



November 5, 2021
Supportive Housing - IC

RHDA FUNDING APPLICATION PACKET

 **AUSTIN
TEXAS**

45 **RENTAL
UNITS**


UNDER
50%
FEI

SUBSIDY PER UNIT
\$100^K

100%
**PERMANENT
SUPPORTIVE
HOUSING**

100%
**HOMELESSNESS
RESPONSE
UNITS**

Supportive Housing - IC

RHDA Funding Application

Table of Contents

Application

[Application Checklist](#)

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

[Application A2, Project Summary Form](#)

[Application A3, Project Timeline](#)

[Application A4, Development Budget](#)

[Application A5, OHDA Projected Affordability Data](#)

[Application A6, Scoring Sheet](#)

Attachments

1. Entity Information

[1.a. Detailed Listing of Developer's Experience](#)

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

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

2. Principals Information

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

[2.b. Resumes of Development Team](#)

[2.c. Resumes of Property Management Team](#)

3. Financial Information

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

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

[3.c. Board Resolution](#)

[3.d. Financial Statements](#)

[3.e. Funding Commitment Letters](#)

4. Project Information

[4.a. Market Study](#)

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

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

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

[4.e. Resident Services](#)

5. Property Information

[5.a. Appraisal](#)

[5.b. Property Maps](#)


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

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

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

[5.f. SHPO](#)

Supportive Housing - IC
RHDA Funding Application
Application

APPLICATION CHECKLIST/ INFORMATION FORM				
DEVELOPER : Capital A Housing		OWNER/BORROWER NAME : Supportive Housing, LLC		
DEVELOPMENT NAME : Supportive Housing - IC		FUNDING CYCLE DEADLINE : Nov. 5 (Q2 - FY 21-22)		
FEDERAL TAX ID NO: 85-3453910		DUNS NO: TBD - will provide once available		
PROJECT ADDRESS: [REDACTED]		PROGRAM : RHDA		
CONTACT NAME : Conor Kenny		AMOUNT REQUESTED: \$4,517,708		
CONTACT ADDRESS AND PHONE : 5110 Lancaster Court, Austin, TX 78723, (512) 968-3050				
APPLICATION TABS				INITIALS
A 1	EXECUTIVE SUMMARY/PROJECT PROPOSAL			JCK
A 2	PROJECT SUMMARY FORM			JCK
A 3	PROJECT TIMELINE			JCK
A 4	DEVELOPMENT BUDGET			JCK
A 5	OPERATING PRO FORMA			JCK
A 6	SCORING SHEET			JCK
ATTACHMENT TABS				
1	ENTITY INFORMATION	1.a.	Detailed listing of developer's experience	JCK
		1.b.	Certificate of Status	JCK
		1.c.	Statement of Confidence	JCK
2	PRINCIPALS INFORMATION	2.a.	Resumes of principals	JCK
		2.b.	Resumes of development team	JCK
		2.c.	Resumes of property management team	JCK
3	FINANCIAL INFORMATION	3.a.	Federal IRS Certification	JCK
		3.b.	Certified Financial Audit	JCK
		3.c.	Board Resolution	JCK
		3.d.	Financial Statements	JCK
		3.e.	Funding commitment letters	JCK
4	PROJECT INFORMATION	4.a.	Market Study	JCK
		4.b.	Good Neighbor Policy	JCK
		4.c.	SMART Housing Letter	JCK
		4.d.	MOU with ECHO	JCK
		4.e.	Resident Services	JCK
5	PROPERTY INFORMATION	5.a.	Appraisal	JCK
		5.b.	Property Maps	JCK
		5.c.	Zoning Verification Letter	JCK
		5.d.	Proof of Site control	JCK
		5.e.	Phase I ESA	JCK
		5.f.	SHPQ	JCK
<p>The applicant/developer certifies that the data included in this application and the exhibits attached hereto are true and correct. <i>Unsigned/undated submissions will not be considered.</i></p>				
SIGNATURE OF APPLICANT  PRINTED NAME J. Conor Kenny TITLE OF APPLICANT Principal DATE OF SUBMISSION 11/5/2021		DATE AND TIME STAMP OF RECEIPT <div style="border: 1px solid black; height: 100px; width: 100%;"></div>		
		FOR AHFC USE ONLY		



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

Supportive Housing- IC: Austin, Texas

Development Name: Supportive Housing - IC

Construction Type: New Construction

Target Population: Permanent Supportive Housing for Unhoused People with Mental Health and Substance Abuse Issues

Number of Units: 45 units

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

Capital A Housing - a local Austin developer of affordable and mixed-income housing - has partnered with Integral Care to develop Supportive Housing - IC. The project's primary goal is to expand Austin and Travis County's homelessness response system by providing at least 45 units of permanent supportive housing for unhoused individuals with significant mental health and substance abuse issues. Capital A Housing is developing the site as a turn-key building, and handing it over to Integral Care to be both the owner and the supportive services provider.

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

The reason for seeking RHDA funding is to leverage the county ARPA funds along with state MultiFamily Direct Loan funds to meet 100% of the capital needs for the development. This will allow voucher funding, other public sources, and private fundraising to be dedicated to maintenance, operations, and supportive services, which cost an estimated \$29,000 per tenant per year. RHDA funding would help secure a sustainable financial model for the project so that Integral Care would not have to raise funds annually for debt service payments in addition to ongoing expenses.

This project and the RHDA funding would then become a key part in securing the housing to adequately respond to the needs of our unhoused neighbors, which has been prioritized by our community and its leaders. This project in particular was selected to apply for RHDA funding due to the city's emphasis on allocating resources specifically to housing chronically homeless individuals, especially those with serious mental health and/or substance abuse issues.

This development is an all-hands effort. Integral Care is uniquely qualified to house and serve that population and Capital A Housing, as an experienced developer of affordable housing, is the perfect partner to manage all aspects of development and deliver a completed building quickly during this time of crisis. The County has committed millions in capital funding (an expected \$4.5 million will be dedicated to this project) and the City has already been helpful,



with the Development Services Department, at the direction of City Council, agreeing to expedite the permitting process across all departments, reducing the expected approval time by six to eight months.

Our request is that the city - through the Austin Housing Finance Corporation - match the county funding with \$4.5 million in RHDA funds. This would put the per-unit city subsidy at \$100,394. While this is higher than the target for regular income-restricted rental housing, it is substantially less than the ~\$130,000 per-unit sought by other supportive housing projects, which was made possible by the County matching funds. Completing the capital stack without debt also makes the building secure to provide generations of Austinites a pathway out of homelessness.

About the Community:

- 45 units comprised of approx. 480 sqft studio apartments (1-bedroom units are being explored in current architecture study).
- Third-party property management to prevent conflicts of interest (still TBD but are considering Volunteers of America).
- Community spaces including an indoor community room, outdoor community recreation space, 5-6 offices, a group/conference room, laundry rooms, computer lab, and single-entry/controlled-access reception area.
- Supportive services by Integral Care, focus on serious mental health and substance abuse issues.
- 100% of the units in this building are reserved for individuals coming off the Coordinated Entry list.

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

About the Residents:

For underwriting purposes, the following breakdown is being submitted to the city and TDHCA:

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

However, if this application and the voucher funds are approved, it is our intent that no residents be required to pay any rent, and that potentially all residents have no income. This is permanent supportive housing for unhoused Austinites.

About the Services:

Integral Care will provide intensive supportive services for all residents. Please see later in the application for examples of the types and levels of service.

About the Location:



Supportive Housing – IC is an uncommonly good location for affordable housing, let alone permanent supportive housing. It has easy access to excellent, frequent transit steps from the front door, which ensures that residents will have ample support.

Financing:

- \$4.5 million in Travis County ARPA funds;
- \$4.5 million in matching AHFC RHDA funds
- \$2.9 million in TDHCA Multi-Family Direct Loan

We expect to apply for 45 project-based vouchers through the upcoming HACA notice of funding availability, or an anticipated later City of Austin offering. However, those vouchers are not assumed as part of the capital stack in this application and are not essential to construction. They would help pay the supportive services costs.

We anticipate applying for TDHCA Multi-Family Direct Loan gap funds in the anticipated January NOFA.

Copies of the resolutions from the Travis County Commissioners Court earmarking the ARPA funds for the Collaborative projects have been included in this application.

Timing and Submission:

This application has been filed by Capital A Housing. Integral Care's leadership has authorized basing the application on our plans for the site, and their board is expected to fully approve the project before final AHFC award of funds.

We filed the RHDA application this quarter so that the approval timeline coincides with the Travis County final site-specific allocation of ARPA funds, so that potential RHDA funds can be included in those allocations and calculations.

Project Summary Form

1) Project Name Supportive Housing - IC	2) Project Type 100% Affordable	3) New Construction or Rehabilitation New Construction
4) Address(s) or Location Description [Redacted]		5) Mobility Bond Corridor [Redacted]
6) Census Tract [Redacted]	7) Council District [Redacted]	8) Elementary School [Redacted]
9) Affordability Period 55 years		
10) Type of Structure Multi-family	11) Occupied? No	12) How will funds be used? [Redacted]

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	20					20
Up to 40% MFI						0
Up to 50% MFI	25					25
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	45	0	0	0	0	45

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						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	0	0	0	0	0

15) Initiatives and Priorities (of the Affordable Units)

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	5	Continuum of Care Units	45
Accessible Units for Sensory Impairments	1		

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

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

Yes

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

No

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

Yes

19) The property has Healthy Food Access?

Yes

20) Estimated Sources and Uses of funds

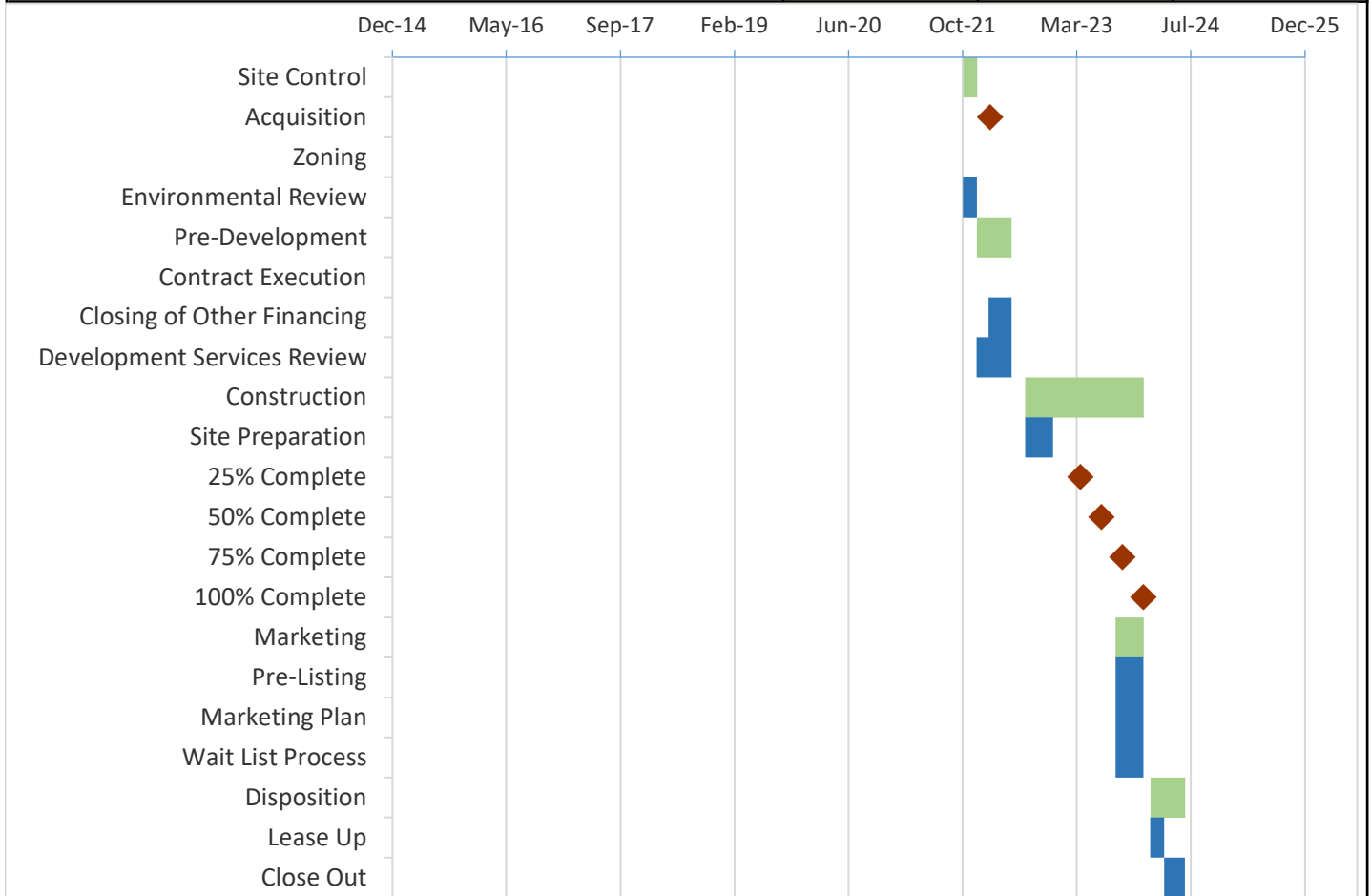
Sources	
Debt	
Equity	
Grant	7,431,408
Other	
Deferred Developer Fee	
Previous AHFC Funding	
Current AHFC Request	4,517,708

Uses	
Acquisition	550,000
Off-Site	
Site Work	800,000
Sit Amenities	300,000
Building Costs	6,036,640
Contractor Fees	999,129
Soft Costs	1,445,844
Financing	342,586
Developer Fees	1,474,917

Total \$ 11,949,116**Total \$ 11,949,116**

Development Schedule

	Start Date	End Date
Site Control	Nov-21	Jan-22
Acquisition	Mar-22	
Zoning	n/a	n/a
Environmental Review	Nov-21	Jan-22
Pre-Development	Jan-22	Jun-22
Contract Execution		
Closing of Other Financing	Feb-22	Jun-22
Development Services Review	Jan-22	Jun-22
Construction	Aug-22	Jan-24
Site Preparation	Aug-22	Dec-22
25% Complete	Apr-23	
50% Complete	Jul-23	
75% Complete	Oct-23	
100% Complete	Jan-24	
Marketing	Sep-23	Jan-24
Pre-Listing	Sep-23	Jan-24
Marketing Plan	Sep-23	Jan-24
Wait List Process	Sep-23	Jan-24
Disposition	Feb-24	Jul-24
Lease Up	Feb-24	Apr-24
Close Out	Apr-24	Jul-24



Development Budget			
	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal	5,000		
Environmental Review	5,000		
Engineering	255,000	150,000	
Survey	10,000		
Architectural	488,146	150,000	
Subtotal Pre-Development Cost	\$763,146	\$300,000	
Acquisition			
Site and/or Land	550,000	550,000	
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$550,000	\$550,000	
Construction			
Infrastructure			
Site Work	800,000	360,640	
Demolition			
Concrete	250,063	112,728	
Masonry	170,197	76,725	
Rough Carpentry	1,624,860	732,487	
Finish Carpentry	398,228	179,521	
Waterproofing and Insulation	82,620	37,245	
Roofing and Sheet Metal	56,732	25,575	
Plumbing/Hot Water	378,950	170,831	
HVAC/Mechanical	333,785	150,470	
Electrical	631,217	284,553	
Doors/Windows/Glass	404,287	182,253	
Lath and Plaster/Drywall and Acoustical	308,448	139,048	
Blinds	18,176	8,194	
Soft and Hard Floor	214,812	96,837	
Paint/Decorating/Blinds/Shades	133,844	60,337	
Specialties/Special Equipment	73,807	33,272	
Cabinetry/Appliances	125,582	56,612	
Conveying System	76,561	34,514	
Fire Sprinkler	96,390	43,453	
Fire Alarm/Data/Communication	129,438	58,351	
Other (specify)	1,299,133	585,752	contractor fees + site amenities
Construction Contingency	528,640	238,311	
Subtotal Construction Cost	\$8,135,770	\$3,667,708	
Soft & Carrying Costs			
Legal	25,000		
Audit/Accounting	5,000		
Title/Recordin	125,000		
Architectural (Inspections)	20,000		
Construction Interest	37,500		interest and orig fee
Construction Period Insurance	140,000		Builders Risk Insurance/GL/Comp Op ins/Property Ins
Construction Period Taxes	0		
Relocation	0		
Marketing	10,000		
Davis-Bacon Monitoring			
Developer Fee	1,474,916		
Other (specify)	662,784		reserves, P&P bond, closing costs, owner work, FFE, geotech, permit fee, green consultant, market study
Subtotal Soft & Carrying Costs	\$2,500,200	\$0	

15 Year Rental Housing Operating Pro Forma (RHDA)

The pro forma should be based on the operating income and expense information for the base year (first year of stabilized occupancy using today's best estimates of market rents, restricted rents, rental income and expenses), and principal and interest debt service. The Department uses an annual growth rate of 2% for income and 3% for expenses. Written explanation for any deviations from these growth rates or for assumptions other than straight-line growth made during the proforma period should be attached to this exhibit.

INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 10	YEAR 15
POTENTIAL GROSS ANNUAL RENTAL INCOME	\$384,600	\$392,292	\$400,138	\$408,141	\$416,303	\$459,633	\$507,472
Secondary Income	\$5,400	\$5,508	\$5,618	\$5,731	\$5,845	\$6,453	\$7,125
POTENTIAL GROSS ANNUAL INCOME	\$390,000	\$397,800	\$405,756	\$413,871	\$422,149	\$466,086	\$514,597
Provision for Vacancy & Collection Loss	-\$28,845	-\$29,422	-\$30,010	-\$30,611	-\$31,223	-\$34,472	-\$38,060
Rental Concessions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EFFECTIVE GROSS ANNUAL INCOME	\$361,155	\$368,378	\$375,746	\$383,261	\$390,926	\$431,614	\$476,536
EXPENSES							
General & Administrative Expenses	\$19,260	\$19,838	\$20,433	\$21,046	\$21,677	\$25,130	\$29,132
Management Fee	\$16,346	\$16,672	\$17,006	\$17,346	\$17,693	\$19,534	\$21,568
Payroll, Payroll Tax & Employee Benefits	\$94,440	\$97,273	\$100,191	\$103,197	\$106,293	\$123,223	\$142,849
Repairs & Maintenance	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454	\$41,100	\$47,647
Electric & Gas Utilities	\$37,000	\$38,110	\$39,253	\$40,431	\$41,644	\$48,277	\$55,966
Water, Sewer & Trash Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Property Insurance Premiums	\$19,350	\$19,931	\$20,528	\$21,144	\$21,779	\$25,247	\$29,269
Property Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserve for Replacements	\$11,250	\$11,588	\$11,935	\$12,293	\$12,662	\$14,679	\$17,017
Other Expenses	\$1,530	\$1,576	\$1,623	\$1,672	\$1,722	\$1,996	\$2,314
TOTAL ANNUAL EXPENSES	\$230,676	\$237,432	\$244,389	\$251,550	\$258,923	\$299,186	\$345,761
NET OPERATING INCOME	\$130,479	\$130,946	\$131,357	\$131,710	\$132,003	\$132,427	\$130,775
DEBT SERVICE							
First Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Second Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Third Deed of Trust Annual Loan Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Annual Required Payment	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ANNUAL NET CASH FLOW	\$130,479	\$130,946	\$131,357	\$131,710	\$132,003	\$132,427	\$130,775
CUMULATIVE NET CASH FLOW	\$130,479	\$261,425	\$392,782	\$524,492	\$656,495	\$1,317,569	\$1,975,576
Debt Coverage Ratio	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Project Name	Supportive Housing - IC	
Project Type	100% Affordable	
Council District		
Census Tract		
Prior AHFC Funding	\$0	
Current AHFC Funding Request Amount	\$4,517,708	
Estimated Total Project Cost	\$11,949,116	
High Opportunity	Yes	
High Displacement Risk	NO	
High Frequency Transit	No	
Imagine Austin	Yes	
Mobility Bond Corridor		
SCORING ELEMENTS	Description	
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	20	# 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
SCORE	4	% of annual goal * units * 50%, max of 75
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	25	# 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
SCORE	3	% of annual goal * units * 25%, max of 75
< 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
SCORE	0	% of annual goal * units * 50%, max of 75
< 80% MFI	0	# 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
SCORE	0	% of annual goal * units * 25%, max of 75
Unit Score	7	MAXIMUM SCORE = 300
INITIATIVES AND PRIORITIES		
Continuum of Care	45	Total # of units provided up to 100 per year
Continuum of Care Score	20	(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	16	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	0	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	0	Multi-bedroom Unit/Total Units * 20
TEA Grade	85	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	0	Educational Attainment, Environment, Community Institutions, Social Cohesion, E
Accessible Units	6	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	3	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	1	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	40	MAXIMUM SCORE = 200
UNDERWRITING		
AHFC Leverage	38%	% of total project cost funded through AHFC request
Leverage Score	9	3 points per 5% reduction in leverage below 50% (max 30)
AHFC Per Unit Subsidy (including prior amounts)	\$100,394	Amount of assistance per unit
Subsidy per unit score	12	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$100,394	Amount of assistance per bedroom
Subsidy per Bedroom Score	12	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	34	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	80	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

Supportive Housing - IC RHDA Funding Application

Attachments

Supportive Housing - IC RHDA Funding Application

Attachments 1. Entity Information

CAPITAL A HOUSING

Firm Bio



Firm Name

Capital A Housing

President

Eyad Kasemi

Address

5110, Lancaster Ct, Austin, TX 78723

Point of Contact

Conor Kenny, Principal

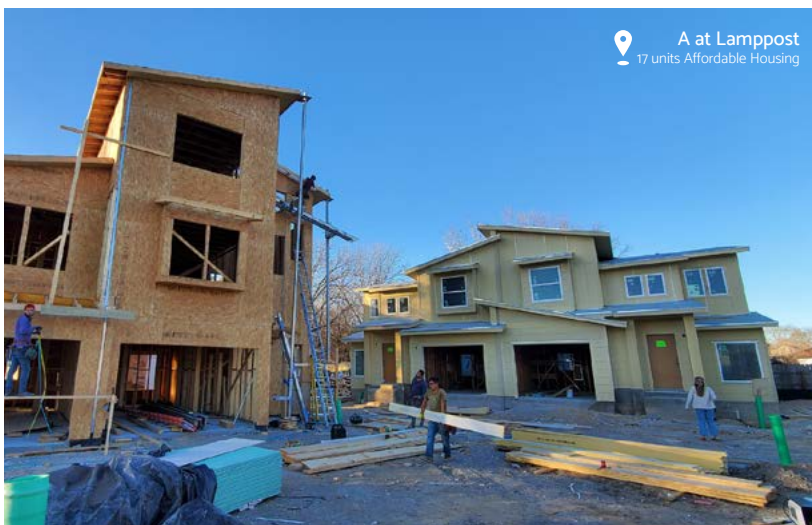
512.968.3050

conor@civilitudegroup.com

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

While Capital A Housing is a relatively new company, founded in 2018, its leadership is well versed in affordable housing in Austin, from construction to sales to policy. Capital A has a new 17-townhouse development in north-central Austin, "A at Lamppost", nearing its completion in fall 2021. A at Lamppost was the first project to be built under the city's Affordability Unlocked policy, which principal Conor Kenny worked on during his tenure at the city's Planning Commission. Capital A also partnered with the City of Austin to secure \$1.3 million in development assistance funding to keep 100% of the units there below-market-rate, with buyers falling below 80% of the city's Median Family Income.

