



HOUSING DEVELOPMENT ASSISTANCE (RHDA/OHDA)

Application for Housing Development Financing

PLEASE NOTE: AHFC Reserves the right to fund projects at a lower amount than requested, and the right to deny applications that do not coincide with the [Austin Strategic Housing Blueprint](#) and policy direction from the Austin City Council.

Applicant Information

(If the developer involves multiple entities, is a partnership or joint venture, please provide the requisite information for each and identify the entity that will serve as the "lead" organization.)

Developer Name

Eyad Kasemi (Lancaster Office Three, LLC)

Owner Name

Lancaster Office Three, LLC

Street Address

11400 W Parmer Lane, Apt. 128

City

Cedar Park

State

TX

Zip

78613

Contact Name

Eyad Kasemi

Contact Telephone

909-806-9750

Contact Email

eyad@civiltitude.com

Federal Tax ID Number

84-4845075

D-U-N-S Number (visit www.dnb.com for free DUNS#.)

113392235

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

Legal Name of Developer/Entity

Lancaster Office Three, LLC

Title of Authorized Officer

Eyad Kasemi


Signature of Authorized Officer

10/30/2019

Date

INSTRUCTIONS: Applications will be reviewed on a quarterly basis. All applications submitted in the review period that achieve the minimum threshold score will be reviewed by an internal panel of NHCD staff. All awards will be made by the AHFC Board of Directors. To be considered for an award, please complete this application electronically, print, sign, and deliver to:

Department of Neighborhood
Housing and Community
1000 East 11th Street
Austin, Texas 78702
Attn: James May
Community Development Manager

City of Austin

NOV 1 2019

NHCD / AHFC

TRUE CASA CONSULTING, LLC

October 31, 2019

James May
City of Austin - NHCD
1000 East 11th Street
Austin, Texas 78702

RE: RHDA Application – Talia Homes at St. Georges Green

Dear Jamey:

I am pleased to submit this application for RHDA funding on behalf of Lancaster Office Three, LLC for the development of Talia Homes at St Georges Green – 8 units of high-quality, affordable rental housing for families in a high opportunity area of South Austin. All units will be affordable to families with median family incomes at or below 50% MFI.

The team behind Talia Homes at St. Georges Green are extremely experienced in affordable housing development paired with significant financial backing and fueled by a motivation to give back to the Austin community. The two applications submitted this round – Talia Homes at Lamppost and Talia Homes at St. Georges Green – are just the beginning for this team. The City's support of this team will only catalyze future affordable housing developments and partnerships.

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

- 1) The project is being developed by a strong team that is extremely well-versed in affordable housing development.
- 2) The property is acquired, has secured certification with Affordability Unlocked, and a site plan has been submitted. The project is ready to proceed and will rapidly deliver units showing the City an immediate return on investment.
- 3) The City's funding will be leveraged 100% with owner equity being provided by a pool of investors.
- 4) This is a project born out of a spirit of giving back and is the perfect example of leveraging home-grown skills and funding in our community to deliver affordable housing.

We are so thankful for this opportunity and appreciate your guidance through this process.

Best,
Jenn Hicks

Project Summary Form

1) Project Name Talia Homes at St. Georges	2) Project Type 100% Affordable	3) New Construction or Rehabilitation? New Construction
4) Location Description (Acreage, side of street, distance from intersection) 5300 St. Georges Green		5) Mobility Bond Corridor Manchaca Rd
6) Census Tract 17.12	7) Council District District 5	8) Elementary School SUNSET VALLEY EL
9) Affordability Period 40 years		
10) Type of Structure Single Family	11) Occupied? No	12) How will funds be used? ion, Pre-development, and Cons

13) Summary of Rental Units by MFI Level

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI		2	4	2		8
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
Total Units	0	2	4	2	0	8

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	1	Continuum of Care Units	0
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?
- 17) Is the property within 1/4 mile of a High-Frequency Transit Stop?
- 18) Is the property within 3/4 mile of Transit Service?
- 19) The property has Healthy Food Access?

20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	
Third Party Equity	\$ 1,268,258
Grant	
Deferred Developer Fee	
Other	
City of Austin	400000

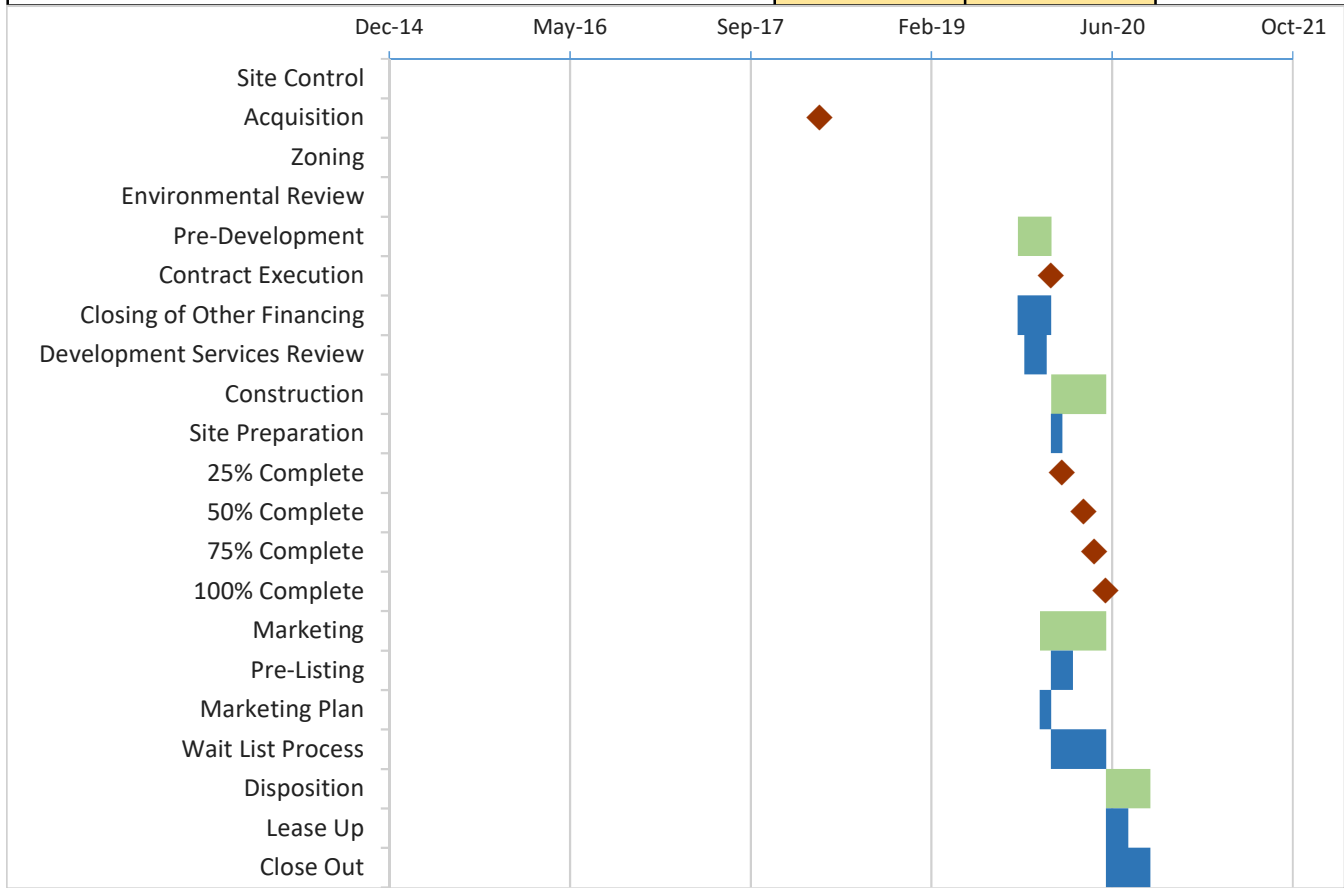
<u>Uses</u>	
Acquisition	250,000
Off-Site	
Site Work	204,150
Sit Amenities	
Building Costs	834177
Contractor Fees	140,431
Soft Costs	239,500
Financing	
Developer Fees	

Total \$ 1,668,258

Total \$ 1,668,258

Development Schedule

	Start Date	End Date
Site Control	Apr-18	Jan-00
Acquisition	Apr-18	
Zoning	N/A	N/A
Environmental Review	N/A	N/A
Pre-Development	Oct-19	Jan-20
Contract Execution	Jan-20	
Closing of Other Financing	Oct-19	Jan-20
Development Services Review	Oct-19	Dec-19
Construction	Jan-20	Jun-20
Site Preparation	Jan-20	Feb-20
25% Complete	Feb-20	
50% Complete	Apr-20	
75% Complete	May-20	
100% Complete	Jun-20	
Marketing	Dec-19	Jun-20
Pre-Listing	Jan-20	Mar-20
Marketing Plan	Dec-19	Jan-20
Wait List Process	Jan-20	Jun-20
Disposition	Jun-20	Oct-20
Lease Up	Jun-20	Aug-20
Close Out	Jun-20	Oct-20



Development Budget

	Total Project Cost	Requested AHFC Funds	Description
Pre-Development			
Appraisal			
Environmental Review			
Engineering	40,000		
Survey	6,500		
Architectural	60,000		
Subtotal Pre-Development Cost	\$106,500	\$0	
Acquisition			
Site and/or Land	250,000		
Structures			
Other (specify)			
Subtotal Acquisition Cost	\$250,000	\$0	
Construction			
Infrastructure			
Site Work	201,650		
Demolition	2,500		
Concrete	74,685	50,000	
Masonry	37,343	25,000	
Rough Carpentry	149,370	25,000	
Finish Carpentry	32,500	25,000	
Waterproofing and Insulation	17,235		
Roofing and Sheet Metal	34,470	25,000	
Plumbing/Hot Water	71,813	50,000	
HVAC/Mechanical	54,578	50,000	
Electrical	50,269	50,000	
Doors/Windows/Glass	48,833	25,000	
Lath and Plaster/Drywall and Acoustical			
Tiel Work	48,833		
Soft and Hard Floor			
Paint/Decorating/Blinds/Shades	51,705	50,000	
Specialties/Special Equipment	11,490		
Cabinetry/Appliances	45,960	25,000	
Carpet			
Other (specify)	151,906		electric grounding of slab, termite treatment, contractor fee, i
Construction Contingency	93,621		
Subtotal Construction Cost	\$1,178,758	\$400,000	
Soft & Carrying Costs			
Legal	48,500		
Audit/Accounting	25,000		
Title/Recordin	59,500		
Architectural (Inspections)			
Construction Interest			
Construction Period Insurance			
Construction Period Taxes			
Relocation			
Marketing			
Davis-Bacon Monitoring			
Other (specify)			
Subtotal Soft & Carrying Costs	\$133,000	\$0	
TOTAL PROJECT BUDGET	\$1,668,258	\$400,000	

Projected Affordability Data for Home Sales (OHDA)									
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	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	0	0	0	0	0	0	0
Number of Bedrooms	0	0	0	0	0	0	0
Square Footage	0	0	0	0	0	0	0
Anticipated Sale Price	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Borrower Contribution	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Homebuyer Subsidy	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Principal Amount of Mortgage	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Anticipated Interest Rate	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Monthly Principal Amount	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Monthly Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Monthly Taxes	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL Estimated PITI	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Project Name	Homes at St. Georges Green	
Project Type	100% Affordable	
Council District	District 5	
Census Tract	17.12	
AHFC Funding Request Amount	\$400,000	
Estimated Total Project Cost	\$1,668,348	
High Opportunity	No	
High Displacement Risk	YES	
High Frequency Transit	Yes	
Imagine Austin	Yes	
Mobility Bond Corridor	Manchaca Rd	
SCORING ELEMENTS		Description
UNITS		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
<i>District Goal</i>	0.00%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	0.00%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 20
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	8	# of rental units at < 50% MFI
<i>District Goal</i>	1.79%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	10.58%	% of annual goal reached with units
<i>High Frequency Transit</i>	6.21%	% of annual goal reached with units
<i>Imagine Austin</i>	6.21%	% of annual goal reached with units
<i>Geographic Dispersion</i>	5.50%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	5.67%	% of annual goal reached with units
SCORE	5	% of Goals * 15
< 60% MFI	0	# of units for purchase at < 60% MFI
< 80% MFI	0	# of units for purchase at < 80% MFI
<i>District Goal</i>	0.00%	% of annual goal reached with units
<i>High Opportunity</i>	0.00%	% of annual goal reached with units
<i>Displacement Risk</i>	0.00%	% of annual goal reached with units
<i>High Frequency Transit</i>	0.00%	% of annual goal reached with units
<i>Imagine Austin</i>	0.00%	% of annual goal reached with units
<i>Geographic Dispersion</i>	0.00%	% of annual goal reached with units
<i>Mobility Bond Corridor</i>	0.00%	% of annual goal reached with units
SCORE	0	% of Goals * 15
Unit Score	5	MAXIMUM SCORE = 350
INITIATIVES AND PRIORITIES		
<i>Continuum of Care</i>	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
<i>2 Bedroom Units</i>	4	Total Affordable 2 Bedroom units
<i>3 Bedroom Units</i>	2	Total Affordable 3 Bedroom units
<i>4 Bedroom Units</i>	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	15	Multi-bedroom Unit/Total Units * 20
TEA Grade	74	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	7	Educational Attainment, Environment, Community Institutions, Social Cohesion, Ec
<i>Accessible Units</i>	2	mobility and sensory units
<i>Non-PSH, Non-Voucher Under 20% MFI</i>	0	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	29	MAXIMUM SCORE = 200
UNDERWRITING		
<i>AHFC Leverage</i>	24%	% of total project cost funded through AHFC request
Leverage Score	19	25 - (% leverage * 25)
<i>AHFC Per Unit Subsidy</i>	\$50,000.00	Amount of assistance per unit
Subsidy per unit score	19	(\$200,000 - per unit subsidy)*25/\$200,000
<i>AHFC Per Bedroom Subsidy</i>	\$25,000.00	Amount of assistance per bedroom
Subsidy per Bedroom Score	22	(\$200,000 - per bedroom subsidy)*25/\$200,000
<i>Debt Coverage Ratio (Year 5)</i>	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	60	MAXIMUM SCORE = 100
APPLICANT		
FINAL QUANTITATIVE SCORE	94	THRESHOLD SCORE = 50
<i>Previous Developments</i>		
<i>Compliance Score</i>		
<i>Proposal</i>		
<i>Supportive Services</i>		
<i>Development Team</i>		
<i>Management Team</i>		
<i>Notes</i>		

TALIA HOMES



REQUIRED ATTACHMENTS

Talia Homes at St Georges Green

By

Lancaster Office Three, LLC



a. Introduction:

Talia Homes at St. Georges Green is an affordable housing community being developed by a powerhouse team of Austin-based real estate professionals 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.

Lancaster Office Three, LLC, is the owner/developer entity for Talia Homes at St. Georges Green, which is being led by Eyad Kasemi and Faye Kazi of Civilitude - an engineering firm that has been a part of numerous AHFC-funded affordable housing communities: The Works II, Cardinal Point, Live Oak Trails, Homestead Oaks, The Jordan at Mueller and AHA! at Briarcliff to name a few. The technical expertise of the Civilitude duo is enhanced by a "give-back" mentality that leads in both their professional and personal lives. Besides being brain trusts on real estate development, Mr. Kasemi and Mr. Kazi have a deep understanding of affordable housing financing and entitlements.

The team supporting Talia Homes at St. Georges Green includes:

Lancaster Office Three, LLC – Developer and Owner – made up of Eyad Kasemi and Faye Kazi of Civilitude, Hind T. Hatoum, Mothafar Mahmoud, Tom Kolko, and Ghassan Mahmoud.

Civilitude, Inc. – Civil Engineer

Jennifer Hicks – True Casa Consulting, LLC – Affordable Housing Financing Consultant

Kenda Dawwami – Keller Williams Realty, Inc. – Realtor for Homeownership Units, Property Manager and Asset Manager

Austin Design Group – Steve Todd, Project Architect

Constructinople – General Contractor

Please see Section 2: Development Team for Experience.

Talia Homes at St. Georges Green is a high-impact housing community worthy of City of Austin investment for the following reasons:

- 1) 17 affordable units in the heart of a family-friendly, high-opportunity neighborhood in Urban Austin
- 2) A skilled development team whose experience can expedite the project through development ensuring rapid delivery of units

TALIA HOMES



- 3) The project is backed and supplemented with owner equity from an impressive pool of investors who are putting their money into innovative affordable housing solutions. This leverage by private funders is exactly the innovation that Austin needs to be nimble and get quality affordable housing on the ground quickly.
- 4) Talia Homes at St. Georges Green (and concurrent Talia Homes at St. Georges Green) are the first of many in-fill affordable housing communities planned by this team. The City of Austin funding is a direct return on investment by not only delivering affordable units in desirable neighborhoods, but also building the capacity of the next generation of affordable housing developers.



ATTACHMENT 1: APPLICANT ENTITY

b. Certificate of Status:

Please find Certificate of Status attached.



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 LANCASTER OFFICE THREE, LLC (file number 802965188), a Domestic Limited Liability Company (LLC), was filed in this office on March 19, 2018.

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

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on October 31, 2019.



