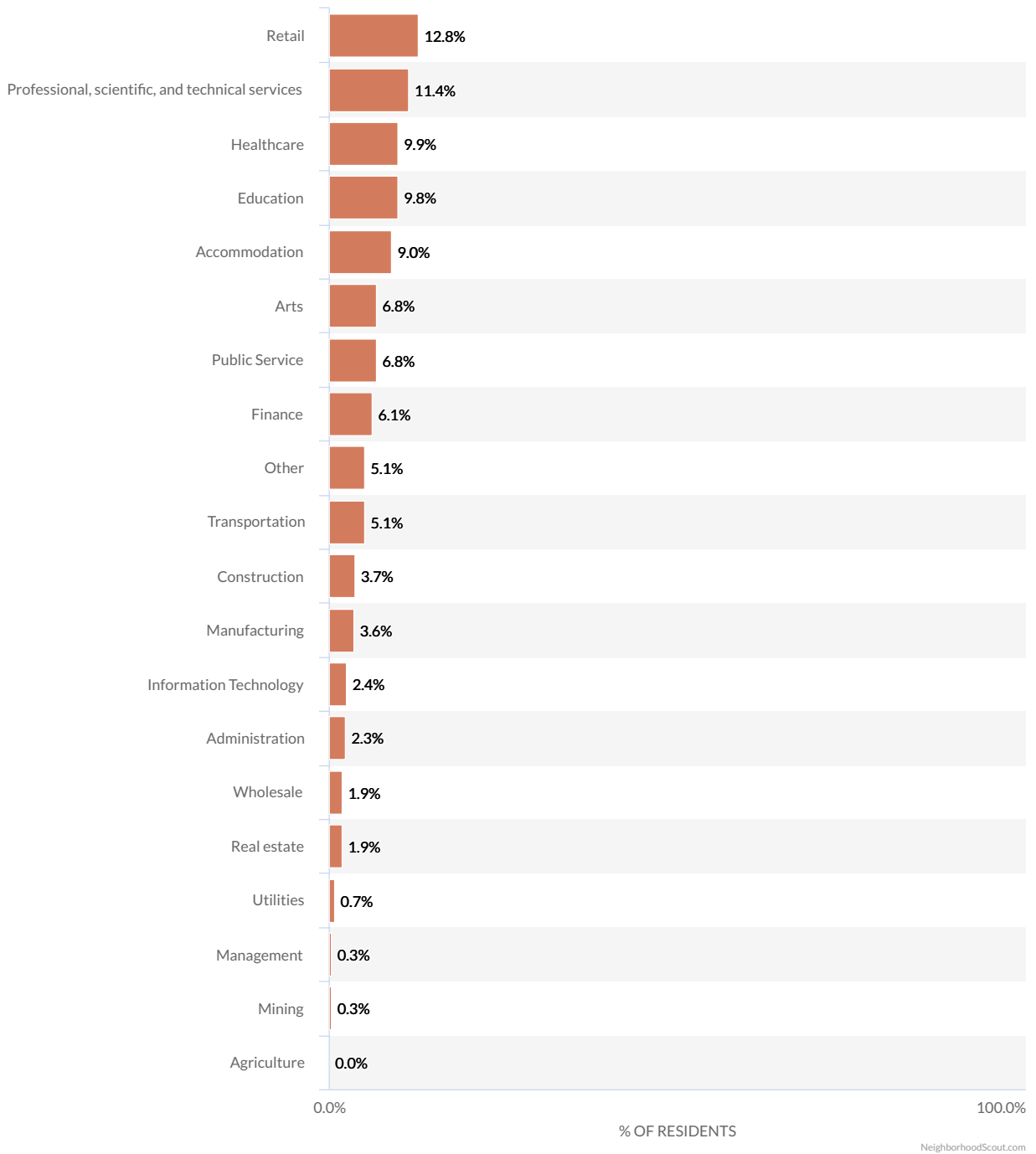
### MARRIED COUPLE WITH CHILD



### SINGLE PARENT WITH CHILD

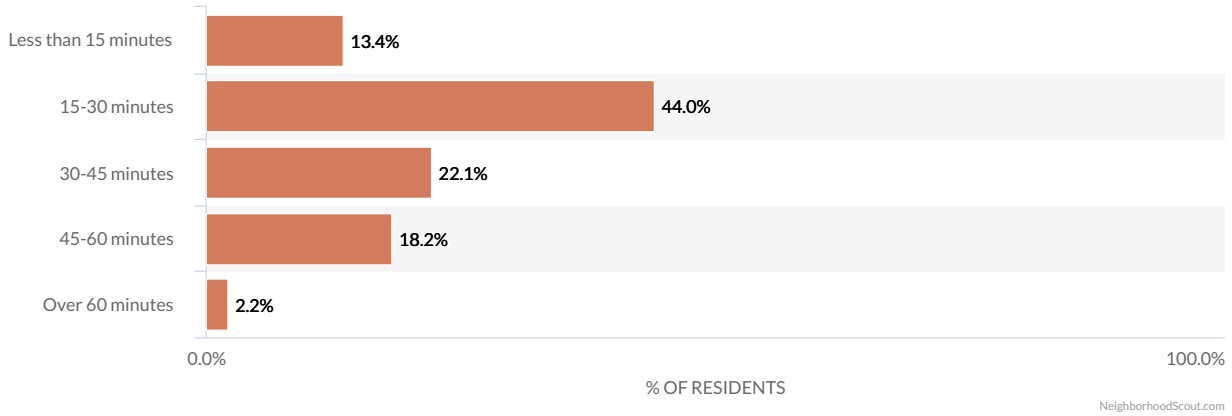


## EMPLOYMENT INDUSTRIES

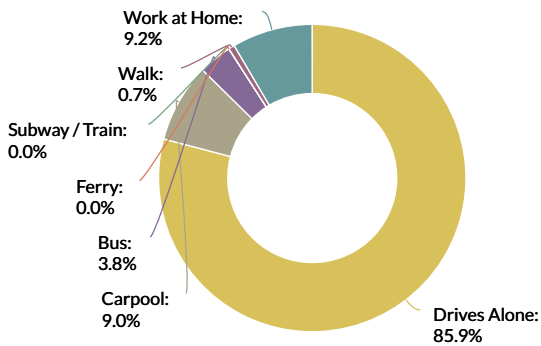


## COMMUTE TO WORK

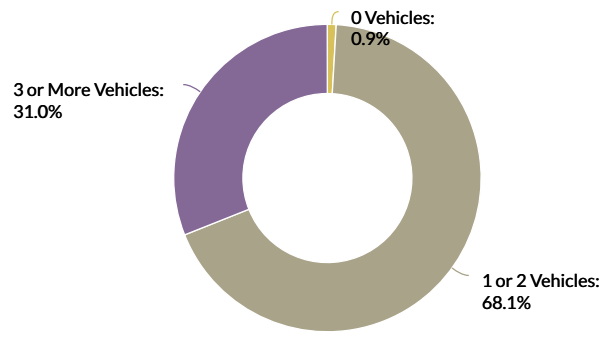
### AVERAGE ONE-WAY COMMUTE TIME



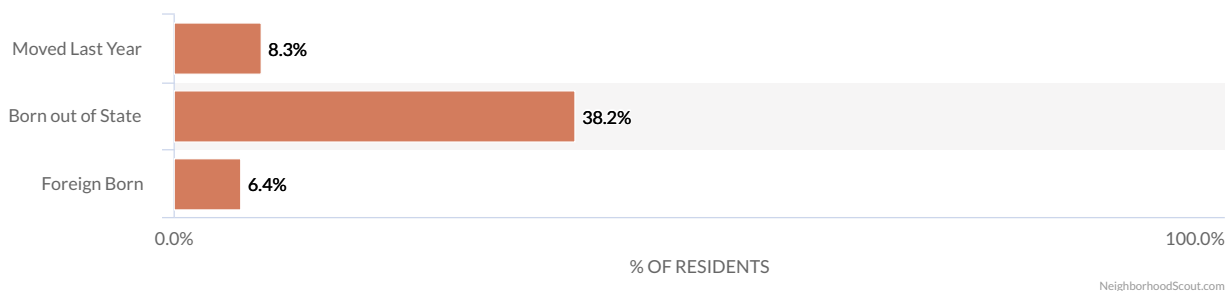
## MEANS OF TRANSPORT



## VEHICLES PER HOUSEHOLD



## MIGRATION & MOBILITY





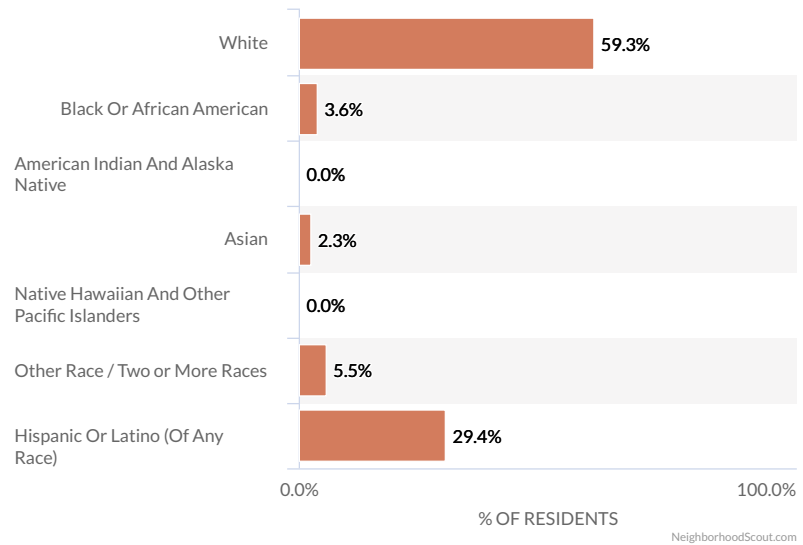
## RACE & ETHNIC DIVERSITY

### DIVERSITY INDEX

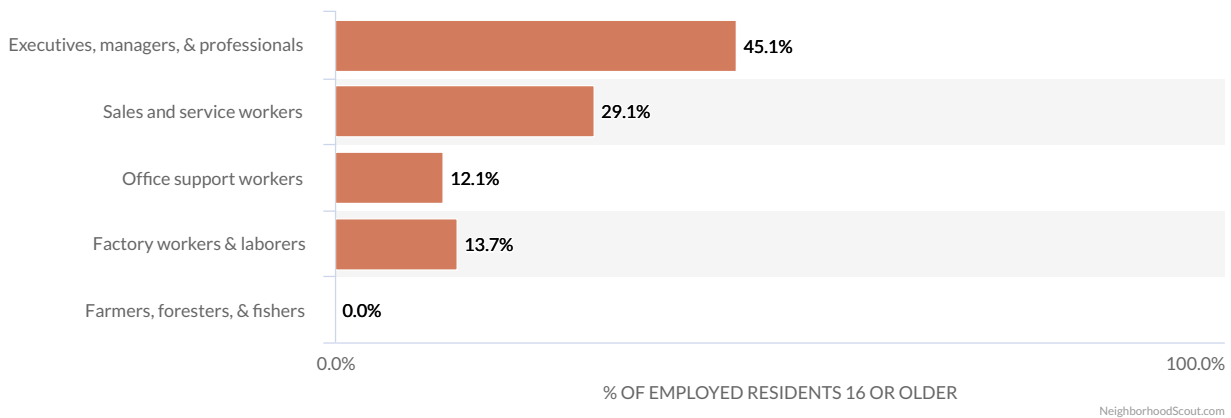
77

(100 is the most diverse)

More diverse than 77% of U.S. neighborhoods.