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



CAPITAL A HOUSING

Project Experience

**Project Name**

A at Lamppost

Total Construction Cost

\$4,700,000

Unit Count or Sq ft.

17 multi-bedroom units

Location

12500 Lamppost Lane, Austin, TX 78727

Completion Date

Est. Fall 2021

Capital A Housing's "A at Lamppost" development, at 12500 Lamppost Lane, contains 17 multi-bedroom, family-friendly, townhouse-style homes for purchase all by families making 60-80% of Austin's Median Family Income. It is the first development utilizing the "Affordability Unlocked" ordinance to break ground in Austin. The development qualified for the "Tier 1" ordinance provisions, which waive or relax city requirements for parking, setbacks, and density levels for projects with at least half of their units being income-restricted. A at Lamppost was financed in part with \$1.3 million from the City of Austin's Ownership Housing Development Assistance program, and is on-track for completion by Fall 2021. The development team included several team members for A at St. Johns: Capital A Housing as Developer, Civiltude as Civil Engineer, Constructinople as General Contractor, and Guadalupe Neighborhood Development Company handling buyer qualification screening and general affordability compliance.



CAPITAL A HOUSING

Project Experience

**Project Name**

Blackland CDC Alley Flats

Total Construction Cost

\$454,686

Unit Count or Sq ft.

3 units

Location

2106 Chicon St, Austin, TX 78702

2203 Salina St, Austin, TX 78702

1910 Salina St, Austin, TX 78702

Completion Date

October 2020

Owner

Blackland CDC

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



CAPITAL A HOUSING

Project Experience

**Project Name**

Jordan at Mueller

Total Construction Cost

\$26,700,000

Unit Count or Sq ft.

132 units

Location

2724 Philomena St, Austin, TX 78723

Completion Date

December 2019

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



CAPITAL A HOUSING

Project Experience

**Project Name**

La Vista de Lopez

Total Construction Cost

\$5,800,000

Unit Count or Sq ft.

27 units

Location

809 E. 9th St, Austin, TX 78702

Completion Date

Est December 2022

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



CAPITAL A HOUSING

Project Experience

**Project Name**

Cedar Alley Flat

Total Construction Cost

\$167,000

Unit Count or Sq ft.

1 units

Location

1608 Cedar Avenue, Austin, TX 78702

Completion Date

December 2019

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



1.B. Certificate of Status

The developer of record is Capital A Housing LLC. The owner on record will be [REDACTED] Supportive Housing LLC.

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

**Franchise Tax Account Status**

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

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

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

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



John B. Scott
Secretary of State

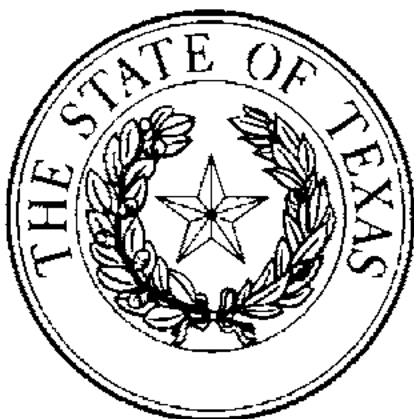
Office of the Secretary of State

Certificate of Fact

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

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

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



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

John B. Scott
Secretary of State

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

Phone: (512) 463-5555
Prepared by: SOS-WEB

Fax: (512) 463-5709
TID: 10264

Dial: 7-1-1 for Relay Services
Document: 1091157840005

1.C. Statement of Confidence

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

Supportive Housing - IC

RHDA Funding Application

Attachments 2. Principals Information

2. Principals Information

Capital A Housing has engaged the following high-quality development team to oversee the development of Supportive Housing - IC:

Lead Developer	Capital A Housing
Development and Financing Consultant	True Casa Consulting, LLC
Supportive Service Provider / Owner	Integral Care
Civil Engineer	Civilitude
Architect	Urban Foundry Architecture
General Contractor	TBD
Property Management	TBD

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

Conor Kenny

Principal and Director of Public Affairs



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

Years in the Industry

- 18 years

Years in the Firm

- 1 years

Education:

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

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

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

2011 Franklin Ave, Austin, TX

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

ST Georges Green, Austin, TX

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

A at E St Johns Ave, Austin, TX

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

Eyad Kasemi, EIT

President



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

Relevant Project Experience

Years of Experience
7 years

Years in the Firm
3 years

Education:
BS Civil Engineering,
Al Baath University,
Homs, Syria

Registration:
TX EIT # 51951

A at Lamppost, Austin, TX

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

Jordan at Mueller, Austin, TX

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

La Vista de Lopez, Austin, TX

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

Waterloo Terrace, Austin, TX

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

Colony Park, Austin, TX

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

Fayez Kazi, PE, LEED AP
Principal



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

Relevant Project Experience

La Vista de Lopez, Austin, TX,

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

Lakeline Station Apartments, Austin, TX

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

Cardinal Points Apartments, Austin, TX

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

Guadalupe Saldana Apartments, Austin, TX

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

Sierra Vista Apartments, Austin, TX

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

Gaston Place Apartments, Austin, TX

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

Years of Experience

24 years

Education:

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

Registration:

- Texas PE# 96489,
- LEED Accredited Professional

Community Leadership:

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



TRUE CASA CONSULTING, LLC

Affordable Housing + Supportive Services = Community Impact

True Casa provides affordable housing and supportive service solutions that assist nonprofits, private organizations and municipalities to create communities that everyone can call home. We have decades of experience developing high-impact, quality affordable housing as well as designing, funding, and running innovative supportive housing programs. We leverage our expertise, experience and creativity to help communities house and support those most in need.

True Casa Founder Jennifer Hicks has over 20 years of affordable housing development and finance experience working for Foundation Communities - the State's premier nonprofit, affordable housing developer. As Director of Housing Finance, Hicks led the development of 14 innovative and high-impact communities that provided 1,559 units of affordable housing. While at Foundation Communities, Hicks also helped create and implement the first supportive housing model in Austin and grew the model to 783 units before her departure. In her current consulting capacity, Hicks has continued working with nonprofits to help structure and access capital for permanent supportive housing projects in Texas. Hicks' passion and expertise is centered around high-impact housing and enjoys the complexity and challenge these projects provide.



TRUE CASA CONSULTING, LLC

Jennifer Hicks - Founder, True Casa Consulting, LLC.

Experience:

2017 - Present

Founder

True Casa Consulting, LLC. — Austin, TX

- Founded boutique consulting firm focused on mission-driven and impactful affordable housing development and supportive service programming.

2002 - 2017

Director of Housing Finance

Foundation Communities, Inc. — Austin, TX

- Identified subsidy and conventional financing options for projects – secured grants and loans from public and private sources (\$218 million) for the acquisition and rehabilitation of 14 communities (1,559 units) and two learning centers.
- Led the development of Foundation Communities' supportive housing model for extremely low income and homeless single adults and families. Since 2001, developed 783 units of supportive housing.
- Identified, secured and structured funding for each affordable housing community. Since 2001, secured over \$218 million of grants and loans from public and private sources for pipeline development.
- Coordinated application and closing of funds from the following sources: conventional banks, tax credit equity investors, Low Income Housing Tax Credit program, City of Austin Rental Housing Development Assistance Program, HOME, Community Development Block Grant Program, Federal Home Loan Bank, NeighborWorks America, HUD 221(d)(4) and Capital Magnet Fund.
- Facilitated the refinancing of eligible properties in the FC portfolio. Since 2001, have facilitated six refinances.
- Led the Real Estate Development Committee of the Foundation Communities Board of Directors responsible for guiding the growth of the organization.
- Planned development criteria and assisted with evaluation and negotiation of potential development projects.
- Helped manage funder compliance and reporting.
- Maintained compliance with tax exemption requirements for 22 property portfolio.

Education:

Master of Public Affairs May 2002
LBJ School of Public Affairs, Austin, Texas

- Master's Report: "Reinventing S.R.O.'s: Homes for the Single, Working Poor"

B.A. in Journalism May 1999
Texas Tech University, Lubbock, Texas

- Texas Valedictorian Scholarship
- Hutcheson Endowed Journalism Scholarship

TRUE CASA CONSULTING

Project	New or Rehab	# of Units	Project Type	Financing	Year Complete	Income Mix
Arbor Terrace, Austin, TX	Rehab	120	Supportive Housing	NSP, City of Austin, FHLB Atlanta	2012	90 units – 30% MFI 30 units – 50% MFI
Bluebonnet Studios, Austin, TX	New	107	Supportive Housing	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, TCAP, Enterprise Green Communities	2016	22 units – 30% MFI 21 units – 40% MFI 64 units – 50% MFI
Burnet Place Apartments, Austin, TX	New	61	Supportive Housing for Persons Living with HIV/AIDS	City of Austin RHDA, TDHCA MFDL, FHLB San Francisco, Private Fundraising	Under Development	13 units – 30% MFI 13 units – 40% MFI 35 units – 50% MFI
Capital Studios, Austin, TX	New	135	Supportive Housing	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise Green Communities,	2014	27 units – 30% MFI 27 units – 40% MFI 81 units – 50% MFI
Cardinal Point, Austin, TX	New	120	Family	9% LIHTC, City of Austin RHDA Program, FHLB AHP	2017	12 units – 30% MFI 60 units – 50% MFI 48 units – 60% MFI
The Commons at Saint Anthony's, Amarillo, TX	Adaptive Reuse	124	Senior	9% LIHTC, State and Federal Historic Tax Credits	Under Development	13 units – 30% MFI 25 units – 50% MFI 86 units – 60% MFI
Eastern Oaks Apartments, Austin, TX	Rehab	30	Family	TDHCA MFDL and RHDA Program	Under Construction	All units below 30% MFI
Garden Terrace, Austin, TX	Rehab/New	123	Supportive Housing	City of Austin RHDA funding, FHLB AHP, TDHCA HOME, Section 8 Moderate Rehabilitation SRO Program	2003, 2008, 2017	45 units – 30% MFI 75 units – 50% MFI 3 units – UR
Homestead Oaks, Austin, TX	New	140	Family	9% LIHTC, City of Austin RHDA Program, HUD 221(d)(4) loan, FHLB AHP	2015	14 units – 30% MFI 70 units – 50% MFI 42 units – 60% MFI 14 units – MKT
Manor Town II	New	20	Seniors	TDHCA MFDL, FHLB AHP	Under Development	20 units at 30% MFI
The Jordan at Mueller, Austin, TX	New	132	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco	2019	14 units – 30% MFI 66 units – 50% MFI 52 units – 60% MFI
Lakeline Station, Austin, TX	New	128	Family	9% LIHTC, City of Austin RHDA Program, Department of Justice Funds	2017	13 units – 30% MFI 64 units – 50% MFI 51 units – 60% MFI
Live Oak Trails, Austin, TX	New	58	Family Supportive Housing	9% LIHTC, City of Austin RHDA Program, Department of Justice Funds	2017	12 units – 30% MFI 12 units – 40% MFI 34 units – 50% MFI

TRUE CASA CONSULTING

M Station, Austin, TX	New	150	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco	2011	15 units – 30% MFI 75 units – 50% MFI 45 units – 60% MFI 15 units – MKT
Roosevelt Gardens, Austin, TX	New Construction	40	Supportive Housing for Persons Living with HIV/AIDS	City of Austin RHDA, TDHCA MFDL, FHLB San Francisco	Under Construction	14 units – 30% MFI 26 units – 50% MFI
Sierra Vista, Austin, TX	Rehab	238	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco	2012	24 units – 30% MFI 166 units – 50% MFI 48 units – 60% MFI
Spring Terrace, Austin, TX	Rehab	142	Supportive Housing	City of Austin RHDA, TDHCA HOME and HTF, FHLB Dallas	2006	14 units – 30% MFI 126 units – 50% MFI 2 units – UR
Skyline Terrace Austin, TX	Rehab	100	Supportive Housing	9% LIHTC, City of Austin RHDA, TDHCA HOME, FHLB San Francisco	2008	72 units – 30% MFI 28 units – 40% MFI
Talia Homes at Lamppost	New Construction	16	Family	City of Austin RHDA	Under Construction	
Waterloo Studios, Austin, TX	New Construction	132	Supportive Housing	9% LIHTC and City of Austin RHDA Program	2020	26 units – 30% MFI 26 units – 40% MFI 80 units – 50% MFI

Civiltude Engineers & Planners

Firm Bio

**Firm Address**

5110 Lancaster Ct, Austin, TX 78723

Telephone Number

+1 512 761 6161

Contact Person

Nhato Ho, PE, LEED GA

nhato@civiltude.com

Date of Organization

April 2010

Type of Organization

Limited Liability Company

Firm's Registration Number

F-12469

Firm Overview & History

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

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

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

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

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

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

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

Civiltude Engineers & Planners

Revelant Experiences

**Project Name**

Gaston Place Apartments

Location

1920 Gaston Place, Austin, TX

Owner

Accessible Housing Austin!

Completion Date

Summer 2020

Construction Cost

\$3 Million

Reference

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

Gaston Place Apartments

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

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

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



Civiltude Engineers & Planners

Relevant Experiences

**Project Name**

Lakeline Station Apartments

Location

13636 Rutledge Spur, Austin TX

Owner

Foundation Communities

Completion Date

December 2016

Construction Cost

\$19 Million

Reference

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

Lakeline Station Apartments

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

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



Civiltude Engineers & Planners

Relevant Experiences

**Project Name**

Colony Park

Location

7400 Loyola Ln, Austin, TX 78724

Client

City of Austin

Completion Date

TBD

Construction Cost

TBD

Reference

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

Colony Park

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

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



Civiltude Engineers & Planners

Relevant Experiences

**Project Name**

Greenwater Redevelopment

Location

San Antonio 2nd, 78701

Client

Trammell Crow/Mark Fowler (Rep)

Completion Date

S2016

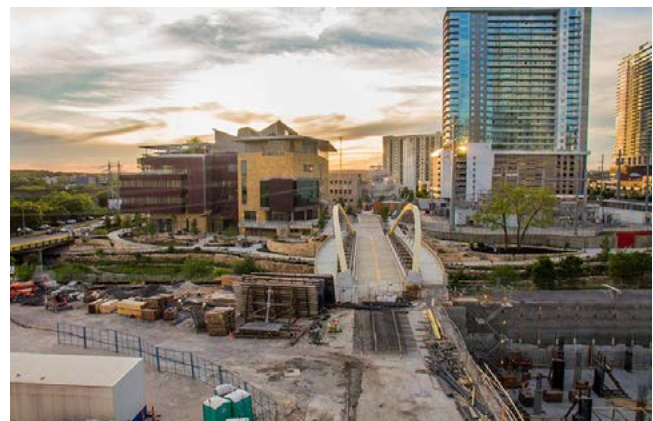
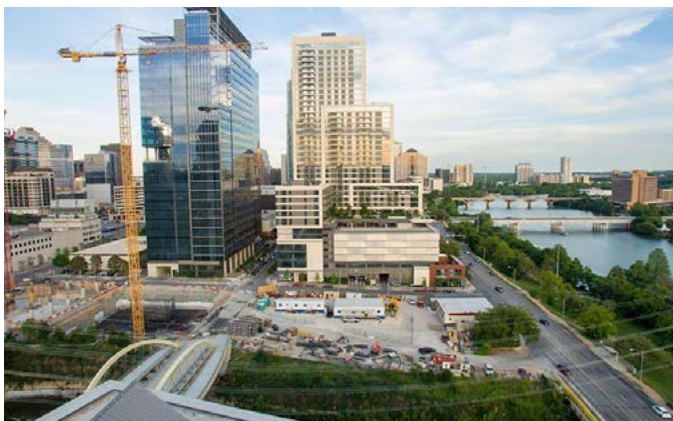
Construction Cost

\$5.1 Million

Greenwater Redevelopment

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

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



Fayez Kazi PE, LEED AP
CEO



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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Presidium Riverside Apartments – Cadence McShane – Austin, TX

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

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

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

Colony Park – City of Austin – Austin, Texas

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

Years of Experience:
24 years

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

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

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

Nhat M. Ho PE, LEED GA
President



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

Years of Experience:
10 years

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

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

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

Relevant Project Experience

Trails at Vintage Creek – Foundation Communities – Austin, Texas

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

Sierra Vista Apartments – Foundation Communities – Austin, Texas

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

Greenwater Redevelopment – Trammel Crow – Austin, Texas

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

Edison Riverside Apartments – Presidium – Austin, Texas

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

The Yard Redevelopment – The Yard LLC – Austin, Texas

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

Colony Park Masterplan – Urban Design Group – Austin, Texas

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

Woodbridge Subdivision – Polis Properties – Austin, Texas

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

Fox Sparrow Subdivision – Verdant Frontiers – Cedar Park, TX

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

Mike Reyes ^{PE}
Director of Civil Engineering



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

Relevant Project Experience

Years of Experience:
14 years

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

Registration:
Licensed Professional Engineer Texas PE #111664

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

Current Workload
Availability:
70%

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

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

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

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

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

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

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

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

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

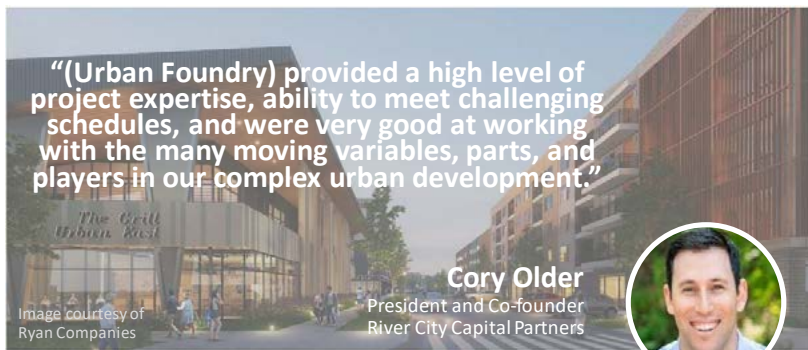
Project Manager for the site, drainage, and utility relocation and improvements at Fontaine Plaza, a former mall surface parking lot transformed into an urban park. Coordinated ADA compliant paths throughout the park to connect to the internal circulation routes of the Highland Campus.

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

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

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

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



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

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

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

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

Urban Foundry Architecture

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

The Hudson – Austin, Texas (Design Phase)

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

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

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

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

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

Lamar Place – Austin, Texas (Design Phase)

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

Hudson Townhomes – Austin, Texas (Design Phase)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15-unit affordable housing project for the disabled

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

15-unit affordable housing project.

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

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

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

30-unit affordable housing project for seniors.