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

Ruth R. Hughs
Secretary of State



ATTACHMENT 1: APPLICANT ENTITY

c. Applicant Capacity:

Lancaster Office Three, LLC – developer and owner of Talia Homes at St. Georges Green – is managed by members Eyad Kasemi and Faye Kazi of Civilitude. As Founder and President of Civilitude, Faye Kazi has been creating vibrant and complete communities in Austin for over a decade. As Civilitude celebrates its ten-year anniversary, Mr. Kazi and Mr. Kasemi are taking their unparalleled experience in affordable housing development and getting hands-on as owners/developers while adding capacity to the Austin-based community of “Housers.”

“CIVILITUDE was born of a desire to serve Austin with elevated standards of excellence in land development. We call Austin our home, work-place, playground, and our community. Because both the public and private sectors contribute to fashioning the fabric of our city, Civilitude aims to represent clients in each of these areas exceptionally. From school districts to affordable housing builders, from municipalities to commercial developers, we at Civilitude support our clients in creating complete communities that are vibrant, flourishing and diverse.”

Jennifer Hicks of True Casa Consulting has been retained to lead the finance of Talia Homes at St. Georges Green. 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 nonprofit and mission-based for-profits to help structure and access capital for affordable housing projects in Texas. Hicks' passion and expertise is centered around high-impact housing and enjoys the complexity and challenge these projects provide. She marries her development and finance skills with a deep understanding of the target population that helps inform both the physical and programmatic design of the project that best suits the target population. Hicks has strong relationships with quality investors, lenders and local and state housing funders.

Jennifer Hicks and Civilitude worked together on the majority of projects developed during Hicks' tenure at Foundation Communities. Many of these projects were extremely complex and were delivered on time and within budget. This experience is directly translated to the development of Talia Homes and this history builds a solid relationship that will ensure the financial execution and accelerated delivery of affordable housing units.



i.) Project Management:

Civiltude has assisted in the development of over 15 affordable housing communities and 21 market multifamily communities. Please see Section 2 (Development Team) for a map of the impressive number of projects that Civiltude has developed in Austin from education to retail to subdivision. Civiltude will utilize this track record of expertise and the capacity of their skilled staff to oversee this project with primary oversight by Eyad Kasemi and Fayez Kazi.

ii.) Market Analysis:

Talia Homes at St. Georges Green will feature 8 units and due to its small size will not be pursuing funding from TDHCA – who normally requires a market analysis. Please see Section 4 (Project Proposal) for a Market Assessment.

iii.) Site Selection and Control:

Talia Homes at St. Georges Green is already owned by Lancaster Office Three, LLC.

iv.) Planning and Construction:

The General Contractor for Talia Homes at St. Georges Green is Constructinople who has completed or is under construction on several SMART Housing Single Family and ADU infill projects. Constructinople has worked with the same team assembled for Talia Homes at St. Georges Green on several project and therefore this project will benefit from that cohesion and efficiency.

v.) Design, Architecture and Engineering:

A cohesive and experienced architecture and engineer team is critical to the overall project success. Luckily, Talia Homes at St. Georges Green is being spearheaded by the most well-qualified and experienced engineering firms in local affordable housing development – Civiltude, Inc.. Austin Design Group – who has worked with Kazi and Kasemi on numerous urban in-fill housing developments - will be the architect for Talia Homes at St. Georges Green. Together, the team is bringing an urban living model with a high-end feel to the affordable housing

vi.) Legal and Accounting:

An attorney will be engaged for this project on as needed basis. All accounting is performed in-house by Crystal Nuding of Civiltude, Inc. who currently manages the team's other properties.

vii.) Federal Funding Rules:

Jennifer Hicks has extensive experience working with programs funded by HUD and their associated federal regulations including: Federal Labor Standards, Davis Bacon Reporting, Section 3, Affirmative Marketing, Environmental Clearances, Public Notices and Procurement Standards. Please see attachment for a list of properties developed/assisted by Jennifer Hicks and the funding sources in place at each property. Also, please see Section 2 (Development Team) for more detailed information on Financing Experience. Civiltude also has expansive



knowledge of federal funding rules from their work on dozens of affordable housing communities.

viii) Other funding source rules (e.g. Low Income Housing Tax Credits):

Please see attachment for a list of properties developed/assisted by Jennifer Hicks and the funding sources in place at each property. Also, please see Section 2 (Development Team) for more detailed information on Financing Experience. Civilitude also has expansive knowledge of federal funding rules from their work on dozens of affordable housing communities.

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Project	New or Rehab	# of Units	Project Type	Financing	Year Complete	Income Mix
Arbor Terrace, Austin, TX	Rehab	120	Supportive Housing	Neighborhood Stabilization Program via TDHCA, City of Austin RHDA Program, FHLB Atlanta, NeighborWorks America	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, NeighborWorks America, Private Fundraising	2016	22 units – 30% MFI 21 units – 40% MFI 64 units – 50% MFI
Burnet Place Apartments, Austin, TX	New	61	Supportive Housing	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, NeighborWorks America, Private Fundraising	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, Private Fundraising	2017	12 units – 30% MFI 60 units – 50% MFI 48 units – 60% MFI

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Eastern Oaks Apartments, Austin, TX	Rehab	30	Family	TDHCA MFDL and RHDA Program	Under Development	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, NeighborWorks America, Private Fundraising	2015	14 units – 30% MFI 70 units – 50% MFI 42 units – 60% MFI 14 units - MKT
The Jordan at Mueller, Austin, TX	New	132	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Private Fundraising	Under Construction	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, Private Fundraising	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, Private Fundraising	2017	12 units – 30% MFI 12 units – 40% MFI 34 units – 50% MFI
M Station, Austin, TX	New	150	Family	9% LIHTC, City of Austin RHDA Program, FHLB San Francisco, Enterprise	2011	15 units – 30% MFI 75 units – 50% MFI

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				Green Communities, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America		45 units – 60% MFI 15 units – MKT
Roosevelt Gardens, Austin, TX	New Construction	40	Supportive Housing	City of Austin RHDA, TDHCA MFDL, FHLB San Francisco	Under Development	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, NeighborWorks America, Private Fundraising, Permanent Mortgage with Impact Capital via Bank of America	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, NeighborWorks America, Enterprise Green Communities, Private Fundraising	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, NeighborWorks America, Enterprise Green	2008	72 units – 30% MFI 28 units – 40% MFI

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				Communities, Private Fundraising		
Waterloo Studios, Austin, TX	New Construction	132	Supportive Housing	9% LIHTC and City of Austin RHDA Program	Under Development	26 units – 30% MFI 26 units – 40% MFI 80 units – 50% MFI

LANCASTER OFFICE THREE, LLC

Fayez Kazi, CEO, P.E

As Founder and President of Civiltude, Fayez is passionate about creating vibrant, complete communities. His expertise ranges from urban planning and zoning to civil infrastructure design and land development. In his 20 years of experience as a civil engineer, Fayez's work has changed the Austin skyline. More importantly, it has created opportunities for his employees and students alike to make a difference in the Austin community. Fayez's belief in bettering communities doesn't end with his professional work — he spends his time giving back as a teacher, as a mentor, and as a regular volunteer.

Eyad Kasemi, E.I.T.

Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities. He designed – The Jordan at Mueller - a 132- unit AHFC-funded apartment complex that received a site development permit within a record four months. He is also involved in real estate development and construction with a focus on auxiliary dwelling units and even manages a few properties of his own. As Project Manager for Constructinople, LLC, Mr. Kasemi will develop 4 SMART housing auxiliary dwelling units for local non-profit – Blackland CDC. Mr. Kasemi strongly believes everyone should have a fair chance at affordable housing. Outside of work, Mr. Kasemi has worked with a local non-profit that aids refugees in the area for over 5 years. As an immigrant himself, he is aware of hardships that people encounter and enjoys helping those in need in his spare time.

Hind T. Hatoum, PhD.

After graduate education in Austin Texas, Hatoum established roots in Chicago Illinois where most affordable communities were mono-ethnic. After 30 years in Chicago, she now feels the multi-ethnic neighborhoods are expanding and the ability of the citizens to live side by side with other ethnic groups is possible. Hatoum's educational background includes bachelor's degree in pharmacy, masters in pharmacology and a doctorate degree (PhD) in Health Care Administration. She has taught at the University of Illinois at Chicago, for more than a decade, and spent 22 years as a research consultant to pharmaceutical companies. Hatoum was attracted as principal in Lancaster Office Three, LLC due to a belief that an integrated society provides a benevolent medium to raise families where good neighbors are not necessarily defined by their income brackets, but rather by their characters and neighborly acts. She believes the City of Austin SMART Housing program and AHFC funding provides a rather non-intrusive way to bring together

folks with different income levels and acts as model to bring the citizens of Austin closer by leveling up the playing fields for the less fortunate members of the community.

Mothafar Mahmoud

Mothafar Mahmoud has been building high end residential houses in the Austin area since 2000. He enjoys the construction business, overseeing all phases of the trade and coordinating all these efforts and coming up with a product that people would live in and call it their home. Mahmoud has a degree in Civil Engineering with emphasis in construction. As a member of Lancaster Office Three, LLC, Mahmoud is excited to use his construction experience and engineering background to be able to meet the demands of the Austin community through the affordable housing program and provide quality housing to benefit families of low to intermediate income levels.

Tom Kolko, P.E.

Tom Kolko knows the value of community. It was US government programs and the kindness of the community around him that helped him through the remaining semesters of his college career after his father's death while a junior at Texas A&M in the Civil Engineering program. In 2010, at the peak of his professional career, he took a leap of faith to start his own business, but it was the wrong time and the wrong opportunity. After depleting his life's savings before getting back on his feet, it was again community that helped him through tough times. Now it's time for him to give back and help the disadvantaged community improve where they live to provide them with a much-needed head start.

Ghassan Mahmoud

Ghassan Mahmoud has been involved in the development and construction business since 1993 right after graduate school with a degree in Civil Engineering and Construction Management. He believes the affordable housing program offers great investment opportunities for investors that are well familiar with the construction business while providing an incentive to accommodate less privileged families to find quality homes and shelter at affordable prices.



ATTACHMENT 1: APPLICANT ENTITY

d. Statement of Confidence:

N/A

Eyad Kasemi and Fayezi Kazi are locally involved in the development of affordable housing through the Civil Engineering firm, Civilitude, founded by Kazi about ten years ago. While Civilitude has worked on projects outside of Austin, this has only been for engineering services. Talia Homes at Lamppost and Talia Homes at St. Georges Green are the first affordable housing communities owned and developed by the team that are accessing City of Austin funding. All consultants and the professional team engaged are all local to Austin and have experience working on Austin-based, affordable housing projects.



ATTACHMENT 1: APPLICANT ENTITY

e. Financial Capacity:

LANCASTER OFFICE THREE, LLC – managed by **Eyad Kasemi and Faye Kazi of Civilitude** - is not a newcomer to affordable housing development. The development team assembled for Talia Homes at St. Georges Green have worked in differing capacities on numerous affordable housing developments featuring either City of Austin funding or are SMART Housing certified.

CIVILITUDE has assisted in the development of over 15 affordable housing communities and 21 market multifamily communities. Please see Section 2 (Development Team) for a map of the impressive number of projects that Civilitude has developed in Austin.

EYAD KASEMI AND FAYEZ KAZI – managers of Lancaster Office Three, LLC – have developed numerous urban in-fill projects that were SMART Housing certified.

JENNIFER HICKS of True Casa Consulting – the financing consultant engaged by Lancaster Office Three, LLC for the development of Talia Homes at St. Georges Green - has been engaged and working with City of Austin RHDA funds her entire career. Hicks also possesses extensive experience with the following housing programs:

- Low-Income Housing Tax Credit
- Texas Department of Housing and Community Affairs MFDL Program
- Federal Home Loan Bank AHP Program
- City of Austin, Neighborhood Housing and Community Development programs
- Section 811 PRA Program
- HUD Capital Financing programs, including HOME and CDBG
- HUD Continuum of Care
- Public Housing Authority programs, includes Housing Choice Vouchers

JENNIFER HICKS' portfolio of relevant experience includes:

Roosevelt Gardens – 40 units

Location:	Austin, Texas
Project Type:	demolition and expansion – 40 new construction MF units
Scope of Services:	Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.



Burnet Place Apartments – 61 units

Location: Austin, Texas
Project Type: new construction of 61 units on urban in-fill site
Scope of Services: Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.

Eastern Oaks Apartments – 30 units

Location: Austin, Texas
Project Type: major rehabilitation of existing public housing-owned property
Scope of Services: Led financial structuring of capital stack including: TDHCA MFDL funding, City of Austin funding and FHLB AHP funding.

Garden Terrace – Phases I, II and III – 123 Units

Location: Austin, Texas
Project Type: acquisition/rehabilitation, supportive housing, adaptive re-use, single room occupancy, on-site supportive services
Scope of Services: Led pre-development, neighborhood support, financial structuring, FHLB AHP award, TDHCA HOME/HTF funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, Section 8 Moderate Rehabilitation Project-Based contract with Housing Authority of the City of Austin, TDHCA Multifamily Direct Loan program, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams, annual renewal of HAP contract, federal subsidy layering review.

Spring Terrace – 142 Units

Location: Austin, Texas
Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, emergency shelter, Enterprise Green Communities, on-site supportive services
Scope of Services: Led pre-development, neighborhood support, financial structuring, FHLB AHP award, TDHCA HOME/HTF funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

Skyline Terrace – 100 Units

Location: Austin, Texas



Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, 9% HTC, Enterprise Green Communities, on-site supportive services

Scope of Services: pre-development, neighborhood support, financial structuring, 9% Low Income Housing Tax Credit application and award, FHLB AHP award, City of Austin funding, construction budget review and value engineering, part of development team, contract review, investor and lender RFP and selection, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

Arbor Terrace – 120 Units

Location: Austin, Texas

Project Type: acquisition/rehabilitation, supportive housing, single room occupancy, adaptive re-use, Enterprise Green Communities, on-site supportive services

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, Neighborhood Stabilization Program funding, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, design input for target population, voucher partnership with local nonprofit service organization, blended management with property management and supportive service teams.

M Station – 150 Units

Location: Austin, Texas

Project Type: new construction, 9% HTC, family, mixed-income, mixed-use, Transit Oriented Development, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families

Scope of Services: pre-development, neighborhood support, financial structuring FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings, tenant for commercial space.

Sierra Vista – 238 Units

Location: Austin, Texas

Project Type: acquisition/rehabilitation, re-location, 9% HTC, family, Enterprise Green Communities, TDHCA Weatherization Assistance Program, on-site



Scope of Services: children's learning center and adult-focused services, integrated units for homeless and at-risk families
pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, layered TDHCA WAP funding for green improvements, partnerships with state agency and nonprofit service organization for vouchered units, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings.

Capital Studios – 135 Units

Location: Austin, Texas

Project Type: new construction, zero lot line construction, Central Business District, 9% HTC, family, LEED, supportive housing, single room occupancy, commercial space and parking, on-site supportive services.

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, partnership with housing authority for VASH referrals, design input for targeted population, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings

Homestead Oaks – 140 Units

Location: Austin, Texas

Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, mixed income, integrated units for homeless and at-risk families

Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, HUD 221 (d)(4) financing, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings.

Lakeline Station – 128 Units

Location: Austin, Texas

Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families



Scope of Services: pre-development, financial structuring, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, environmental review, land and financial closings

Bluebonnet Studios – 108 Units

Location: Austin, Texas
Project Type: new construction, zero lot line construction, 9% HTC, family, LEED, supportive housing, single room occupancy, on-site supportive services
Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, partnership with housing authority for VASH referrals, design input for targeted population, City of Austin funding, construction budget review and value engineering, part of development team, contract review, TDHCA Multifamily Direct Loan Program, environmental review, land and financial closings

Live Oak Trails – 58 Units

Location: Austin, Texas
Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families
Scope of Services: pre-development, neighborhood support, financial structuring, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, TDHCA Multifamily Direct Loan Program, environmental review, land and financial closings

Cardinal Point – 120 Units

Location: Austin, Texas
Project Type: new construction, high opportunity area, 9% HTC, family, LEED, on-site children's learning center and adult-focused services, integrated units for homeless and at-risk families.
Scope of Services: pre-development, neighborhood support, financial structuring, FHLB AHP award, 9% Low Income Housing Tax Credit application and award, investor and lender RFP and selection, City of Austin funding, construction budget review and value engineering, part of development team, contract review, PUD zoning with Master Community Association and design approval process, environmental review, land and financial closings



Required Attachments:

- 1) Current Financial Statement from Civiltude and from Hind Hatoum (one investor on project)
- 2) Proof of sufficient reserves or line of credit available to complete the proposed project



ATTACHMENT 2: DEVELOPMENT TEAM

Lancaster Office Three, LLC has engaged the following high-quality development team to oversee the development of Talia Homes at St. Georges Green:

- | | |
|---------------------------------|---|
| 1) Financing Consultant: | Jennifer Hicks with True Casa Consulting, LLC |
| 2) Architect: | Austin Design Group |
| 3) Civil Engineer: | Civilitude, LLC |
| 4) General Contractor: | Constructinople |
| 5) Developer | Lancaster Office Three, LLC |

Please see attached documentation of experience for 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.