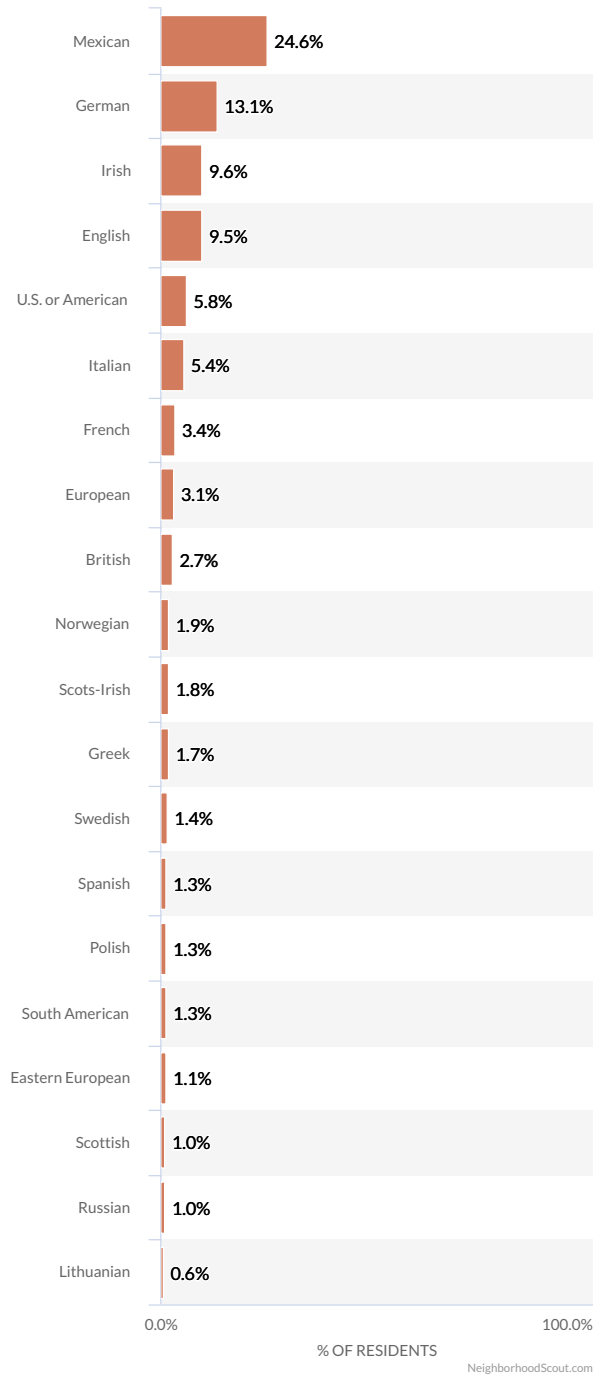


## OCCUPATIONS

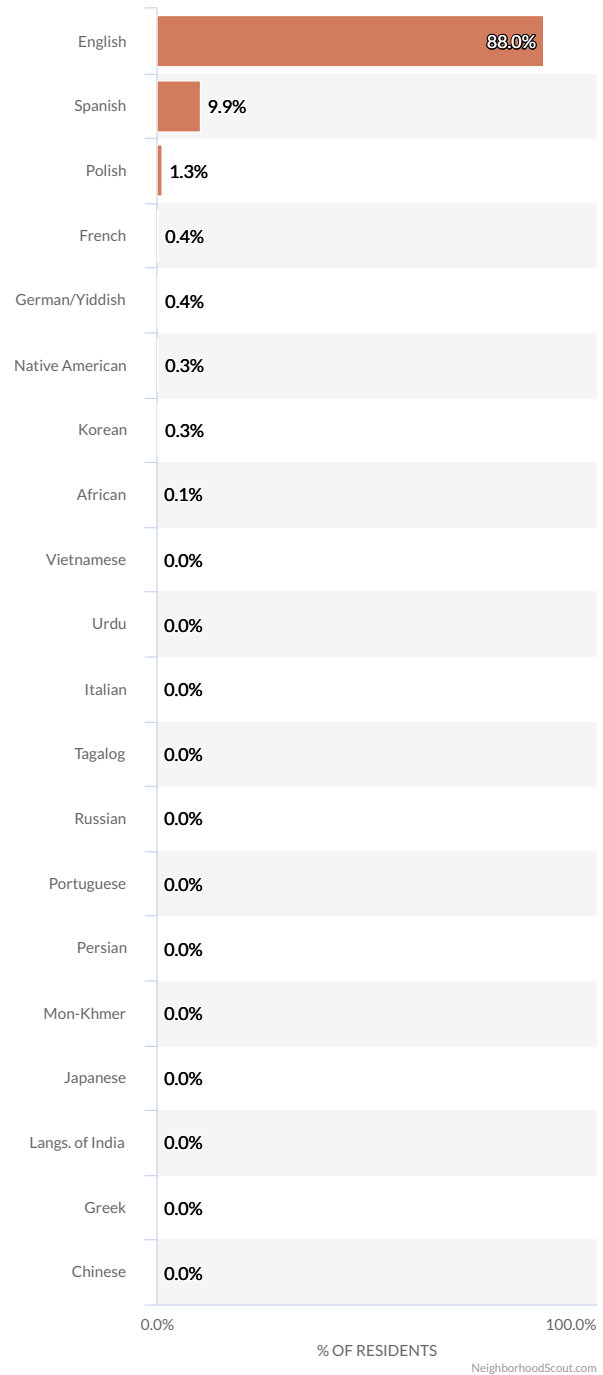


## ANCESTRIES & LANGUAGES SPOKEN

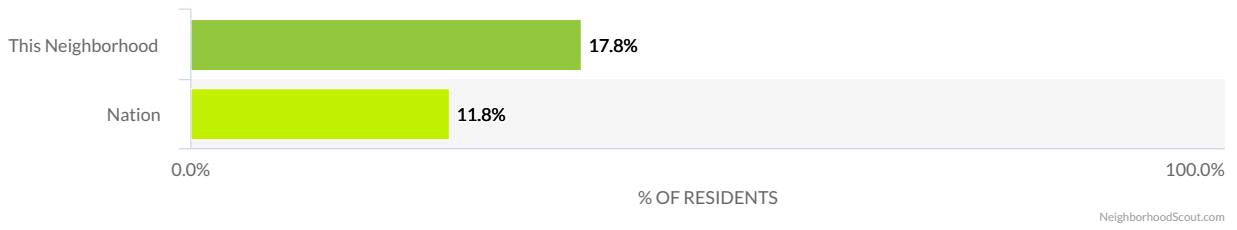
### ANCESTRY (TOP 20)



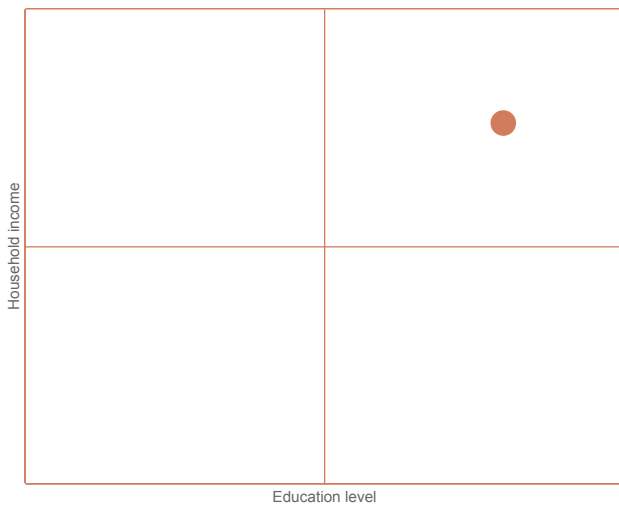
### LANGUAGES SPOKEN (TOP 20)



## PERCENT WITH ADVANCE DEGREE



## INCOME AND EDUCATION



## THE 1905 KEILBAR LN NEIGHBORHOOD CRIME

67 Vital Statistics. 3 Condition Alerts found.

### NEIGHBORHOOD CRIME DATA

**TOTAL CRIME INDEX**

**19**

(100 is safest) ⚡

Safer than 19% of U.S. neighborhoods.

**NEIGHBORHOOD ANNUAL CRIMES**

	VIOLENT	PROPERTY	TOTAL
Number of Crimes	27	270	297
Crime Rate (per 1,000 residents)	3.88	38.84	42.72

### NEIGHBORHOOD VIOLENT CRIME

**VIOLENT CRIME INDEX**

**38**

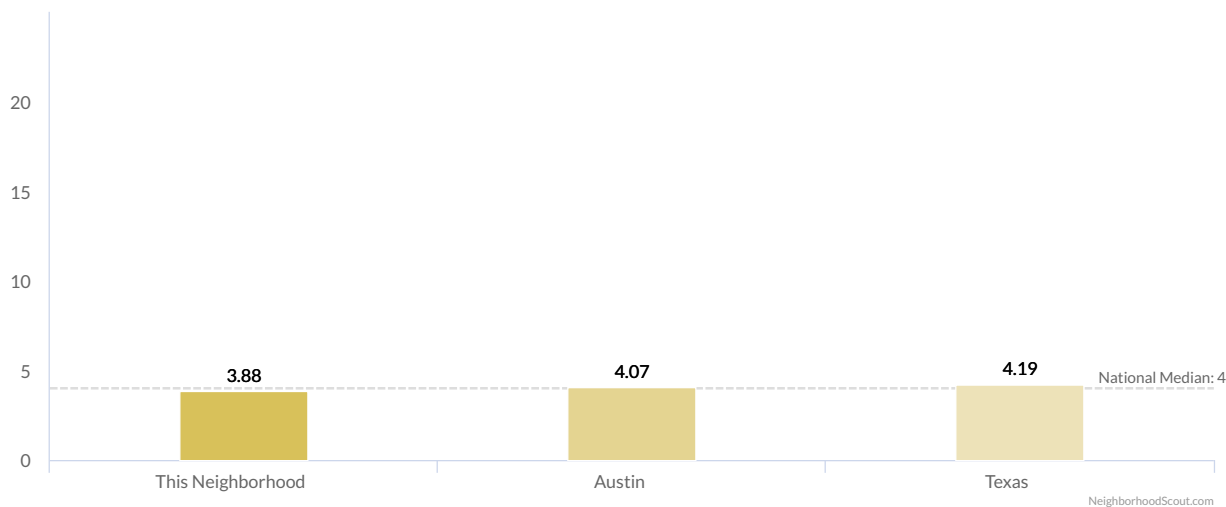
(100 is safest)

Safer than 38% of U.S. neighborhoods.

**VIOLENT CRIME INDEX BY TYPE**

MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
<b>56</b> 100 is safest	<b>30</b> 100 is safest	<b>46</b> 100 is safest	<b>35</b> 100 is safest

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



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

<b>1 IN 257</b> in this Neighborhood	<b>1 IN 245</b> in Austin	<b>1 IN 239</b> in Texas
---	------------------------------	-----------------------------

### AUSTIN VIOLENT CRIMES

POPULATION: **978,908**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	547	977	2,433
Rate per 1,000	0.03	0.56	1.00	2.49

### UNITED STATES VIOLENT CRIMES

POPULATION: **328,239,523**

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,425	139,815	267,988	821,182
Rate per 1,000	0.05	0.43	0.82	2.50

## NEIGHBORHOOD PROPERTY CRIME

**PROPERTY CRIME INDEX**

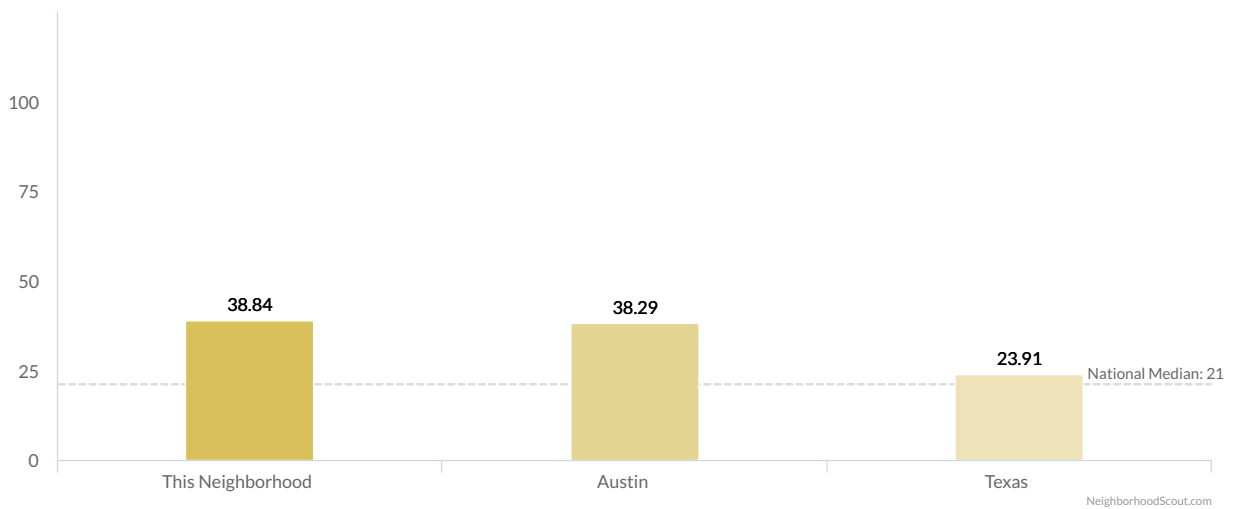
16

(100 is safest) ⚡

Safer than 16% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
43	10	80
100 is safest	100 is safest	100 is safest

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



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME		
1 IN 26	1 IN 26	1 IN 42
in this Neighborhood	in Austin	in Texas

## AUSTIN PROPERTY CRIMES

POPULATION: **978,908**

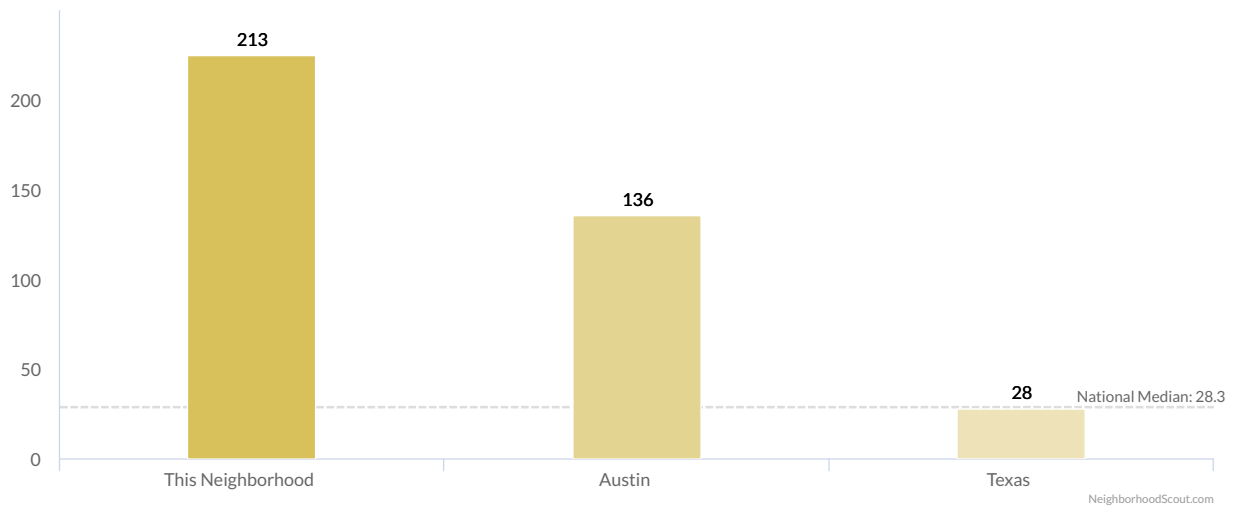
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

## UNITED STATES PROPERTY CRIMES

POPULATION: **328,239,523**

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,117,696	5,086,096	721,885
Rate per 1,000	3.41	15.50	2.20

## CRIME PER SQUARE MILE



## THE 1905 KEILBAR LN NEIGHBORHOOD SCHOOLS

### SCHOOL RATING INFORMATION

**SCHOOL QUALITY**

**25**

(100 is best)

Better than 25% of U.S. schools.