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

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

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

Value-add improvements on existing 160-unit apartment complex

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

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



THE HUDSON

Austin, Texas
In Design Development

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



ONE OAK

Austin, Texas

In Design Development

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



THE CHICON

Austin, Texas

Construction Completed 2019

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

*PROJECT COMPLETED AT A PREVIOUS FIRM



LAKELINE STATION

Austin, Texas
Construction Completed 2019

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

*PROJECT COMPLETED AT A PREVIOUS FIRM



HOMESTEAD OAKS

Austin, Texas
Construction Completed 2019

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

*PROJECT COMPLETED AT A
PREVIOUS FIRM



THE JORDON

Austin, Texas
Complete Late 2019

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

*PROJECT COMPLETED AT A PREVIOUS FIRM



THE CONCORD

Austin, Texas

Construction Completed 2019

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

*PROJECT COMPLETED AT A PREVIOUS FIRM



CELIA'S COURT

10TH & NUECES

AUSTIN, TEXAS

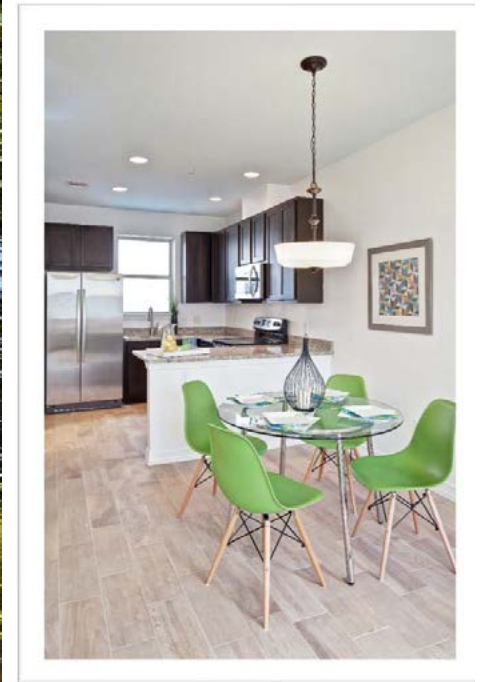
UNDER CONSTRUCTION



MARKET HILL CONDOMINIUMS

PORTLAND, OREGON

IN REVIEW FOR PERMIT



WEST 30TH APARTMENTS

WEST CAMPUS
AUSTIN, TEXAS

COMPLETED 2015



NORTHPARK
APARTMENTS*

NORTH CAMPUS

LUBBOCK, TEXAS

*PROJECT COMPLETED AT A
PREVIOUS FIRM

ARCHITECTURAL DETAILING

ARCHITECTURE / INTERIORS INTEGRATION



Urban Foundry Architecture

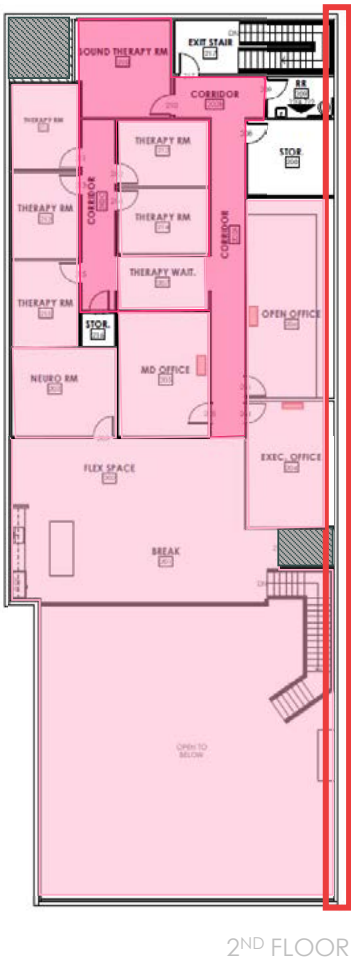
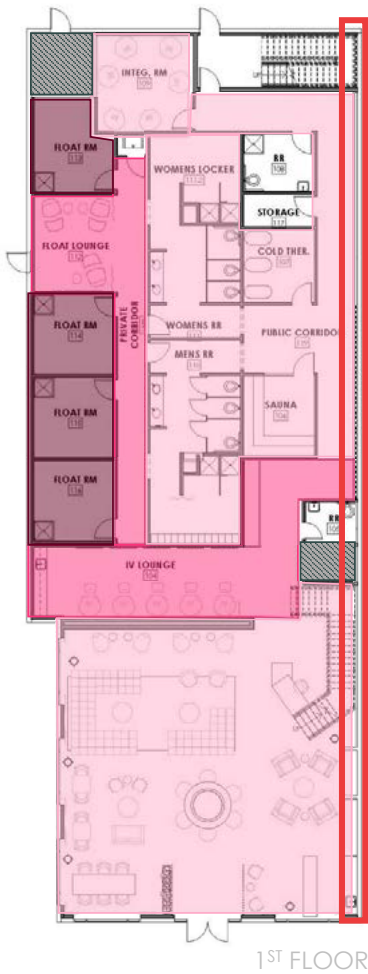
UFA

VISUALIZATION PROCESS

Urban Foundry Architecture

PROGRAMMING DESIGN ELEMENTS

VISUALIZATION PROCESS

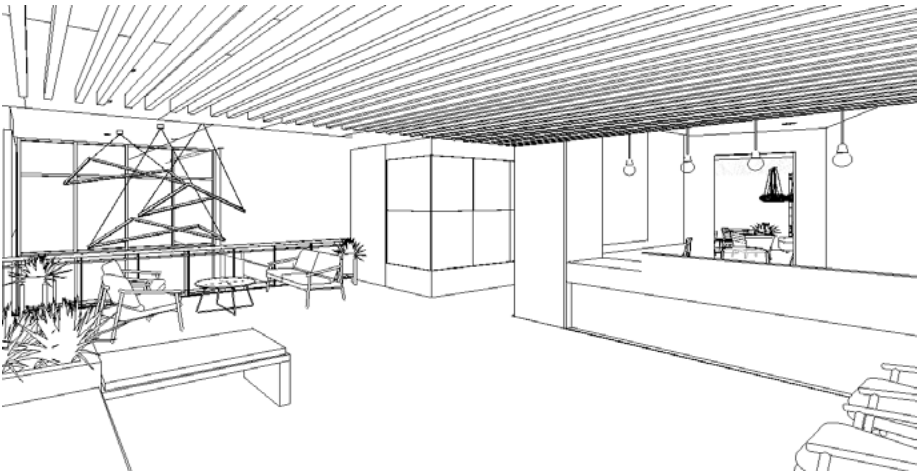


Urban Foundry Architecture

DESIGN STAGES

VISUALIZATION PROCESS

NE MODEL – BEGINNING OF DESIGN DEVELOPMENT PHASE



RENDERING – END OF DESIGN DEVELOPMENT PHASE



LOCK MODEL – MIDDLE OF DESIGN DEVELOPMENT PHASE



RENDERING WITH PHOTOSHOP – REQUESTED BY CLIENTS FOR MARKETING PURPOSES

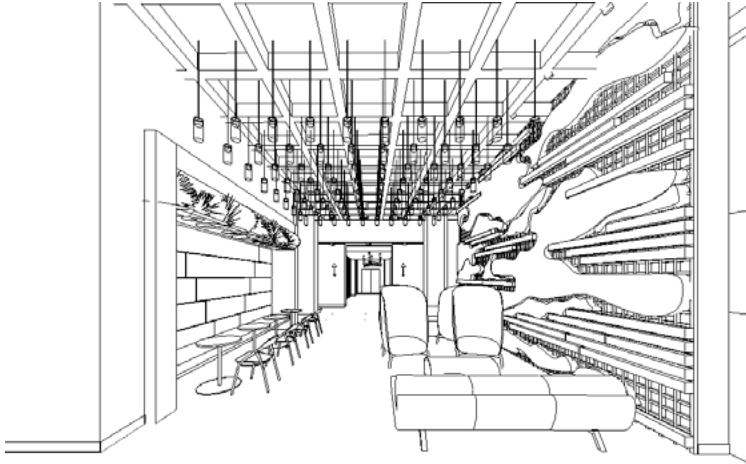


Urban Foundry Architecture

DESIGN STAGES

VISUALIZATION PROCESS

LINE MODEL – BEGINNING OF DESIGN DEVELOPMENT PHASE



RENDERING – END OF DESIGN DEVELOPMENT PHASE



BLOCK MODEL – MIDDLE OF DESIGN DEVELOPMENT PHASE



RENDERING WITH PHOTOSHOP – REQUESTED BY CLIENTS FOR MARKETING PURPOSES



Urban Foundry Architecture

DESIGN EXECUTION

VISUALIZATION PROCESS



Urban Foundry Architecture

DESIGN EXECUTION

VISUALIZATION PROCESS



Urban Foundry Architecture

2.B. Resumes of Development Team

GENERAL CONTRACTOR

Capital A Housing, in collaboration with Integral Care, is interviewing several vendors in order to determine the general contractor. A cohesive and experienced team is critical to the overall project success. The team assembled will have significant experience working together and on other affordable housing developments.

2.C. Resumes of Property Management Team

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

Per VOA Texas: "As a non-profit housing management team, VOATX is very aware of the specialized needs for people with disabilities, including people who have been homeless, for safe and affordable places to live. We firmly believe in the concept of housing first and understand that 'we are working in a person's home, they are not living in our facility'."

Please find more details about VOA Texas properties and an overview of VOA's key property management personnel:

- Angela King
- Betty Morris
- Jana Russell
- Valory Barnett

PROPERTY MANAGEMENT EXPERIENCE

PORTFOLIO

Volunteers of America Texas' management portfolio currently consists of 43 apartments totaling 1,657 units. The following properties are a representative sample of the portfolio:

- ◆ **Alamo Village, Alamo TX**
Funding: HUD Section 8/LIHTC
56 apartments for low-income families and seniors
Managed since April 2006
Mortgage is current and property has cash flow
- ◆ **San Juan Village, San Juan TX**
Funding: HUD Section 8/LIHTC
86 apartments for low-income families and seniors
Managed since April 2006
Mortgage is current and property has cash flow
- ◆ **Santa Rosa Village, Santa Rosa TX**
Funding: HUD Section 8/LIHTC
53 apartments for low-income families and seniors
Managed since April 2006
Mortgage is current and property has cash flow
- ◆ **Castleglen, Garland TX**
Funding: HUD 202 PRAC
40 apartments for low income seniors
Managed since February 2008
Funded through HUD 202 Capital Advance Note – no mortgage
- ◆ **Fort Bend Gardens, Rosenberg TX**
Funding: HUD 202/Section 8
68 apartments for low income seniors
Managed since October 1986
Recently completed a 223(f) refinance with unit rehabilitation
Mortgage is current
- ◆ **Harvestwood, The Woodlands TX**
Funding: HUD 202/Section 8
66 apartments for low income seniors
Managed since April 1986
Recently completed a 223(f) refinance with unit rehabilitation
Mortgage is current

◆ **Park Meadows, Fort Worth TX**

Funding: HUD 202/Section 8

80 apartments for low income seniors

Managed since April 1998

Recently completed a 223(f) refinance with unit rehabilitation.

Mortgage is current

◆ **Prairie Creek, Dallas TX**

Funding: HUD 202/Section 8

120 apartments for low income seniors

Managed since November 1998

Completed a 223(f) refinance in 2014

Mortgage is current

VOATX PROPERTY MANAGEMENT KEY PERSONNEL

Angela King, President of Volunteers of America Texas

Phone: 817-529-7358

Email: aking@voatx.org

Angela King is the President of Volunteers of America Texas. Angela began her career with Volunteers of America over 34 years ago at VOATX and has extensive experience in program development and operations. She developed some of the first 811 housing properties which are still operated by VOATX and has extensive experience in a wide array of social service programs. Angela has been the CEO for VOATX for the last 6 years, following 15 years working with the national office as the Senior Vice President for Aging and Disability services. In this role, she was responsible for contract negotiations and new program development around the country, including housing options for seniors and people with disabilities. Angela is a recognized expert on disability and Medicaid services, recently speaking at the National Press Club on this issue.

VOATX PROPERTY MANAGEMENT KEY PERSONNEL**Betty Morris, Director**

Phone: 817-529-7346

Email: bmorris@voatx.org

Betty Morris is the Vice President of Housing for Volunteers of America Texas. Since 1998 she has help develop five properties with financing through HUD for HUD 202 and 811 PRACs.

She has been with Volunteers of America for twenty-three years and has been responsible for housing facilities and compliance issues and processes that support Volunteers of America's property management operations. She has over thirty-four years of affordable housing experience using a variety of HUD programs as well as other affordable housing programs including LIHTC.

Before coming to Volunteers of America, she worked extensively throughout Texas and the nation for several major owners of affordable housing in a variety of key management positions

She has extensive experience with low income housing tax credits, along with knowledge of the HUD multifamily programs.

She is a graduate of the University of Texas at Dallas with a Bachelor's Degree in "Interdisciplinary Studies". She holds the following certifications from the National Center for Housing Management: 1) Registered Housing Manager; 2) Senior Housing Specialist; 3) Certified Manager of Housing; 4) Certified Occupancy Specialist; 5) Certified Manager of Maintenance; 6) Site Based Budget Specialist; 7) Tax Credit Specialist

VOATX PROPERTY MANAGEMENT KEY PERSONNEL**Jana Russell, Vice President of Housing**

Phone: 972-926-4431

Email: jrussell@voatx.org

Jana Russell is the Vice President of Housing and was promoted to this position from Director of Housing.

She has been with Volunteers of America for twenty-two years and been responsible for direct supervision and hands on management of the housing properties owned and managed by Volunteers of America. She has the responsibility for quarterly and yearly tax credit compliance of the three properties owned/managed by Volunteers of America. Also includes budget preparation and review, training and compliance.

Jana has been in the property management field for thirty-eight years and has extensive experience in elderly, family and special needs housing management as well as LIHTC and bond.

Before coming to Volunteers of America, she worked extensively in the property management field for several major owners of affordable housing in a variety of key management positions.

She holds the following certifications from the National Center for Housing Management:

1) Registered Housing Manager; 2) Senior Housing Specialist; 3) Certified Manager of Housing; 4) Certified Occupancy Specialist; 5) Certified Manager of Maintenance; 6) Site Based Budget Specialist; 7) Tax Credit Specialist.

VOATX PROPERTY MANAGEMENT KEY PERSONNEL**Valory Barnett, Regional Housing Manager**

Phone: 409-499-1781

Email: vbarnett@voatx.org

Valory Barnett is a Regional Housing Manager and joined VOATX approximately one year ago.

She is responsible for direct supervision of 14 properties owned and managed by Volunteers of America, which includes budgets, compliance and training.

Valory has been in property management for over 30 years and has extensive experience in elderly, family and special needs housing management as well as LIHTC.

Before coming to Volunteers of America, she worked extensively throughout Texas for several major owners of affordable and conventional housing in a variety of key management positions.

She holds the following certifications: 1) Certified Occupancy Specialist; 2) Tax Credit Specialist; 3) Fair Housing Specialist

Supportive Housing - IC

RHDA Funding Application

Attachments 3. Financial Information

3.A. Federal IRS Certification

Please see the attached documentation regarding Integral Care.

Internal Revenue Service**Department of the Treasury**

P. O. Box 2508
Cincinnati, OH 45201

Date: March 21, 2000

Person to Contact:
 Cheryl Skaggs 31-04010
 Customer Service Representative
Toll Free Telephone Number:
 8:00 a.m. to 9:30 p.m. EST
 877-829-5500
Fax Number:
 513-263-3756
Federal Identification Number:
 74-1547909

Mental Health-Mental Retardation Center Austin-
 Travis County
 P. O. Box 3548
 Austin, TX 78764

Dear Sir or Madam:

This letter is in response to your request for a copy of your organization's determination letter and a change to your mailing address. We have changed the address as shown above. This letter will take the place of the copy you requested.

Our records indicate that a determination letter issued in October 1972, granted your organization exemption from federal income tax under section 501(c)(3) of the Internal Revenue Code. That letter is still in effect.

Based on information subsequently submitted, we classified your organization as one that is not a private foundation within the meaning of section 509(a) of the Code because it is an organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

This classification was based on the assumption that your organization's operations would continue as stated in the application. If your organization's sources of support, or its character, method of operations, or purposes have changed, please let us know so we can consider the effect of the change on the exempt status and foundation status of your organization.

Your organization is required to file Form 990, Return of Organization Exempt from Income Tax, only if its gross receipts each year are normally more than \$25,000. If a return is required, it must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. The law imposes a penalty of \$20 a day, up to a maximum of \$10,000, when a return is filed late, unless there is reasonable cause for the delay.

All exempt organizations (unless specifically excluded) are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid to each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the excise taxes under Chapter 42 of the Code. However, these organizations are not automatically exempt from other federal excise taxes.

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

-2-

Mental Health-Mental Retardation Center Austin-Travis County
74-1547909

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

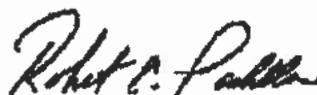
The law requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. You are also required to make available for public inspection a copy of your organization's exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. You can charge only a reasonable fee for reproduction and actual postage costs for the copied materials. The law does not require you to provide copies of public inspection documents that are widely available, such as by posting them on the Internet (World Wide Web). You may be liable for a penalty of \$20 a day for each day you do not make these documents available for public inspection (up to a maximum of \$10,000 in the case of an annual return).

Because this letter could help resolve any questions about your organization's exempt status and foundation status, you should keep it with the organization's permanent records.

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

This letter affirms your organization's exempt status.

Sincerely,



Robert C. Padilla
Manager, Customer Service



Austin Travis County
Mental Health Mental Retardation Center

March 18, 2008

Internal Revenue Service
Ogden, UT 84201-0038
Attn: Entity

Re: Austin-Travis County Mental Health and Mental Retardation Center
(ATCMHMR)
TIN: 74-1547909

The IRS shows our company as "Mental Health-Mental Retardation Austin Travis County" in error. We are requesting that our name be changed to Austin-Travis County Mental Health and Mental Retardation Center. The assumed name under which the business or professional service is to be conducted is Austin Travis County Mental Health Mental Retardation Center.

We are attaching to this request our "Restated Articles of Organization" dated August 30, 1982. We are not incorporated in the state of Texas. The authority for the organization is described in the Articles. Also attached is our "Assumed Name Certificate" dated August 26, 1996.

Please confirm the change to Charles Harrison fax #512-440-4081

Sincerely,


Charles Harrison
COO/CFO

Enclosed:

1. Restated Articles of Organization dated August 30, 1982
2. Assumed Name Certificate dated August 26, 1996



0 R 1 G

OGDEN UT 84201-0046

In reply refer to: 0423348731
May 05, 2008 LTR 252C E0
74-1547909 000000 00 000
00004373
BODC: TE

AUSTIN-TRAVIS COUNTY MENTAL HEALTH
AND MENTAL RETARDATION CENTER
PO BOX 3548
AUSTIN TX 78764-3548486



013518

Taxpayer Identification Number: 74-1547909

Dear Taxpayer:

Thank you for the inquiry dated Mar. 18, 2008.

We have changed the name on your account as requested. The number shown above is valid for use on all tax documents.

If you have any questions, please call us toll free at 1-877-829-5500.

If you prefer, you may write to us at the address shown at the top of the first page of this letter.

Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you. Also, you may want to keep a copy of this letter for your records.

Telephone Number () _____ Hours _____

Sincerely yours,

Karen E. Peat

Karen E. Peat
Dept. Manager, Code & Edit/Entity 3

Enclosure(s):
Copy of this letter

3.B. Certified Financial Audit

A Certified Financial Audit will be submitted under a separate cover.

3.C. Board Resolution

The Integral Care board is expected to approve a resolution approving the project prior to the final expected approval of this application by the AHFC board. The resolution will be forwarded to AHFC/HPD staff upon receipt.

3.D. Financial Statements

Current Financial Statements will be submitted under a separate cover.

3.E. Funding Commitment Letters

Please see the following documentation regarding construction loan and County ARPA funding commitments (including minutes from the 9/14/2021 Travis County Commissioners Court Voting Session reflecting earmark of ARPA funds for the TCSHC projects, of which Supportive Housing - IC is a part; and the Travis County Commissioners Court Voting Session Agenda Request for the 11/2/2021 Voting Session and follow-up resolution confirming that the ARPA funds can be directly allocated to TCSHC members).



November 5, 2021

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

Re: Proposed development at [REDACTED]

Dear Mr. May:

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

Construction financing to build a 40-45 permanent supportive housing development, will be subject to the following conditions:

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

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

Sincerely,

Sam Kent

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





Minutes for the Travis County Commissioners Court September 14, 2021 Voting Session

Minutes Prepared by the Travis County Clerk
512-854-4722 • www.traviscountytx.gov • PO Box 149325, Austin, TX 78714-9325

Call to Order

Meeting called to order on September 14, 2021, in the Travis County Administration Building, Commissioners Courtroom, 700 Lavaca Street, 1st Floor, Austin, TX, Dana DeBeauvoir, County Clerk, was represented by Deputy Gillian Porter.

Present: County Judge Andy Brown
Commissioner Precinct 1 Jeffrey Travillion
Commissioner Precinct 2 Brigid Shea
Commissioner Precinct 3 Ann Howard
Commissioner Precinct 4 Margaret J. Gómez

Consent

- C1. Receive bids from County Purchasing Agent. (Commissioner Travillion)
- C2. Approve payment of claims by the County Treasurer. (Judge Brown)
- C3. Authorize the County Treasurer to invest County funds. (Judge Brown)
- C4. Approve the minutes for the Commissioners Court Voting Sessions of August 24 & 31, the Special Voting Session of August 26, and the Special Joint Sessions of August 24 & 31, 2021. (Judge Brown)
- C5. Approve changing the 2021 Travis County Commissioners Court Calendar to reflect November 2, 2021, as a "consent" day, and November 23, 2021, as a "skip" day. (Judge Brown)

MOTION: Approve Items C1-C5.
RESULT: **Passed (4-0)**
MOVER: Commissioner Precinct 4 Margaret Gómez
SECONDER: Commissioner Precinct 2 Brigid Shea
AYES: Andy Brown, Brigid Shea, Ann Howard, Margaret Gómez
ABSENT: Jeffrey Travillion

Second Consent Motion

MOTION: Approve Items 9, 10, 11, 17.a-b, 19.a-e, 22.a-b, 23, 24, 25, 26, 27.a-b, 29, 30, 34.a-b, 35.a-b, 39, and 40.a-d.