TALIA HOMES



	Name and Contact Information	MBE?	WBE?	NP?
Owner	Eyad Kasemi, Managing Member, Lancaster Office Three, LLC, 5110 Lancaster Ct, Austin, TX 78723 (909) 806-9750 eyad@civilitude.com			
Finance Consultant	Jennifer Hicks, Owner of True Casa Consulting, 3000 Skylark Drive, Austin, TX 78757 (512) 203-4417 jennifer@truecasa.net		X	
Architect	Steve Todd, Austin Design Group, 9020 S Capital of Texas Highway, Building 1, Suite 350, Austin, TX, 78759 (512) 346-1724			
Engineer	Civilitude, 5110 Lancaster Court, Austin, TX 78723 (512) 761-6161 fayeze@civilitude.com	X		
General Contractor	Fayeze Kazi, Constructinople, (512) 956-6650 fayeze@civilitude.com	X		
Property Management Provider	Kenda Dawwami, Real Estate Agent/KW Realty, (909) 806-9748 kendadawami@gmail.com			
Other: Accounting	Michelle Sweeten, Accountant, Sweeten CPA, 10420 Manchaca Road (512) 300-0282		X	

TRUE CASA CONSULTING, LLC

Bio for Jennifer Hicks, 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. She marries her development and finance skills with a deep understanding of the target population that helps inform both the physical and programmatic design of the project that best suits the target population. Hicks has strong relationships with quality investors, lenders and local and state housing funders. Hicks was honored to be a part of Affordable Housing Finance's first round of 40 and Under Young Leaders, but her greatest reward is creating places for people to call home.

Affordable Housing Development Experience

True Casa has the following experience in Affordable Housing Development:

- 1) Leading affordable housing site selection for new communities including analyzing sites for scoring and threshold requirements with Housing Tax Credit program.
- 2) Structuring purchase contracts to meet requirements of Housing Tax Credit program.
- 3) Reviewing purchase contracts and ensuring milestones are all achieved.
- 4) Coordinating professionals to conduct third party due diligence reports and reviewing all reports (i.e. Phase I ESA, appraisals, market studies, property condition assessments, civil engineering reports, and surveys.)
- 5) Managing the required follow-up for any third party due diligence reports (i.e. Phase II ESA work.)
- 6) Coordinating RFQ's for architect and general contractor selection, including participating in selection committee.
- 7) Overseeing the financial structuring and development of 1,800 units of affordable housing.
- 8) Running project budgets and proformas for proposed affordable housing developments.
- 9) Managing the construction budget process including reviewing bids and participating in value engineering.
- 10) Leading the contract review and finalization for general contractor and architect and ensuring all federal requirements are properly referenced and adhered to, as well.
- 11) Participating in design review and input to ensure housing is designed with target population in mind.
- 12) Creating the organizational structure for new affordable housing developments including name registration and new entity creation with the Texas Secretary of State.

TRUE CASA CONSULTING, LLC

- 13) Ensuring that design and construction team is made aware of State and Federal housing construction requirements and that they are properly adhered to.
- 14) Overseeing compliance with Davis Bacon wage reporting and Federal labor standard laws.
- 15) Coordinating with development team on zoning and permit issues and timing, as needed.
- 16) Engaging with neighborhoods and community organizations on affordable housing education and specific development support.
- 17) Raising over \$218 million in grants and loans from public and private sources for the acquisition, rehabilitation and new construction of affordable housing.
- 18) Winning 9% low income housing tax credits in Texas on 11 developments in the past 10 years.
- 19) Preparing and processing 9% HTC applications including leading response to all deficiencies, underwriting and ensuring project meets all required reporting milestones.
- 20) Completing all reporting due to TDHCA on all HTC-funded projects – commitment, Carryover Allocation Agreement, 10% Test, construction monitoring reports, LURA origination, and Cost Certification.
- 21) Creating RFP for equity investors and lenders on affordable housing developments and analyzing responses for a final selection recommendation.
- 22) Negotiating the final LOIs from investors and lenders, as well as reviewing and negotiating the limited partnership agreement for tax credit projects.
- 23) Securing over \$10M in grant awards from the Federal Home Loan Bank Affordable Housing Program in 12 awards – application, underwriting, subsidy draw and initial compliance monitoring.
- 24) Securing gap funding from a variety of funding sources including: City of Austin Rental Housing Development Assistance Program, TDHCA Multifamily Direct Loan Program and Capital Magnet Fund.
- 25) Ensuring construction stays on timeline and meets any funder required deadlines (i.e. HTC PIS deadline.)
- 26) Leading the construction draw requests to construction lender and equity provider.
- 27) Ensuring all tax credit equity is drawn according to agreed upon milestones.
- 28) Coordinating with property management on lease-ups for HTC projects.
- 29) Structuring housing vouchers in new developments.
- 30) Designing supportive housing models based on site and project parameters.
- 31) Tracking project stabilization and leading the conversion to permanent mortgage.
- 32) Facilitating the refinancing of six different communities and preserving affordability.
- 33) Coordinating the Year 15 response on HTC financed communities.
- 34) Leading the closing on land acquisition and all project financing including coordinating the closing team and responding to due diligence calls from lender and investor.
- 35) Creating a compliance checklist that details all funder requirements for ongoing operations.

Civiltude Firm Bio



RELEVANT EXPERIENCE

Over the last seven years, Civiltude has provided design surveying, civil engineering, and construction services at 14 Foundation Communities properties, four GNDC properties, 1 Green Doors property and 1 AHA property in partnership with HACA. We have grown to appreciate affordable housing provider's service to Austin's low-income families and their perspective with regard to the pains, goals and challenges with maintaining and developing such properties. More specifically, we have learned that safety of tenants and their children, value for construction cost and timing of permitting rank high on their list of priorities. We are happy to have fulfilled those priorities and are excited to have another opportunity to work with HACA.

FIRM & HEADQUARTER ADDRESS

5110 Lancaster Ct., Austin, TX 78723

Contact Person

Fayez Kazi, PE, LEED AP

Office Telephone

1 512 761 6161

Facsimile

1 512 761 6167

Date of Organization

April 2008

Type of Organization

Limited Liability Company

We believe this project is a perfect fit for Civiltude for the following reasons – previous collaboration on multiple affordable housing projects with **Tyson and Billy Architects** and Encotech, our centrally located office, our integrated design approach, our success with permitting site plans, exemptions and our experience with repurposing existing properties to new tenants and new uses by restructuring parking, ADA and drainage.

PRINCIPAL ATTENTION & INTEGRATED APPROACH

Unlike other firms, Civiltude provides senior level attention where Fayez Kazi and Nhat Ho are fully involved with proposal, charrettes, design, value engineering and construction phase services. Their diverse background in Architectural Engineering allows for an integrated design approach where civil engineering decisions are integrated rather than performed in isolation <<; for example, tying in roof downspouts may be suggested or rerouting the accessible path may be suggested or items that affect building plans may be noticed and brought to the Owner's attention.



Faye Kazi, PE, LEED AP

President, Civiltude LLC Engineers & Planners Established 2010

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:

EDUCATION

MS Engineering
BS Architectural Engineering
The University of Texas at Austin

Professional Development Workshop
- Analysis, Design & Rehabilitation of
Underground Pipelines

REGISTRATIONS

Licensed Professional Engineer
Texas PE# 96489
LEED Accredited Professional

AFFILIATIONS

Chair, Planning Commission Adjunct
Faculty, Department of Civil,
Architectural & Environmental Engineer-
ing at UT Austin
Ex Vice Chair, Zero Waste Advisory
Commission
Real Estate Council of Austin Board
Austin Asian Chamber Board
Ex-chair South Congress Combined

Project Experience

Guadalupe-Saldana Netzero Subdivision – GNDC – Austin, Texas

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.

Trails at Vintage Creek – Foundation Communities – Austin, Texas

Project Principal on four separate contracts addressing stormwater inlet & drainage analysis to replace storm inlets; water utility design, construction documents and contract administration to upgrade water meter connections and provide adequate fire flow to site; structural retaining wall design of 700 LF at 9' height immediately adjacent to occupied units; and field survey of wastewater flow-lines to assist plumbing repairs. The water utility and retaining wall projects required Site Plan Exemptions and involved Fire Dept, Water Utility, and building review.

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.



Nhat M. Ho, PE, LEED Green Associate

Vice President, Civiltude LLC Engineers & Planners

Mr. Ho brings over seven years of versatile experience from different areas of architectural design, civil and structural engineering, Revit modeling and production drafting. His integrated civil and structural knowledge ranges from stormwater management system, wet utilities, sports running track to retaining structures, buildings spatial arrangement and site integration. His land development experience includes site feasibility studies, zoning change, subdivisions, and commercial site plans. He has cultivated relationship and reputation with review staff, especially at City of Austin, for effective and responsible design. His indepth expertise includes utilities, innovative water quality management and site plan accelerated permitting. Specifically with RRISD & AISD, Mr. Ho has extensive knowledge with the interlocal agreement and dedicated review team that handles school projects at City of Austin.

EDUCATION

BS Architectural Engineering
The University of Texas at Austin

REGISTRATIONS

Licensed Professional Engineer
Texas PE #119194
LEED Green Associate

AFFILIATIONS & INVOLVEMENT

Water & Wastewater Commissioner

COA Joint Sustainability Committee

Chair of Mueller Neighborhood Association

City of Austin CodeNEXT

Real Estate Council of Austin

Greater Austin Asian Chamber of Commerce

Downtown Austin Alliance

South Congress Combined Neighborhood Contact Team

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

Field Engineer responsible for quantifying soil volume and dynamic cost estimate for contract work required to plug a 4' wide, 37' deep unrecorded well discovered on the property. 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 ac-



James M. Schissler, PE, LEED AP

Vice President, Civiltude LLC Engineers & Planners

Mr. Schissler is a Vice President and Partner with Civiltude Engineers and Planners. Mr. Schissler has more than 30 years experience in design and project management of civil engineering projects in a variety of disciplines, including 20 years experience in Austin and Central Texas in land development for commercial, industrial, institutional and residential projects.

Mr. Schissler manages the design, submittal and permitting of site development projects in the Austin metropolitan area including conceptual design and feasibility, preliminary plans, subdivision platting, hydrologic and hydraulic studies, stormwater management facility design, roadway and utility layout, site grading and erosion control, design report and specifications writing, project budgeting and cost estimating. His site development project experience includes preparation of street and drainage improvement construction plans and specifications for numerous large site development projects, permit application and approvals for projects from local, county and state agencies, team building and coordination with other design professionals to ensure deadlines and budgets are met and his clients' goals are achieved.

EDUCATION

BS Civil Engineering
The University of Maryland, College Park

REGISTRATIONS

Licensed Professional Engineer
Texas PE #82472
Maryland PE #17520
Pennsylvania #PE04918R
LEED AP

AFFILIATIONS & INVOLVEMENT

COA Downtown Commission
Real Estate Council of Austin
Greater Austin Chamber of Commerce
Violet Crown Trail Committee of Hill
Country Conservancy

Project Experience

Land Development Project Experience – Austin, Texas

Mr. Schissler has more than 30 years of experience in overall project planning, platting, construction administration and overall engineering project management of land development projects. He is familiar with water, sanitary sewer, drainage, and paving design for numerous projects, some of which are described below:

Institutional/School Experience

School of the Hills Montessori Schools - Site Improvements – Austin, Texas

Designed the water, wastewater, drainage, and paving for this 15,800 SF preschool and elementary school campus on a 5-acre tract on the River Place Center Campus within the Edwards Aquifer Recharge Zone. Services provided included the rezoning of the property to obtain the necessary entitlements for the development. The design also included changes to an approved site plan permit from an office building to the school project with associated amenities.

Gaston Place Apartments

Austin, Texas



Gaston Place Apartments

1920 Gaston Place
Austin, Texas

Name

Gaston Place Apartments

Location

Austin, Texas

Owner

Accessible Housing Austin!

Reference

Melissa Orren

Executive Director

Accessible Housing Austin!

1640A East 2nd Street

Austin Texas 78702

Completion Date

Summer 2019 (Expected)

Construction Cost

\$3 Million

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

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

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

Lakeline Station Apartments

Austin, Texas



Lakeline Station Apartments

13635 Rutledge Spur
Austin, Texas

Name

Lakeline Station Apartments

Location

Austin, Texas

Owner

Foundation Communities

Reference

Walter Moreou
Executive Director
Foundation Communities
3036 South First Street
Austin, Texas 78704
512 447 2026

Completion Date

December 2016

Construction Cost

\$19 Million

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

The project also required a water main extension through private property.

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



CIVILITUDE was born of a desire to serve Austin with elevated standards of excellence in land development. We call Austin our home, work-place, playground and our community. Because both the public and private sectors contribute to fashioning the fabric of our city, Civiltude aims to represent clients in each of these areas exceptionally. From school districts to affordable housing builders, from municipalities to commercial developers, we at Civiltude support our clients in creating complete communities that are vibrant, flourishing and diverse.

As Founder and President of Civiltude, Fayez is passionate about creating vibrant, complete communities. His expertise ranges from urban planning and zoning to civil infrastructure design and land development. In his 20 years of experience as a civil engineer, Fayez's work has changed the Austin skyline. More importantly, it has created opportunities for his employees and students alike to make a difference in the Austin community. Fayez's belief in bettering communities doesn't end with his professional work – he spends his time giving back as a teacher, as a mentor, and as a regular volunteer.

Vice Chair, Planning Commission, City of Austin Boards & Commissions
Adjunct Faculty, Department of Civil, Architectural & Environmental Engineering, UT Austin
Former Vice Chair, Zero Waste Commission, City of Austin Boards & Commissions
Board Member & Treasurer, Greater Austin Asian Chamber of Commerce
Former Board Member, Real Estate Council of Austin
Board Member, Austinites for Action
Former Chair, South Congress Combined Neighborhood
Technical Advisor & Stakeholder, Green Roofs Advisory Group
Former Board Member, Service Learning Advisory Board, UT Austin
Chair, Al-Subul General Contracting Company, Kuwait

Commissioner, Water & Wastewater Commission, City of Austin Boards & Commissions
Member, City of Austin Joint Sustainability Committee
Former Chair, Mueller Neighborhood Association
Board Member, Mueller Sculpture Garden and Museum
Ambassador, CodeNext
10-1 District Captain, Real Estate Council of Austin
Former Co-chair, South Congress Combined Neighborhood Team

Parliamentarian, Planning Commission, City of Austin Boards & Commissions
Vice Chair, South Central Waterfront Advisory Board, City of Austin Boards & Commissions
Vice President, Board of Directors, Oak Hill Association of Neighborhoods
Former Secretary, Environmental Board, City of Austin Boards & Commissions
Former Lake Austin Task Force Member, City of Austin Boards & Commissions
Board of Directors, Real Estate Council of Austin

Using his 20+ years of site development experience in Central Texas, Jim has secured projects with private sector clients and has assisted them through the feasibility, design, permitting and construction phases of their projects. With his extensive knowledge of City of Austin regulations and requirements, he is able to minimize the time and cost of securing site plan permits. Past work experiences in several states and on hundreds of projects enable him to find solutions that are outside the box and cost effective.

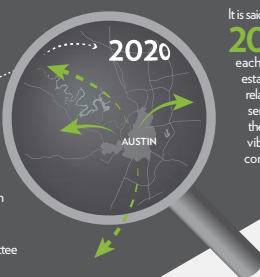
and permitting, as well as environmental sensitivities. To sum it up in three words - he gets permits. He designed a 132- unit apartment complex in Mueller and obtained a site development permit within a record four months. In his free time, he dabbles in real estate development and construction. He actively helps Syrian refugee families in Austin with accommodations and job placements.

Vice Chair, Paradise Villas HOA
Planning Committee, Nueces Mosque

Starting **2010**,
75% growth
 each year.

COMMUNITY INVOLVEMENT

- 8 years Zero Waste
- 8 years Environmental Commission
- 4 years Planning Commission
- 2 years Water & Wastewater
- 2 years Joint Sustainability Committee
- Austin Young Chamber Sponsor
- Greater Austin Asian Chamber of Commerce
- Congress for the New Urbanism
- Foundation Communities Home Builder
- Mueller Neighborhood Association
- Real Estate Council of Austin
- Urban Land Institute



It is said that hindsight is 20/20. For Civiltude, it means looking forward. **2020** marks an important milestone: 10 years in business with an average of 75% growth each year. With our flagship company firmly established, we can continue to develop relationships nationally, expanding to serve yet more cities that share the same vision of creating vibrant complete communities.

*“Our Clients say
 We are Essential
 to Their Mission”*

We advocate tenaciously and resolve engineering issues. We challenge constraints and adeptly navigate the human conflicts that are frequently part of working with regulatory bodies. We accomplish all this, and address the myriad issues our clients bring to us by using broad perspectives, fresh insight and forward thinking. We help our clients envision the raw potential of greenfields, reimagine infill redevelopments, manage projects mid-stream or elevate projects in crises. We team up with you to engineer your visions.

150+ / 5+
 Campuses / Years



Civiltude has been continuously providing civil engineering services to school districts, from bond projects to maintenance and operations IDIGs for the Austin and Round Rock ISDs. Our services have ranged from stormwater pond maintenance, parking and sidewalk repairs, improvements of utilities, building renovations, additions, and new campus masterplans. Civiltude has performed district-wide assessments of development history and remaining site capacity for Austin ISD to guide future planning and development. The interactive report can be viewed at aisd.civiltude.com.