**ADDRESS SCHOOL QUALITY RATING**

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

### SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
<a href="#">Covington Middle School</a> 3700 Convict Hill Rd Austin, TX 78749	06-08	4	3
<a href="#">Crockett HS School</a> 5601 Manchaca Rd Austin, TX 78745	09-12	4	2
<a href="#">Cunningham Elementary School</a> 2200 Berkeley Ave Austin, TX 78745	PK-05	4	3

\* 10 is highest

### NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

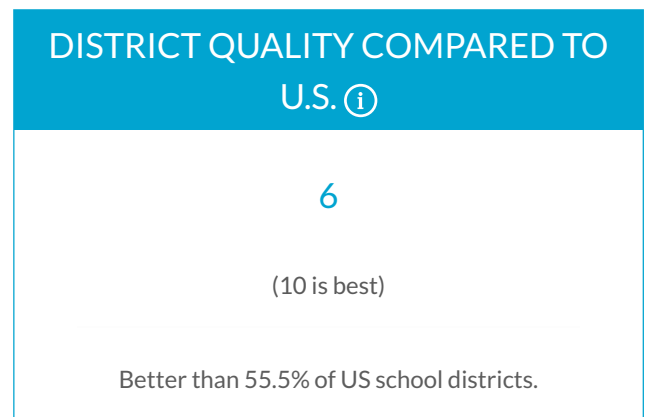
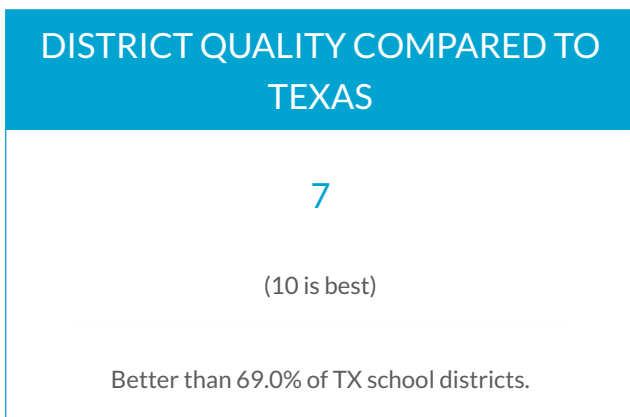
Adults In Neighborhood With College Degree Or Higher	46.1%
Children In The Neighborhood Living In Poverty ⓘ	0.0%



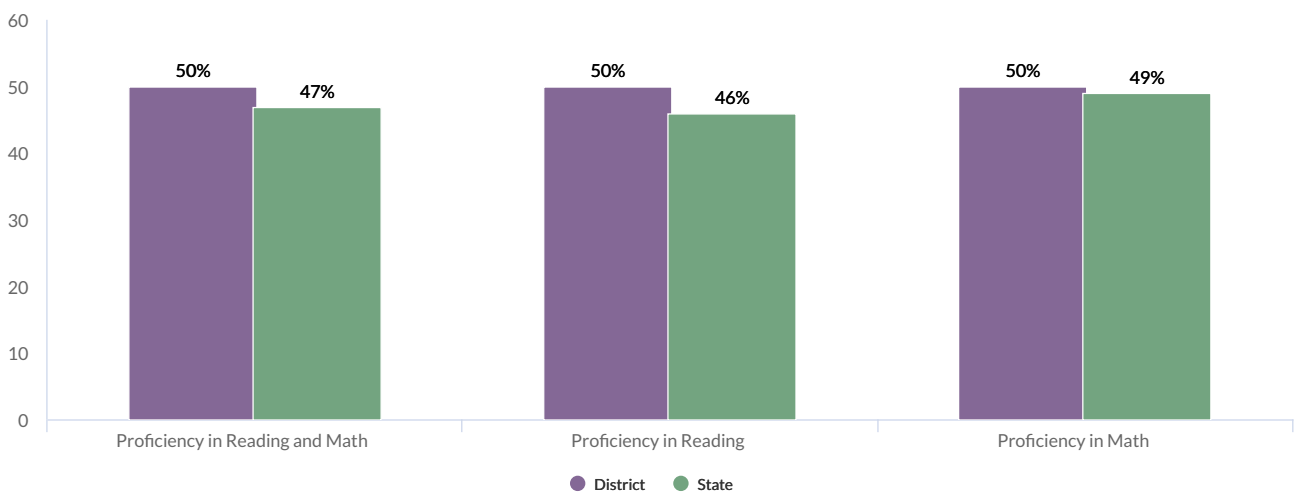
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

<b>80,032</b> Students Enrolled in This District	<b>130</b> Schools in District	<b>14</b> Students Per Classroom
---	-----------------------------------	-------------------------------------



Public School Test Scores (No Child Left Behind)



NeighborhoodScout.com

## School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	30.6%	28.3%
Black	7.3%	13.0%
Hispanic	57.3%	53.5%
Asian Or Pacific Islander	4.6%	4.6%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.3%	60.5%
FREE LUNCH ELIGIBLE	49.4%	56.0%
REDUCED LUNCH ELIGIBLE	3.9%	4.5%

## Educational Expenditures

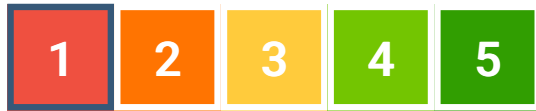
FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,645	\$468,913,215	33.7%
Support Expenditures			
Student	\$460	\$38,210,820	2.7%
Staff	\$644	\$53,495,148	3.8%
General Administration	\$103	\$8,555,901	0.6%
School Administration	\$662	\$54,990,354	3.9%
Operation	\$1,206	\$100,178,802	7.2%
Transportation	\$386	\$32,063,862	2.3%
Other	\$520	\$43,194,840	3.1%
Total Support	\$3,981	\$330,689,727	23.7%
Non-instructional Expenditures	\$7,138	\$592,932,246	42.6%
Total Expenditures	\$16,764	\$1,392,535,188	100.0%

## THE 1905 KEILBAR LN TRENDS AND FORECAST

### SCOUT VISION® SUMMARY

#### RISING STAR INDEX ⓘ

Very Low



Appreciation Potential (3 years)

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

5=Rising Star

#### BLUE CHIP INDEX ⓘ

Blue Chip

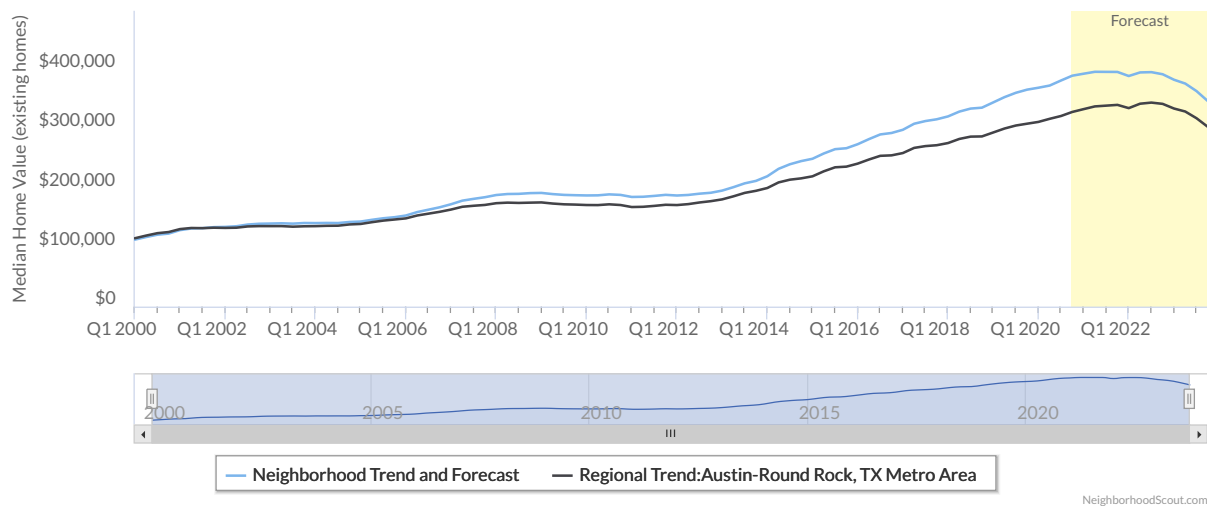


Past Appreciation and existing fundamentals

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

5=Blue Chip

#### SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



## SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2020 Q4 - 2023 Q4	-9.11% ↓	-3.13% ↓	3	1
Latest Quarter: 2020 Q2 - 2020 Q3 ⚡	2.28% ↑	9.42% ↑	8	9
Last 12 Months: 2019 Q3 - 2020 Q3 ⚡	5.75% ↑	5.75% ↑	9	9
Last 2 Years: 2018 Q3 - 2020 Q3 ⚡	14.18% ↑	6.85% ↑	9	9
Last 5 Years: 2015 Q3 - 2020 Q3 ⚡	43.61% ↑	7.51% ↑	9	9
Last 10 Years: 2010 Q3 - 2020 Q3 ⚡	101.45% ↑	7.26% ↑	9	10
Since 2000: 2000 Q1 - 2020 Q3 ⚡	209.69% ↑	5.81% ↑	10	10

\* 10 is highest

### KEY PRICE DRIVERS AT THIS LOCATION

#### Pros

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

Income Trend

#### Cons

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








































Regional Housing Market Outlook

Vacancies

Real Estate Values Nearby

Neighborhood Look & Feel

## REGIONAL 1 AND 2 YEAR GROWTH TRENDS

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.23% 	 	2.82% 	 
Job Growth	2.16% 	 	0.42% 	 
Income Trend (Wages)	19.24% 	 	10.00% 	 
Unemployment Trend	2.35% 		2.55% 	
Stock Performance of Region's Industries	35.23% 	 	21.07% 	 
Housing Added	6.70% 	 	3.45% 	 
Vacancy Trend	-1.12% 	 	-0.48% 	

\* 10 is highest

### Disclaimer

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

## City of Austin Good Neighbor Checklist

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

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

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

### (1) Preliminary Research

- Review the Neighborhood Plan (if applicable)

### (2) Neighborhood Notification

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

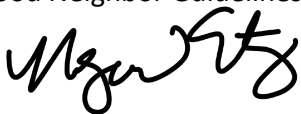
### (3) Pre-Application Engagement

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

### (4) Application requirements

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

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



Megan Etz

04/26/2021

---

Signed

printed name

date

**4.b Good Neighbor Policy**  
**1903 & 1905 Keilbar Lane, Austin, TX 78745**

**Contact:**

Michael Winningham- Principal  
512-567-2638  
[michaelwinningham@gmail.com](mailto:michaelwinningham@gmail.com)

**Zoning:**

Both properties were successfully rezoned in 2018/2019 from Development Reserve (DR) to SF-6. Neighbors were notified in writing before both rezoning hearings (see attached rezoning notices). No further zoning changes will be requested for this project.

**Communications Plan:**

In addition to the rezoning notices sent in 2018, we have sent an introductory letter (see attached) to the following neighborhood organizations registered with City of Austin:

- South Austin Neighborhood Alliance
- Go Austin Vamos Austin 78745
- Save our Springs Alliance
- Homeless Neighborhood Association
- Austin Neighborhoods Council

This introductory letter identified Michael Winningham as the point of contact and provided his phone number and email address, should they be interested in reaching out to him with questions. We have already had conversations with our neighbors directly next door and across the street from our site. As the project progresses, we will continue to regularly communicate with the neighbors and neighborhood organizations.