Other

36. Receive briefing and update from the Housing Authority of Travis County, the Strategic Housing Finance Corporation of Travis County, County staff, and others regarding mitigation efforts at Rosemont at Oak Valley, located at 2800 Collins Creek Drive, and at any other housing in response to the 2021 Natural Disaster/Catastrophe – Winter Storm that may impact the response to and recovery from COVID-19 and take appropriate action, including but not limited to:
- A. Directing staff to take appropriate steps to assist finding housing
 - B. Allocate necessary funding
 - C. Any other necessary steps
(*This item may be taken into Executive Session under the Consultation with Attorney exception.*)
(Judge Brown)

Members of the Court heard from:

Sherri Fleming, County Executive, HHS
 Patrick Howard, Executive Vice President; SHFC
 Keica Prince, Member, Neighbors at Rosemont Tenants Association
 Gabby Garcia, Organizer, BASTA

RESULT: DISCUSSED

37. Consider and take appropriate action to address homelessness and affordable housing in Travis County using LFRF/ARPA funds. (Commissioners Howard & Gómez)

Members of the Court heard from:

Alan Graham, Founder and CEO, Mobile Leaves and Fishes
 Walter Moreau, Executive Director, Foundation Communities
 Susan McDowell, CEO, Lifeworks and Member, Travis County Housing Collaboration
 Quincy Dunlap, President and CEO, Austin Urban League
 Jo Kathryn Quinn, President and CEO, Caritas of Austin
 Kent Herring, CEO, Family Eldercare
 Dawn Healy, COO, Integral Care
 Pete Daniels, Executive Director, A New Entry
 Julia Spann, Co-CEO, SafeAlliance
 Joao Paulo Connolly, Director, Housing and Community Development, Austin Justice Coalition
 Chivas Watson, Founder, Working Group 512
 Pamela Bryant, CEO, Walking By Faith Prison Ministry
 Shuronda Robinson, Member, Back Leaders Collective
 Phyllis Everett, Founder and CEO, Saffron Trust Women's Foundation
 Ebonie Trice, Founder and CEO, Mission Accomplished
 Miles Brandon, Reverend, St Julian of Norwich Episcopal Church, and member, Austin Interfaith

Eweiss Azher, Travis County resident
 Terry Michell, Founder, Black Leaders Collective
 Anthony Jackson, Founder and CEO, We Can Now
 Yasmine Smith, Director, Austin Area Urban League
 Laura Ludwig, Travis County resident
 Daniela Silva, Travis County resident
 Emily Sawyer, Travis County resident
 Zenobia Joseph, Travis County resident
 Katrina Meredith, Travis County resident
 Chris Harris, Director, Criminal Justice Programs, Texas Appleseed
 Elizabeth Campo, Travis County resident
 Beverly Lazar, Member, Austin Justice Coalition
 Summer Wright, Travis County resident
 Mary Ann Ramirez, Travis County resident
 Reedy Spigner, Board Member, Working Group 512
 Michael Lofton, Founder and CEO, African American Youth Harvest
 Foundation

MOTION: Approve the resolution to address homelessness and affordable housing in Travis County.

MOVER: Commissioner Precinct 4 Margaret Gómez

SECONDER: Commissioner Precinct 3 Ann Howard

FRIENDLY

AMENDMENT: Add the following amendments:

- Whereas it is crucial to the success of our system that each of these projects engage stakeholders with lived experience and people who have been impacted by homelessness, community organizations, and the Leadership Council, which is the governing body of our continuum of care across Travis County, so as to collect adequate input and ensure equitable outcomes for all investment of public funds,
- Be it further resolved that prior to seeking final budget approval from the court, all of the projects shall complete our community engagement process in accordance with Exhibit A, so that we would engage in an inclusive process with stakeholders to ensure equitable outcomes for the clients and the community,
- Be it further resolved that projects must be culturally competent, equitable, and intentional in addressing racial and other disparities in treatment and service, including providing adequate infrastructure for people with disabilities, for elderly people, for trans and non-binary people, and people with special needs and formerly incarcerated people, and
- Be it further resolved that projects must coordinate with the Austin Travis County Continuum of Care and serve Continuum of Care clients in order to build out a community wide system and support ongoing work by Travis County to address homelessness.

MOVER: Commissioner Precinct 3 Ann Howard
RESULT: **FRIENDLY AMENDMENT ACCEPTED**

Clerk's Note: A Vote on the Standing Motion was taken

RESULT: **APPROVED – UNANIMOUS**
AYES: Andy Brown, Jeffrey Travillion, Brigid Shea, Ann Howard, Margaret Gómez

38. Consider and take appropriate action on the Annual Written Plan for the 0108 Records Management Preservation Fund and 0129 County Clerk's Records Archival Fund. (Judge Brown)

MOTION: Approve Item 38.
RESULT: **APPROVED - UNANIMOUS**
MOVER: Commissioner Precinct 2 Brigid Shea
SECONDER: Commissioner Precinct 4 Margaret Gómez
AYES: Andy Brown, Jeffrey Travillion, Brigid Shea, Ann Howard, Margaret Gómez

39. Receive Fiscal Year 2022 Forfeited Property Account budget from the District Attorney's Office in accordance with the provisions of Article 59.06(d) of the Texas Code of Criminal Procedure. (Judge Brown)

RESULT: ADDED TO CONSENT

40. Consider and take appropriate action to approve a request from the Tax Assessor-Collector to authorize printing by the County's print shop of the following items, to be included with 2021 statements:

- A. 240,000 newsletters
- B. 240,000 1/3-page inserts
- C. 200,000 Customer Moving Card (1/4-sheet)
- D. Various inserts (approximate total of 132,100)
(Judge Brown)

RESULT: ADDED TO CONSENT

Executive Session

The Commissioners Court will consider the following items in Executive Session. The Commissioners Court may also consider any other matter posted on the agenda if there are issues that require consideration in Executive Session and the Commissioners Court announces that the item will be considered during Executive Session.



Travis County Commissioners Court Voting Session Agenda Request

Meeting Date: Tuesday, November 2, 2021

Agenda Language:

Consider and take appropriate action to approve the following exemption order:

Pursuant to §262.024 of the Texas Local Government Code, approve order exempting contracts for the purchase of items and services necessary to implement the Travis County Homelessness Resolution and Supportive Housing Initiative Pipeline ("TCSHIP"), approved by the Travis County Commissioners Court on September 14, 2021 as part of a response to address the COVID-19 pandemic, including agreements with the following:

- A. Mobile Loaves and Fishes and Foundation Communities for the development of Burleson Village, a new supportive housing community;
- B. Austin Area Urban League, A New Entry, Caritas of Austin, Family Eldercare, Integral Care, LifeWorks, and SAFE Alliance (together formed as "the Travis County Supportive Housing Collaborative") for the development of new affordable supportive housing communities at different geographic locations across Travis County;
- C. The Other Ones Foundation for the development of Camp Esperanza for tiny homes that will provide shelter and will include supportive services and rental assistance;
- D. Foundation Communities for the development of its Juniper Creek Apartments project for affordable housing resources; and
- E. and any other agreements necessary to further carry out and support the initiatives of TCSHIP and order that these contracts are exempt from the competitive solicitation requirements established by Section 262.023 of the Texas Local Government Code because they are contracts for the purchase of goods and services necessary to preserve or protect the public health and safety of residents of the county and purchased in a case of public calamity in accordance with Local Government Code §§ 262.024 (a)(1) and (2).

Prepared By/Phone Number: Bridgett Bradshaw, Procurement Specialist II, 512-854-9914

Elected/Appointed Official or Department Head: Bonnie Floyd

Commissioners Court Sponsor(s): Commissioner Travillion

Press Inquiries: Hector Nieto, PIO@traviscountytx.gov or (512) 854-8740

Background/Summary of Request:

Travis County and the neighborhoods within are faced with a crisis of homelessness in our community while also experiencing the COVID-19 pandemic. On September 14,

2021, the Commissioners Court approved a resolution earmarking \$110,000,000.00 of LFRF/ARPA funds to create the Travis County Supportive Housing Initiative Pipeline (TC SHIP), including but not limited to, \$50 million for the Burleson Village and \$50 million for projects to be developed in partnership with the Collaborative, \$6.5 million for the Juniper Creek Apartments, and \$3 million for Camp Esperanza.

The Travis County Supportive Housing Collaborative is a group of seven Travis County non-profit service providers who have come together to request County support to develop a pipeline of new-build supportive housing communities. The Collaborative would build new supportive housing on 6-8 sites around Austin (final locations currently in the process of screening) with good access to transit, healthcare, and healthy foods.

Staff Recommendations:

Purchasing Comments: The Purchasing Agent confirms that the purchasing process complied with the County procedures and Texas statutes applicable to it.

Issues and Opportunities:

N/A

Fiscal Impact and Source of Funding:

Shopping Cart/Funds Reservation #:

Funding Accounts:

Comments: Earmark \$110,000,000.00 of LFRF/ARPA Funds

Required Authorizations:

N/A

Attachments:

1. Exemption Order_10.28.2021
2. Exhibit A_Resolution_2021.09.14 TCCC Item 37 Backup Supportive Housing Resolution 091321 - Homelessness ARPA LFRF

Exhibit A***Resolution***

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

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

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

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

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

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

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

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

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

WHEREAS, Travis County organizations working to end homelessness are committed to reporting program outcomes via the Homeless Management Information System and use a Coordinate Entry System to ensure equitable access to shelter, housing and services;

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, support of Burleson Village, the Travis County Supportive Housing Collaborative, Camp Esperanza, and Juniper Creek will create the Travis County Supportive Housing Initiative Pipeline to deliver 2000 deeply affordable housing units; and

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

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

SIGNED AND ENTERED THE 14th DAY OF SEPTEMBER 2021.

ANDY BROWN
County Judge

JEFFREY W. TRAVILLION
Commissioner, Precinct 1

ANN HOWARD
Commissioner, Precinct 3

BRIGID SHEA
Commissioner, Precinct 2

MARGARET J. GÓMEZ
Commissioner, Precinct 4

Supportive Housing - IC RHDA Funding Application

Attachments 4. Project Information

4.A. Market Study

MARKET ANALYSIS

Supportive Housing – IC is responding to an enormous and growing demand for affordable housing in Austin by providing 45 deeply-affordable rental units within [REDACTED]. Designed as studios, these homes are intended to provide permanent supportive housing for homelessness response as part of the Coordinated Entry system for Austin.

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

1) Target Populations and Area Demographic Makeup:

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

- **Race and Ethnicity:** 59.5% White, 4.1% Black or African American, 2.8% Asian, 67.5% Hispanic or Latino of any race. [More diverse than 78% of US Neighborhoods.]
- **Median Household Income:** \$82,459 [\$62,843 for the nation.]
- **Homeownership Rate:** 69.2% owners
- **Average Market Rent:** \$2,643 per month
- **Average Home Value:** \$407,249
- **Age:** 8.6% are under 5 years, 8.1% are 5 to 17, 12.9% are 18-29, 32.5% are 30-44, 26.1% are 45-64, 11.8% are 65 years and over.
- **Household Type:** 29.4% are 1-person household, 21.7% are married couple with child, and 2.4% are single parent with child.
- **Gender:** 46.0% are male and 54.0% are female.

2) Overall Economic Conditions and Trends:

The neighborhood surrounding Supportive Housing – IC has a median real estate price of \$407,249, which is more expensive than 88.3% of the neighborhoods in Texas and 73.0% of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$2,643 which is higher than 96.0% of the neighborhoods in Texas.

Despite the home prices, NeighborhoodScout categorizes the neighborhood as upper-middle income, with no children living below the poverty line.

The average annual change in per capita income over the last 5 years is 5.7% compared to 4.0% for the nation. The average annual change in household income over the last 5 years is 4.1% compared to 3.7% for the nation. The average change in unemployment rate over the last 5 years is -0.4% for the neighborhood compared to 0.1% nationally.

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

3) General Housing Conditions and Trends in the Community:

According to NeighborhoodScout, the site is located [REDACTED] neighborhood submarket. This is classified as an urban neighborhood based on population density.

This neighborhood's real estate is primarily made up of single-family homes with three to four bedrooms. Most of the residential real estate is owner-occupied. Many of the residences in this neighborhood are established but not old, having been built between 1970 and 1999. A number of residences (27.3%) have been built since 2000.

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.

In the last 5 years, the average annual appreciation for homes has been 8.21%, with current prices per square foot at \$200. Rents have increased 6.2% over the last 5 years.

ii. Identify the Geographic Area

Supportive Housing – IC is located in [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

iii. Quantify the Pool of Eligible Tenants

Due to Supportive Housing – IC’s role within the region’s homelessness response efforts, prospective residents will pull from the surrounding Austin region.

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

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

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

iv. Analyze the Competition

Homes at Supportive Housing – IC will provide much-needed permanent supportive housing in the area. Designed as studios, these homelessness-response units will be some of the only such residences available in the immediate vicinity.

v. Assess the Market Demand

As reported by the Texas Association of Affordable Housing Providers (TAAHP), the Austin Strategic Housing Blueprint identifies a need for an additional 60,000 units of affordable housing below 80 percent of the median family income (MFI) by 2027. Of those 60,000 units, 20,000 are earmarked for families earning less than 30% of MFI, and another 25,000 are needed for households earning between 31-60% MFI. City Council District 11 has a goal of creating 1,000 affordable units by 2027, but has only delivered 100 to date. This gap marks a dire need for additional deeply-affordable housing in the area.

vi. Evaluate the Effective Demand and the Capture Rate

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

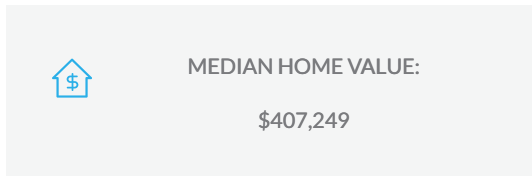
vii. Absorption Rate

Once construction of Supportive Housing – IC is completed, the project will be filled systematically by the TBD non-profit owner with residents 100% drawn from the Coordinated Entry homelessness response system operated by ECHO. It is expected that the property will be 100% occupied in 2-3 months with an estimated absorption rate of 20 units per month.

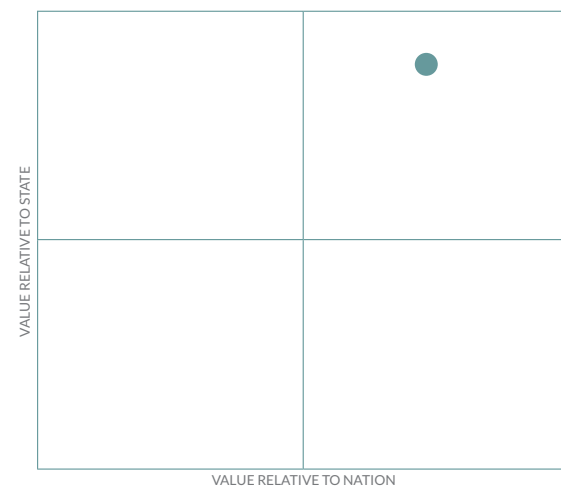
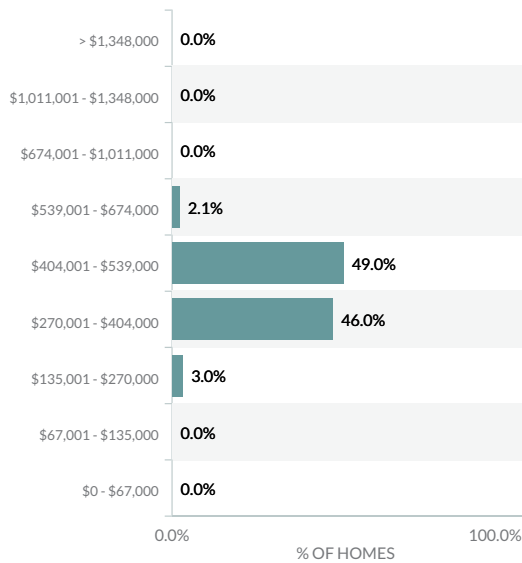


THE [REDACTED] NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES



NEIGHBORHOOD HOME PRICES

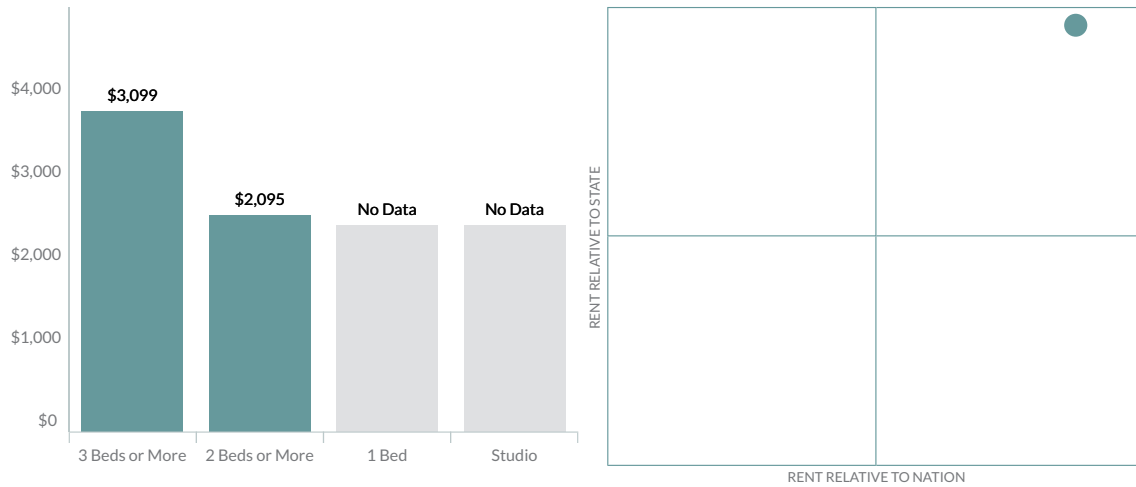


AVERAGE MARKET RENT

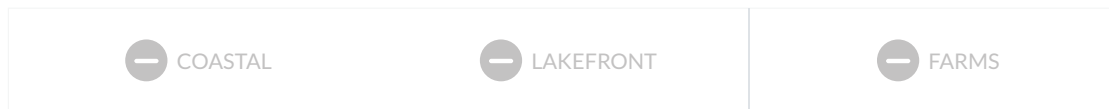




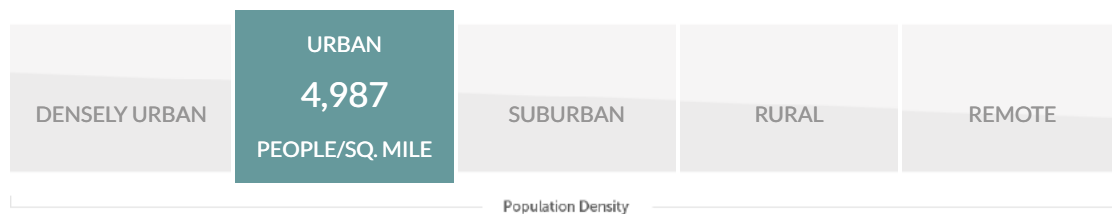
MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



SETTING



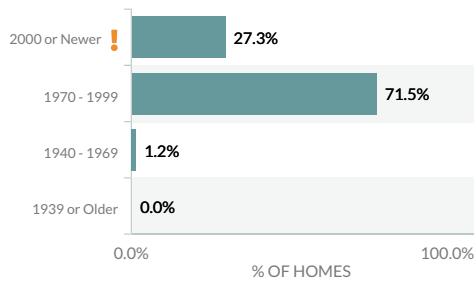
NEIGHBORHOOD LOOK AND FEEL



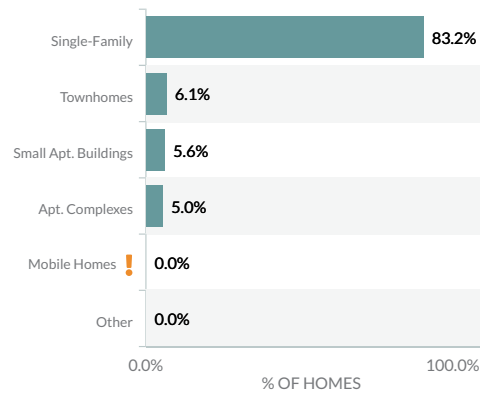


HOUSING MARKET DETAILS

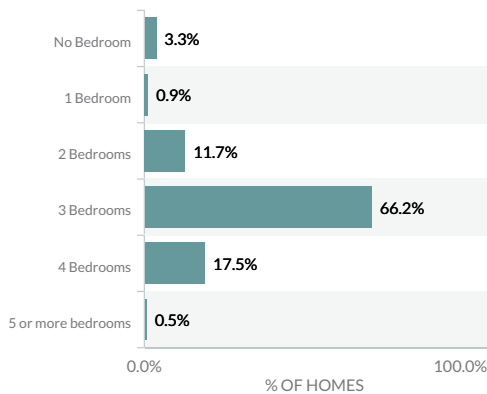
AGE OF HOMES ⚠️



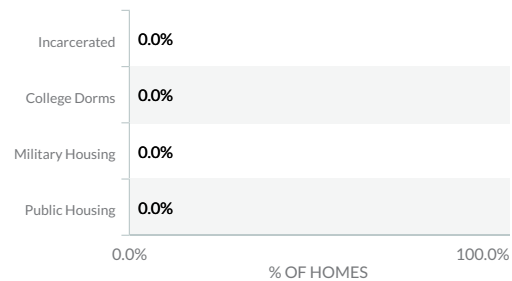
TYPES OF HOMES ⚠️



HOME SIZE

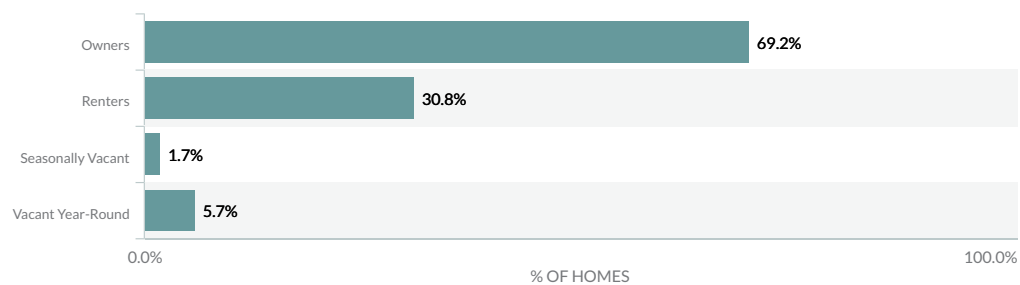


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP

HOMEOWNERSHIP RATE





THE [REDACTED] NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics found.