37 Synthetic Rubber
 Running Tracks
 & Artificial Turf



Civiltude's Vice President Nhat Ho, PE, is the in-house running tracks and artificial turf fields expert. Our extensive knowledge in not only the variety of products but also local installers helps our clients know what they are buying and how to get the best product for the money. Our most notable project is the Dragon Stadium in Round Rock.

7 Permitting Entities
 for McNeil HS Bond Masterplan



Civiltude contended with immense challenges in design, permitting, and construction to complete the bond masterplan. From the site location in the recharge zone surrounded by voids, caves and endangered species, to its 30-plus-year history of improvements, Civiltude navigated through the following seven local, state and federal entities to deliver the site permit and a finished product: City of Austin, Travis County Transportation & Natural Resources, Emergency Services District ESD#4, the Balcones Canyon Conservation Plan, the Williamson County Conservation Foundation, Texas Commission on Environmental Quality and US Fish & Wildlife.

10 Partners with
 Local Affordable Housing Builders



Civiltude is extremely proud to have worked with several local non-profits to address one of the most critical issues Austin is facing today – the lack of high quality affordable housing. Most notable are our projects with Foundation Communities at Lakeline Station, Cardinal Point and the Jordan at Mueller. Other partners include Guadalupe Neighborhood Development Corporation, Lifeworks, Accessible Housing Austin! and Green Doors.

HIGHLIGHTS

\$1,000,000 Award
 Mobility Bond Sidewalk
 & Urban Trail



The 2016 Mobility Bond Election Proposition 1 promised Austin voters improvements to multi-modal forms of transportation. Civiltude was one of four firms awarded with a prime contract for this highly competitive project to provide field engineering for prioritized ADA compliant pedestrian infrastructure as well as bicycle facilities that meet both transportation and recreational options.

\$105,000,000 Bond
 Exclusive Civil Partners
 of San Marcos CISD



Through partnership with the architecture firm of Perkins Will, Civiltude assisted with the successful planning of 2017 Bond election, feasibility studies, and implementation. In addition to the Bond work, Civiltude provided regional drainage analysis, field monitoring, and flood mitigation recommendations for the existing Bonham Pre-K facility.

EXPERTISE

Green Framework & Infrastructures

Civiltude was an early adopter of low impact development techniques for stormwater treatment and controls that are essential in contributing to the green framework of the City beyond code requirements, one rain garden and one cistern at a time. Our team members also actively engage at various Boards and Commissions that advocate for sustainability policies. The same commitment to high standards of practice is found in our work in utilities, sidewalks, trails, roadways, and parks.

Suburban Communities & Sites

Civiltude understands that the priorities that are native to suburban sites may differ from those of their urban infill counterparts. Through successful school, affordable housing, senior housing, industrial complex, and other residential and commercial projects adjacent to natural preserves, near endangered species habitats, and nestled within critical environmental features, we understand the unique challenges of protecting our watershed, trees, and animals while creating high-quality living environments.

Infill Urban Development

Civiltude's core reputation is our ability to deliver site permits in the challenging context of the Urban Core. We value the existing fabric of our neighborhoods, are capable in evaluating various infill products and tools, prepared to quickly navigate hurdles along the way, and most importantly, dedicate ourselves to achieving the site vision set out by our clients. Our staff brings in-depth knowledge in entitlements, utilities, transportation, environment, and permitting that carry projects all the way through Certificate of Occupancy.

High Density Development

Civiltude is proud to serve the heart and soul of Central Texas – Downtown Austin. From zoning overlays, license agreements and density bonuses to congested subsurface utilities, complex traffic control and a compressed timeline, the Civiltude team is tested and proven to deliver results for high demanding projects. Our principals played critical roles in one of the largest Downtown projects in Austin – the Greenwater Redevelopment - with public street extensions and four full blocks for high-rises.

TESTIMONIALS

“I am really grateful to Civiltude. They care about our mission to create affordable housing and it shows. They have the hands on approach and talent to get our projects done on time and at a reasonable cost. They know how to navigate the municipal bureaucracy and keep a project moving.”

Walter Moreau,
 Executive Director,
 Foundation
 Communities



“Civiltude really understands the civil engineering issues and city requirements that impact AISD's construction projects. They are thorough and responsive. They represent our interests extremely well during the approval process, and they get the job done.”

Curt Shaw,
 Former Director of
 Construction Manage-
 ment, Austin ISD



“I have worked with Civiltude for 4 years. I first met them at Round Rock ISD and was impressed with their energy and ability to identify one of our pressing needs. Civiltude brought the same amount of attention and detail to every project we gave them. I would wholeheartedly recommend Civiltude and just wish they had a Dallas office.”

Tim Strucely,
 School
 Construction Leader,
 Dallas ISD (Former
 Director of Facilities and
 Construction, RRISD)



“Civiltude quickly and efficiently solves problems and designs solutions. They have a unique ability to successfully maneuver through the various city approval processes and requirements to secure the approvals necessary for projects to move forward.”

Srinath Kasturi,
 Vice President and
 General Manager,
 Cadence McShane
 Construction



“They were a huge benefit to our project. We engaged a much more prominent firm and they were stuck in the mud and jeopardizing our ability to actually build our project. Civiltude came to the rescue and got us over the finish line. I'm indebted to them and want to use them on everything going forward.”

Cross Moceri,
 Co-CEO,
 Presidium Group



“Civiltude is always thinking three steps ahead. They are problem solvers and good at mitigating risk. They are very strategic and understand the rules of the city so well that they can anticipate what's going to happen next after every action taken, saving their clients time and money.”

Low Goldstein,
 Data Analytics Architect,
 General Motors



*Our clients say
 We are essential to their mission*



Featured Projects

P2 Greenwater Redevelopment Utilities

This \$550 million redevelopment project of the former City of Austin Green Water Treatment Plant 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 Districts. Civilitude provided the design of water, wastewater, chilled water and reclaimed water through the congested subsurface of Downtown Austin.

A5 RRISD Dragon Stadium

Dragon stadium, located within the Round Rock High School campus, is the District's competition hub. Civilitude provided accelerated permitting and construction documents to design the new competition running track surface and artificial turf system within the summer schedule. The project scope also included flooding mitigation, utility improvements and relocation of field events. Through a bid package with multiple options for rubber and turf systems, we were able to obtain the highest grade of product that was believed to be out of reach.

A4 Arbor Terrace Apartments

2019 ABJ Commercial Real Estate Award Winner for Multifamily Rehab, Foundation Communities revitalized a 56,000 square foot, three-story, Suburban Lodge into 123 one-bedroom, single occupancy units and permanent supportive housing for low-income adults. As part of the \$3.5 million project, over 6,000 square feet of potentially rentable units were converted to community space — to be used for entertainment, exercise, and education. This shared space, along with a courtyard outdoor living space, gives residents a sense of home beyond their apartment.

P5 Colony Park Masterplan

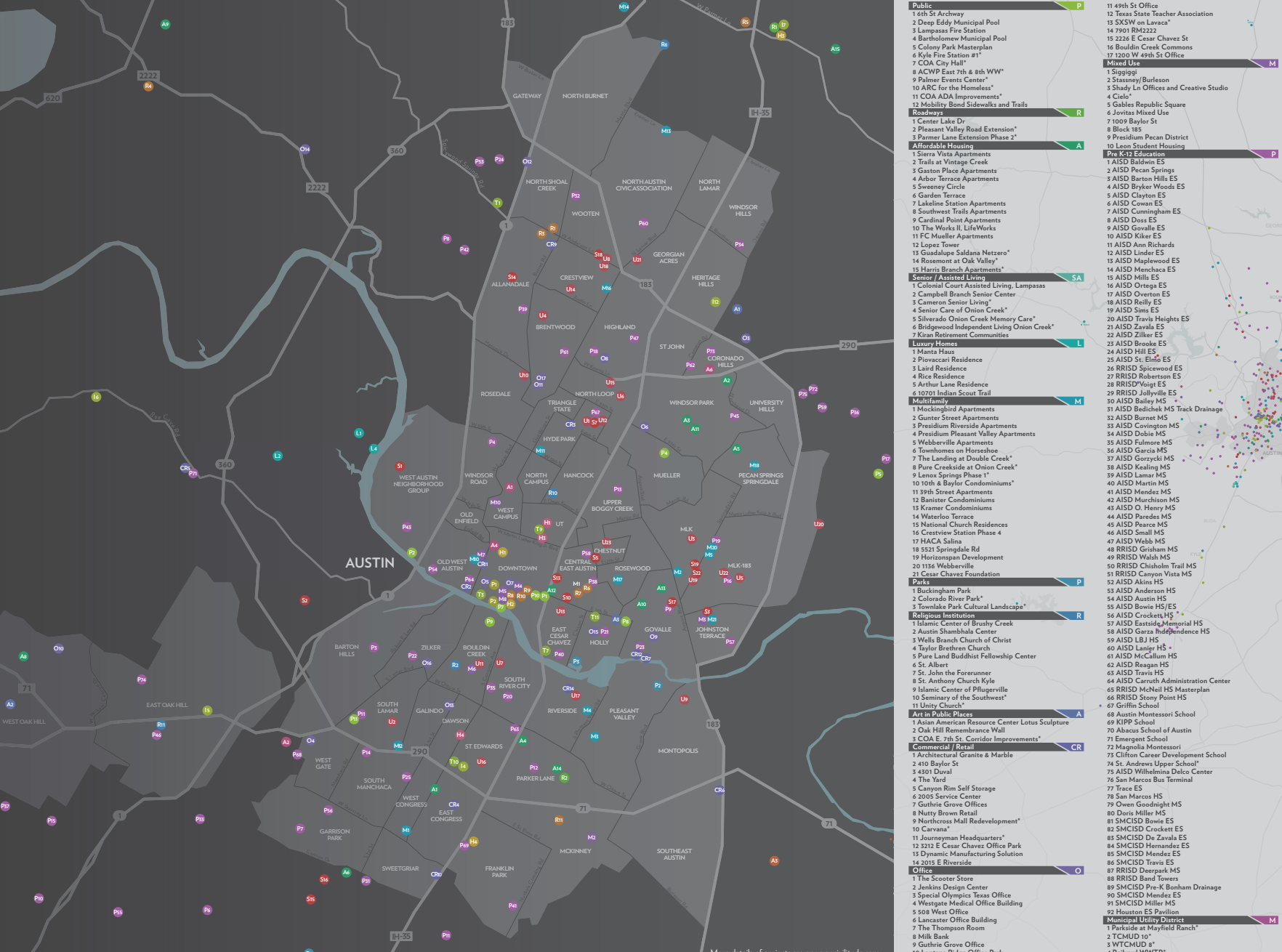
Located in Northeast Austin, the project site offers a unique opportunity to meet the needs of the community and provide a catalyst for economic development and growth for the area. Funded through a US HUD Sustainable Communities Challenge Grant to further its role in providing the development will incorporate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

A14 Guadalupe Saldana Nietztero*

Guadalupe-Saldana is the first 100% affordable housing, net-zero energy community project in the State of Texas. Residents of the 90 multi-family units will enjoy huge energy savings as the units are designed to be 54% more energy efficient than code minimum. It will serve as a model for Austin's new residential energy codes and will ultimately show what housing providers must begin to understand as a higher standard of housing production. Flyer designed the civil/site components including distributed rain gardens and bioretention.

L1 Manta Haus

Inspired by the flowing form of a Manta, this new design by Winn Witzman is for a luxury home under construction on Mt. Larson, one of the highest hills in Austin and designed to harmonize with the hill-top and take advantage of the panoramic views of the skyline and river. The curvilinear roof is clad in diamond-shaped zinc panels which mimic the texture of the Strigary's skin. Despite the unique form the interior remains highly functional while also being highlyly expressive. Civilitude provided drainage design for the complex roof and steeply sloped property.



Project Map	
Athletic Facilities	A
1 2BT Basketball Court	
2 AISD Toney Burger Center Athletic Complex	
3 Lake Austin Sport Court	
4 AISD House Park	
5 RRISD Dragon Stadium	
6 AISD Nelson Field Bus Terminal	
Public Education	H
1 UT Dell CS Fall	
2 Texas A&M Scotts Miracle Gro	
3 University of Texas Brazos Garage*	
4 St. Edwards Student Housing	
Utility Tap Plans	U
1 4511 Ave H	
2 Clemons Duplexes	
3 Perez Duplexes	
4 Harshaw Residence	
5 Ledesma Residence	
6 5415 Duval ADU	
7 Faust Residence	
8 Tisdale Duplexes	
9 Hachtel Residence	
10 Lynnwood Residence	
11 Monroe Residence	
12 Kall Residence	
13 Kasita	
14 St. Johns Small Houses	
15 Avenue G Small Houses	
16 Willowrun	
17 2120 E Riverside Dr	
18 7804 Watson	
19 4602 Alf Ave	
20 Admin Bldg Fire Tap Plan	
21 715 W Powell Ln	
22 1119 Estes Ave	
23 1700 Chestnut Ave	
Subdivision	S
1 Wynn-Lewis Subdivision	
2 Stonewide Park, Westlake	
3 Pecan Grove I & II, East Austin	
4 Woodbridge, East Austin	
5 2206 E 14th Subdivision	
6 Fox Sparrow Subdivision	
7 KT Subdivision	
8 Waterford on Lake Travis*	
9 Red Oaks, Cedar Park*	
10 Lydia Subdivision	
11 Windy Park Dr	
12 Stuart Subdivision	
13 Travis County Credit Union	
14 Vine Subdivision	
15 Talla Homes	
16 Wynn-Town Homes 3701	
17 3710 Govalle	
18 Stobaugh Subdivision	
19 1040 Springdale Rd	
20 Botello Duplexes	
21 11504 Champion Dr	
22 Springdale Condos	
Aviation	A
1 Georgetown Municipal Airport	
2 URS Kelly Air Force Base	
3 Austin Bergstrom Parking Garage and Admin	
4 Lampasas Municipal Airport*	
Restaurants	R
1 Cove 3*	
2 AquaBrew, San Marcos	
3 Chipotle*	
4 Black Walnut Cafe*	
5 Buffalo Wild Wings*	
6 Paperboy	
7 Rosewood Restaurant	
8 214 W 4th St	
9 Thrifty Nickel Bar	
10 409 E 6th Alley	
11 Meunville Brewery	
Hotels	H
1 Rio Grande B&B	
2 Austin Proper Hotel & Condominiums*	
3 Homewood Suites Techridge*	
4 Comfort Suites*	
Public Utilities Infrastructure	P
1 COA Chilled Waterlines	
2 Greenwater Redevelopment Utilities	
Industrials	I
1 Aerostructures Pipeline	
2 Texas-New Mexico Pipeline Company	
3 Xycarb Ceramics	
4 Cold Storage Facility	
5 Boston Ln Storage	
6 FM 224 Storage	
7 Tech Ridge	
8 Lakeline Storage	
9 Chisholm Trail Center	
10 Holmes 29	
11 Double Creek Tracts	
12 1319 Park Center Dr	
13 Justin Day Industrial Park	
Traffic Control & Transportation	T
1 Spicewood Springs Plaza	
2 ABIA Retail	
3 Block 24 Downtown	
4 Shops at Sunfield 2	
5 FM 685 & Town Center	
6 Oak Hill Lane	
7 RBJ Redevelopment	
8 San Marcos-Northgate	
9 UT Speedway	
10 Davis SoCo	
11 CARTS Eastside Bus Plaza	

More details of projects are on www.civilitude.com

*Shared projects were designed by our principals while with another firm.

Constructinople LLC

Firm & Headquarters Address

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

President

Kenda Dawwami

Partner

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

Project Manager

Eyad Kasemi

Construction Manager, Estimator

Mothafar Mahmoud

Office Telephone

512 761 6161

Date of Organization

March 2018

Type of Organization

Limited Liability Company

Firm Overview & History

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

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

Non-Profit Experience

Non Profit Name	Project Experience	Contact & Reference
Blackland Community Development Corporation	1910 Salina St. Austin, Texas 78722 2203 Salina Unit B Austin, Texas 78722 2106 Chicon St. Austin, Texas 78722	Joseph Martinez jmartinez@blacklandcdc.org Executive Director 1902 E. 22nd Street Austin, TX 78722 512-810-9153

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

Cedar Alley Flat

Austin, Tx



Cedar Alley Flat

1608 Cedar Ave.
Austin, Texas 78702

Name

Cedar Alley Flat

Location

Austin, Texas 78702

Owner

David Cicocciopo
Trish Cicocciopo

Completion Date

April 2019

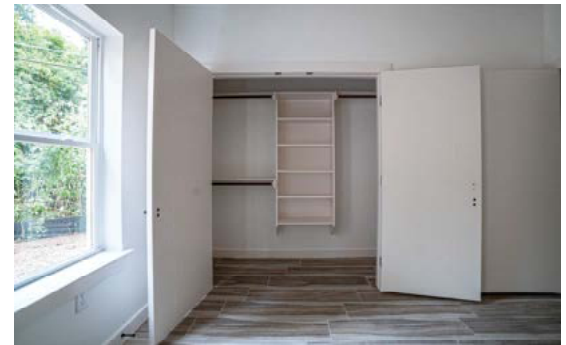
Construction Cost

\$ 167,000

Constructinople served as the contractor for this precedence setting SMART housing project for the ever growing demand for housing in Austin. This project achieved a notable 3 Star Green Building Rating. Cedar Alley Flat provides affordable rental opportunities to a 3 person family at 80% MFI. This accessory building designed by Austin Community Design & Development Center (ACDDC) was added on to a single family lot with an existing house.