**School Engagement**

We are eager to engage with the students in the Construction Technology program at Crockett High School. We are excited to invite the students to a site visit once the project is underway and are open to supporting other needs the program may have.

March 18, 2021

Hello Neighbors and Neighborhood Organizations,

My name is Michael Winningham and I own the properties at 1905 and 1903 Keilbar Lane, roughly 5 blocks South of William Cannon, off of Menchaca Road. I am excited to bring quality housing to the neighborhood as part of a new, future development project. I have spent the last decade designing and constructing beautiful, sustainable homes in Austin and I look forward to playing a role in this vibrant and beautiful area of Austin!

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Winningham', with a stylized flourish extending to the right.

Michael Winningham

512-567-2638

michaelwinningham@gmail.com



May 27, 2021

Dear neighbors and neighborhood organizations,

My name is Michael Winningham and I wrote to you a few months ago to introduce myself and let you know that my team and I are preparing to build some new homes on Keilbar Lane. I wanted to send you a quick update on the project with a few more details.

Our project is continuing to progress and I am excited to share that we will be building 23 townhomes on the corner of Menchaca Road and Keilbar Lane. I'm sure you've noticed housing prices in the neighborhood have increased significantly in the last year, making it harder to afford a home. We are working with the City of Austin's Homeowner Development Assistance Program (OHDA) to build affordably priced homes. These townhomes will all be available for purchase to families in the area making approximately \$75,000 a year. We anticipate construction to begin in early 2022. We are thrilled to be able to bring some much needed "missing middle" housing to the neighborhood at an affordable price.

As always, please feel free to contact me with any questions about our project.

Best regards,

A handwritten signature in black ink, appearing to read 'Michael Winningham', with a stylized flourish at the end.

Michael Winningham

(512) 567-2638

[michaelwinningham@gmail.com](mailto:michaelwinningham@gmail.com)



## NOTICE OF PUBLIC HEARING FOR REZONING

**Mailing Date: 09/07/2018**

**Case Number: C14-2018-0089**

**Este aviso le informa de una audiencia pública 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.**

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. 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.

<b>Project Location:</b>	<b>1905 Keilbar Lane</b>
<b>Owner/Applicant:</b>	<b>1905 Keilbar LLC, Michael Winningham, (512) 567-2638</b>

### **Proposed Zoning Change:**

**From: DR – Development Reserve district** is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

**To: SF-6 – Townhouse and Condominium Residence district** is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.




This application is scheduled to be heard by the **Zoning and Platting Commission** on **September 18, 2018**. The meeting will be held at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street beginning at **6:00 p.m.**

This application is scheduled to be heard by the **City Council** on **November 1, 2018** at City Hall Council Chambers, 301 West 2<sup>nd</sup> Street beginning at **2:00 p.m.**

You can find more information on this application by inserting the case number at the following Web site: [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp). **If you have any questions concerning the zoning change application please contact, Wendy Rhoades of the Planning and Zoning Department at 512-974-7719 or via email at, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov), and refer to the Case Number at the top right of 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 Case**  
C14-2018-0089



1" = 200'

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

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

**Numero de caso: C14-2018-0089**  
**Persona designada: Wendy Rhoades, 512-974-7719**  
**Audiencia Publica: Septiembre 18, 2018, Zoning and Platting**  
**Commission: November 1, 2018, City Council**

*Su nombre (en letra de molde)*

A Favor  
 En Contra

*Su domicilio(s) afectado(s) por esta solicitud*

*Firma*

*Fecha*

Número de teléfono diurno: \_\_\_\_\_

Comentarios: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin  
 Planning & Zoning Department  
**Wendy Rhoades**  
 P. O. Box 1088  
 Austin, TX 78767-8810

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2018-0089**  
**Contact: Wendy Rhoades, 512-974-7719**  
**Public Hearings: September 18, 2018, Zoning and Platting Commission**  
**November 1, 2018, City Council**

\_\_\_\_\_  
*Your Name (please print)*

I am in favor  
 I object

\_\_\_\_\_  
*Your address(es) affected by this application*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Wendy Rhoades  
P. O. Box 1088  
Austin, TX 78767-8810



## 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: November 16, 2018**

**Case Number: C14-2018-0139**

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>1903 Keilbar Lane</b>
<b>Owner:</b>	<b>1905 Keilbar LLC, Michael Winningham, (512) 567-2638</b>
<b>Applicant</b>	<b>1905 Keilbar LLC, Michael Winningham, (512) 567-2638</b>

### **Proposed Zoning Change:**

**From: DR – Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.**

**To: SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.**

You can find more information on this application by inserting the case number at the following Web site: [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp).

If you have any questions concerning the zoning change application, please contact the case manager, Wendy Rhoades, at 512-974-7719 or via e-mail at [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@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).



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

1" = 400'



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

# ZONING

ZONING CASE#: C14-2018-0139



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

Please see attached SMART Housing Letter dated June 2, 2021.





# 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

June 2, 2021 (Revision to letter dated March 4, 2021)

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

1905 Keilbar LLC

3310 Westhill Drive, Austin, Texas, 78704 (ID 781)

TO WHOM IT MAY CONCERN:

1905 Keilbar LLC (development contact Michael Winningham; ph: 512-567-2638; email [michaelwinningham@gmail.com](mailto:michaelwinningham@gmail.com)) is planning to develop Keilbar, a **23-unit** condo ownership development at 1903 and 1905 Keilbar, Austin TX 78745. The project will be subject to a minimum 1-year affordability period after issuance of a certificate of occupancy, unless funding or other program affordability requirements are longer. Maximum sale prices for the affordable units will be published annually by the Housing and Planning Department.

**This revision updates the total unit count from 22 to 23 units.**

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **50% (11)** 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 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~~

Building Permit

Site Plan Review

Construction Inspection

Demolition Permit Fee

Concrete Permit

Electrical Permit

Subdivision Plan Review

Parkland Dedication Fee

(by separate ordinance)

Regular Zoning Fee

Mechanical Permit

Plumbing Permit

Zoning Verification

Land Status Determination

Building Plan Review

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

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

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

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

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

Please contact Alex Radtke 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, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

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

This is not applicable to this project.

## 4.e Resident Services

### On-site Community Support

As developers, we strive to understand the needs, wants, desires, and dreams of our clients. Yet we hesitate to assume *we know* the solutions to their current and future needs. *We believe that the needs of a community are best understood by the individuals within the community.* To that end, we are committed to helping our clients establish a robust and active community of homeowners able to identify and develop programs that serve their own needs as well as the needs of their neighbors. We will work with our new HOA to engage a community organizer to help foster community-building efforts during the first years of ownership at Industry SoMa. We firmly believe our clients will create the programs *they* feel would add value to the community. Other HOAs have successfully organized babysitting swaps, homework clubs, social-event committees, tool-swaps and home repair helpers, community picnics featuring food from the community garden, and other value-added services that build stronger ties between neighbors. These are all examples of opportunities that generate community without adding any additional cost burden to the homeowners. We commit to funding the initial consultant fee of \$5,000 to eliminate any cost to the homeowners for that service.

### On-site Amenities

The definition of “family” in Austin is expanding and changing. We feel strongly we must design our community to be friendly to a wide range of ages and interests for the families we will serve. Industry SoMa is blessed with multiple and varied heritage-sized oak tree species. We agree with the City of Austin that protecting these heritage-oak groves adds value to our development, to our neighborhood, and to our city’s green canopy. As many on the committee will recognize, the most effective way to protect trees is to reduce impact to root zones. In consultation with our arborist and landscape architect, we are excited to activate our oak groves as a centerpiece of the Industry SoMa community. The barbecue grills, picnic tables and benches, and community garden are low-impact features that will draw neighbors out of their homes to celebrate the beauty of the outdoors together. These natural amenities benefit the entire community, at little additional ongoing cost to residents.

Additionally, as rental-property owners and managers, we are intimately aware of the ongoing cost of maintaining, and more importantly, *insuring* amenities such as playgrounds, swimming pools, and clubhouses. We have listened to our future residents who have expressed concerns regarding the burden of HOA fees. Activating the natural amenities unique to this site is a low-impact, low-maintenance, and low-cost method to meet the needs of our diverse community. Our future residents will also be mere blocks from some of South Menchaca’s best community features such as Garrison Park and the Dittmar Recreation Center and Park. Finally, we have heard the city’s call for development of “missing-middle” housing and believe we are in alignment with the city regarding the critical need of providing as many affordable units on this site as possible. For that reason, we have chosen to maximize the site by adding extra units rather than amenities that take up a significant portion of our impervious coverage allowance.

## Education and Enrichment Opportunities

Industry SoMa families will become a part of the rapidly-growing South Menchaca neighborhood. We would encourage the committee to look beyond a single-year, single-school rating to see the signs of dynamic revitalization that are already showing in the school system. Our team is intimately familiar with the neighborhood, owning several for-rent properties in the Cunningham/Covington/Crockett school pyramid. While the 2019 “C” rating for Cunningham is less than ideal, we would point out that in 2018 Cunningham scored an 85 and “Met the Standard” under the previous rating system for the past decade per TEA’s website. Additionally Crockett High School’s 2019 TEA grade increased 6 points to 86 (last year of published scores).

In addition to the zoned schools of Crockett HS, Covington MS, and Cunningham ES, there are 12 charter schools within 4 miles of Keilbar Lane that received higher TEA ratings in 2019. Charter schools will provide our future residents an alternative to traditional public schools without the cost of private schools. Many of these schools offer additional extracurricular and educational activities that will benefit the students of Industry SoMa.

Zoned Schools	2019 Grade	Distance from Keilbar Lane	Notes
Crockett Early College High School	86	1.6 mi	*increase from 80 in 2018
Covington Middle School	68	1.8 mi	
Cunningham Elementary School	70	1.1 mi	
<b>Charter School Options</b>			
Wayside Eden Park Academy (PreK-5)	82	1.1 mi	*across from Cunningham
Valor South Austin (K-9)	78	2.1 mi	
Wayside Real Learning Academy (PreK-5)	83	2.6 mi	
Premier High School (8-12)	100	2.7 mi	
KIPP Austin Beacon Prep (5-8)	86	3.1 mi	
KIPP Austin Brave (9-12)	82	3.1 mi	
KIPP Austin Obras (K-4)	80	3.1 mi	
Ann Richards School (6-12)	98	3.1 mi	
Uphaus Early Childhood Center (PreK-K)	93	3.2 mi	
IDEA Bluff Springs College Prep (6-9)	88	3.7 mi	
Harmony School of Excellence (6-12)	87	3.9 mi	
Harmony School of Innovation (PreK-5)	87	4 mi	

# **OHDA Funding Application**

## **Industry SoMa**

### **Property Information**

## **5a- 2021 Travis County Tax Appraisals**

Please see included appraisals for the following properties:

- 1903 Keilbar Lane
- 1905 Keilbar Lane

Property Search Results > 532331 1905 KEILBAR LLC for Year 2021

Tax Year: 2021

New Search

Details | Map

Click on a title bar to expand or collapse the information.

Collapse All

Property

**Account**  
 Property ID: 532331      Legal Description: LOT 1 BLK B \* LESS .028AC KEILBAR MAX SUBD SEC 1  
 Geographic ID: 0422150120      Zoning: DR  
 Type: Real      Agent Code:  
 Property Use Code:  
 Property Use Description:

**Protest**

Protest Status:  
 Informal Date:  
 Formal Date:

**Location**

Address: 1905 KEILBAR LN TX 78745      Mapsco:  
 Neighborhood:      Map ID: 042318  
 Neighborhood CD: J4600

**Owner**

Name: 1905 KEILBAR LLC      Owner ID: 1761819  
 Mailing Address: 222 WEST AVE # 1704 AUSTIN, TX 78701-0026      % Ownership: 100.0000000000%  
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$187,500	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$187,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$187,500	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$187,500	

Taxing Jurisdiction

Owner: 1905 KEILBAR LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$187,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.102700	\$187,500	\$187,500	\$2,067.57
02	CITY OF AUSTIN	0.533500	\$187,500	\$187,500	\$1,000.32
03	TRAVIS COUNTY	0.374359	\$187,500	\$187,500	\$701.92
0A	TRAVIS CENTRAL APP DIST	0.000000	\$187,500	\$187,500	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$187,500	\$187,500	\$206.82
68	AUSTIN COMM COLL DIST	0.105800	\$187,500	\$187,500	\$198.38
Total Tax Rate:		2.226665			
					Taxes w/Current Exemptions: \$4,175.01
					Taxes w/o Exemptions: \$4,175.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4734	20622.26	106.00	204.00	\$187,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021		\$0	\$187,500	0	187,500	\$0
2020		\$0	\$187,500	0	187,500	\$0
2019		\$0	\$187,500	0	187,500	\$0
2018		\$0	\$150,000	0	150,000	\$0
2017		\$0	\$20,000	0	20,000	\$0
2016		\$0	\$20,000	0	20,000	\$0

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/9/2018	WD	WARRANTY DEED	SANDERS LEE KIMOTHY	1905 KEILBAR LLC			2018060679
2	9/10/2015	GF	GIFT DEED	SANDERS VIRGINIA IRENE	SANDERS LEE KIMOTHY			2015165615
3	7/27/1992	MS	MISCELLANEOUS	SANDERS HUBERT & VIRGINIA I	SANDERS VIRGINIA IRENE	12596	00344	

Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.