0 Condition Alerts found.

LIFESTYLE

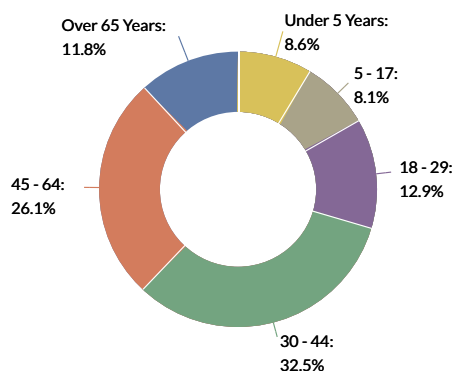
	Young Single Professionals	82.3%	Very Good
	Luxury Communities	80.0%	Good
	Family Friendly	51.4%	Poor
	Retirement Dream Areas	43.8%	Poor
	College Student Friendly	10.7%	Poor
	Vacation Home Locations	0.0%	Poor
	First Time Homebuyers	0.0%	Poor

SPECIAL CHARACTER

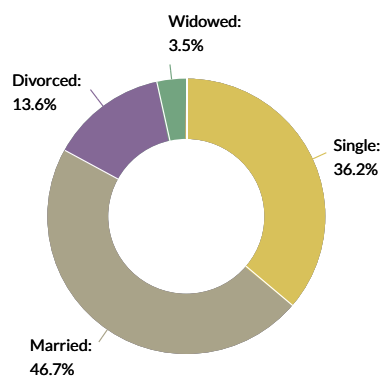
	Urban Sophisticates	78.4%	Good
	Hip Trendy	74.9%	Good
	Quiet	56.9%	Poor
	Walkable	52.4%	Poor
	Nautical	0.0%	Poor

AGE / MARITAL STATUS

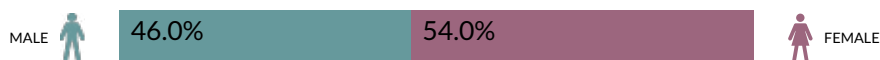
AGE



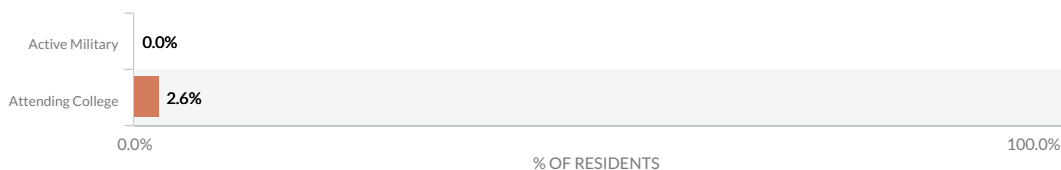
MARITAL STATUS



GENDER RATIO



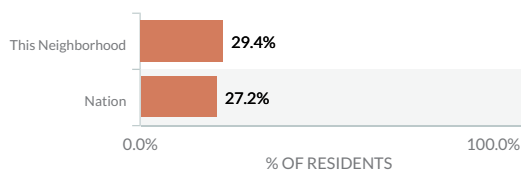
MILITARY & COLLEGE STATUS



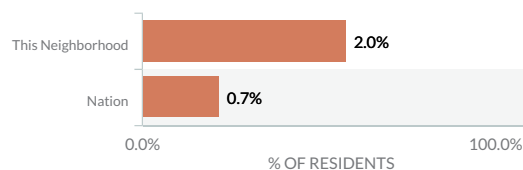


HOUSEHOLD TYPES

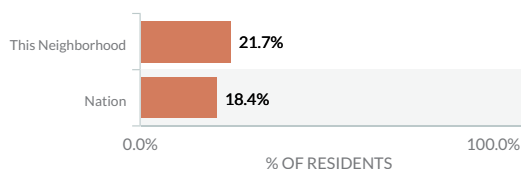
ONE PERSON HOUSEHOLDS



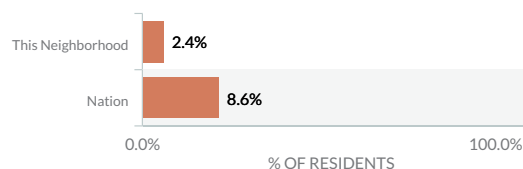
SAME SEX PARTNERS



MARRIED COUPLE WITH CHILD

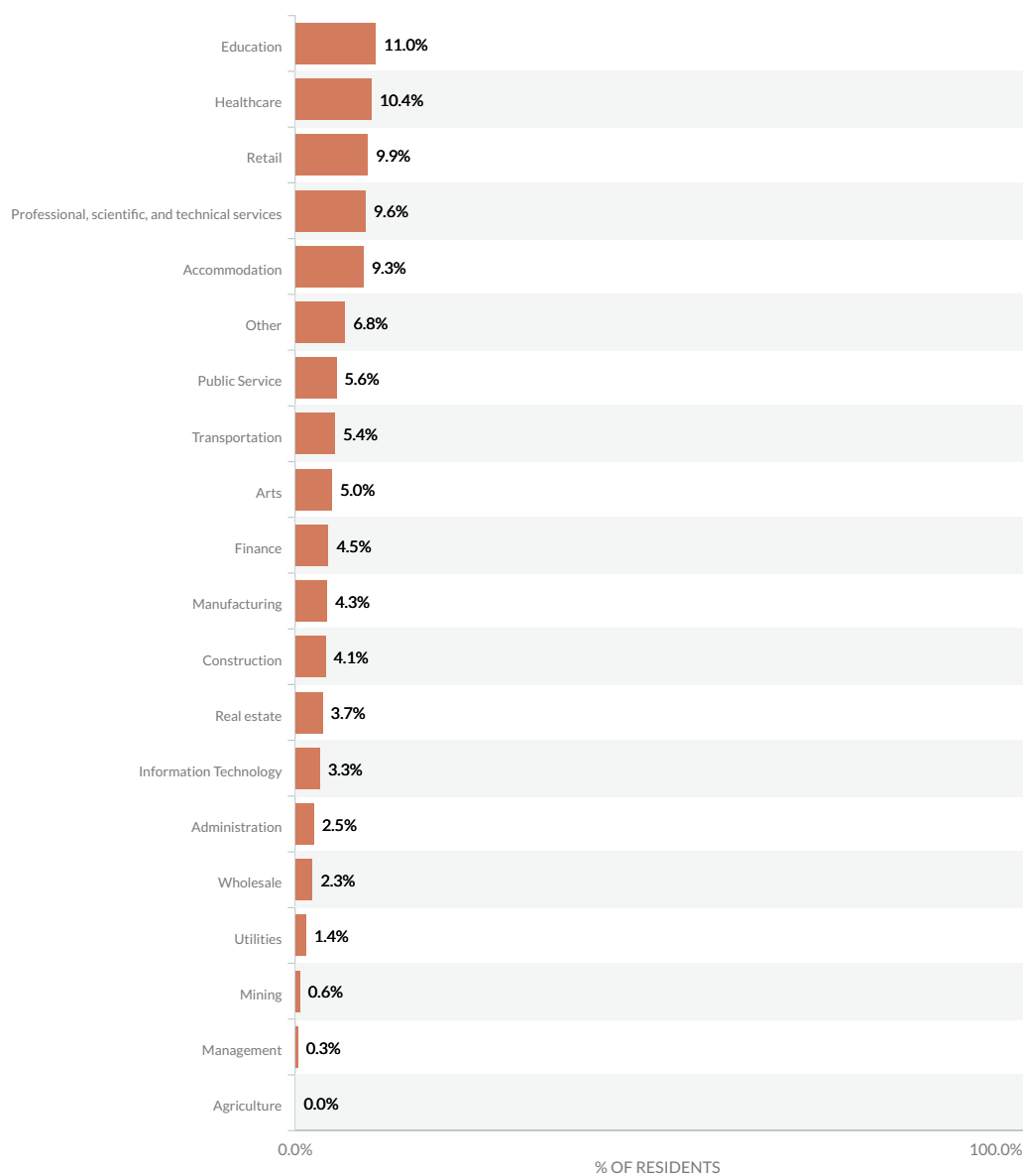


SINGLE PARENT WITH CHILD





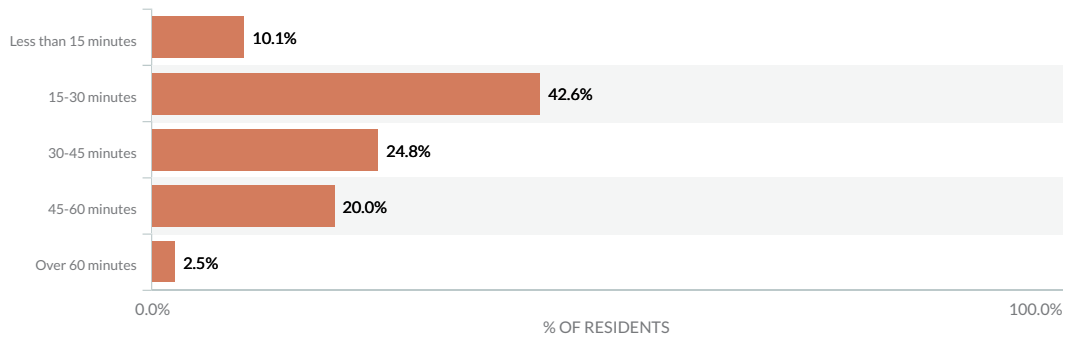
EMPLOYMENT INDUSTRIES



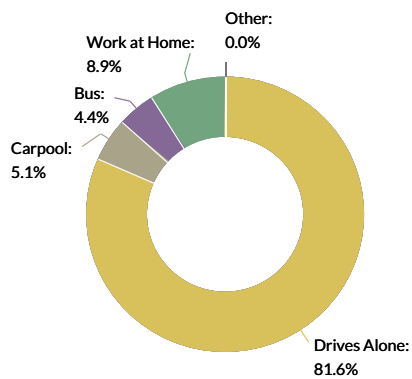


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME



MEANS OF TRANSPORT



Other Categories:

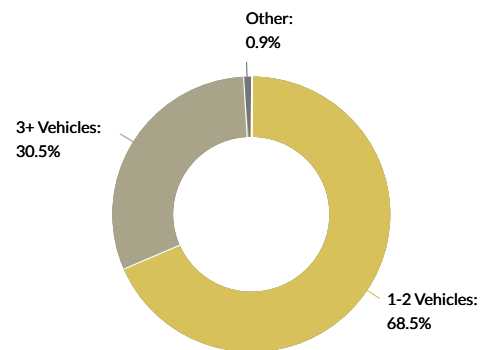
Subway/Bus: 0.0%

Ferry: 0.0%

Bike: 0.0%

Walk: 0.0%

VEHICLES PER HOUSEHOLD

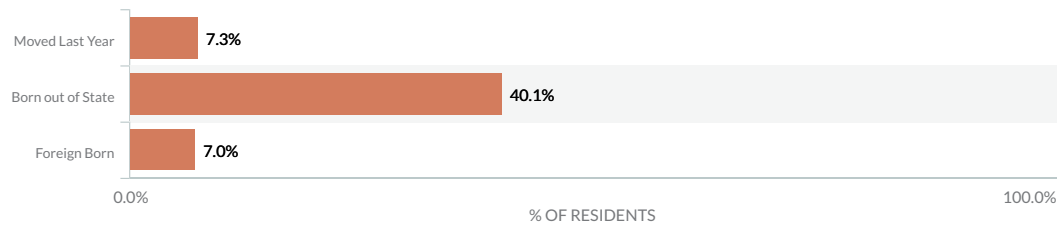


Other Categories:

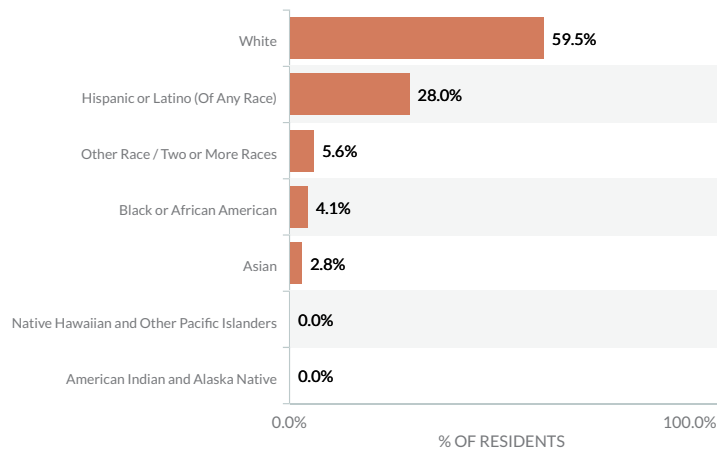
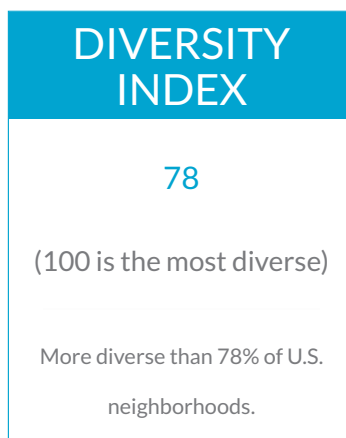
No Vehicles: 0.9%



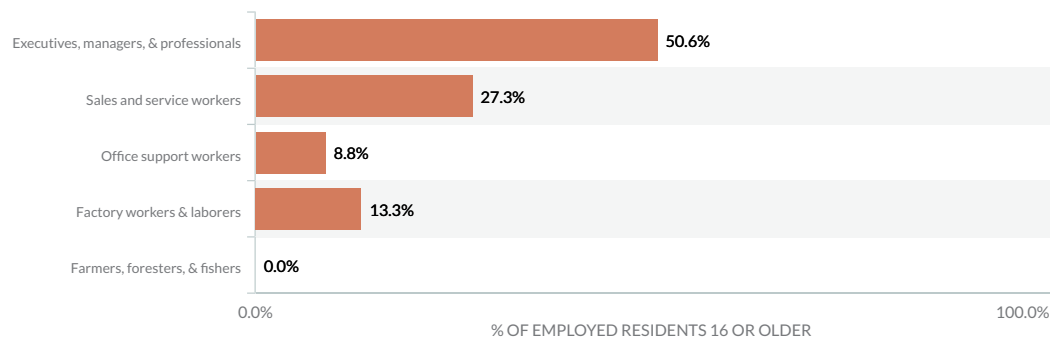
MIGRATION & MOBILITY



RACE & ETHNIC DIVERSITY



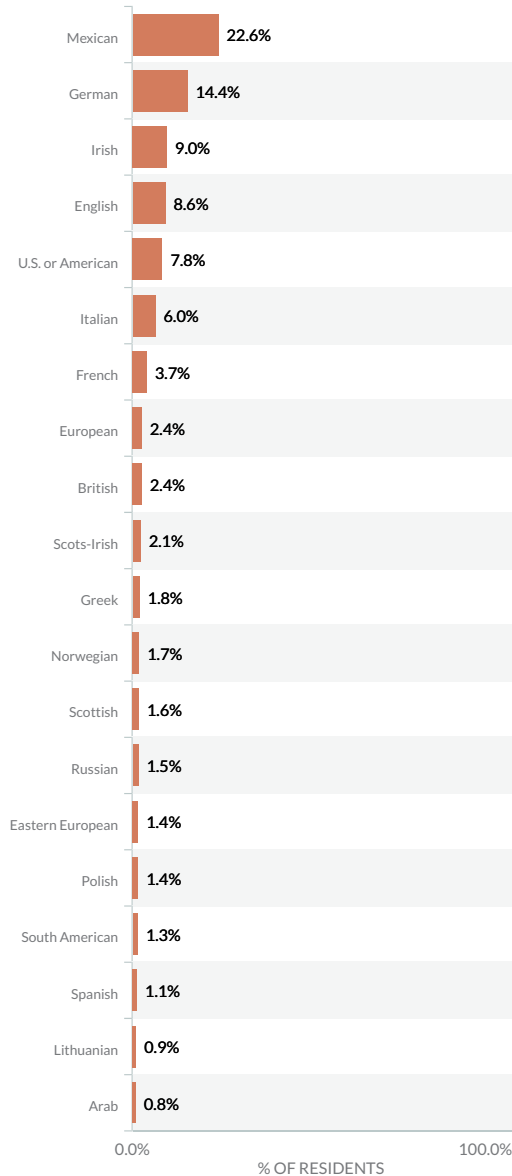
OCCUPATIONS



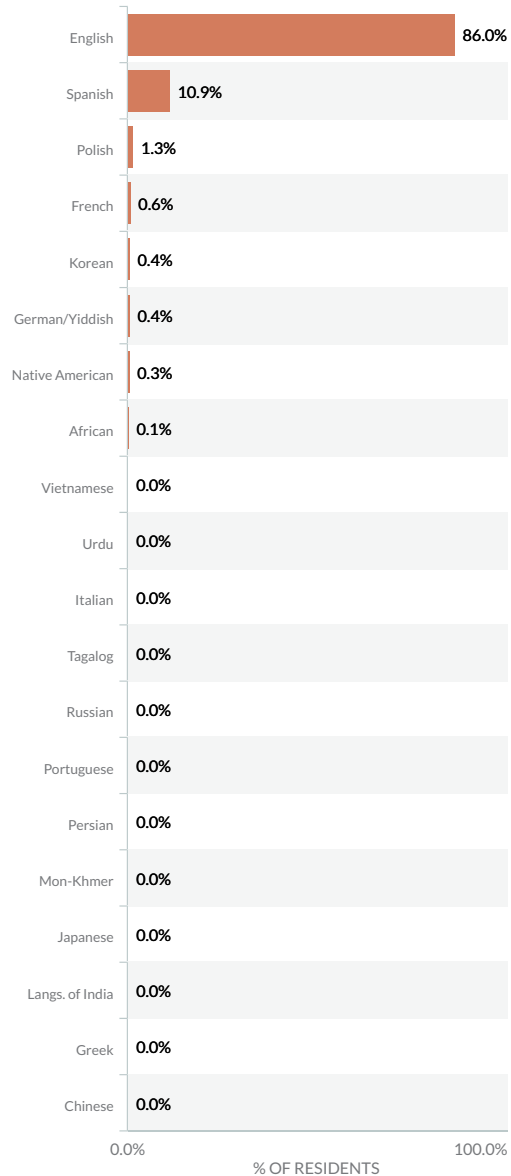


ANCESTRIES & LANGUAGES SPOKEN

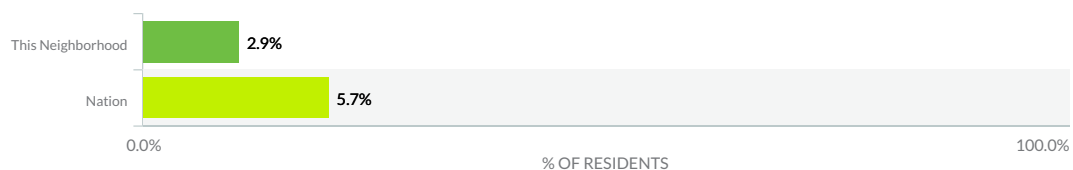
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)