Willowrun Flats

Austin, Texas



Willowrun Flats
3644 Willowrun Dr.
Austin, Texas 78704

Name

Willowrun Flats

Location

Austin, Texas

Owners

Kenda Dawwami

Hachem Dadouch

Completion Date

October 2019

Construction Cost

\$ 290,000

Constructinople recently finished constructing an additional two units, for a total of six units, to this affordable housing targeted for St. Edward's University students. This is a great example of infill where demand is high. Non-Voc materials and low-flow fixtures were used to make this project comply with a high Green Building Rating.

Lancaster Unit B

Austin, Tx



Lancaster Unit B

5110 Lancaster Ct.
Austin, Texas 78723

Name

Lancaster Unit B

Location

Austin, Texas 78723

Owner

Fayez Kazi

Completion Date

March 2018

Construction Cost

\$ 148,000

Constructinople's first ADU in the urban core just outside of the Mueller District. The unit offers 1,000 sf of residential rental close to transit and bike paths.

Complete List of Projects

Completed Projects

5413 Duval St., Austin, Tx 78751
5400 Freidrich Ln., Austin, Tx 78744
1012 Arthur Stiles Rd., Austin, Tx 78721
500 Oakridge Dr., Round Rock, Tx 78681
3700 Convict Hill Rd., Austin, Tx 78749
8503 Sweeny Cir., Austin, Tx 78723
10701 S. 1st. Austin, Tx 78748
4103 W Slaughter Ln, Austin, Tx 78749
1601 Haskell St., Austin, Tx 78702
4801 Monterey Oaks Blvd., Austin, TXx78749
8403 Mesa Dr., Austin, Tx 78759
1201 Payton Gin Rd., Austin, Tx 78758
1519 Coronado Hills Dr., Austin, Tx 78752
5110 Lancaster Ct. Units A, B, Austin, Tx 78723
1902 E. 22nd St., Austin, Tx 78722
1417 Kramer Ln., Austin, Tx 78758
1200 Estancia Pkwy, Austin, Tx 78748
1608 Cedar Ave., Austin, Tx 78702
3466 Willowrun Unit E, F, Austin, Tx 78704
11601 Tedford Dr., Austin, Tx 78753
4020 Lost Oasis Hollow, Austin, Tx 78739
5106 Village Square, Austin, Tx 78744
2610 W 10th St, Austin, Tx 78703
1211 E Oltorf St, Austin, TX 78704

In Development and Construction

1910 Salina St., Unit B, Austin, Tx 78722
2203 Salina St., Austin, Tx 78722
2106 Chicon St., Austin, Tx 78722
12500 Lamppost Dr., Austin, Tx 78727
5800 St. Georges Green, Austin, Tx 78745
7505 Wynne Ln., Austin, Tx 78745

Kenda Dawwami
President
Constructinople LLC
Designers & Builders



Education
Civil Engineering
Al Baath University
Homs, Syria

Kenda Dawwami has extensive knowledge in the real estate and property management field. She manages not only her own properties but also those of several clients. For over 5 years, Mrs. Dawwami has successfully added improvements to both her and her investors' properties of multi-family apartment complexes by increasing the value of their investments through keeping track of the day-to-day financial operations as well as personally facilitating management across all properties. Over the years, Mrs. Dawwami has developed client relation skills necessary to thrive in the field through her extensive understanding of her clients' needs. As a first generation immigrant mother of two daughters, she believes in SMART Housing to help the low income community members to be able to find affordable homes and have equitable access.

Lease & Property Management

3466 Willowrun Dr. Unit A,B,C,D,F Austin, Texas 78704
3452 Willowrun Dr. Unit A,B,C,D,E Austin, Texas 78704
5110 Lancaster Ct. Buildings 1, 2 Austin, Texas 78723
411 W. St. Elmo Rd. Unit 1 Austin, Texas 78745
11603 Tedford Dr. Austin, Texas 78753

Construction

5412 Duval St. Austin, Texas 78751
5400 Freidrich Ln. Austin, Texas 78744
1012 Arthur Stiles Rd, Austin, Texas 78721
3466 Willowrun Dr. Unit A,B,C,D,F Austin, Texas 78704
5110 Lancaster Ct. Buildings 1, 2 Austin, Texas 78723

Industry Experience

President, Constructinople LLC

April 2018 - Present

General Contracting & Property Management Austin, Texas

- Managed commercial and residential properties of mutual investors
- Executed strategic planning, scheduling, and budgeting of construction.
- Negotiated contracts, coordinated outsourcing and oversaw all contract labor work.
- Maintained the integrity and timeliness of company financials in accordance with surety, joint venture and bank requirements thus providing working capital and bonding availability.
- Monitored timely and accurate billings to the owner/bank representative.
- Managed all financial activities according to GAAP, including income recognitions.
- Sales Transactions as a Texas licensed realtor for over 15 properties.
- Reengineered the finance function, streamlined the internal control system and developed a company SOP manual.

Sole Proprietor, dba Constructinople

March 2016 to March 2018

General Contracting, Austin, Texas

- Prepare estimates and quotes, obtain bids from subcontractors, manage daily operations of residential and commercial construction projects.
- Worked with, as well as trained a team, to cohesively accomplish tasks
- Managed and executed strategic planning, scheduling, and budgeting of construction.
- Negotiated construction contracts, coordinated outsourcing and oversaw all contract labor work.

Estimator, Al-Maraseem General Trading and Contracting Company
General Trading & Contracting, Kuwait

February 2012 – December 2014

- Read construction documents, prepare estimates and quotes, obtain bids from subcontractors.
- Accomplished projects and exceeded expectations
- Worked with, as well as trained a team, to cohesively accomplish tasks
- Learned to adjust and be flexible to accommodate customers' needs

Fayez Kazi, PE, LEED AP

Partner
Constructinople
Designers & Builders



Education

MS Engineering
BS Architectural Engineering
The University of Texas
at Austin

Registrations

Licensed Professional Engineer
Texas PE# 96489
LEED Accredited Professional

Affiliations

Vice Chair, Planning Commission

Adjunct Faculty, Department
of Civil, Architectural &
Environmental Engineering,
The University of Texas
at Austin

Ex Vice Chair, Zero Waste
Advisory Commission

Real Estate Council of Austin
Board

Austin Asian Chamber Board

Ex-chair South Congress Com-
bined Neighborhood

UT Austin Projects for Under-
served Communities, Service
Learning Advisory Board

Austinites for Action Advisory
Board

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.

Land Acquisition and Development

Horseshow Townhouses

Investor and Developer for 4.7-acre property zoned for single-family use located at 510 Horseshoe Drive in Leander, Texas. Existing zoning would only allow 14 units on the property. The future land use map called for more variety in housing opportunities. Mr. Kazi advocated with city staff, planning and zoning commission and city council for PUD zoning that would allow up to 50 units thus creating market-rate affordable missing middle housing typologies.

Horizon Park Homes

Investor and Developer for 3.6-acre property zoned for single-family use located at 700 Horizon Park Blvd in Leander, Texas. Mr. Kazi opted to subdivide the property to provide small lot homes in an area where large expensive homes were the norm and is creating a community of 15 modestly priced homes.

Engineering & Planning

The Jordan at Mueller

Project Principal for 132-unit affordable housing apartment complex that leveraged both City GO housing bonds and State tax credit programs. Fayez provided high level design and permitting strategy for the grading, drainage and utilities. He advocated for a dead-end utility main that Austin Water Utility was requiring to be looped by modeling an acceptable alternative.

Waterloo Terrace

Project Principal for 132-unit permanent supportive housing for single adults on 2.5 acres near the MoPac Expressway and Parmer Lane intersection - near the Domain, job opportunities, medical services at St. David's Hospital and the Walnut Creek Greenbelt. Fayez provided high level design and permitting strategy for the grading, drainage and utilities.

Eyad Kasemi, Principal
Project Manager
Constructinople LLC
Desingers & Builders



Education
BS Civil Engineering
Al Baath University
Homs, Syria

Registrations
TX EIT# 51951

Affiliations & Involvement
Vice Chair, Paradiso Villas HOA
Planning Committee, Nueces Mosque

Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in wet utility distribution system design, subdivision design and processing, grading and drainage design and analysis, and permitting as well as environmental sensitivities. To sum it up in three words- he gets permits. He designed a 132-unit apartment complex in Mueller and obtained a site development permit within a record four months. In his free time, he dabbles in real estate development and construction. He actively helps Syrian refugee families in Austin with accommodations and job replacements.

Land Acquisition and Development

Horseshow Townhomes

Land Hunt Manager and Pro Forma creator for 4.7-acre property zoned for single-family use located at 510 Horseshoe Drive in Leander, Texas. Existing zoning would only allow 14 units on the property. The future land use map called for more variety in housing opportunities. Mr. Kasemi managed the consultants through the rezoning and marketed the property to responsible developers.

Horizon Park Homes

Land Hunt Manager and Pro Forma creator for 3.6-acre property zoned for single-family use located at 700 Horizon Park Blvd in Leander, Texas. Mr. Kasemi ran pro forma numbers and negotiated street centerline location with city staff to ensure a dense small lot community.

Engineering & Planning

The Jordan at Miller

Project Manager for 132-unit affordable housing apartment complex that leveraged both City GO housing bonds and State tax credit programs. Eyad performed grading, drainage, utilities and site plan production and permitting.

Cardinal Point Apartments

Project Manager for 120-unit affordable housing apartment complex in the Four Points area near the intersection of 2222 and 620, close to great schools and job opportunities. Eyad performed grading, drainage, utilities and site plan production and permitting.

Lakeline Station Apartments

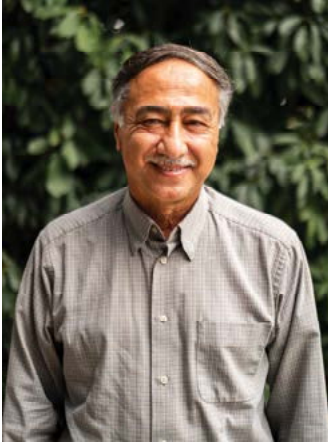
Project Manager for 128-unit affordable housing apartment complex with an on-site Community Learning Center, built using the ultra-sustainable Living Building Challenge standards, located near the Lakeline Train Station on Rutledge Spur. Eyad performed grading, drainage, utilities and site plan production and permitting.

Waterloo Terrace

Project Manager for 132-unit permanent supportive housing for single adults on 2.5 acres near the MoPac 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.

Mothafar Mahmoud

Construction Manager
Constructinople LLC
Designers & Builders



Education

BS Civil Engineering
University of Bagdad
Baghdad, Iraq

Mothafar Mahmoud has built high-end residential houses in the Austin area since 2000. Mr. Mahmoud passion is the construction business. He enjoys producing properties that people can truly call their homes, through his estimating and keen supervision over all phases of construction. Mr. Mahmoud has a rich background in construction. He not only has a degree in Civil Engineering with an emphasis in construction but he also has 19 years of experience in construction which he is excited to utilize in order to meet the demands of the growing Austin community.

Relevant Construction Projects

Homeplace, Jarrell

Design and execution of a multitude of track speculative houses.
Project Value: \$1,500,000.
Completion date October 2015.

Misty Creek, Temple

Design and execution of several speculative houses.
Project Value: \$2,100,000.
Completion date March 2016.

Lake Travis Community Center, Lakeway

Execution of a multi-use community center, including utility works, detention pond, landscaping and parking area.
Project Value: \$1,200,000.
Completion date June 2018.

Gideon Learning Center, Four Points

Commercial building shell space converted to a learning center, including MEP works.
Project Value: \$350,000.
Completion date August 2018.

Speculative Houses, West Lake, Seven Oaks, River Place

Multiple high end, luxury houses.
Cumulative value over 25 million dollars.
Time span between 2001 and 2013

NAMCC Offsite Parking, Lamar

Execution of approximately 5,000 square yards of parking space with porous pavement, driveway, sidewalks, landscaping and rip rap water control.
Project Value: \$750,000.
Completion date April 2019.

Ruvati Warehouse Facilities, Round Rock

Execution of warehouse facilities including utility, parking pavement and retaining walls.
Project Value: \$750,000.
Completion date October 2019.

LANCASTER OFFICE THREE, LLC

Fayez Kazi, CEO, P.E

As Founder and President of Civiltude, Fayez is passionate about creating vibrant, complete communities. His expertise ranges from urban planning and zoning to civil infrastructure design and land development. In his 20 years of experience as a civil engineer, Fayez's work has changed the Austin skyline. More importantly, it has created opportunities for his employees and students alike to make a difference in the Austin community. Fayez's belief in bettering communities doesn't end with his professional work — he spends his time giving back as a teacher, as a mentor, and as a regular volunteer.

Eyad Kasemi, E.I.T.

Mr. Kasemi has over five years of experience providing public and private sector clients with entitlements and the design, management and construction administration of site developments projects. Through dozens of projects, he has developed a deep understanding and expertise in multifamily apartment complexes, subdivision design and processing, grading and drainage design and analysis and permitting, as well as environmental sensitivities. He designed – The Jordan at Mueller - a 132- unit AHFC-funded apartment complex that received a site development permit within a record four months. He is also involved in real estate development and construction with a focus on auxiliary dwelling units and even manages a few properties of his own. As Project Manager for Constructinople, LLC, Mr. Kasemi will develop 4 SMART housing auxiliary dwelling units for local non-profit – Blackland CDC. Mr. Kasemi strongly believes everyone should have a fair chance at affordable housing. Outside of work, Mr. Kasemi has worked with a local non-profit that aids refugees in the area for over 5 years. As an immigrant himself, he is aware of hardships that people encounter and enjoys helping those in need in his spare time.

Hind T. Hatoum, PhD.

After graduate education in Austin Texas, Hatoum established roots in Chicago Illinois where most affordable communities were mono-ethnic. After 30 years in Chicago, she now feels the multi-ethnic neighborhoods are expanding and the ability of the citizens to live side by side with other ethnic groups is possible. Hatoum's educational background includes bachelor's degree in pharmacy, masters in pharmacology and a doctorate degree (PhD) in Health Care Administration. She has taught at the University of Illinois at Chicago, for more than a decade, and spent 22 years as a research consultant to pharmaceutical companies. Hatoum was attracted as principal in Lancaster Office Three, LLC due to a belief that an integrated society provides a benevolent medium to raise families where good neighbors are not necessarily defined by their income brackets, but rather by their characters and neighborly acts. She believes the City of Austin SMART Housing program and AHFC funding provides a rather non-intrusive way to bring together

folks with different income levels and acts as model to bring the citizens of Austin closer by leveling up the playing fields for the less fortunate members of the community.

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Tom Kolko, P.E.

Tom Kolko knows the value of community. It was US government programs and the kindness of the community around him that helped him through the remaining semesters of his college career after his father's death while a junior at Texas A&M in the Civil Engineering program. In 2010, at the peak of his professional career, he took a leap of faith to start his own business, but it was the wrong time and the wrong opportunity. After depleting his life's savings before getting back on his feet, it was again community that helped him through tough times. Now it's time for him to give back and help the disadvantaged community improve where they live to provide them with a much-needed head start.

Ghassan Mahmoud

Ghassan Mahmoud has been involved in the development and construction business since 1993 right after graduate school with a degree in Civil Engineering and Construction Management. He believes the affordable housing program offers great investment opportunities for investors that are well familiar with the construction business while providing an incentive to accommodate less privileged families to find quality homes and shelter at affordable prices.

Steve Todd

Austin Design Group
Residential Designers

AUSTIN DESIGN GROUP
Residential Designers

Steve Todd is one of the founding partners of Austin Design Group which started business in 1983. Austin Design group focuses solely on residential design in the Austin area, but have collaborated in projects all over Texas and other states. ADG has designed a wide range of residences ranging from small condominium and townhome projects to multi-million dollar custom homes encompassing tens of thousands square feet. Other projects include over 15 homes in various Parades over the years as well as helping developers with site planning for multi-family projects. They have won numerous local and state awards over the years.

Relevant Projects

Hill Country Safari - Dripping Springs, Texas

Casita by the Pool - Austin, Texas

Lakeside Chateau - Austin, Texas

Urban Home Cover Story - Austin, Texas

Bellagio Study - Steiner Ranch, Texas

Vista Grande - Westlake, Texas

Hillside Spanish Colonial - Austin, Texas

Flintrock Hillside - Austin, Texas

Neuvo Traditional - Austin, Texas

Hill Country Modern - Austin, Texas

Parade Home - Austin, Texas

Copper Point Cove - Georgetown, Texas

Hillside Estate - Austin, Texas

Amarra French Country - Austin, Texas

Cimarron Eclectic - Georgetown, Texas

Lakeside Spanish Colonial - Austin, Texas

Highland Park Mid-Century - Austin, Texas

Lake Austin Waterfront - Austin, Texas

Lakeway Hillside - Austin, Texas

Spicewood Ranch - Spicewood, Texas

Awards

2012 Parade of Homes-Home Builders Association of Austin Best Front Elevation

2012 Parade of Homes-Home Builders Association of Austin Best Master Suite

2012 Parade of Homes-Home Builders Association of Austin Best Dining Room

2011 BIA Highland Lakes Parade of Homes-Peoples Choice Award

2011 BIA Highland Lakes Parade of Homes-Best Custom Home for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Architectural for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Outdoor Living for a home over \$800,000

2011 BIA Highland Lakes Parade of Homes-Best Interior for a home over \$800,000

2010 BIA Highland Lakes Parade of Homes-Peoples Choice Award

2010 MAX Award -- Best Custom Home Outdoor Living Space

2010 BIA Highland Lakes Parade of Homes-Best Master Suite

2008 - Texas Association of Builders - Star Award Best Architectural Design for a Home over \$1,000,000

2008 - Texas Association of Builders - Star Award Best Master Bedroom for a Home over \$1,000,000

2008 - Texas Association of Builders - Star Award Best New Home for a Home over \$1,000,000

Lakeside Chateau

Austin, Texas



Austin Design Group

LANCASTER OFFICE THREE, LLC

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ATTACHMENT 3: PROPERTY MANAGEMENT TEAM

Talia Homes at St. Georges Green will be managed by Kenda Dawwami – a real estate agent with Keller Williams Realty – and an experienced property manager of a portfolio of housing communities very similar in form and function to the proposed Talia Homes at St. Georges Green.