Property Search Results > 532332 1905 KEILBAR LLC for Year 2021

Tax Year: 2021

New Search

Details | Map

Click on a title bar to expand or collapse the information.

Collapse All

Property

Account

Property ID: 532332 Legal Description: LOT 2 BLK B KEILBAR MAX SUBD SEC 1 TITLE CANCELLED TO REAL ESTATE S# P3256A S# P3256B  
 Geographic ID: 0422150121 Zoning: DR  
 Type: Real Agent Code:  
 Property Use Code:  
 Property Use Description:

Protest

Protest Status:  
 Informal Date:  
 Formal Date:

Location

Address: 1903 KEILBAR LN TX 78745 Mapsco:  
 Neighborhood: Map ID: 042318  
 Neighborhood CD: J1314MH

Owner

Name: 1905 KEILBAR LLC Owner ID: 1782572  
 Mailing Address: 3300 BEE CAVES RD STE 650 % Ownership: 100.0000000000%  
 AUSTIN, TX 78746-6663 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$187,500	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$187,500	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$187,500	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$187,500	

Taxing Jurisdiction

Owner: 1905 KEILBAR LLC  
 % Ownership: 100.0000000000%  
 Total Value: \$187,500

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
01	AUSTIN ISD	1.102700	\$187,500	\$187,500	\$2,067.57
02	CITY OF AUSTIN	0.533500	\$187,500	\$187,500	\$1,000.32
03	TRAVIS COUNTY	0.374359	\$187,500	\$187,500	\$701.92
0A	TRAVIS CENTRAL APP DIST	0.000000	\$187,500	\$187,500	\$0.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.110306	\$187,500	\$187,500	\$206.82
68	AUSTIN COMM COLL DIST	0.105800	\$187,500	\$187,500	\$198.38
Total Tax Rate:		2.226665			
					Taxes w/Current Exemptions:
					\$4,175.01
					Taxes w/o Exemptions:
					\$4,175.00

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.4741	20650.00	0.00	0.00	\$187,500	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	\$0	\$187,500	0	187,500	\$0	\$187,500
2020	\$0	\$187,500	0	187,500	\$0	\$187,500
2019	\$2,788	\$150,000	0	152,788	\$0	\$152,788
2018	\$4,535	\$150,000	0	154,535	\$115,368	\$39,167
2017	\$6,257	\$110,000	0	116,257	\$80,651	\$35,606
2016	\$6,257	\$110,000	0	116,257	\$83,888	\$32,369

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	11/1/2018	WD	WARRANTY DEED	CUMMINGS CATHERINE LEA	1905 KEILBAR LLC			2018171576
2	10/4/2018	SW	SPECIAL WARRANTY DEED	ZEIGLER GEORGE EDWARD NOLAN &	CUMMINGS CATHERINE LEA			2018163980
3	8/1/2014	WD	WARRANTY DEED	STEPHENSON WILLIAM HENRY	ZEIGLER GEORGE EDWARD NOLAN &			2014114955TR

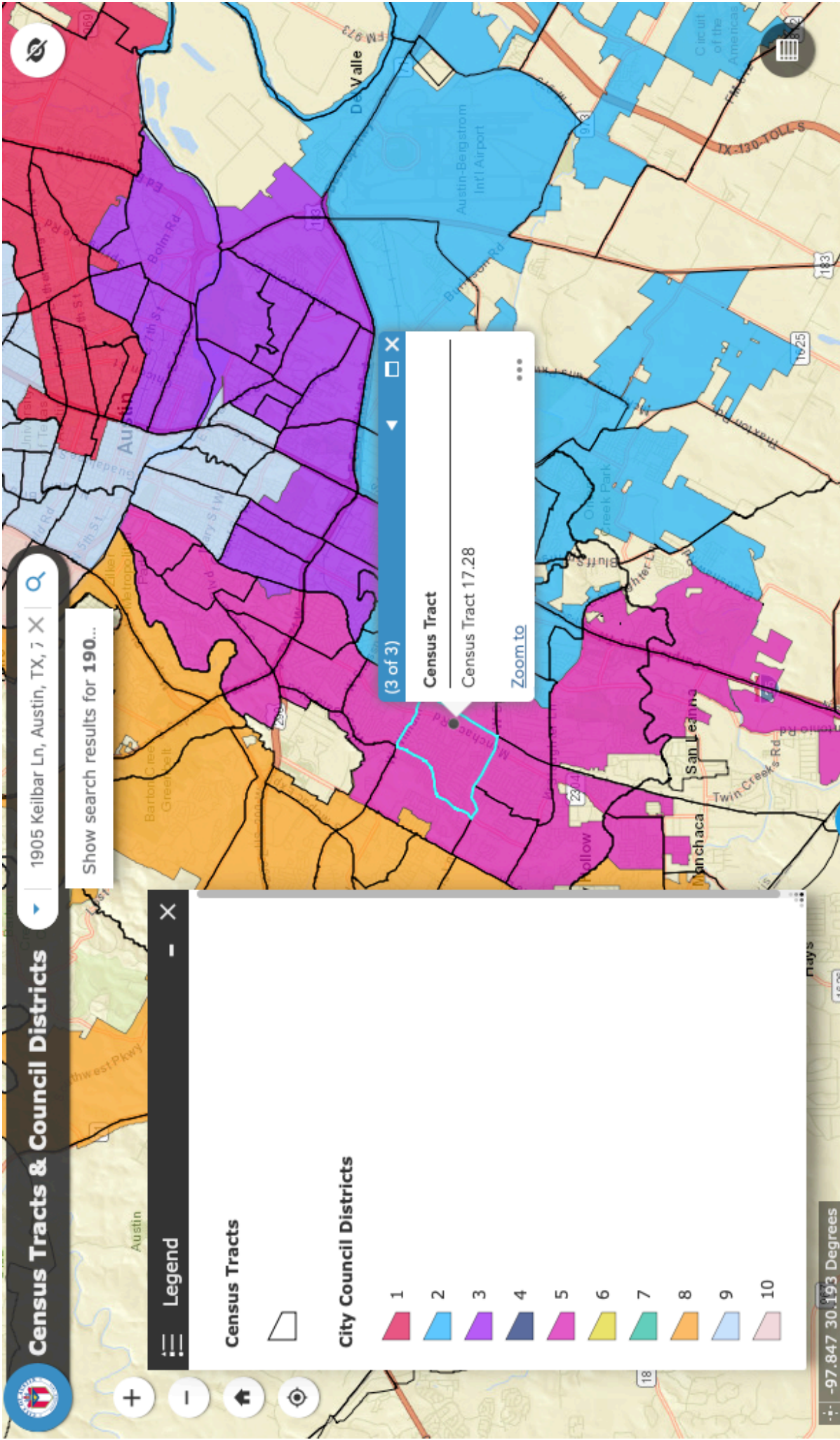
Questions Please Call (512) 834-9317

This site requires cookies to be enabled in your browser settings.

## **5.b- Property Maps**

The following maps are included in this application:

- Census District and Census Tract
- Emerging Opportunity Values
- Gentrification Values
- Imagine Austin & Mobility Corridors
- High Frequency Transit
- Healthy Food
- Elementary School Attendance Zone
- Flood Plain





1905 Keilbar Ln, Austin, TX, 7 X

Show search results for 190...