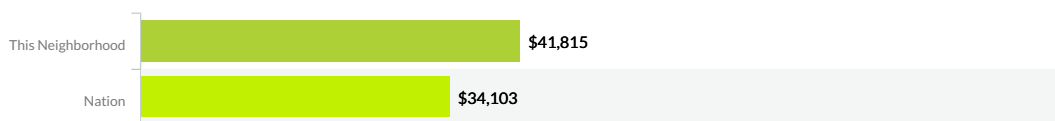
UNEMPLOYMENT RATE



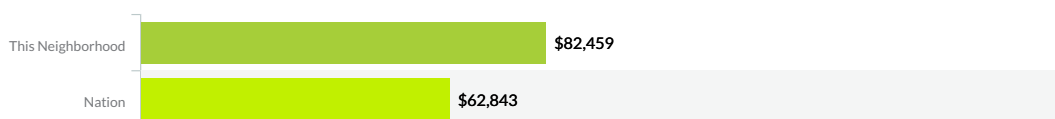


AVERAGE INCOME

PER CAPITA INCOME

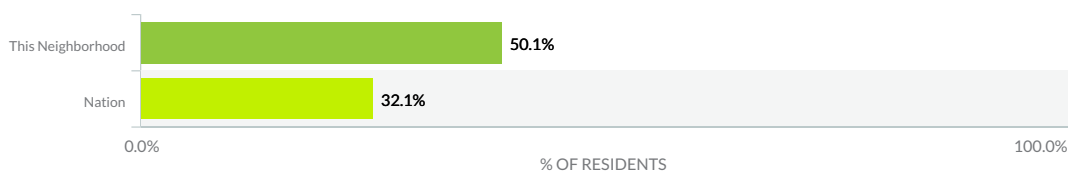


MEDIAN HOUSEHOLD INCOME

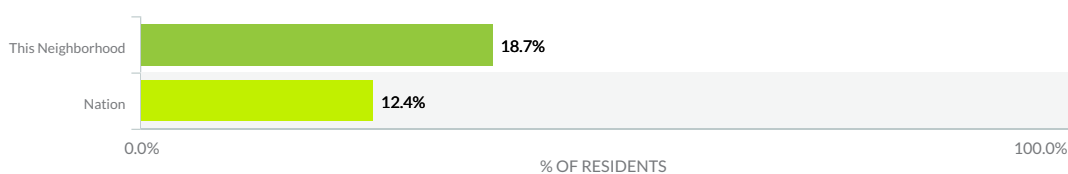


EDUCATION

PERCENT WITH COLLEGE DEGREE

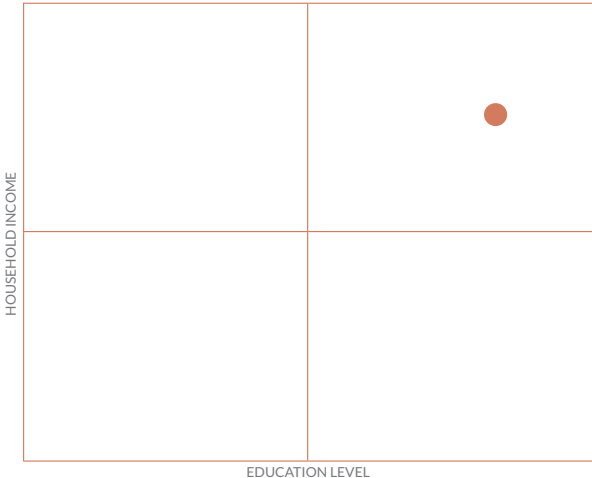


PERCENT WITH ADVANCED DEGREE





INCOME AND EDUCATION





THE [REDACTED] NEIGHBORHOOD CRIME

67 Vital Statistics found.

3 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

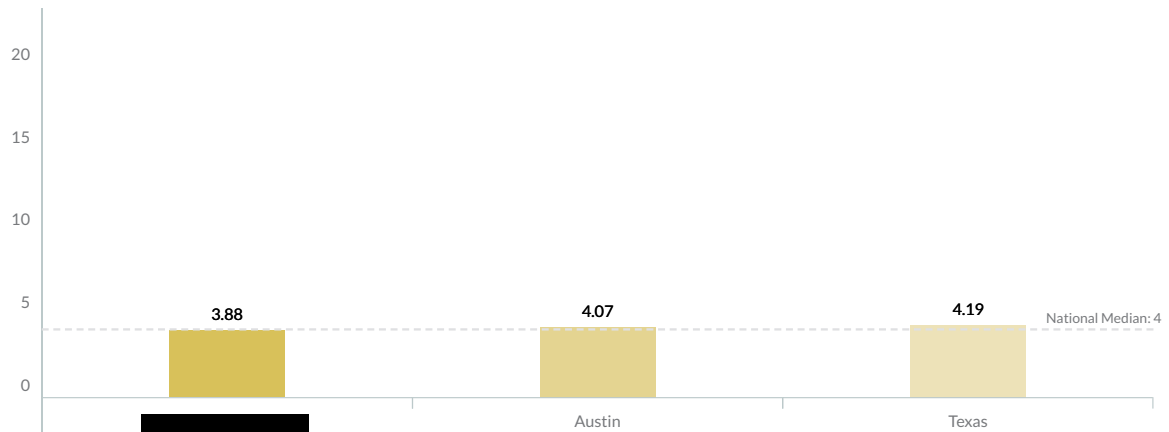
TOTAL CRIME INDEX		NEIGHBORHOOD ANNUAL CRIMES		
<p>19</p> <p>(100 is safest)</p> <p></p> <p>Safer than 19% of U.S. neighborhoods.</p>		VIOLENT	PROPERTY	TOTAL
Number of Crimes		27	270	297
Crime Rate (per 1,000 residents)		3.88	38.84	42.72

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX	VIOLENT CRIME INDEX BY TYPE			
<p>38</p> <p>(100 is safest)</p> <p>Safer than 38% of U.S. neighborhoods.</p>	MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
	56 100 is safest	30 100 is safest	46 100 is safest	35 100 is safest



VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME

1 IN 257
in this Neighborhood

1 IN 245
in Austin

1 IN 239
in Texas

AUSTIN VIOLENT CRIMES

POPULATION: 978,908

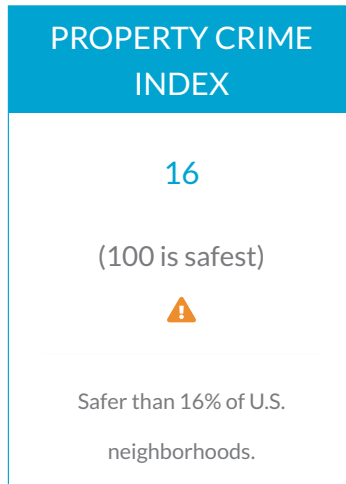
	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	32	547	977	2,433
Rate per 1,000	0.03	0.56	1.00	2.49

UNITED STATES VIOLENT CRIMES

POPULATION: 328,239,523

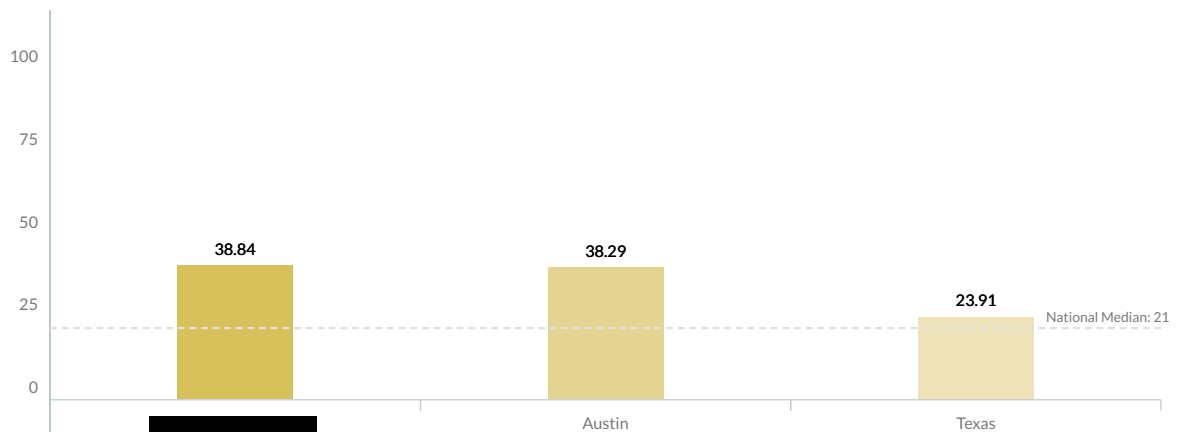
	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	16,425	139,815	267,988	821,182
Rate per 1,000	0.05	0.43	0.82	2.50

NEIGHBORHOOD PROPERTY CRIME



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

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



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



AUSTIN PROPERTY CRIMES

POPULATION: 978,908

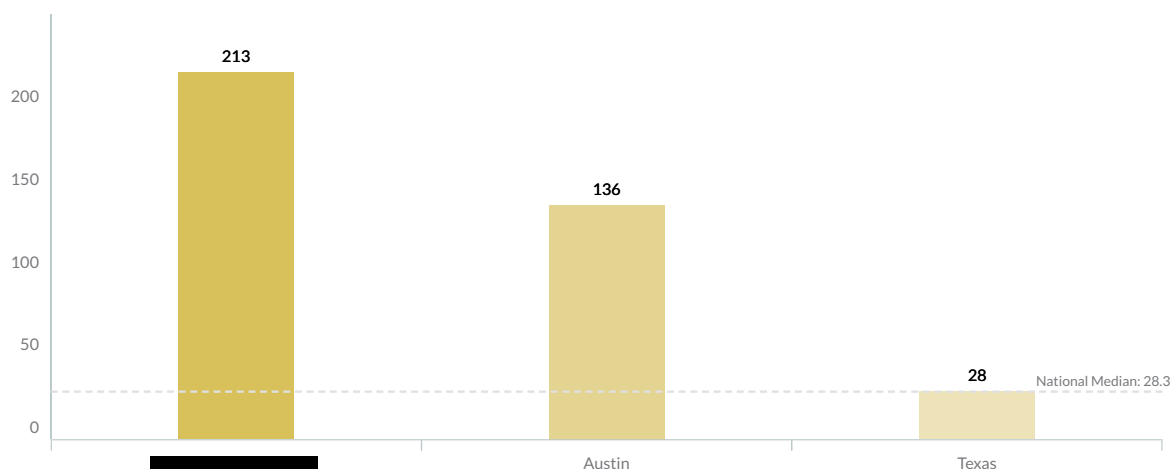
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,383	30,033	3,071
Rate per 1,000	4.48	30.68	3.14

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

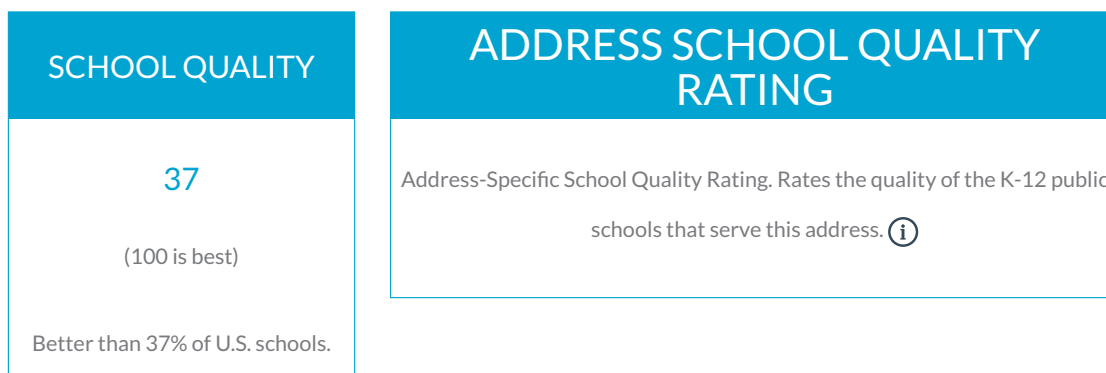
CRIME PER SQUARE MILE





THE [REDACTED] NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION



SCHOOLS IN THIS ADDRESS

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX*	QUALITY RATING COMPARED TO NATION*
[REDACTED]	06-08	4	3
[REDACTED]	09-12	7	6
[REDACTED]	PK-05	3	3

* 10 is highest

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

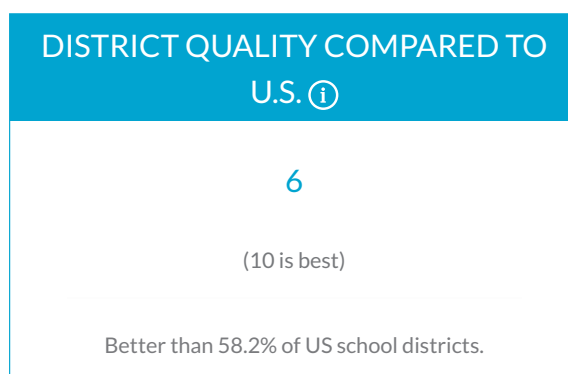
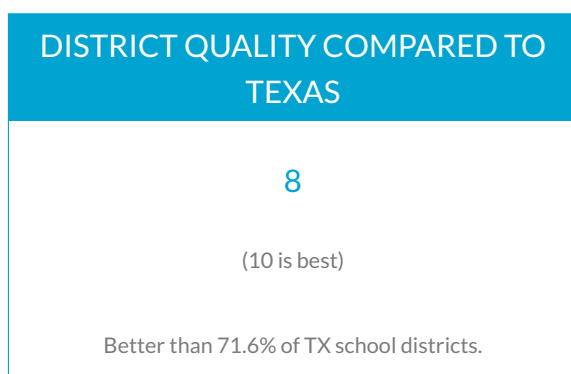
Adults In Neighborhood With College Degree Or Higher	50.1%
Children In The Neighborhood Living In Poverty	0.0%



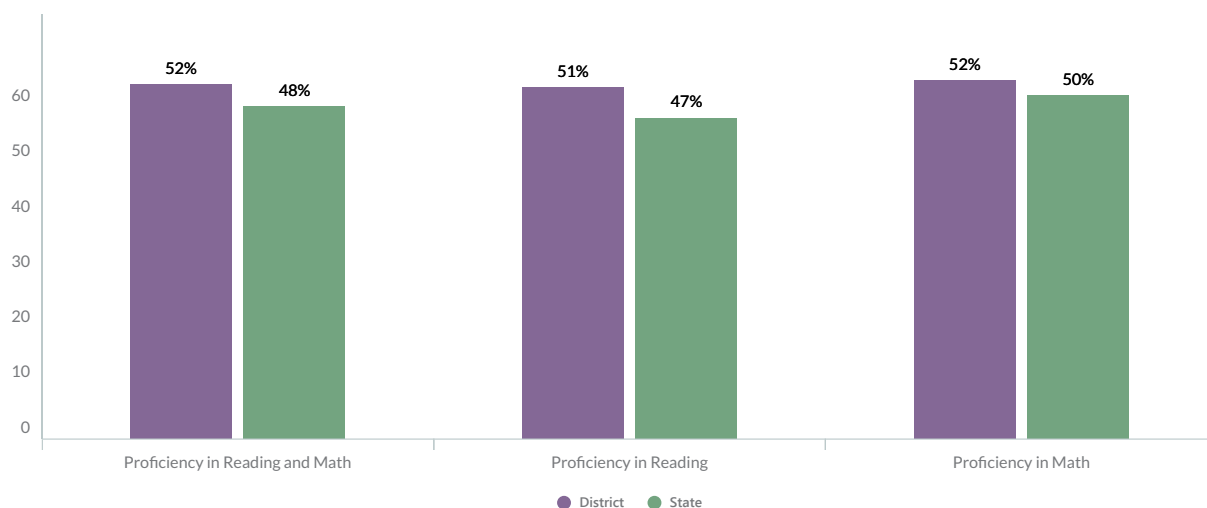
THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

80,911	128	15
Students Enrolled in This District	Schools in District	Students Per Classroom



Public School Test Scores (No Child Left Behind)









School District Enrollment By Group

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

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

Educational Expenditures

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

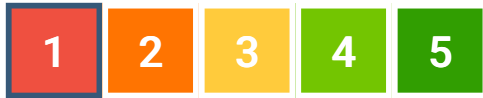


THE [REDACTED] TRENDS AND FORECAST

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

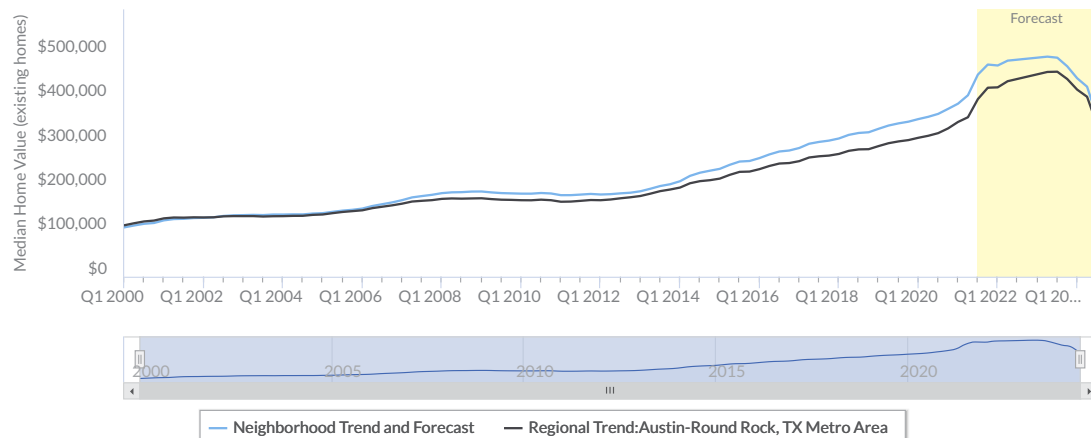


Past Appreciation and existing fundamentals

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: 2021 Q3 - 2024 Q3		-11.92% ↓	-4.14% ↓	2	1
Latest Quarter: 2021 Q1 - 2021 Q2	⚠	4.86% ↑	20.91% ↑	7	10
Last 12 Months: 2020 Q2 - 2021 Q2	⚠	13.48% ↑	13.48% ↑	6	10
Last 2 Years: 2019 Q2 - 2021 Q2	⚠	20.03% ↑	9.56% ↑	8	10
Last 5 Years: 2016 Q2 - 2021 Q2	⚠	48.37% ↑	8.21% ↑	8	9
Last 10 Years: 2011 Q2 - 2021 Q2	⚠	122.48% ↑	8.33% ↑	8	10
Since 2000: 2000 Q1 - 2021 Q2	⚠	237.76% ↑	6.04% ↑	9	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.

None

Cons

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

– Regional Housing Market Outlook

– Vacancies



SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER
SURROUNDING NEIGHBORHOODS ⓘ

Similar Price



Price advantage score

RATINGS: 1=Strong Disadvantage 2=Disadvantage

3=Similar Price 4=Advantage 5=Strong Advantage

\$200

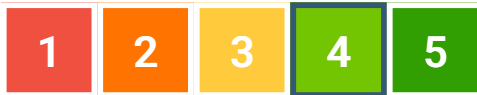
Neighborhood price per sqft

\$201

Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ

Very Good



Jobs score

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

Good 5=Excellent

JOBS WITHIN AN HOUR

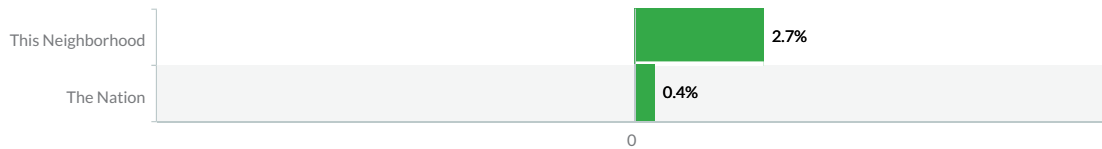
WITHIN	HIGH-PAYING* JOBS
5 minutes	618
10 minutes	11425
15 minutes	54303
20 minutes	204901
30 minutes	394213
45 minutes	535036
60 minutes	574035

*Annual salary of \$75,000 or more

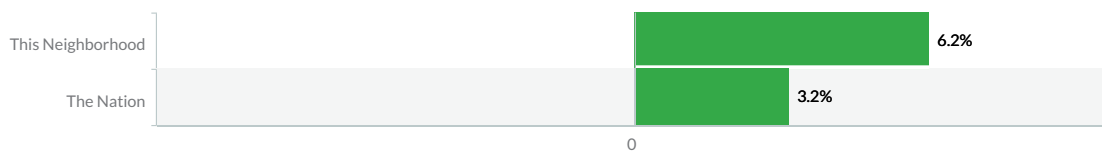


SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

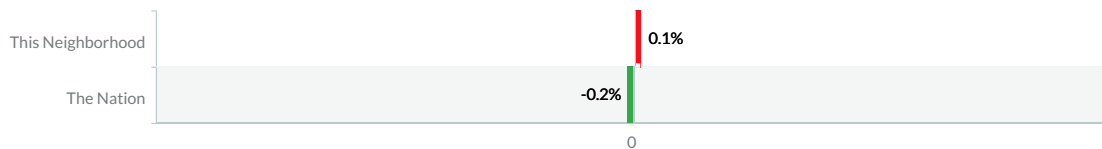
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years ⚠️



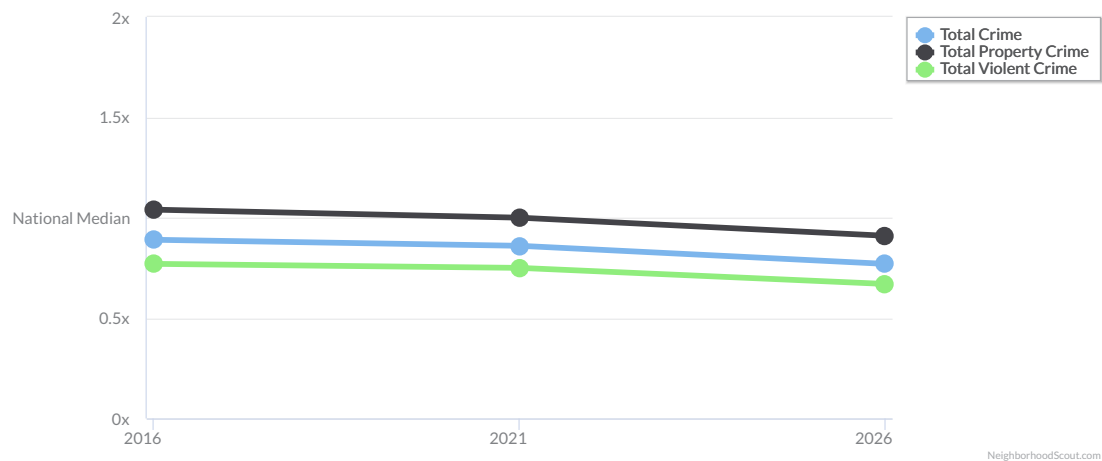
AVG. ANNUAL RENT PRICE TREND Over last 5 years ⚠️