Bio for Kenda Dawwami:

Kenda Dawwami has extensive knowledge in the real estate and property management field. For over 5 years, Dawwami has successfully aided the property investors of a multi-family apartment complex in increasing the value of their investment by keeping track of the day-to-day financial operations and facilities management. She manages not only her own properties but her client's as well. Over the years, Dawwami has developed client relation skills necessary to thrive in the field and understand clients' needs. As a first generation immigrant mother of two daughters, she believes in the City of Austin's SMART Housing and RHDA funding programs to help the low-income community be able to grow and find affordable homes.

Current properties managed by Kenda Dawwami:

3466 Willowrun Dr. Unit A, B, C, D, F Austin, Texas 78704

3452 Willowrun Dr. Unit A, B, C, D, E Austin, Texas 78704

5110 Lancaster Ct. Building 1, 2 Austin, Texas 78723

411 W. St. Elmo Dr. Unit 1 Austin, Texas 78745

11603 Tedford Dr. Austin, Texas 78753



Project Description:

Talia Homes at St. Georges Green is 8 units of affordable, rental housing in a high-opportunity neighborhood in close proximity to employment, schools, transit and amenities. This property will be 100% affordable. All units are being designed and developed in a townhome model that feels high-end and provides a unique option in the existing Austin affordable housing portfolio.

The project is being developed by a strong team that is extremely well-versed in affordable housing development. The property is acquired, has secured certification with Affordability Unlocked, and a site plan has been submitted. This project is ready to go. The City's funding will be leveraged 100% with owner equity being provided by a pool of investors with total backing of over \$10 Million.

THIS IS A PROJECT BORN OUT OF A SPIRIT OF GIVING BACK AND IS THE PERFECT EXAMPLE OF LEVERAGING HOME-GROWN SKILLS AND FUNDING IN OUR COMMUNITY TO DELIVER AFFORDABLE HOUSING.

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

100% of the units at Talia Homes at St. Georges Green will be affordable with units set-aside for households with less than 50% of the Median Family Income. All units will be made available to individuals and families who want to live in a transit-connected and amenity rich neighborhood in Austin. Due to the small number of units at the property, services will not be provided on-site. Referrals to services available in the community will be made on an as-needed basis.

Unit Type	# of Units	Square Footage	Median Family Income Level
1 BR/1 BA-RENTAL	2	479 SF	50% MFI
2 BR/2 BA – RENTAL	4	654 SF	50% MFI
3 BR/2 BA – RENTAL	2	980 SF	50% MFI
TOTAL UNITS	8		

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

All rental units at Talia Homes at St. Georges Green will be available to a Housing Choice Voucher holder.

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

At a minimum, 10% of the total units (1 unit) will be designed for persons with mobility impairments. In addition, at a minimum, 2% of total units (1 unit) will be made accessible for persons with hearing and visual impairments.



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

Talia Homes at St. Georges Green is in the South Austin Combined Neighborhood Plan which was adopted on November 6, 2014 by the City of Austin. The plan's vision is complementary to the development of Talia Homes at St. Georges Green specifically evidenced by the following goals:

- Encourage a diverse, intergenerational, family-friendly community by maintaining household affordability. [Talia Homes at St. Georges Green will both preserve and enhance affordable housing opportunities for families within the neighborhood.]
- Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district. Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts. Expand housing options in all districts. [Talia Homes at St. Georges Green will bring an innovative affordable housing solution to the neighborhood while respecting the existing character.]

Talia Homes at St. Georges Green will be designed to weave into the existing neighborhood fabric and will be an exceptional example of high-quality affordable housing that is an asset to its neighbors and community.

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

The total cost to construct the 8-unit Talia Homes at St. Georges Green is approximately \$1,668,348. The sources of funds for this project include:

City of Austin, in the total amount of \$671,265. These funds will be used to pay for pre-development and/or hard and/or soft costs. We request these funds from the City to be in the form of a deferred forgivable loan with a loan term of at least 40 years.

Owner Equity in the amount of \$997,083. Lancaster Office Three, LLC – made up of investor members – have already raised equity to cover the \$250,000 acquisition and will back the remaining \$747,083 in the form of an equity investment that will be paid out in cash flow from the property plus any allowable fees charged to project. While the investment pool of this project (and Talia Homes at Lamppost) is at \$10M, in order to increase financial liquidity the project is seeking out a line of credit with Prosperity Bank in the amount of \$1M which can be shared between the two projects.

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

The current site does not contain an occupied structure.

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

Talia Homes at St. Georges Green is not located within a VMU, PUD, or TOD..



8. Indicate how the project will meet SMART Housing requirements.

A SMART Housing Certification letter was issued on September 17, 2019 and is included with this application.

Safe – Talia Homes at St. Georges Green is located in a high-opportunity neighborhood with a low crime rate. The new construction of the property will eliminate any potential safety concerns arising out of a vacant lot and will offer efficient, high-performing and healthy homes to better serve low-income Austinites.

Mixed Income – Talia Homes at St. Georges Green will be affordable housing in an otherwise unaffordable neighborhood.

Accessible – Talia Homes at St. Georges Green will be designed and constructed to meet and/or exceed the City's minimum accessibility requirements.

Reasonably Priced – Rental units at Talia Homes at St. Georges Green will be available to families with incomes less than 50% of the Median Family Income.

Transit-Oriented – Talia Homes at St. Georges Green is located off of both Manchaca and Stassney Lane and within 1/4 mile of high frequency transit.



ATTACHMENT 4: PROJECT PROPOSAL

b. Market Assessment:

Talia Homes at St. Georges Green is responding to the overwhelming need for affordable housing within Austin by providing 8 units of rental housing affordable to families with incomes less than 50% MFI.

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

1. Target Population and Area Demographic Makeup:

The target population of Talia Homes at St. Georges Green are individuals and families in need of affordable rental and homeownership housing in Austin. According to Neighborhood Scout, the neighborhood surrounding the property has a demographic makeup as follows:

- **Race and Ethnic:** 56.6% White, 6.5% Black or African American, 0.4% Asian, 36.2% Hispanic or Latino of any race. [More diverse than 66% of US Neighborhoods.]
- **Median Household Income:** \$59,688 [\$57,652 for the nation.]
- **Homeownership Rate:** 45.6% owners
- **Average Market Rent:** \$1,487 per month [Average market rent at Talia Homes at St. Georges Green will be \$1,062 per month for brand new construction.]
- **Average Home Value:** \$356,792
- **Age:** 8.6% for under 5 years, 14.2% for 5 to 17, 11.0% are 18-29, 27.3% are 30-44, 22.6% are 45-64, 16.3% are 65 years and over.
- **Household Type:** 34.9% are 1-person household and 18.6% are married couple with child.
- **Gender:** 46% are male and 54% are female.

2. Overall Economic Conditions and Trends:

The neighborhood surrounding Talia Homes at St. Georges Green has a median real estate price of \$356,792 which is more expensive than 87.9% of the neighborhoods in Texas and 72.9% of the neighborhoods in the U.S. Also according to NeighborhoodScout, the average rental price is \$1,487 which is higher than 71.4% of the neighborhoods in Texas. NeighborhoodScout reports that this neighborhood is an moderate income neighborhood with an income that is higher than 57.2% of the neighborhoods in America.

The average annual change in college graduates for this neighborhood is 2.8% increase over the past 5 years compared to 0.2% for the Nation. The average annual change in household income over the last 5 years is 5.9% compared to 2% for the nation.

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



3. General Housing Conditions and Trends in the Community

A description of the neighborhood surrounding Talia Homes at St. Georges Green according to NeighborhoodScout:

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

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

Real estate vacancies in this neighborhood are 5.8%, which is lower than one will find in 69.0% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

The average annual homeownership trend over the last five years has increased by 0.2%. The average rent price trend in the neighborhood over the last five years has increased by 3.2%.

ii. Identify the geographic area

Talia Homes at St. Georges Green is located in census tract number 48453001712 in South Austin. Please see attached NeighborhoodScout report for the boundary outline.

iii. Quantify the pool of eligible tenants

The Austin Strategic Housing Plan, drafted in 2016 and now under review, identifies public policies and development incentives that can help increase the supply of affordable housing. The report estimates that by 2025, Austin will need an additional **60,000 units** of housing that are affordable to people earning 80% of the Median Family Income or less.

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

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



iv. Analyze the competition

Talia Homes at St. Georges Green is an innovative spin on affordable housing development. The team brings together seasoned development professionals with affordable housing expertise paired with solid financial backing and a high leverage of owner equity that will deliver units more efficiently and quicker than an average developer who does not have solid financial backing or a solid development team. The development team for Talia Homes at St. Georges Green has executed on numerous in-fill rental and homeownership projects and is now bringing this experience to deliver affordable units. Typically, these projects are going to be small-scale in-fill in high-opportunity neighborhoods, making this model more replicable and scalable than a larger, more-dense development. Besides one or two mission-based, nonprofit developers, there are no other competitors delivering units in such an efficient and replicable manner.

v. Assess the market demand

From the Community Advancement Network dashboard report, 33% of Travis County households are housing cost burdened (paying more than 30% of their income on housing.) A higher share of households in the City of Austin and Travis County are cost-burdened than in the five-county Austin MSA, the state and the nation.

Low-income renters are most impacted. According to census data, 85% of renters with a household income less than \$35,000 a year are housing cost-burdened, and the majority of those households (56%) are “severely cost-burdened,” which means they pay more than half their total household income for housing.

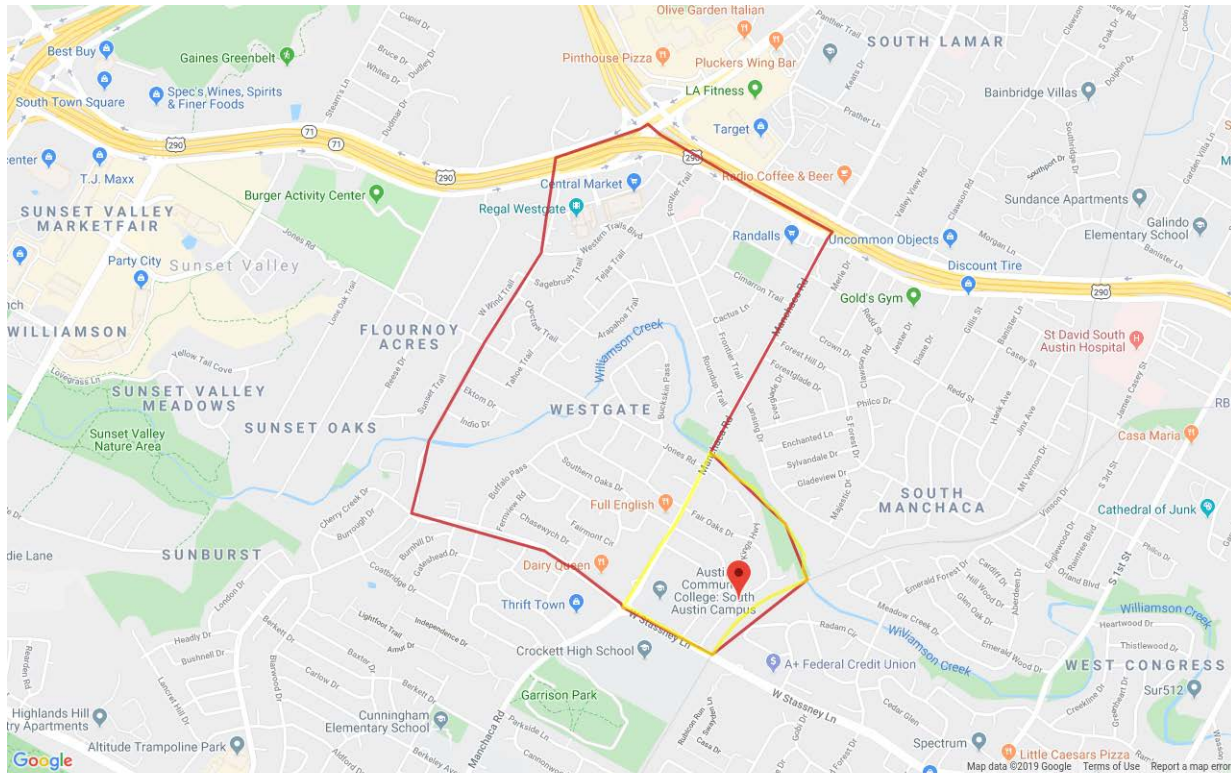
In City Council District 3 where Talia Homes at St. Georges Green is located, there are **23,024 people living in poverty** (a 26.8% poverty rate.) **District 3 has a goal of 6,295 affordable units by 2025.**

vi. Evaluate the effective demand and the capture rate

17 units/6,295 units in District 3 = 0.12%

vii. Estimate the absorption period

Once construction of Talia Homes at St. Georges Green is completed, the project will be filled systematically with residents of the surrounding neighborhood and through the networking of the development team. It is expected that the property will be 100% occupied in less than 3 months with an estimated absorption rate of 2.5 units per month.



— Neighborhood Boundary — Micro-Neighborhood Boundary

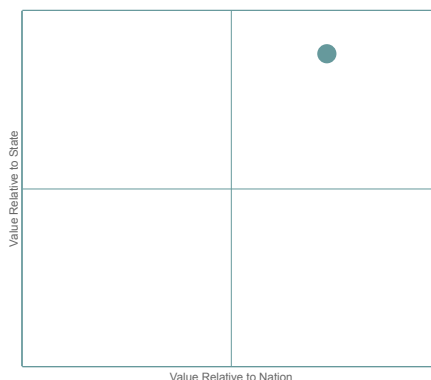
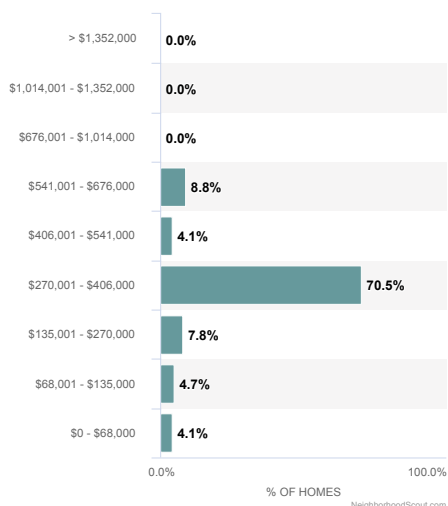
THE 5300 ST GEORGES GREEN NEIGHBORHOOD REAL ESTATE

AVERAGE HOME VALUES

MEDIAN HOME VALUE:
\$356,792

MEDIAN REAL ESTATE TAXES:
\$6,114 (1.7% effective rate)

NEIGHBORHOOD HOME PRICES



YEARS OF AVERAGE RENT NEEDED TO BUY AVERAGE HOME IN THIS NEIGHBORHOOD
⚡ 18 YEARS AND 2 MONTHS

AVERAGE MARKET RENT

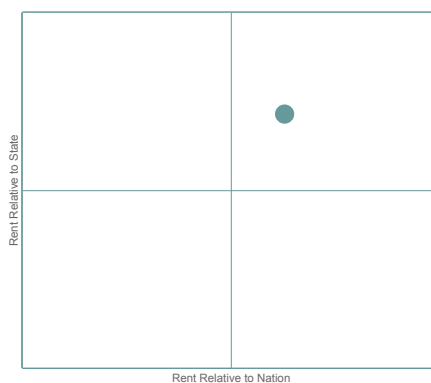
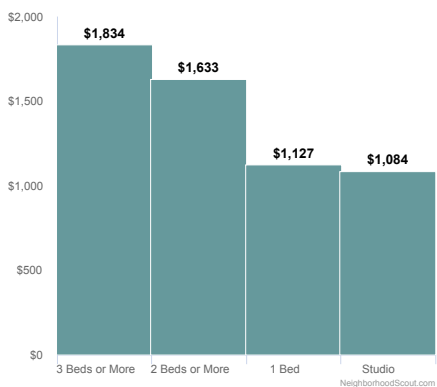