### Opportunity Values



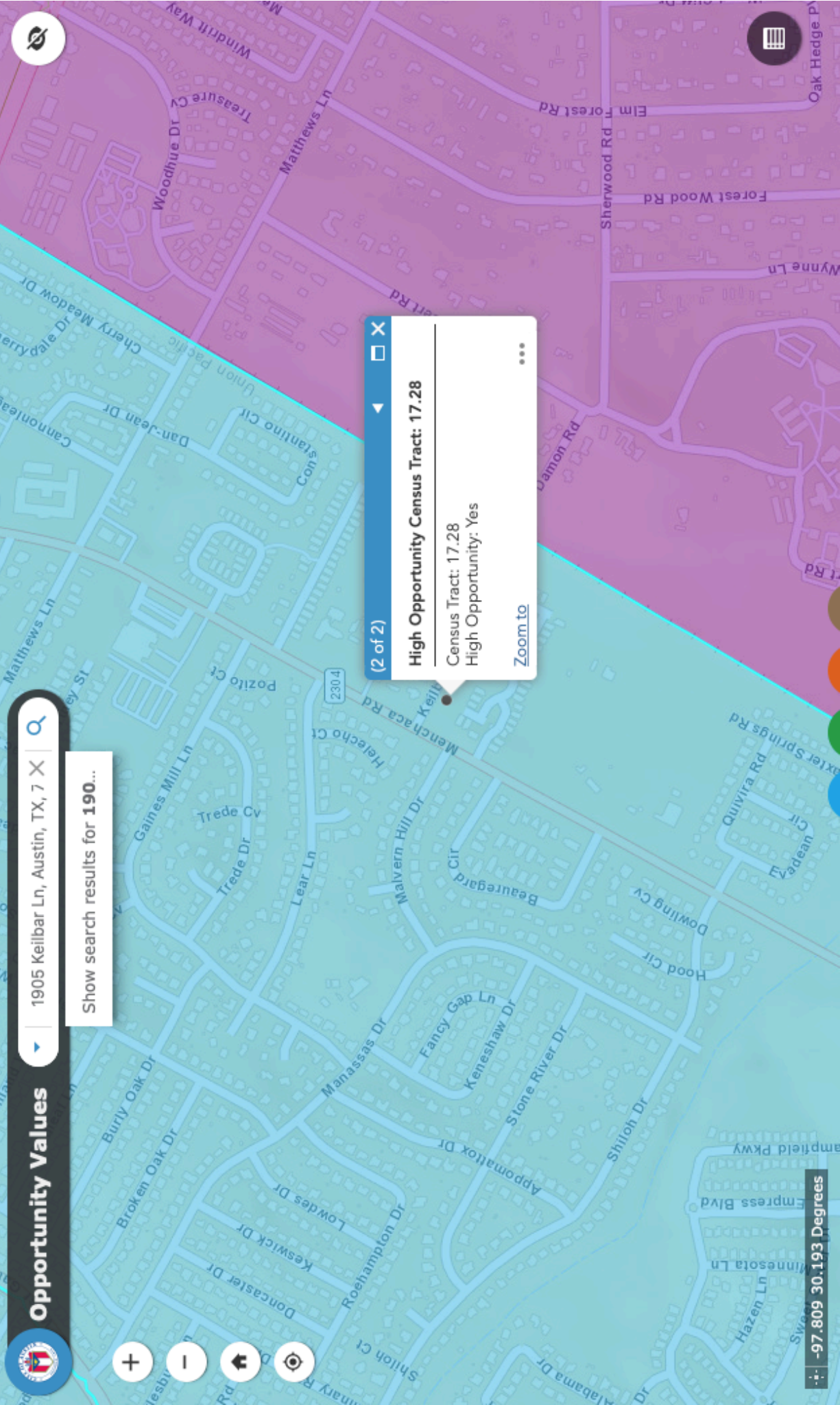
-97.809 30.193 Degrees

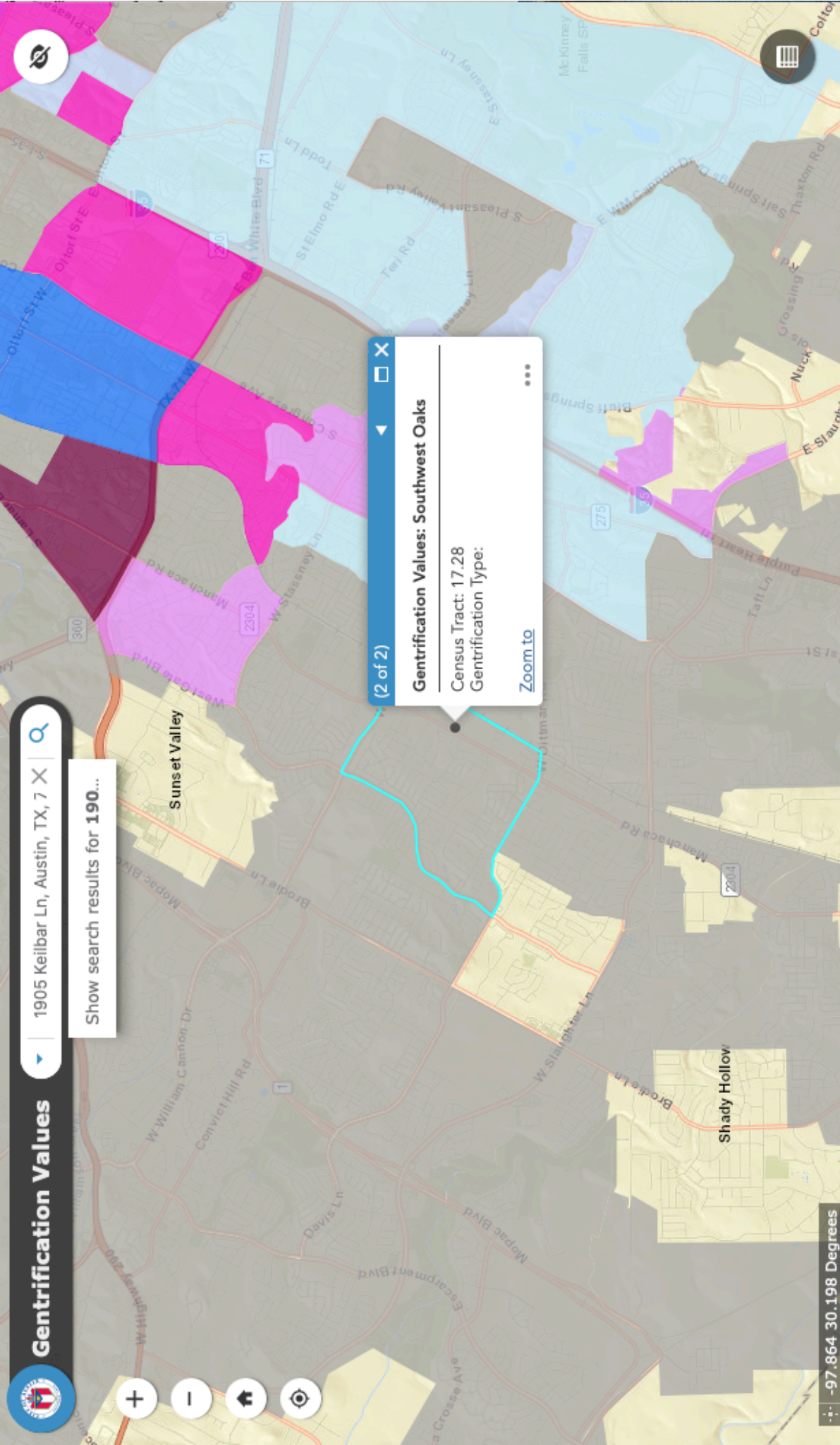
(2 of 2)

**High Opportunity Census Tract: 17.28**

Census Tract: 17.28  
High Opportunity: Yes

Zoom to





# Gentrification Values

1905 Keilbar Ln, Austin, TX, 7

Show search results for 1905...

(2 of 2)

## Gentrification Values: Southwest Oaks

Census Tract: 17.28

Gentrification Type:

[Zoom to](#)

-97.864 30.198 Degrees

# Imagine Austin & Mobility Corridors

1905 Keilbar Ln, Austin, TX, 7 X | Q

Show search results for 190...

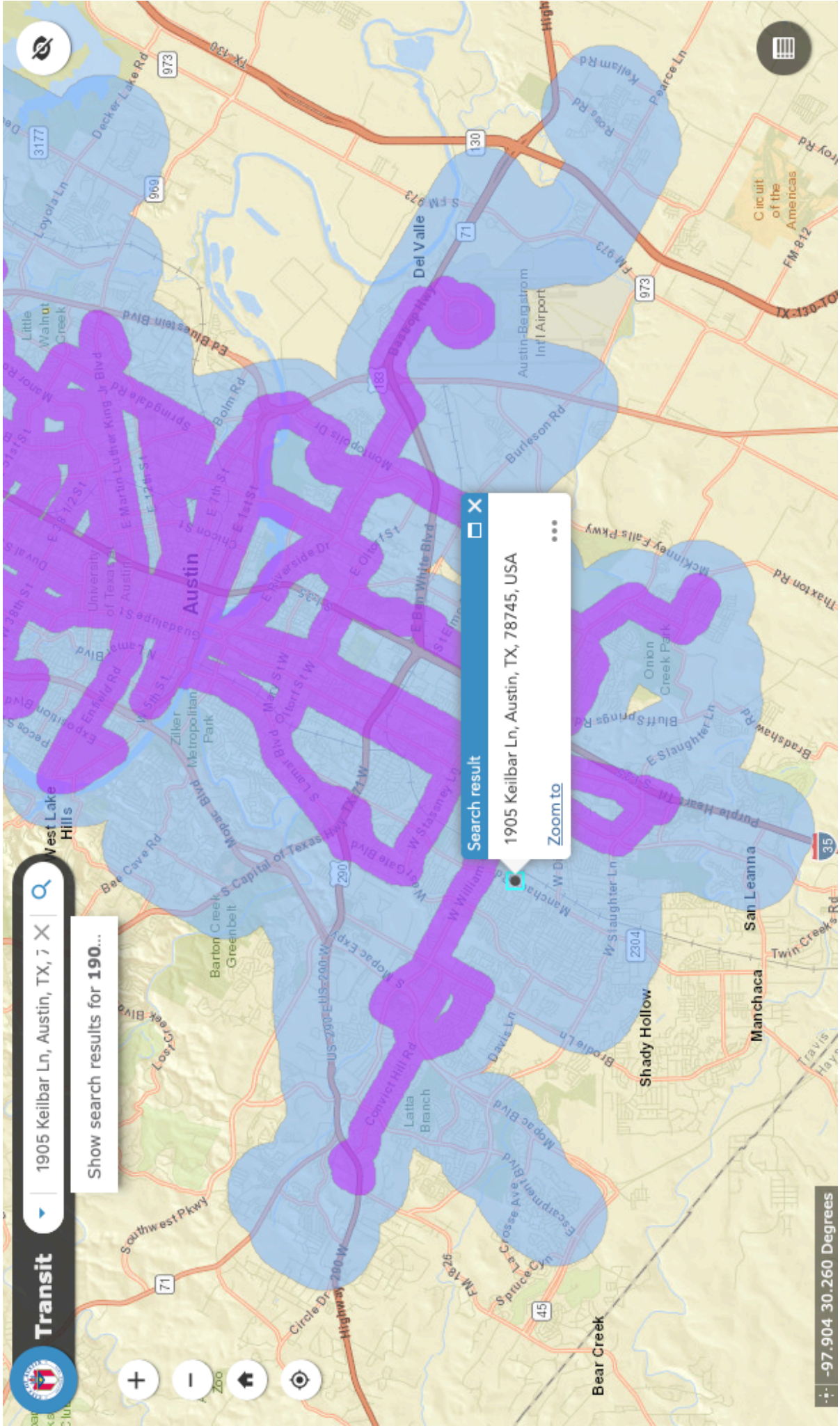
(2 of 2) X

Mobility Bond Corridor: 1/2-Mi Buffer

Manchaca

Zoom to

-97.832 30.209 Degrees



Transit

1905 Keilbar Ln, Austin, TX, 7 X

Show search results for 190...

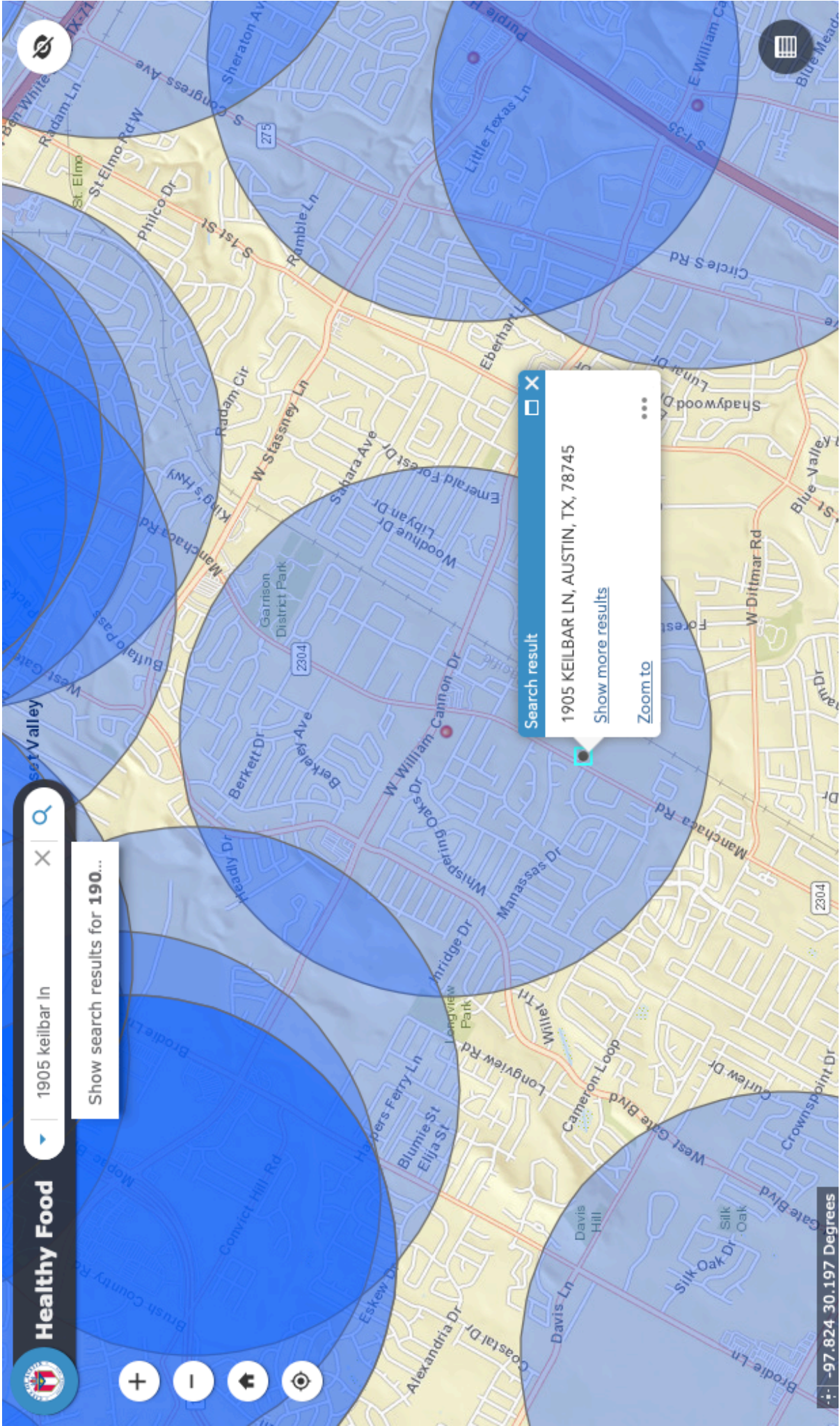
Search result

1905 Keilbar Ln, Austin, TX, 78745, USA

Zoom to



-97.904 30.260 Degrees



1905 keilbar ln

Show search results for 1905...

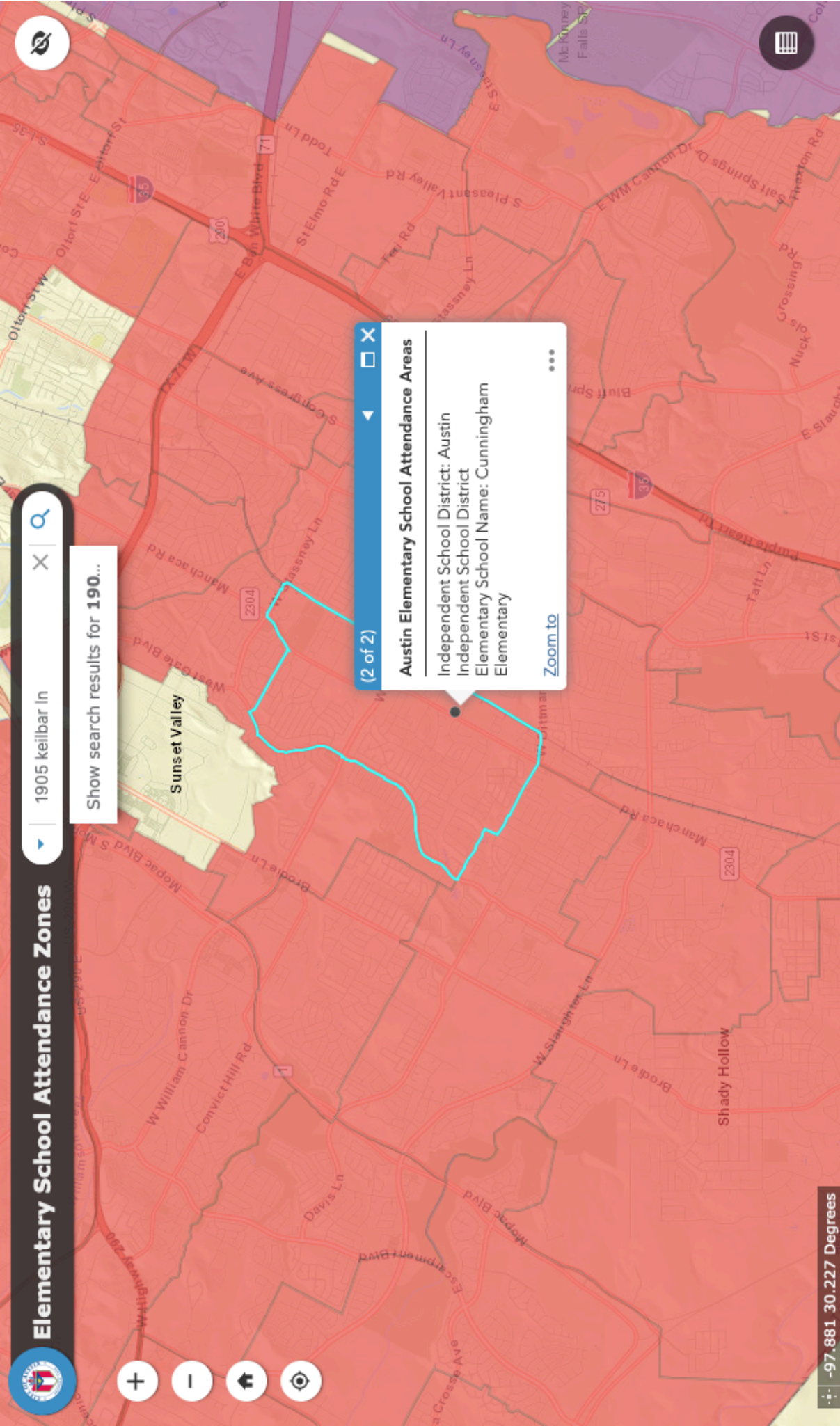
Search result  
1905 KEILBAR LN, AUSTIN, TX, 78745  
Show more results  
Zoom to

Healthy Food



-97.824 30.197 Degrees





# Elementary School Attendance Zones

1905 keilbar In

Show search results for 190...