AVG. ANNUAL VACANCY TRENDS Over last 5 years



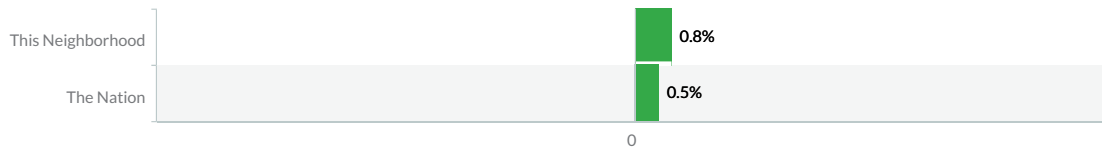
SCOUT VISION® CRIME TRENDS AND FORECAST



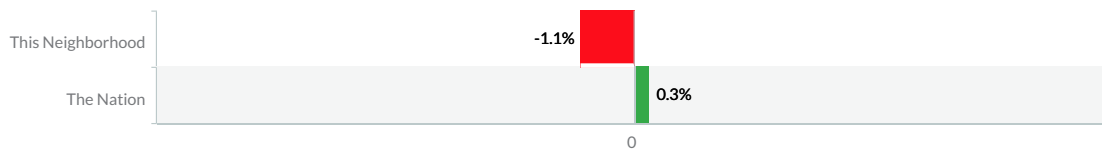


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

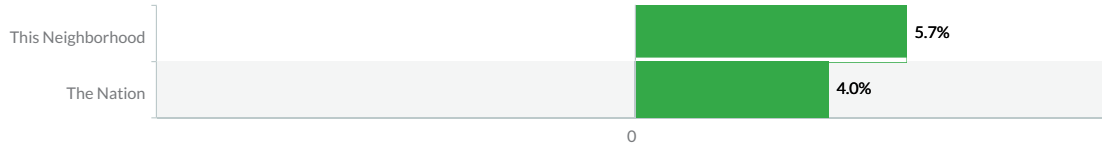


AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years

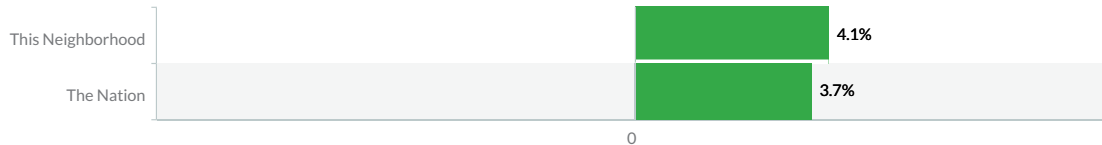


SCOUT VISION® ECONOMIC TRENDS AND FORECAST

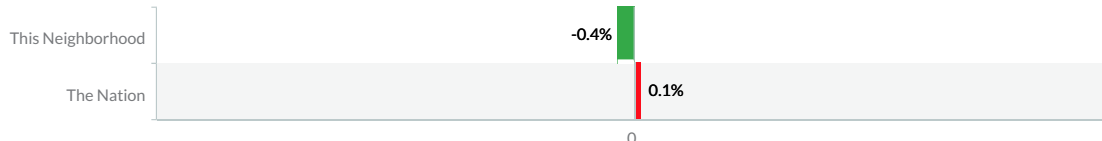
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years





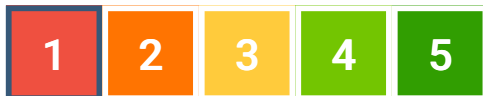
SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	3,380	2,660	-21.30% ↓
1 Mile	12,375	10,198	-17.59% ↓
3 Miles	109,245	91,412	-16.32% ↓
5 Miles	250,702	221,514	-11.64% ↓
10 Miles	498,282	526,560	5.68% ↑
15 Miles	782,631	834,414	6.62% ↑
25 Miles	1,379,517	1,515,918	9.89% ↑
50 Miles	2,171,579	2,484,312	14.40% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

Very Low



Regional Appreciation Potential (3yr)

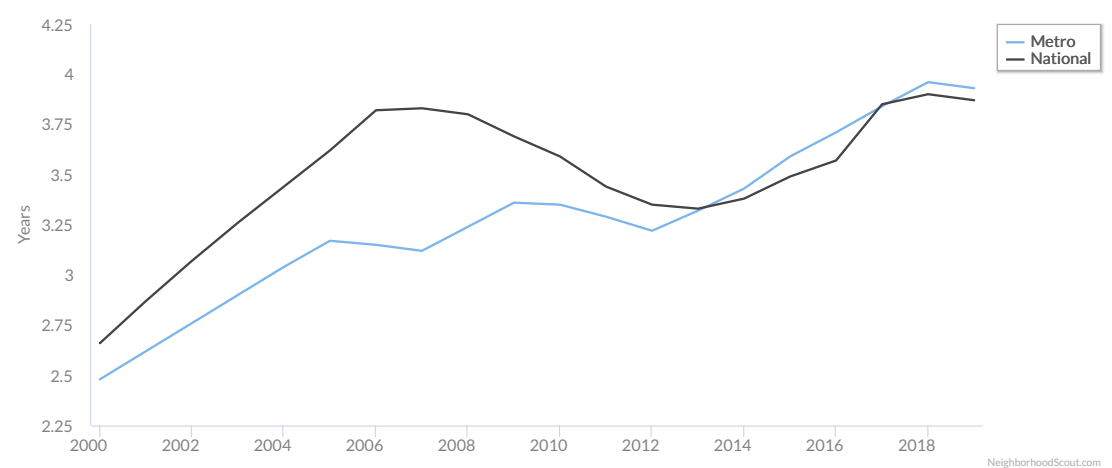
RATINGS: 1=Very Low 2=Low 3=Moderate 4=High

5=Very High



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

Years of average household income needed to buy average home



2.48	3.96	3.93
Region's Historical Low	Region's Historical High	Current ⚠



REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.91% ↑	10 ⚠	3.01% ↑	10 ⚠
Job Growth	8.40% ↑	6	7.14% ↑	6
Income Trend (Wages)	16.67% ↑	10 ⚠	6.33% ↑	10 ⚠
Unemployment Trend	2.03% ↑	6	-7.41% ↓	5
Stock Performance of Region's Industries	62.20% ↑	10 ⚠	54.60% ↑	10 ⚠
Housing Added	7.12% ↑	10 ⚠	3.52% ↑	10 ⚠
Vacancy Trend	-1.12% ↓	9 ⚠	-0.48% ↓	8

* 10 is highest

Disclaimer

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



ABOUT THE [REDACTED] NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$407,249, which is more expensive than 88.3% of the neighborhoods in Texas and 73.0% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$2,643, based on NeighborhoodScout's exclusive analysis.

The average rental cost in this neighborhood is higher than 96.0% 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 [REDACTED] 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 [REDACTED] 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, [REDACTED] 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 [REDACTED] 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 [REDACTED] 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

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

The neighbors in the [REDACTED] 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

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

In the [REDACTED] 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 [REDACTED] 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 [REDACTED] 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 [REDACTED] 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.

4.B. Good Neighbor Policy

City of Austin Good Neighbor Checklist

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

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

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

(1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

(2) Neighborhood Notification TDHCA notifications will be sent out - no zoning change

- ☒ 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.

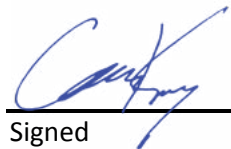
(3) Pre-Application Engagement

- ☒ 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 To be provided at the time of TDHCA app submission
- ☒ 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.



Conor Kenny
printed name

11/2/2021
date

GOOD NEIGHBOR POLICY

Contact

Conor Kenny, Principal

Capital A Housing

(512) 968-3050

Conor@CapitalAHousing.com

Communications Plan for Neighborhood Engagement

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

The following steps have already or will soon be taken to communicate with the neighborhood surrounding the proposed development located at [REDACTED]:

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

[REDACTED]
[REDACTED]
[REDACTED]

Neighborhood Plan: [REDACTED]
[REDACTED]
[REDACTED]

- 1) **Neighborhood Contact:** Capital A Housing will reach out to the priority neighborhood organizations to share info on plans for the development of [REDACTED]. The City will be updated once those meetings have occurred.
- 2) **Neighborhood Notification:** The organizations above will be notified as part of the TDHCA notification process to take place in January 2022. TDHCA has a public comment process that incorporates neighborhood feedback. At this time, we do not anticipate a zoning change being

necessary. The team will also reach out to neighborhood and publicly engage, as a neighbor, on the plans for development of the site.

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

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

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

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

4.C. SMART Housing Letter

Capital A submitted an application for SMART Housing on 11/4/2021. A certification letter will be forwarded to City staff as soon as received.

4.D. MOU with ECHO

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

REDACTED

4.E. Resident Services

Resident services will be provided by Integral Care, the non-profit owner, and will be supported by the overall TCSHC network and on-site property management team.



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

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

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

Integralcare.org

**Brief History of the Organization and Description of Existing Services:**

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

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

Integralcare.org

Housing and health happen through collaboration.



How We Collaborate

City of Austin & Travis County

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

Communities for Recovery

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

Federally Qualified Health Centers

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

ECHO

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

Mobile Loaves & Fishes

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

Landlords

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



Integral Care

IntegralCare.org - 24/7 Helpline 512-472-HELP (4357)



Homeless & Housing Services

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



- Mental Illness Treatment
- Substance Use Disorder Treatment
- Wellness & Prevention Services
- 24/7 Crisis Support
- Criminal Justice Navigation
- HIV Services
- Disability & Insurance Benefits

Our Impact

20+

Years Serving Homeless Community

28

Housing & Homeless Programs

150

Housing Staff

\$8 M

Housing & Homeless Services Budget

1040+

People Permanently Housed

3500+

People experiencing marginal homelessness in services

2900+

People experiencing homelessness in services

Supportive Service Budget

Supportive Housing - IC

Sources

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Cash flow from Supportive Housing - IC (w/ Vouchers)	\$147,868	\$149,754	\$151,645
City of Austin Request for PSH Supportive Service Funding	\$302,132	\$313,746	\$325,760
TOTAL SOURCES	\$450,000	\$463,500	\$477,405

Uses

Total Salary Costs - Staff (2), Supervisor (20%)			
*includes salary, taxes and benefits	\$391,500	\$403,245	\$415,342
Program Costs			
*includes computers, phones, office equipment, postage, etc.	\$13,500	\$13,905	\$14,322
10% Administration Overhead	\$45,000	\$46,350	\$47,741
TOTAL	\$450,000	\$463,500	\$477,405

Marlene Buchanan, MA, LPC

Marlene.Buchanan@integralcare.org**Professional Summary:**

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

Professional Experience:

Integral Care- Austin, Texas

Director of Systems of Care

February 2021-present

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

Integral Care- Austin, Texas

Director of Child and Family Services

August 2020-February 2021

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

Practice Administrator- Substance Use

March 2019-August 2020

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

Metrocare Services- Dallas, Texas

Director of Specialty Services

February 2015-February 2019

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

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

Bluebonnet Trails Community Service Center, Round Rock, Texas

TCOOMMI Program Director/Justice Involved 1115 Waiver Project Manager

December 2012-December 2014

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

Behavioral Health Counselor

September 2011- December 2012

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

Team Lead/Intensive Case Manager

January 2011-September 2011

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

Alliance for Change Through Treatment, Atlanta, Georgia

Intensive Family Intervention Team Member (IFI)

July 2010- December 2011

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

The Bridges Center, Atlanta, Georgia

Intensive Case Manager

September 2009-June 2010

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

Education and Training:

The Chicago School of Professional Psychology, Chicago, Illinois

August 2007-May 2009

- Masters of Arts in Forensic Psychology
- GPA: 3.85

Auburn University, Auburn, Alabama

August 2003-May 2007

- Bachelor of Arts in Criminal Justice and Psychology

Certifications, Trainings, and Affiliations:

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

References Available Upon Request



Ruth.Ahearn@integralcare.org

RUTH AHEARN

SKILLS & ABILITIES

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

EXPERIENCE

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

10/2020-Present

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

PRACTICE MANGER OF SUPPORTED HOUSING SERVICES, INTEGRAL CARE

1/2018-10/2020

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

PROGRAM MANAGER/HEALTHY COMMUNITY COLLABORATIVE, INTEGRAL CARE

2/2015-1/2018

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

ASSISTANT PROGRAM MANAGER/ANEW, AUSTIN TRAVIS COUNTY INTEGRAL CARE

4/2009-2/2015

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

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

2/2006-4/2009

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

EDUCATION

PEPPERDINE UNIVERSITY- MALIBU, CA- MA CLINICAL PSYCHOLOGY 2005

-Emphasis in Marriage and Family Therapy

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

LEADERSHIP

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

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

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

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

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

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

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

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

Practice Manager-Housing Administration

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

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

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

development

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

Director of Advanced Care and Contract Manager

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

Program Coordinator, Intake Coordinator, Case Manager & Facilitator

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

Travis County Counseling and Education, Austin, Texas

July 2010-July 2011

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

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

Travis County Counseling and Education, Austin, Texas

May 2009- August 2009

Intern

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

***Additional work experience available upon request**

Education:**St. Edwards University, Austin, Texas****Graduated: December 2013**

Program: Master of Arts in Counseling

Austin College, Sherman, Texas**Graduated: May 2010**

Major: Psychology

Minor: Exercise and Sports Science

Current Licenses & Training:

Licensed Professional Counselor

Licensed Chemical Dependency Counselor

EMDR Trained

Gottman Couples Method Levels 1,2 and 3 Trained

CPR Certified

Safety Care Certified

Supportive Housing - IC

RHDA Funding Application

Attachments 5. Property Information

5.A. Appraisal

Capital A Housing has engaged BBG Residential and will forward the appraisal to AHFC upon receipt (anticipated within 4-5 weeks).

5.B. Property Maps

The property maps will be sent under a separate cover.

5.C. Zoning Verification Letter

Capital A Housing has requested a zoning verification letter and will forward it upon receipt.

Under the Affordability Unlocked ordinance, an unlimited number of residential units can be permitted at this site.

We are currently submitting the Affordability Unlocked application and will update the application when that certification letter is received. However, Capital A Housing and Civilitude have extensive experience with Affordability Unlocked, and because this project is 100% below 60% MFI, we have no doubt it will meet the ordinance's requirements.

5.D. Proof of Site Control

The contract for Supportive Housing - IC is attached.

DocuSign Envelope ID: C67E8252-4947-402A-BD 1A4F1D25DF9



PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

11-05-2021

UNIMPROVED PROPERTY CONTRACT

NOTICE: Not For Use For Condominium Transactions



1. PARTIES: The parties to this contract are _____ (Seller) and Capital A Housing and / or Assigns _____ (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: Lot _____, Block _____, Addition, _____, City of Austin _____, County of Travis _____, Texas, known as _____ (address/zip code), or as described on attached exhibit together with all rights, privileges and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships (Property). **RESERVATIONS:** Any reservation for oil, gas, or other minerals, water, timber, or other interests is made in accordance with an attached addendum.

3. SALES PRICE:

- A. Cash portion of Sales Price payable by Buyer at closing\$ 550,000
 B. Sum of all financing described in the attached: ☐ Third Party Financing Addendum, ☐ Loan Assumption Addendum, ☐ Seller Financing Addendum\$ _____
 C. Sales Price (Sum of A and B)\$ 550,000

4. LEASES:

- A. Except as disclosed in this contract, Seller is not aware of any leases affecting the Property. After the Effective Date, Seller may not, without Buyer's written consent, create a new lease, amend any existing lease, or convey any interest in the Property.
 B. **NATURAL RESOURCE LEASES:** "Natural Resource Lease" means an existing oil and gas, mineral, water, wind, or other natural resource lease affecting the Property to which Seller is a party. Seller ☐ is ☒ is not a party to a Natural Resource Lease. If Seller is a party to a Natural Resource Lease, check one of the following:
☐ (1) Seller has delivered to Buyer a copy of all the Natural Resource Leases.
☐ (2) Seller has not delivered to Buyer a copy of all the Natural Resource Leases. Seller shall provide to Buyer a copy of all the Natural Resource Leases within 3 days after the Effective Date. Buyer may terminate the contract within _____ days after the date the Buyer receives all the Natural Resource Leases and the earnest money shall be refunded to Buyer.

5. EARNEST MONEY AND TERMINATION OPTION:

- A. **DELIVERY OF EARNEST MONEY AND OPTION FEE:** Within 3 days after the Effective Date, Buyer must deliver to Texas National Title / Kelly Clappitt _____, as escrow agent, at _____ (address): \$ 2500 as earnest money and \$ 500 as the Option Fee. The earnest money and Option Fee shall be made payable to escrow agent and may be paid separately or combined in a single payment.
 (1) Buyer shall deliver additional earnest money of \$ _____ to escrow agent within _____ days after the Effective Date of this contract.
 (2) If the last day to deliver the earnest money, Option Fee, or the additional earnest money falls on a Saturday, Sunday, or legal holiday, the time to deliver the earnest money, Option Fee, or the additional earnest money, as applicable, is extended until the end of the next day that is not a Saturday, Sunday, or legal holiday.
 (3) The amount(s) escrow agent receives under this paragraph shall be applied first to the Option Fee, then to the earnest money, and then to the additional earnest money.
 (4) Buyer authorizes escrow agent to release and deliver the Option Fee to Seller at any time without further notice to or consent from Buyer, and releases escrow agent from liability for delivery of the Option Fee to Seller. The Option Fee will be credited to the Sales Price at closing.
 B. **TERMINATION OPTION:** For nominal consideration, the receipt of which Seller acknowledges, and Buyer's agreement to pay the Option Fee within the time required, Seller grants Buyer the unrestricted right to terminate this contract by giving notice of termination to Seller within 90 days after the Effective Date of this contract (Option Period). Notices under this paragraph must be given by 5:00 p.m. (local time where the Property is located) by the date specified. If Buyer gives notice of termination within the time prescribed: (i) the Option Fee will not be refunded and escrow agent shall release any Option Fee remaining with escrow agent to Seller; and (ii) any earnest money will be refunded to Buyer.

Initialed for identification by Buyer EAK and Seller us MM

TREC NO. 9-15

DocuSign Envelope ID: C67E6252-4947-402A-B0 1A4F1D25DF9

Contract Concerning

(Address of Property)

Page 2 of 10 11-08-2021

- C. **FAILURE TO TIMELY DELIVER EARNEST MONEY:** If Buyer fails to deliver the earnest money within the time required, Seller may terminate this contract or exercise Seller's remedies under Paragraph 15, or both, by providing notice to Buyer before Buyer delivers the earnest money.
- D. **FAILURE TO TIMELY DELIVER OPTION FEE:** If no dollar amount is stated as the Option Fee or if Buyer fails to deliver the Option Fee within the time required, Buyer shall not have the unrestricted right to terminate this contract under this Paragraph 5.
- E. **TIME: Time is of the essence for this paragraph and strict compliance with the time for performance is required.**

6. TITLE POLICY AND SURVEY:

- A. **TITLE POLICY:** Seller shall furnish to Buyer at ☒ Seller's ☐ Buyer's expense an owner's policy of title insurance (Title Policy) Issued by _____ (Title Company) in the amount of the Sales Price, dated at or after closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following exceptions:
- (1) Restrictive covenants common to the platted subdivision in which the Property is located.
 - (2) The standard printed exception for standby fees, taxes and assessments.
 - (3) Liens created as part of the financing described in Paragraph 3.
 - (4) Utility easements created by the dedication deed or plat of the subdivision in which the Property is located.
 - (5) Reservations or exceptions otherwise permitted by this contract or as may be approved by Buyer in writing.
 - (6) The standard printed exception as to marital rights.
 - (7) The standard printed exception as to waters, tidelands, beaches, streams, and related matters.
 - (8) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements:
- ☒ (i) will not be amended or deleted from the title policy; or
- ☐ (ii) will be amended to read, "shortages in area" at the expense of ☐ Buyer ☐ Seller.
- (9) The exception or exclusion regarding minerals approved by the Texas Department of Insurance.
- B. **COMMITMENT:** Within 20 days after the Title Company receives a copy of this contract, Seller shall furnish to Buyer a commitment for title insurance (Commitment) and, at Buyer's expense, legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21. If the Commitment and Exception Documents are not delivered to Buyer within the specified time, the time for delivery will be automatically extended up to 15 days or 3 days before the Closing Date, whichever is earlier. If the Commitment and Exception Documents are not delivered within the time required, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
- C. **SURVEY:** The survey must be made by a registered professional land surveyor acceptable to the Title Company and Buyer's lender(s). (Check one box only)
- ☒ (1) Within 10 days after the Effective Date of this contract, Seller shall furnish to Buyer and Title Company Seller's existing survey of the Property and a Residential Real Property Affidavit promulgated by the Texas Department of Insurance (T-47 Affidavit). **If Seller fails to furnish the existing survey or affidavit within the time prescribed, Buyer shall obtain a new survey at Seller's expense no later than 3 days prior to Closing Date.** If the existing survey or affidavit is not acceptable to Title Company or Buyer's lender(s), Buyer shall obtain a new survey at ☒ Seller's ☐ Buyer's expense no later than 3 days prior to Closing Date.
- ☐ (2) Within _____ days after the Effective Date of this contract, Buyer shall obtain a new survey at Buyer's expense. Buyer is deemed to receive the survey on the date of actual receipt or the date specified in this paragraph, whichever is earlier.
- ☐ (3) Within _____ days after the Effective Date of this contract, Seller, at Seller's expense shall furnish a new survey to Buyer.
- D. **OBJECTIONS:** Buyer may object in writing to (i) defects, exceptions, or encumbrances to title: disclosed on the survey other than items 6A(1) through (7) above; or disclosed in the Commitment other than items 6A(1) through (9) above; (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map; or (iii) any exceptions which prohibit the following use or activity:

Buyer must object the earlier of (i) the Closing Date or (ii) _____ days after Buyer receives the Commitment, Exception Documents, and the survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived. Provided Seller is not obligated to incur any expense, Seller shall cure any timely objections of Buyer or any third party lender within 15 days after Seller receives the objections (Cure Period) and the Closing Date will be extended as necessary. If objections are not cured within the Cure Period, Buyer may, by delivering notice to Seller within 5 days after the end of the Cure Period: (i) terminate this contract and the earnest money will be refunded to Buyer; or (ii) waive the objections. If Buyer does not terminate

Initialed for Identification by Buyer

EAR

and Seller

"

MM

TREC NO. 9-15

DocuSign Envelope ID: C87E8252-4947-402A-B0

1A4F1D25DF9

Contract Concerning

(Address of Property)

Page 3 of 10 11-08-2021

within the time required, Buyer shall be deemed to have waived the objections. If the Commitment or Survey is revised or any new Exception Document(s) is delivered, Buyer may object to any new matter revealed in the revised Commitment or Survey or new Exception Document(s) within the same time stated in this paragraph to make objections beginning when the revised Commitment, Survey, or Exception Document(s) is delivered to Buyer.