AVERAGE MARKET RENT:
\$1,487 / per month



GROSS RENTAL YIELD:
5.76

MEDIAN MONTHLY RENT BY NUMBER OF BEDROOMS



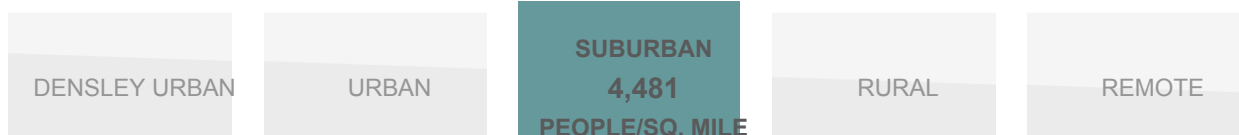
SETTING

COASTAL

LAKEFRONT

FARMS

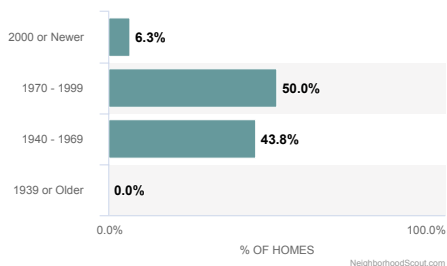
NEIGHBORHOOD LOOK AND FEEL



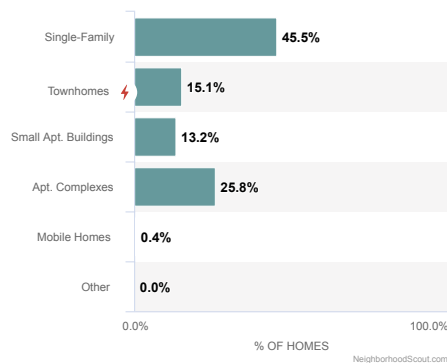
Population Density

HOUSING MARKET DETAILS

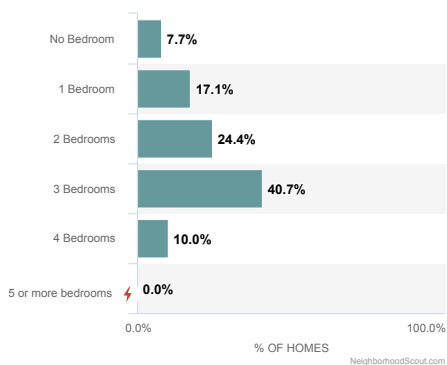
AGE OF HOMES



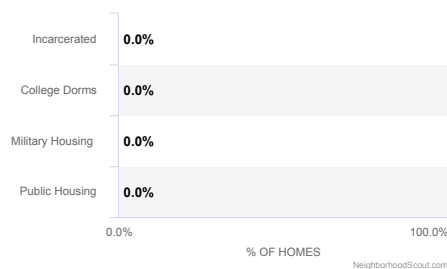
TYPES OF HOMES ⚡



HOME SIZE ⚡

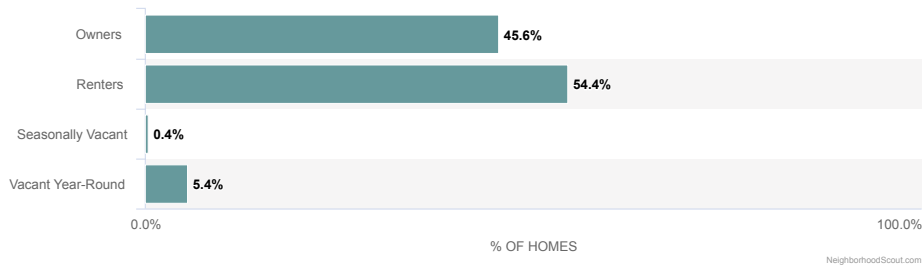


SPECIAL PURPOSE HOUSING



HOMEOWNERSHIP








HOMEOWNERSHIP RATE








THE 5300 ST GEORGES GREEN NEIGHBORHOOD DEMOGRAPHICS

136 Vital Statistics. 0 Condition Alerts found.

LIFESTYLE

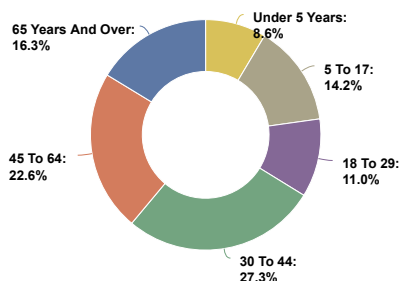
	Young Single Professionals	
87.4%		Very Good
	Luxury Communities	
73.7%		Good
	Retirement Dream Areas	
58.9%		Poor
	College Student Friendly	
40.2%		Poor
	Family Friendly	
22.3%		Poor
	Vacation Home Locations	
		Poor
	First Time Homebuyers	
		Poor

SPECIAL CHARACTER

	Hip Trendy	
79.5%		Good
	Urban Sophisticates	
53.7%		Poor
	Walkable	
49.0%		Poor
	Quiet	
22.3%		Poor
	Nautical	
		Poor

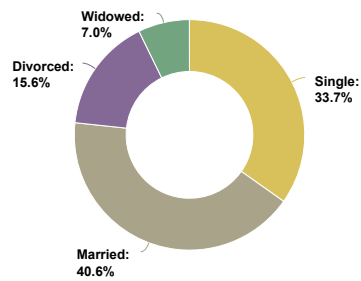
AGE / MARITAL STATUS

AGE



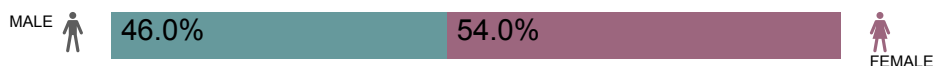
NeighborhoodScout.com

MARITAL STATUS



NeighborhoodScout.com

GENDER RATIO



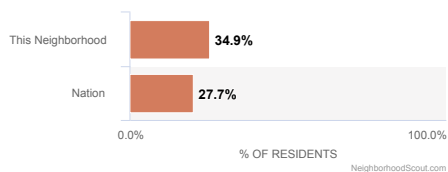
MILITARY & COLLEGE STATUS



NeighborhoodScout.com

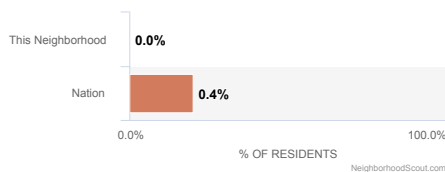
HOUSEHOLD TYPES

ONE PERSON HOUSEHOLDS



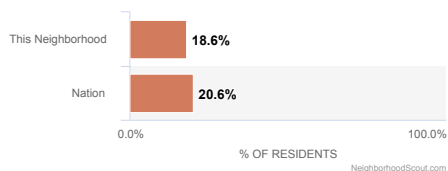
NeighborhoodScout.com

SAME SEX PARTNERS



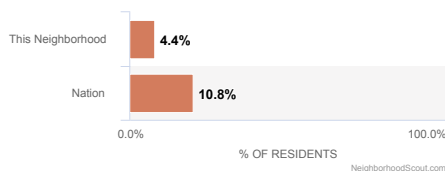
NeighborhoodScout.com

MARRIED COUPLE WITH CHILD



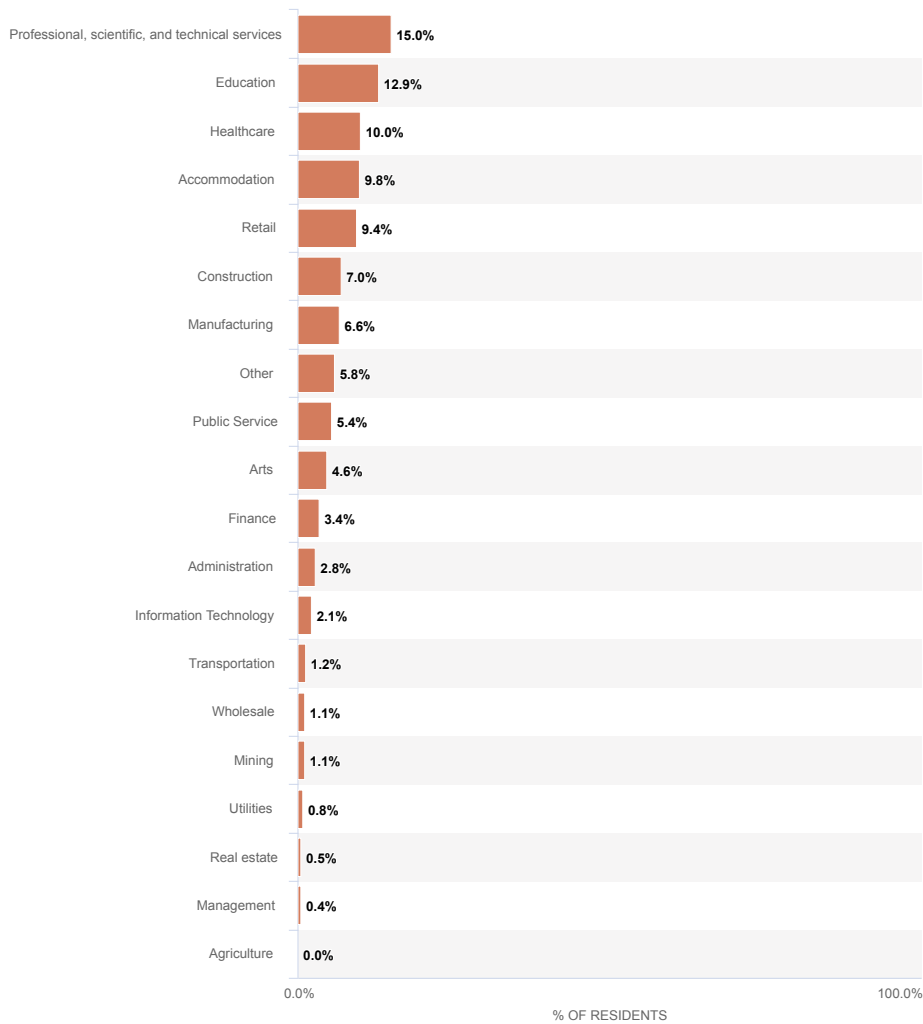
NeighborhoodScout.com

SINGLE PARENT WITH CHILD



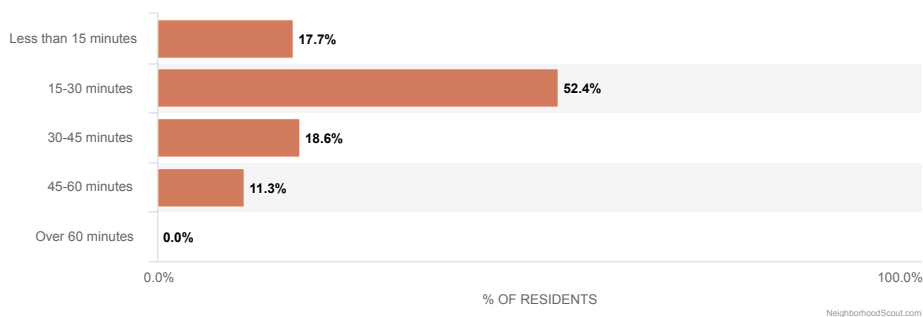
NeighborhoodScout.com

EMPLOYMENT INDUSTRIES

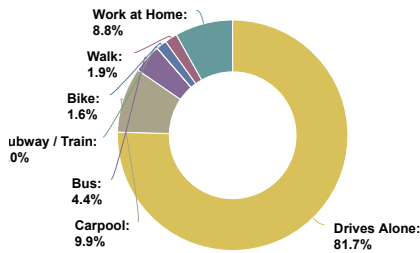


COMMUTE TO WORK

AVERAGE ONE-WAY COMMUTE TIME

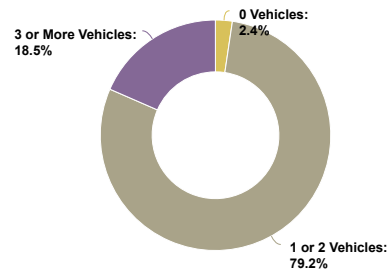


MEANS OF TRANSPORT



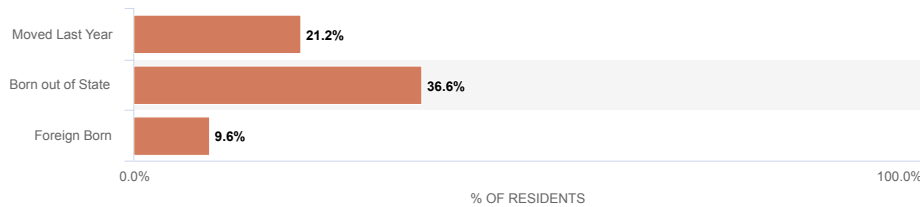
NeighborhoodScout.com

VEHICLES PER HOUSEHOLD



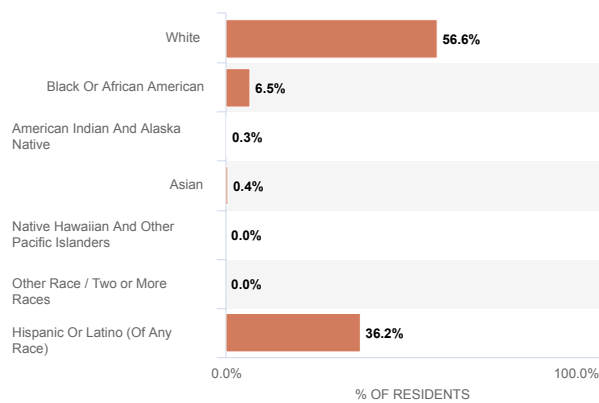
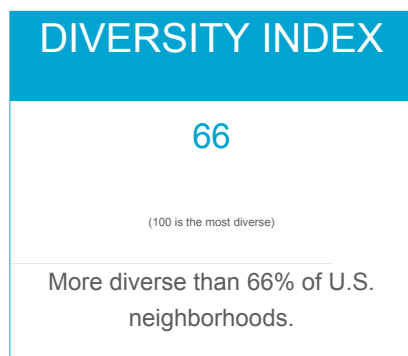
NeighborhoodScout.com

MIGRATION & MOBILITY



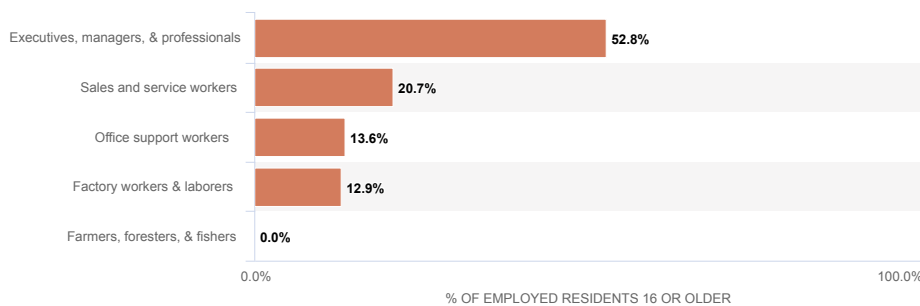
NeighborhoodScout.com

RACE & ETHNIC DIVERSITY



NeighborhoodScout.com

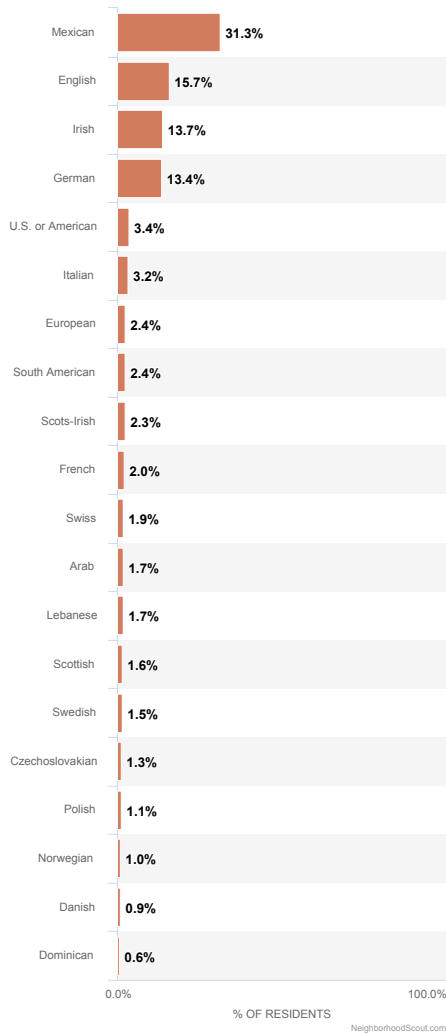
OCCUPATIONS



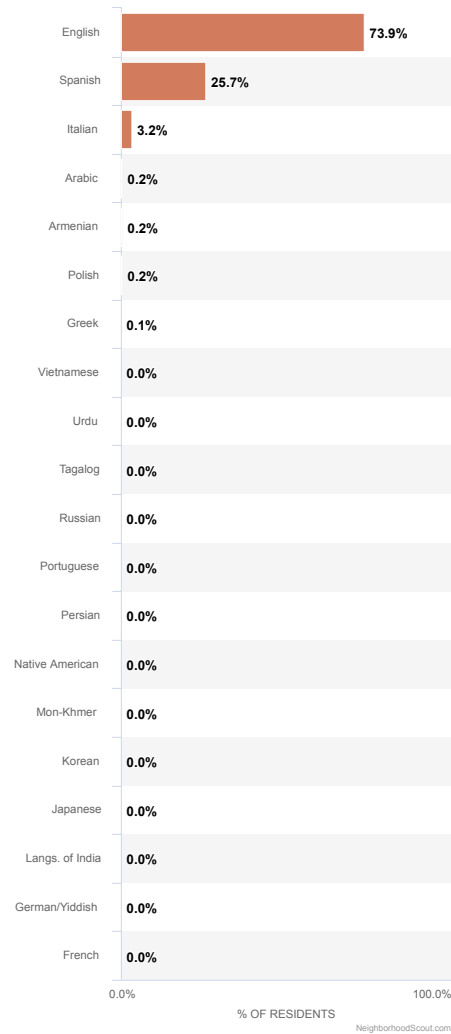
NeighborhoodScout.com

ANCESTRIES & LANGUAGES SPOKEN

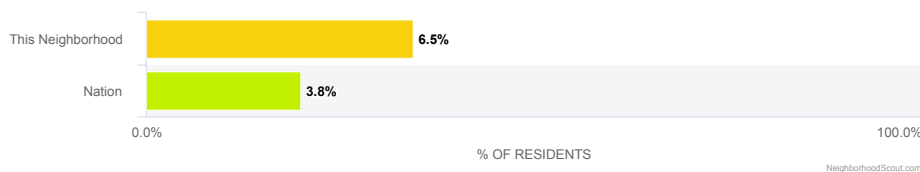
ANCESTRY (TOP 20)