(2 of 2)

## Austin Elementary School Attendance Areas

Independent School District: Austin

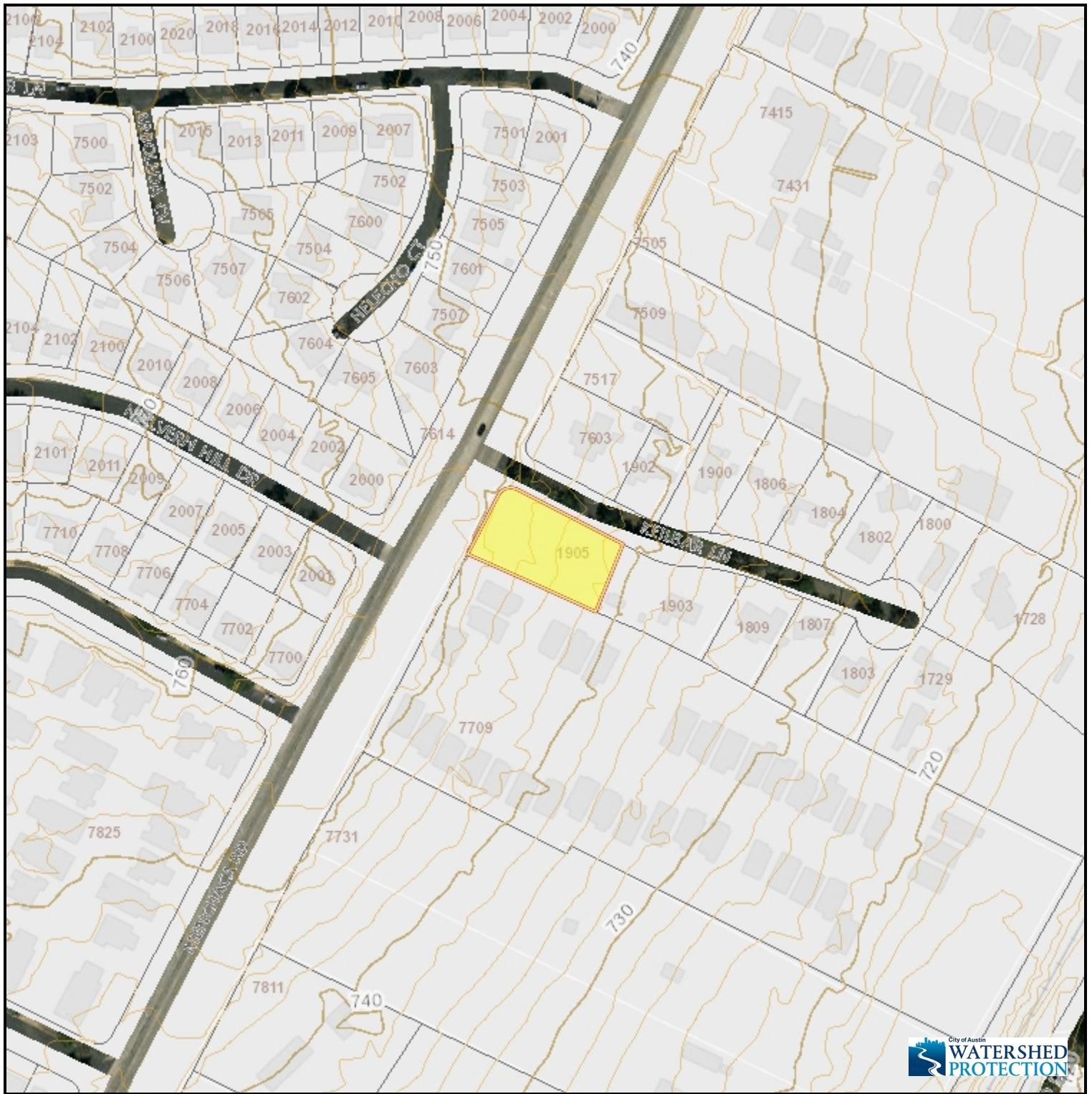
Independent School District

Elementary School Name: Cunningham Elementary

[Zoom to](#)



-97.881 30.227 Degrees



## FEMA Floodplains

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

0 200 400 Feet



Prepared: 2/1/2021

Address	
Contour	
	Index
	Intermediate
	Parcel
FEMA Floodplain	
	100 Year (Detailed-AE)
	100 year (Shallow-AO)
	100 Year (Approx-A)
	X Protected by Levee
	500 Year
	Outside Austin City Limits



### **5c- Zoning Verification Letters**

Please see included zoning verification for the following properties:

- 1903 Keilbar Lane
- 1905 Keilbar Lane

**ORDINANCE NO. 20181101-045**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1905 KEILBAR LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0089, on file at the Planning and Zoning Department, as follows:

Lot 1, Block B, Max Keilbar Subdivision Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Book 53, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 1905 Keilbar Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** This ordinance takes effect on November 12, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_, November 1, 2018

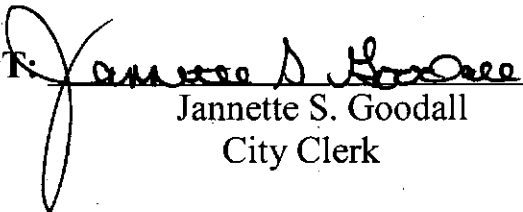
§  
§  
§

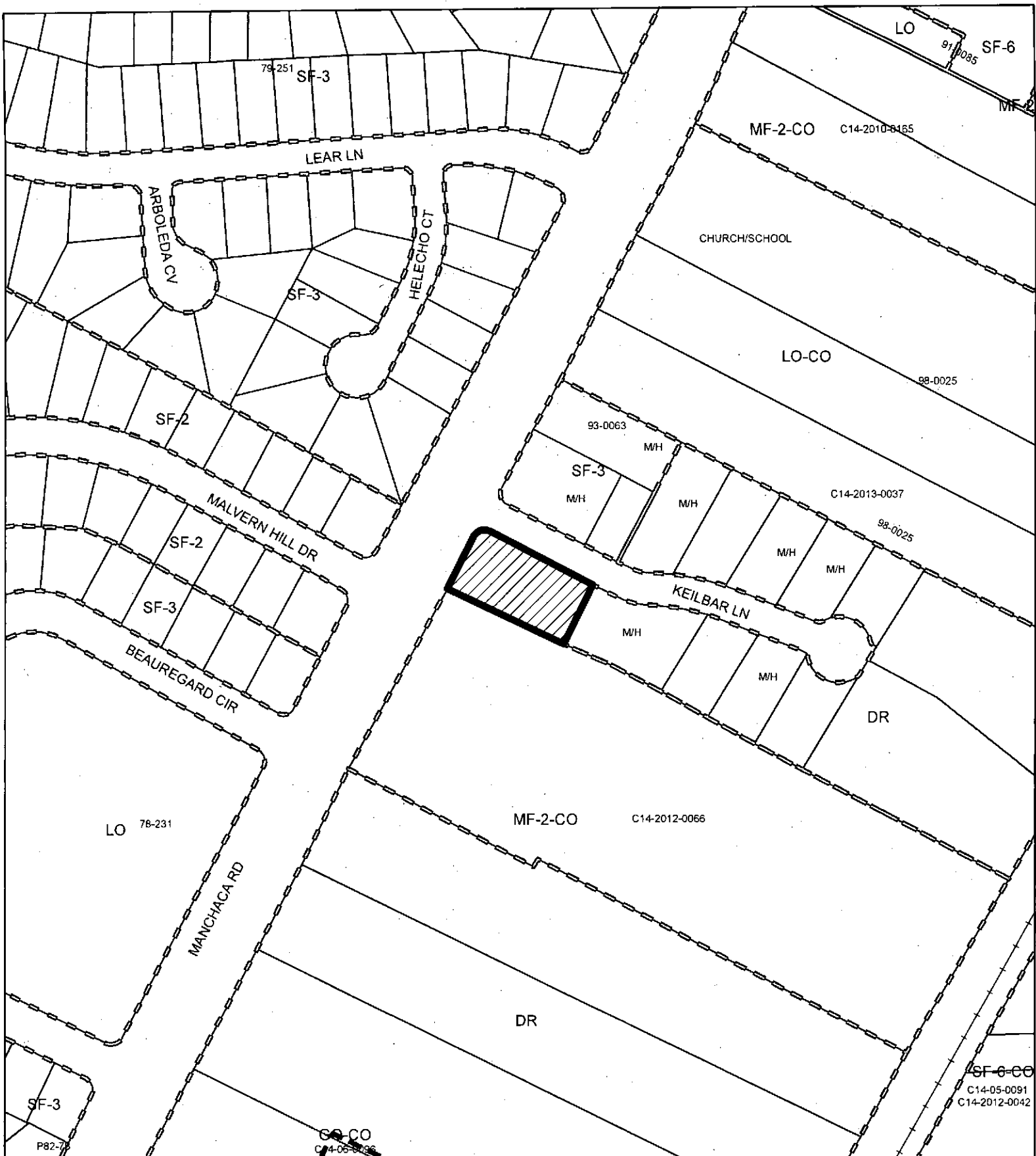
  
\_\_\_\_\_  
Steve Adler  
Mayor





**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**Zoning Case**  
**C14-2018-0089**

**Exhibit A**



1" = 200'

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

**ORDINANCE NO. 20190207-044**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1903 KEILBAR LANE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to townhouse and condominium residence (SF-6) district on the property described in Zoning Case No. C14-2018-0139, on file at the Planning and Zoning Department, as follows:

Lot 2, Block B, Max Keilbar Subdivision Section One, a subdivision in Travis County, Texas, according to the map or plat of record in Book 53, Page 61, of the Plat Records of Travis County, Texas (the "Property"),

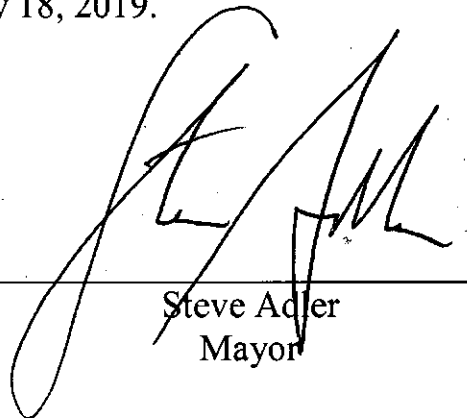
locally known as 1903 Keilbar Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

**PART 2.** This ordinance takes effect on February 18, 2019.

**PASSED AND APPROVED**

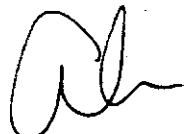
\_\_\_\_\_, February 7, 2019

§  
§  
§



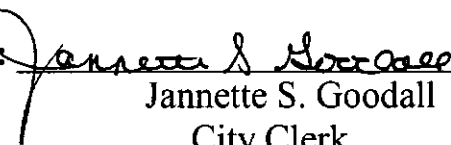
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