E. TITLE NOTICES:

- (1) **ABSTRACT OR TITLE POLICY:** Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.
- (2) **MEMBERSHIP IN PROPERTY OWNERS ASSOCIATION(S):** The Property ☐ is ☒ is not subject to mandatory membership in a property owners association(s). If the Property is subject to mandatory membership in a property owners association(s), Seller notifies Buyer under §5.012, Texas Property Code, that, as a purchaser of property in the residential community identified in Paragraph 2 in which the Property is located, you are obligated to be a member of the property owners association(s). Restrictive covenants governing the use and occupancy of the Property and all dedicatory instruments governing the establishment, maintenance, and operation of this residential community have been or will be recorded in the Real Property Records of the county in which the Property is located. Copies of the restrictive covenants and dedicatory instruments may be obtained from the county clerk. **You are obligated to pay assessments to the property owners association(s). The amount of the assessments is subject to change. Your failure to pay the assessments could result in enforcement of the association's lien on and the foreclosure of the Property.**

Section 207.003, Property Code, entitles an owner to receive copies of any document that governs the establishment, maintenance, or operation of a subdivision, including, but not limited to, restrictions, bylaws, rules and regulations, and a resale certificate from a property owners' association. A resale certificate contains information including, but not limited to, statements specifying the amount and frequency of regular assessments and the style and cause number of lawsuits to which the property owners' association is a party, other than lawsuits relating to unpaid ad valorem taxes of an individual member of the association. These documents must be made available to you by the property owners' association or the association's agent on your request.

If Buyer is concerned about these matters, the TREC promulgated Addendum for Property Subject to Mandatory Membership in a Property Owners Association should be used.

- (3) **STATUTORY TAX DISTRICTS:** If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this contract.
- (4) **TIDE WATERS:** If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.
- (5) **ANNEXATION:** If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.
- (6) **PROPERTY LOCATED IN A CERTIFICATED SERVICE AREA OF A UTILITY SERVICE PROVIDER:** Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at closing of purchase of the real property.
- (7) **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, Seller must give Buyer written notice as required by §5.014, Property Code. An addendum containing the required notice shall be attached to this contract.

Initialed for identification by Buyer



and Seller




TREC NO. 9-15

DocuSign Envelope ID: C87E8262-4947-402A-BD 1A4F1D26DF9

Contract Concerning

(Address of Property)

Page 4 of 10 11-08-2021

- (8) TEXAS AGRICULTURAL DEVELOPMENT DISTRICT: The Property ☐ is ☐ is not located in a Texas Agricultural Development District. For additional information, contact the Texas Department of Agriculture.
- (9) TRANSFER FEES: If the Property is subject to a private transfer fee obligation, \$5,205, Property Code requires Seller to notify Buyer as follows: The private transfer fee obligation may be governed by Chapter 5, Subchapter G of the Texas Property Code.
- (10) PROPANE GAS SYSTEM SERVICE AREA: If the Property is located in a propane gas system service area owned by a distribution system retailer, Seller must give Buyer written notice as required by §141.010, Texas Utilities Code. An addendum containing the notice approved by TREC or required by the parties should be used.
- (11) NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an Impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."

7. PROPERTY CONDITION:

A. ACCESS, INSPECTIONS AND UTILITIES: Seller shall permit Buyer and Buyer's agents access to the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Seller at Seller's expense shall immediately cause existing utilities to be turned on and shall keep the utilities on during the time this contract is in effect.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

B. ACCEPTANCE OF PROPERTY CONDITION: "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this contract. Buyer's agreement to accept the Property As Is under Paragraph 7B (1) or (2) does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this contract during the Option Period, if any.

(Check one box only)

- ☒ (1) Buyer accepts the Property As Is.
- ☐ (2) Buyer accepts the Property As Is provided Seller, at Seller's expense, shall complete the following specific repairs and treatments: _____

(Do not insert general phrases, such as "subject to inspections" that do not identify specific repairs and treatments.)

C. COMPLETION OF REPAIRS: Unless otherwise agreed in writing: (i) Seller shall complete all agreed repairs and treatments prior to the Closing Date; and (ii) all required permits must be obtained, and repairs and treatments must be performed by persons who are licensed to provide such repairs or treatments or, if no license is required by law, are commercially engaged in the trade of providing such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may exercise remedies under Paragraph 15 or extend the Closing Date up to 5 days, if necessary, for Seller to complete repairs and treatments.

D. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.

E. SELLER'S DISCLOSURES: Except as otherwise disclosed in this contract, Seller has no knowledge of the following:

- (1) any flooding of the Property which has had a material adverse effect on the use of the Property;
- (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
- (3) any environmental hazards that materially and adversely affect the Property;
- (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
- (5) any wetlands, as defined by federal or state law or regulation, affecting the Property; or
- (6) any threatened or endangered species or their habitat affecting the Property.

8. BROKERS AND SALES AGENTS:

A. BROKER OR SALES AGENT DISCLOSURE: Texas law requires a real estate broker or sales agent who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the broker or sales agent owns more than 10%, or a trust for which the broker or sales agent acts as a trustee or of which the broker or sales agent or the broker or sales

Initialed for identification by Buyer

EAK

and Seller

..

MM

TREC NO. 9-15

DocuSign Envelope ID: C67E6262-4947-402A-B0 1A4F1D25DF9

Contract Concerning

(Address of Property)

Page 5 of 10 11-08-2021

agent's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: _____

B. **BROKERS' FEES:** All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

A. The closing of the sale will be on or before 1st of March, 2022, or within 7 days after objections made under Paragraph 6D have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At closing:

- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents reasonably required for the closing of the sale and the issuance of the Title Policy.
- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition upon closing and funding.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit license holders from adding factual statements or business details for which a contract addendum or other form has been promulgated by TREC for mandatory use.)

12. SETTLEMENT AND OTHER EXPENSES:

A. The following expenses must be paid at or prior to closing:

(1) Expenses payable by Seller (Seller's Expenses):

(a) Releases of existing liens, including prepayment penalties and recording fees; release of Seller's loan liability; tax statements or certificates; preparation of deed; one-half of escrow fee; and other expenses payable by Seller under this contract.

(b) Seller shall also pay an amount not to exceed \$ _____ to be applied in the following order: Buyer's Expenses which Buyer is prohibited from paying by FHA, VA, Texas Veterans Land Board or other governmental loan programs, and then to other Buyer's Expenses as allowed by the lender.

(2) Expenses payable by Buyer (Buyer's Expenses): Appraisal fees; loan application fees; origination charges; credit reports; preparation of loan documents; interest on the notes from date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; loan title policy with endorsements required by lender; loan-related inspection fees; photos; amortization schedules; one-half of escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee; repair inspection; underwriting fee; wire transfer fee; expenses incident to any loan; Private Mortgage Insurance Premium (PMI), VA Loan Funding Fee, or FHA Mortgage Insurance Premium (MIP) as required by the lender; and other expenses payable by Buyer under this contract.

B. If any expense exceeds an amount expressly stated in this contract for such expense to be paid by a party, that party may terminate this contract unless the other party agrees to pay such excess. Buyer may not pay charges and fees expressly prohibited by FHA, VA, Texas Veterans Land Board or other governmental loan program regulations.

13. PRORATIONS AND ROLLBACK TAXES:

A. **PRORATIONS:** Taxes for the current year, interest, maintenance fees, assessments, dues and rents will be prorated through the Closing Date. The tax proration may be calculated taking into consideration any change in exemptions that will affect the current year's taxes. If taxes for the current year vary from the amount prorated at closing, the parties shall adjust the prorations when tax statements for the current year are available. If taxes are not paid at or prior to closing, Buyer shall pay taxes for the current year.

B. **ROLLBACK TAXES:** If this sale or Buyer's use of the Property after closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Seller's use or change in use of the Property prior to closing, the Assessments will be the obligation of Seller. Obligations imposed by this paragraph will survive closing.

Initialed for Identification by Buyer

EAK

and Seller

CS

MS

TREC NO. 9-15

DocuSign Envelope ID: C67E6252-4947-402A-BC 1A4F1D25DF9

Contract Concerning _____ (Address of Property) Page 6 of 10 11-08-2021

- 14. CASUALTY LOSS:** If any part of the Property is damaged or destroyed by fire or other casualty after the Effective Date of this contract, Seller shall restore the Property to its previous condition as soon as reasonably possible, but in any event by the Closing Date. If Seller fails to do so due to factors beyond Seller's control, Buyer may (a) terminate this contract and the earnest money will be refunded to Buyer (b) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (c) accept the Property in its damaged condition with an assignment of insurance proceeds, if permitted by Seller's insurance carrier, and receive credit from Seller at closing in the amount of the deductible under the insurance policy. Seller's obligations under this paragraph are independent of any other obligations of Seller under this contract.
- 15. DEFAULT:** If Buyer fails to comply with this contract, Buyer will be in default, and Seller may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money as liquidated damages, thereby releasing both parties from this contract. If Seller fails to comply with this contract, Seller will be in default and Buyer may (a) enforce specific performance, seek such other relief as may be provided by law, or both, or (b) terminate this contract and receive the earnest money, thereby releasing both parties from this contract.
- 16. MEDIATION:** It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Seller and Buyer related to this contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.
- 17. ATTORNEY'S FEES:** A Buyer, Seller, Listing Broker, Other Broker, or escrow agent who prevails in any legal proceeding related to this contract is entitled to recover reasonable attorney's fees and all costs of such proceeding.
- 18. ESCROW:**
- A. **ESCROW:** The escrow agent is not (i) a party to this contract and does not have liability for the performance or nonperformance of any party to this contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent. Escrow agent may require any disbursement made in connection with this contract to be conditioned on escrow agent's collection of good funds acceptable to escrow agent.
 - B. **EXPENSES:** At closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no closing occurs, escrow agent may: (i) require a written release of liability of the escrow agent from all parties; and (ii) require payment of unpaid expenses incurred on behalf of a party. Escrow agent may deduct authorized expenses from the earnest money payable to a party. "Authorized expenses" means expenses incurred by escrow agent on behalf of the party entitled to the earnest money that were authorized by this contract or that party.
 - C. **DEMAND:** Upon termination of this contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
 - D. **DAMAGES:** Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.
 - E. **NOTICES:** Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
- 19. REPRESENTATIONS:** All covenants, representations and warranties in this contract survive closing. If any representation of Seller in this contract is untrue on the Closing Date, Seller will be in default. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- 20. FEDERAL TAX REQUIREMENTS:** If Seller is a "foreign person," as defined by Internal Revenue Code and its regulations, or if Seller fails to deliver an affidavit or a certificate of non-foreign status to Buyer that Seller is not a "foreign person" then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.

Initialed for Identification by Buyer:

EAK

and Seller

LMA

TREC NO. 9-15

DocuSign Envelope ID: C67E6252-4947-402A-BD 1A4F1D25DF9

Contract Concerning _____ (Address of Property)		Page 7 of 10 11-08-2021						
<p>21. NOTICES: All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by fax or electronic transmission as follows:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p>To Buyer at: _____</p> <p>CAPITAL A HOUSING / EYAD KASEMI</p> <p>Phone: () _____</p> <p>E-mail/Fax: <u>eyad@capitalahousing.com</u></p> <p>E-mail/Fax: _____</p> </td> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p>To Seller at: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>E-mail/Fax: _____</p> <p>E-mail/Fax: _____</p> </td> </tr> </table> <p>22. AGREEMENT OF PARTIES: This contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this contract are (check all applicable boxes):</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p><input type="checkbox"/> Third Party Financing Addendum</p> <p><input type="checkbox"/> Seller Financing Addendum</p> <p><input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association</p> <p><input type="checkbox"/> Buyer's Temporary Residential Lease</p> <p><input type="checkbox"/> Seller's Temporary Residential Lease</p> <p><input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals</p> <p><input type="checkbox"/> Addendum for "Back-Up" Contract</p> <p><input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal</p> <p><input type="checkbox"/> Addendum containing Notice of Obligation to Pay Improvement District Assessment</p> </td> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p><input type="checkbox"/> Addendum for Coastal Area Property</p> <p><input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum</p> <p><input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway</p> <p><input type="checkbox"/> Addendum for Sale of Other Property by Buyer</p> <p><input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area</p> <p><input type="checkbox"/> Other (list): _____</p> <p>_____</p> <p>_____</p> <p>_____</p> </td> </tr> </table> <p>23. CONSULT AN ATTORNEY BEFORE SIGNING: TREC rules prohibit real estate license holders from giving legal advice. READ THIS CONTRACT CAREFULLY.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p>Buyer's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p> </td> <td style="width: 50%; vertical-align: top; padding-bottom: 10px;"> <p>Seller's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p> </td> </tr> </table>			<p>To Buyer at: _____</p> <p>CAPITAL A HOUSING / EYAD KASEMI</p> <p>Phone: () _____</p> <p>E-mail/Fax: <u>eyad@capitalahousing.com</u></p> <p>E-mail/Fax: _____</p>	<p>To Seller at: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>E-mail/Fax: _____</p> <p>E-mail/Fax: _____</p>	<p><input type="checkbox"/> Third Party Financing Addendum</p> <p><input type="checkbox"/> Seller Financing Addendum</p> <p><input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association</p> <p><input type="checkbox"/> Buyer's Temporary Residential Lease</p> <p><input type="checkbox"/> Seller's Temporary Residential Lease</p> <p><input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals</p> <p><input type="checkbox"/> Addendum for "Back-Up" Contract</p> <p><input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal</p> <p><input type="checkbox"/> Addendum containing Notice of Obligation to Pay Improvement District Assessment</p>	<p><input type="checkbox"/> Addendum for Coastal Area Property</p> <p><input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum</p> <p><input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway</p> <p><input type="checkbox"/> Addendum for Sale of Other Property by Buyer</p> <p><input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area</p> <p><input type="checkbox"/> Other (list): _____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Buyer's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p>	<p>Seller's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p>
<p>To Buyer at: _____</p> <p>CAPITAL A HOUSING / EYAD KASEMI</p> <p>Phone: () _____</p> <p>E-mail/Fax: <u>eyad@capitalahousing.com</u></p> <p>E-mail/Fax: _____</p>	<p>To Seller at: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>E-mail/Fax: _____</p> <p>E-mail/Fax: _____</p>							
<p><input type="checkbox"/> Third Party Financing Addendum</p> <p><input type="checkbox"/> Seller Financing Addendum</p> <p><input type="checkbox"/> Addendum for Property Subject to Mandatory Membership in a Property Owners Association</p> <p><input type="checkbox"/> Buyer's Temporary Residential Lease</p> <p><input type="checkbox"/> Seller's Temporary Residential Lease</p> <p><input type="checkbox"/> Addendum for Reservation of Oil, Gas and Other Minerals</p> <p><input type="checkbox"/> Addendum for "Back-Up" Contract</p> <p><input type="checkbox"/> Addendum Concerning Right to Terminate Due to Lender's Appraisal</p> <p><input type="checkbox"/> Addendum containing Notice of Obligation to Pay Improvement District Assessment</p>	<p><input type="checkbox"/> Addendum for Coastal Area Property</p> <p><input type="checkbox"/> Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum</p> <p><input type="checkbox"/> Addendum for Property Located Seaward of the Gulf Intracoastal Waterway</p> <p><input type="checkbox"/> Addendum for Sale of Other Property by Buyer</p> <p><input type="checkbox"/> Addendum for Property in a Propane Gas System Service Area</p> <p><input type="checkbox"/> Other (list): _____</p> <p>_____</p> <p>_____</p> <p>_____</p>							
<p>Buyer's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p>	<p>Seller's Attorney is: _____</p> <p>_____</p> <p>Phone: () _____</p> <p>Fax: () _____</p> <p>E-mail: _____</p>							
Initialed for identification by Buyer <u>EAK</u> and Seller <u>MM</u>		TREC NO. 9-15						

DocuSign Envelope ID: C87E6252-4947-402A-BD 1A4F1D25DF9

Contract Concerning _____ Page 8 of 10 11-08-2021
(Address of Property)EXECUTED the _____ day of _____, 20____ (Effective Date).
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)DocuSigned by:
Eyad Kazemi
72E74C2B4C4448...

Buyer

DocuSigned by:
[Signature]
2C18A05E9F00428...

Seller

Buyer

Seller



The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not intended for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, (512) 936-3000 (<http://www.trec.texas.gov>) TREC NO. 9-15. This form replaces TREC NO. 9-14.

TREC NO. 9-15

DocuSign Envelope ID: C67E6252-4947-402A-BD 1A4F1D25DF9

Contract Concerning

(Address of Property)

Page 9 of 10 11-08-2021

BROKER INFORMATION
(Print name(s) only. Do not sign)**DASH REALTY****601436**

Other Broker Firm

License No.

represents

☒ Buyer only as Buyer's agent☐ Seller as Listing Broker's subagent

Kenda Dawwami

681743

Associate's Name

License No.

Team Name

Associate's Email Address

Phone

Licensed Supervisor of Associate

License No.

Other Broker's Address

Phone

City

State

Zip

CENTRAL METRO REALTY LLC

Listing Broker Firm

License No.

represents

☐ Seller and Buyer as an Intermediary☒ Seller only as Seller's agent

Wesam Norallah

755107

Listing Associate's Name

License No.

Team Name

Listing Associate's Email Address

Phone

Licensed Supervisor of Listing Associate

License No.

13497 N Hwy 183 Ste 700 Austin, TX 78750

Listing Broker's Office Address

Phone

City

State

Zip

Selling Associate's Name

License No.

Team Name

Selling Associate's Email Address

Phone

Licensed Supervisor of Selling Associate

License No.

Selling Associate's Office Address

City

State

Zip

Disclosure: Pursuant to a previous, separate agreement (such as a MLS offer of compensation or other agreement between brokers), Listing Broker has agreed to pay Other Broker a fee (% 3 of the selling price). This disclosure is for informational purposes and does not change the previous agreement between brokers to pay or share a commission.

TREC NO. 9-15

DocuSign Envelope ID: C87E6252-4947-402A-BD 1A4F1D25DF9

1

Contract Concerning _____ Page 10 of 10 11-08-2021
(Address of Property)**OPTION FEE RECEIPT**Receipt of \$ 500.00 (Option Fee) in the form of Wire
is acknowledged.Kelley Clamphitt _____ 11/4/21
Escrow Agent Date**EARNEST MONEY RECEIPT**Receipt of \$ 2,500.00 Earnest Money in the form of Wire
is acknowledged.Kelley Clamphitt M. Frederick Kelley.Clamphitt@texasnationaltitle.com 11/4/21
Escrow Agent Received by Email Address (512) 345-1659 Date/Time
(512) 345-5958Texas National Title _____
Address Phone3508 Far West Blvd. Suite 190 _____
City State Zip FaxAustin, TX 78731**CONTRACT RECEIPT**

Receipt of the Contract is acknowledged.

Kelley Clamphitt M. Frederick Kelley.Clamphitt@texasnationaltitle.com 11/3/21
Escrow Agent Received by Email Address (512) 345-1659 Date
(512) 345-5958Texas National Title _____
Address Phone3508 Far West Blvd. Suite 190 _____
City State Zip FaxAustin, TX 78731**ADDITIONAL EARNEST MONEY RECEIPT**Receipt of \$ _____ additional Earnest Money in the form of _____
is acknowledged.

Escrow Agent Received by Email Address Date/Time

Address Phone

City State Zip Fax

TREC NO. 9-15

5.E. Phase I ESA

Capital A Housing will engage a Phase I ESA to be completed as part of the TDHCA application and will forward to AHFC upon receipt.

5.F. SHPO

Supportive Housing - IC will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.