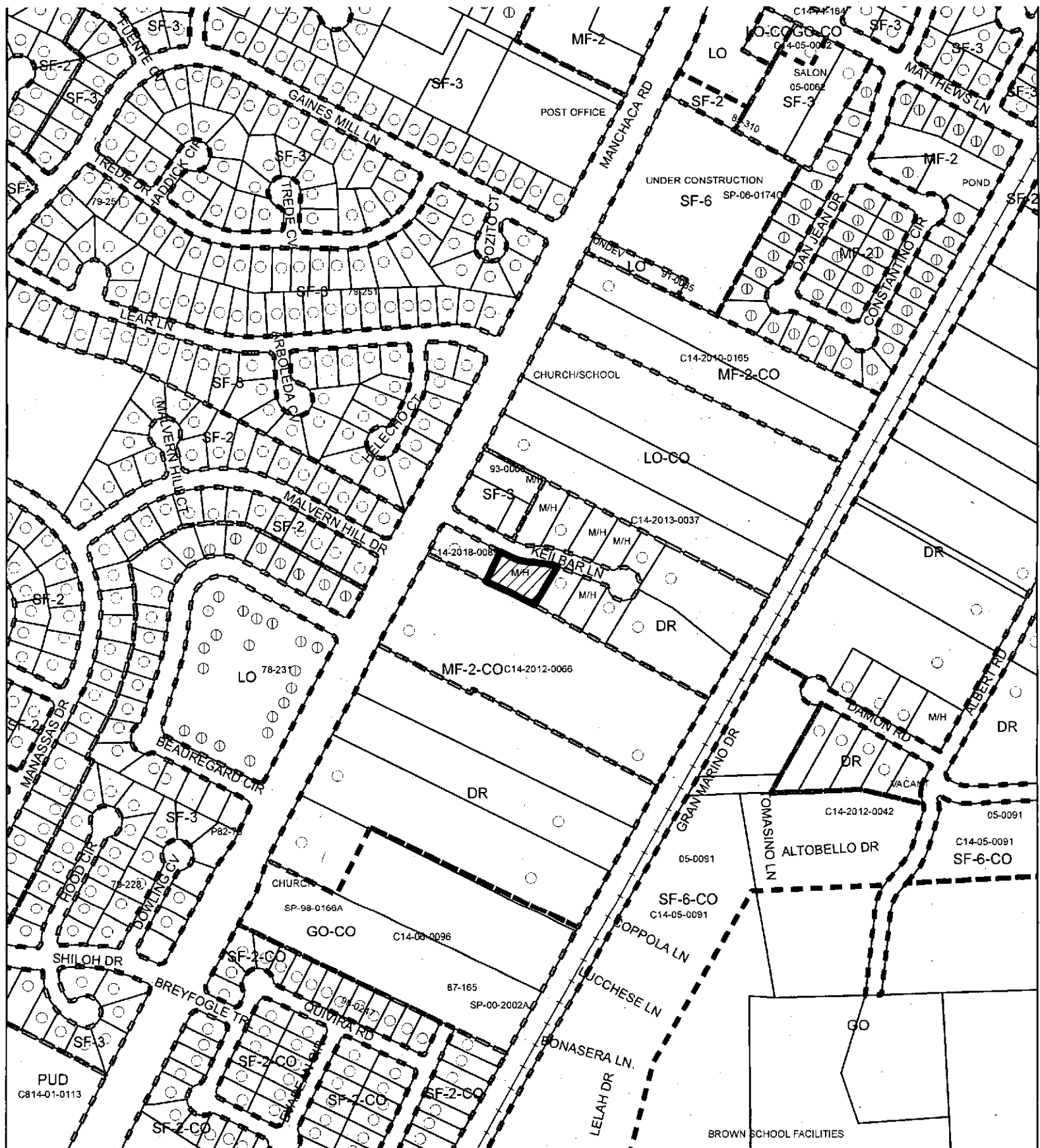


\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**






\_\_\_\_\_  
Jannette S. Goodall  
City Clerk



**ZONING**

**ZONING CASE#: C14-2018-0139 Exhibit A**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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



Created: 11/9/2018

#### **5.d- Proof of Site Control**

See attached proof of site control for the following properties:

- 1905 Keilbar Lane
- 1903 Keilbar Lane



5.d - Proof of Site Control

American Land Title Association	Final ALTA Settlement Statement - Cash Adopted 05-01-2015
---------------------------------	--

<b>North American Title Company</b> <b>ALTA Universal ID:</b> <b>5608 Parkcrest Drive</b> <b>Suite 150</b> <b>Austin, TX 78731</b>
--

File No./Escrow No. :	14664-18-02944
Print Date & Time:	April 9, 2018 1:32 pm
Officer/Escrow Officer :	M A Liebes
Settlement Location :	5608 Parkcrest Drive, Suite 150 Austin, TX 78731
Property Address:	1905 Keilbar Lane Austin, TX 78745
Brief Legal:	Lot 1, Block B Max Keilbar, Section One Travis County, Texas
Buyer:	1905 Keilbar, LLC 2805 Hubbard Circle Austin, TX 78746-5618
	TX 78746
Seller:	Lee Kimothy Sanders 1905 Keilbar Lane Austin, TX 78745
Lender:	
Lender Address:	
Loan Number:	
Settlement Date:	April 09, 2018
Disbursement Date:	April 12, 2018

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	199,000.00	Sale Price of Property	199,000.00	
		Deposit		1,990.00
		<b>Prorations/Adjustments</b>		
200.00		Option Fee Credit		200.00
928.05		Estimated Property Taxes 01/01/18 - 04/13/18		928.05
		<b>Title Charges and Escrow/Settlement Charges</b>		

Seller		Description	Buyer	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Buyer/Borrower E Record Fee to NAT fbo ERecording Service Provider to North American Title Company	3.20	
275.00		Escrow Fee to North American Title Company	275.00	
80.00		Document Preparation to Hardie Bleau Hancock & McGill, LLLP		
71.15		Area & Boundary Survey Coverage (R16)/ (15%)Non Residential to North American Title Company	142.30	
1,423.00		Owner's Title Insurance to North American Title Company Coverage: 199,000.00 Premium: 1,423.00		
43.30		Tax Certificate to NAT fbo Texas Real Tax to North American Title Company		
		<b>Commissions</b>		
3,980.00		Real Estate Commission to Kaleido Properties Kaleido Properties		
5,970.00		Real Estate Commission to Keller Williams Realty Austin Southwest David Bain KWI-1, Ltd. Keller Williams (Career Development) Acct# D. Bain		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to NAT fbo Travis County Clerk	34.00	
		<b>Miscellaneous</b>		
1,066.25		Survey to Exacta Texas Surveyors Inc		
4.50		Guaranty Assessment Recoupment Charge to Texas Title Insurance Guaranty Assessment Recoupme		
Seller			Buyer	
Debit	Credit		Debit	Credit
14,041.25	199,000.00	<b>Subtotals</b>	199,454.50	3,118.05
		<b>Due from Buyer</b>		196,336.45
184,958.75		<b>Due to Seller</b>		
199,000.00	199,000.00	<b>Totals</b>	199,454.50	199,454.50

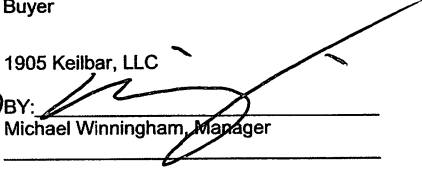
**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize North American Title Company to cause the funds to be disbursed in accordance with this statement.

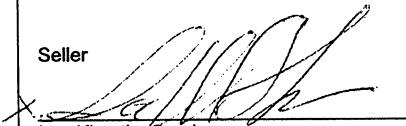
Buyer

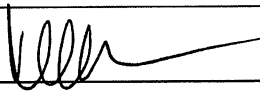
1905 Keilbar, LLC

(X)

BY:   
Michael Winningham, Manager

Seller

  
Lee Kimothy Sanders

  
M A Liebes  
Manager Division/Escrow Officer

2

14664-18-02944 MAL

**GENERAL WARRANTY DEED**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DATE: April 9, 2018

GRANTOR: Lee Kimothy Sanders and wife, Tania M. Sanders

GRANTOR'S MAILING ADDRESS: 1307 Kennedy Ave #131  
AUSTIN, TEXAS 78704

GRANTEE: 1905 Keilbar, LLC

GRANTEE'S MAILING ADDRESS: 222 West Ave, #1704, Austin TX  
78701

**CONSIDERATION:**

Cash and other valuable consideration.

**PROPERTY (including any improvements):**

Lot 1, Block B, MAX KEILBAR SUBDIVISION, SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 53, Page 61, Map/Plat Records of Travis County, Texas. SAVE AND EXCEPT that portion conveyed to The State of Texas in Decd recorded in Volume 12775, Page 687, Real Property Records of Travis County, Texas.

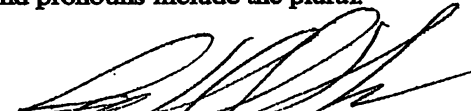
**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2018 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

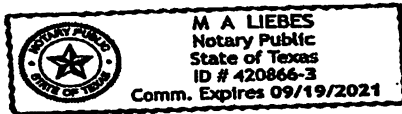
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Lee Kimothy Sanders

  
\_\_\_\_\_  
Tania M. Sanders

State of TX  
County of Travis

This instrument was acknowledged before me on the 9th day of April, 2018, by Lee Kimothy Sanders and Tania M. Sanders.



  
\_\_\_\_\_  
Notary Public, State of TX

Prepared by:  
Hancock McGill & Bleau, LLLP  
Attorneys at Law  
File No. 14664-18-02944

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2Dm2944-fw



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

April 23 2018 11:58 AM

FEE: \$ 30.00 2018060679

**Key Title Group**  
**ALTA Universal ID:**  
**900 S. Capital of Texas Hwy., Ste. 100**  
**Austin, TX 78746**

File No./Escrow No. : R01-18-1430  
 Print Date & Time: October 30, 2018 9:58 am  
 Officer/Escrow Officer : Ashley Colgan  
 Settlement Location : 900 S. Capital of Texas Hwy., Ste. 100  
 Austin, TX 78746

Property Address: 1903 Keilbar Lane  
 Austin, TX 78745

Borrower: 1905 Keilbar, LLC  
 3300 Bee Caves Road Suite 650  
 PO Box 1182  
 Austin, TX 78746

Seller: Catherine Lea Cummings  
 1903 Keilbar Lane  
 Austin, TX 78745

Lender:

Settlement Date: November 01, 2018  
 Disbursement Date: November 01, 2018

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	200,000.00	Sale Price of Property	200,000.00	
		Deposit		2,500.00
		<b>Prorations/Adjustments</b>		
300.00		Option Fee		300.00
		<b>Other Loan Charges</b>		
		eRecording Fee to Key Title Group	5.00	
85.00		Tax Certificate Fee to Domestic Data, LLC		
		<b>Title Charges and Escrow/Settlement Charges</b>		
		Document Preparation Fee (Seller) to The Blackburn Law Firm	95.00	
		Escrow Fee to Key Title Group	600.00	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Title Charges and Escrow/Settlement Charges (continued)</b>		
		Endorsement T-19-1 (Restrictions, Encroachments, Minerals with Survey Coverage) to Key Title Group	71.45	
		Endorsement T-3 (Area & Boundary Amdmt/Survey Coverage Residential) to Key Title Group	71.45	
		Owner's Title Insurance to Key Title Group Coverage: 200,000.00 Premium: 1,429.00	1,429.00	
		<b>Commissions</b>		
		Commission - Listing Agent to McAllister & Associates	4,000.00	
		Commission - Selling Agent to Keller Williams Realty	4,000.00	
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Key Title Group	30.00	
		<b>Miscellaneous</b>		
		Home Warranty to American Home Shield	370.00	
		Guaranty Assessment Recoupment Charge - Owner's Policy to Key Title Group	4.50	
Seller			Borrower	
Debit	Credit		Debit	Credit
385.00	200,000.00	<b>Subtotals</b>	210,676.40	2,800.00
		<b>Due from Borrower</b>		207,876.40
199,615.00		<b>Due to Seller</b>		
200,000.00	200,000.00	<b>Totals</b>	210,676.40	210,676.40

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Key Title Group to cause the funds to be disbursed in accordance with this statement.

Borrower

1905 Keilbar, LLC

BY:   
Michael Winningham  
Manager

Seller

  
Catherine Lea Cummings

  
Ashley Colgan  
Escrow Officer



GENERAL WARRANTY DEED

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: November 1, 2018

Grantor: Catherine Lea Cummings

Grantor's Mailing Address: 1903 Keilbar Ln, Austin, TX 78745

Grantee: 1905 Keilbar, LLC

Grantee's Mailing Address: 3300 Bee Caves Road Suite 650, PO Box 1182, Austin, TX 78746

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

Property (including any improvements):

Lot 2, Block B, MAX KEILBAR SUBDIVISION, SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 53, Page 61, of the Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

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.

Catherine Lea Cummings  
Catherine Lea Cummings

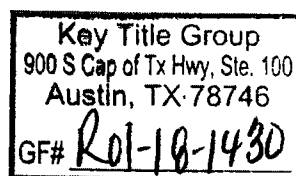
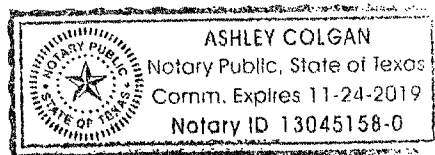
State of Texas  
County of Travis

This instrument was acknowledged before me this 1 day of NOV., 2018 by Catherine Lea Cummings.



Notary Public's Signature

(Personalized Seal)



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

November 01 2018 12:24 PM

FEE: \$ 30.00 2018171576

## **5e- Phase I ESA**

A Phase I Environmental Site Assessment has been completed and will be submitted separately due to the size and complexity of the report.

**5.f SHPO**

This is not applicable to this project.