LANGUAGES SPOKEN (TOP 20)



UNEMPLOYMENT RATE

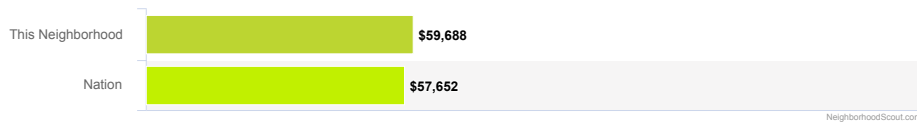


AVERAGE INCOME

PER CAPITA INCOME

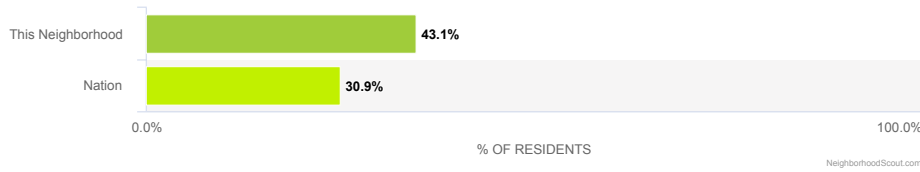


MEDIAN HOUSEHOLD INCOME

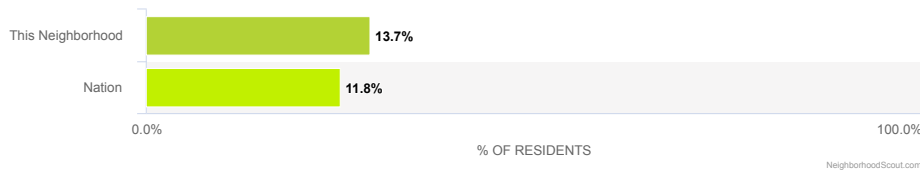


EDUCATION

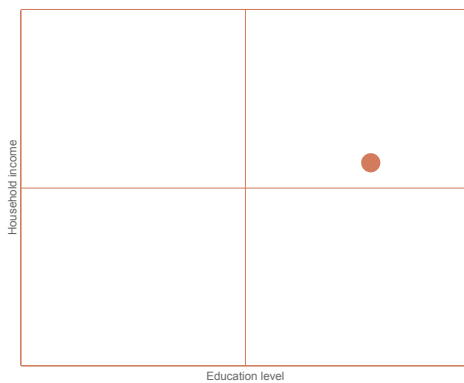
PERCENT WITH COLLEGE DEGREE



PERCENT WITH ADVANCE DEGREE



INCOME AND EDUCATION



THE 5300 ST GEORGES GREEN NEIGHBORHOOD CRIME

67 Vital Statistics. 0 Condition Alerts found.

NEIGHBORHOOD CRIME DATA

TOTAL CRIME INDEX

25

(100 is safest)

Safer than 25% of U.S. neighborhoods.

NEIGHBORHOOD ANNUAL CRIMES			
	VIOLENT	PROPERTY	TOTAL
Number of Crimes	22	142	164
Crime Rate (per 1,000 residents)	5.49	35.43	40.92

NEIGHBORHOOD VIOLENT CRIME

VIOLENT CRIME INDEX

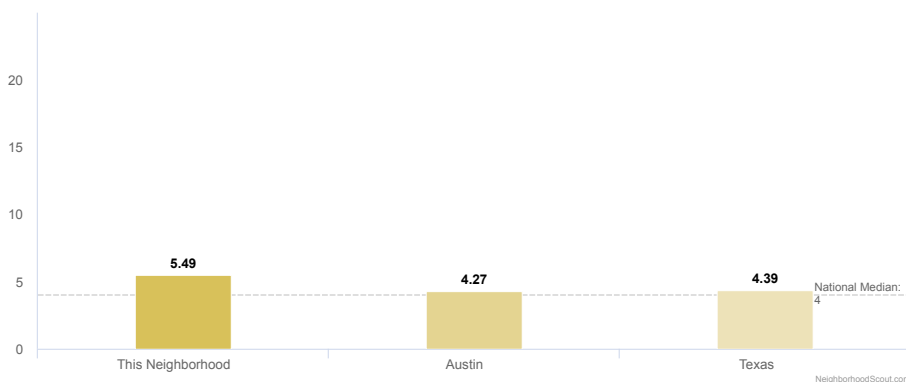
26

(100 is safest)

Safer than 26% of U.S. neighborhoods.

VIOLENT CRIME INDEX BY TYPE			
MURDER INDEX	RAPE INDEX	ROBBERY INDEX	ASSAULT INDEX
37	18	25	29
100 is safest	100 is safest	100 is safest	100 is safest

VIOLENT CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A VIOLENT CRIME		
1 IN 182	1 IN 234	1 IN 228
in this Neighborhood	in Austin	in Texas

AUSTIN VIOLENT CRIMES

POPULATION: 950,715

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	26	840	993	2,199
Rate per 1,000	0.03	0.88	1.04	2.31

UNITED STATES VIOLENT CRIMES

POPULATION: 325,719,178

	MURDER	RAPE	ROBBERY	ASSAULT
Report Total	17,284	135,755	319,356	810,825
Rate per 1,000	0.05	0.42	0.98	2.49

NEIGHBORHOOD PROPERTY CRIME

PROPERTY CRIME INDEX

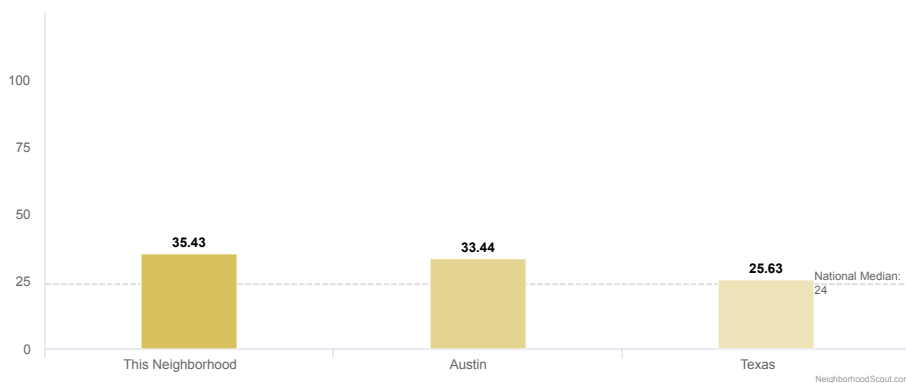
24

(100 is safest)

Safer than 24% of U.S. neighborhoods.

PROPERTY CRIME INDEX BY TYPE		
BURGLARY INDEX	THEFT INDEX	MOTOR VEHICLE THEFT
39	19	80
100 is safest	100 is safest	100 is safest

PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)



MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

1 IN 28	1 IN 30	1 IN 39
in this Neighborhood	in Austin	in Texas

AUSTIN PROPERTY CRIMES

POPULATION: 950,715

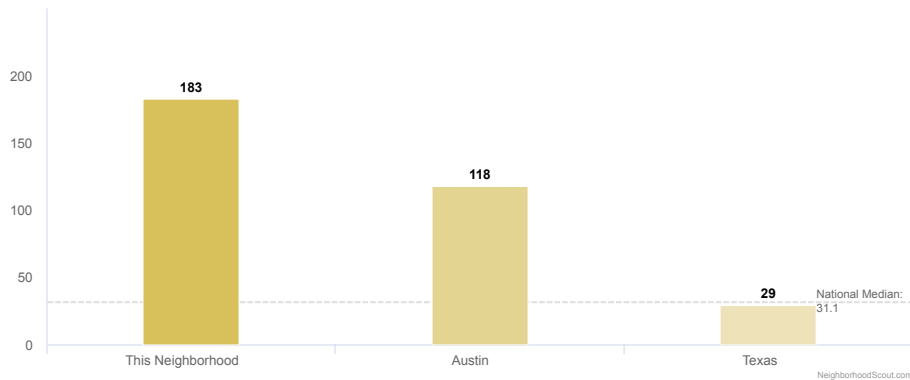
	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	4,414	25,288	2,090
Rate per 1,000	4.64	26.60	2.20

UNITED STATES PROPERTY CRIMES

POPULATION: 325,719,178

	BURGLARY	THEFT	MOTOR VEHICLE THEFT
Report Total	1,401,840	5,519,107	773,139
Rate per 1,000	4.30	16.94	2.37

CRIME PER SQUARE MILE



THE 5300 ST GEORGES GREEN NEIGHBORHOOD SCHOOLS

SCHOOL RATING INFORMATION

SCHOOL QUALITY	ADDRESS SCHOOL QUALITY RATING
<p>31</p> <p>(100 is best)</p> <p>Better than 31% of U.S. schools.</p>	<p>Address-Specific School Quality Rating. Rates the quality of the K-12 public schools that serve this address. ⓘ</p>

SCHOOLS THAT SERVE THIS ADDRESS *

SCHOOL DETAILS	GRADES	QUALITY RATING COMPARED TO TX	QUALITY RATING COMPARED TO NATION
Covington Middle School			
3700 Convict Hill Rd Austin, TX 78749	06-08	4	4
Crockett H S School			
5601 Manchaca Rd Austin, TX 78745	09-12	4	2
Sunset Valley Elementary School			
3000 Jones Rd Austin, TX 78745	PK-05	6	5

* Depending on where you live in the neighborhood, your children may attend certain schools from the above list and not others. In some cases, districts allow students to attend schools anywhere in the district. Always check with your local school department to determine which schools your children may attend based on your specific address and your child's grade-level.

NEIGHBORHOOD EDUCATIONAL ENVIRONMENT

Adults In Neighborhood With College Degree Or Higher	43.1%
Children In The Neighborhood Living In Poverty	34.0%

THIS NEIGHBORHOOD IS SERVED BY 1 DISTRICT:

AUSTIN ISD

83,067 Students Enrolled in This District	130 Schools in District	14 Students Per Classroom
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DISTRICT QUALITY COMPARED TO TEXAS

8

(10 is best)

Better than 72.3% of TX school districts.

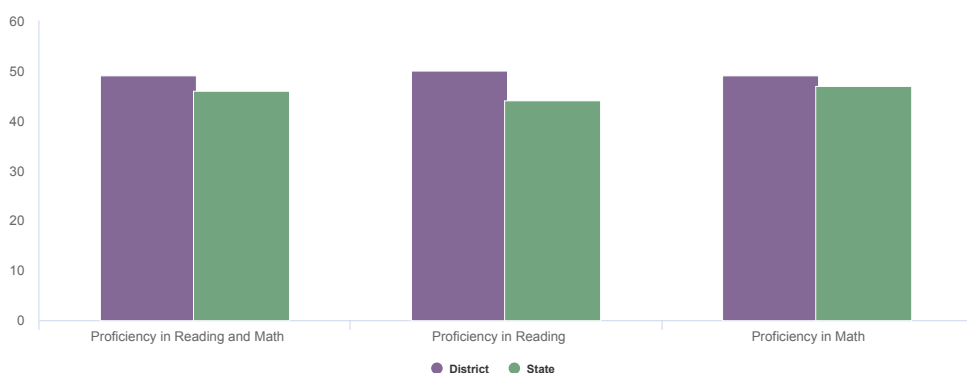
DISTRICT QUALITY COMPARED TO U.S. ①

6

(10 is best)

Better than 54.3% of US school districts.

Public School Test Scores (No Child Left Behind)





School District Enrollment By Group

ETHNIC/RACIAL GROUPS	THIS DISTRICT	THIS STATE
White (non-hispanic)	28.2%	28.9%
Black	7.8%	12.9%
Hispanic	59.7%	53.3%
Asian Or Pacific Islander	4.1%	4.3%
American Indian Or Native Of Alaska	0.2%	0.5%

ECONOMIC GROUPS	THIS DISTRICT	THIS STATE
ECONOMICALLY DISADVANTAGED	53.2%	58.6%
FREE LUNCH ELIGIBLE	48.0%	52.7%
REDUCED LUNCH ELIGIBLE	5.2%	6.0%

Educational Expenditures

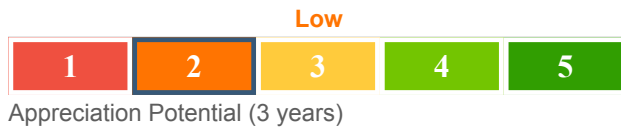
FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
Instructional Expenditures	\$5,683	\$475,223,826	37.5%
Support Expenditures			
Student	\$445	\$37,211,790	2.9%
Staff	\$573	\$47,915,406	3.8%
General Administration ⚡	\$104	\$8,696,688	0.7%

FOR THIS DISTRICT	PER STUDENT	TOTAL	% OF TOTAL
School Administration	\$615	\$51,427,530	4.1%
Operation	\$815	\$68,151,930	5.4%
Transportation	\$336	\$28,096,992	2.2%
Other	\$470	\$39,302,340	3.1%
Total Support	\$3,358	\$280,802,676	22.2%
Non-instructional Expenditures 	\$6,113	\$511,181,286	40.3%
Total Expenditures 	\$15,154	\$1,267,207,788	100.0%

THE 5300 ST GEORGES GREEN TRENDS AND FORECAST

SCOUT VISION® SUMMARY

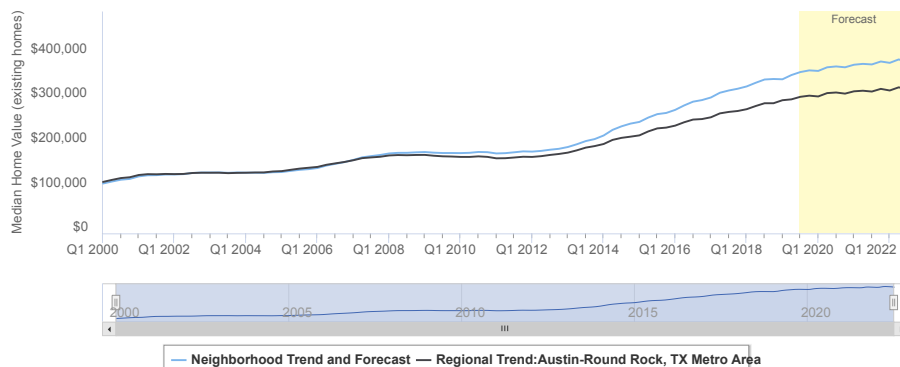
RISING STAR INDEX ⓘ



BLUE CHIP INDEX ⓘ



SCOUT VISION Neighborhood Home Value Trend and Forecast ⓘ



SCOUT VISION® HOME VALUE TRENDS AND FORECAST

TIME PERIOD	TOTAL APPRECIATION	AVG. ANNUAL RATE	COMPARED TO METRO*	COMPARED TO AMERICA*
3 Year Forecast: 2019 Q3 - 2022 Q3	8.32% ↑	2.70% ↑	7	3
Latest Quarter: 2019 Q1 - 2019 Q2 ⚡	2.74% ↑	11.42% ↑	7	10
Last 12 Months: 2018 Q2 - 2019 Q2	5.13% ↑	5.13% ↑	8	8
Last 2 Years: 2017 Q2 - 2019 Q2	12.58% ↑	6.10% ↑	8	8
Last 5 Years: 2014 Q2 - 2019 Q2 ⚡	52.94% ↑	8.87% ↑	10	10
Last 10 Years: 2009 Q2 - 2019 Q2 ⚡	96.17% ↑	6.97% ↑	10	10
Since 2000: 2000 Q1 - 2019 Q2 ⚡	190.73% ↑	5.86% ↑	10	10

* 10 is highest

KEY PRICE DRIVERS AT THIS LOCATION

Pros

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

- + Vacancies
- + Educated Population Trend
- + Access to High Paying Jobs

Cons

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

- Regional Housing Market Outlook
- Crime

SCOUT VISION® PROXIMITY INDEX

PRICE ADVANTAGE OVER SURROUNDING NEIGHBORHOODS ⓘ



RATINGS: 1=Strong Disadvantage 2=Disadvantage 3=Similar Price 4=Advantage 5=Strong Advantage

\$183
Neighborhood price per sqft
\$191
Average Nearby Home Price per sqft

ACCESS TO HIGH PAYING JOBS ⓘ



RATINGS: 1=Limited 2=Below Average 3=Average 4=Very Good 5=Excellent

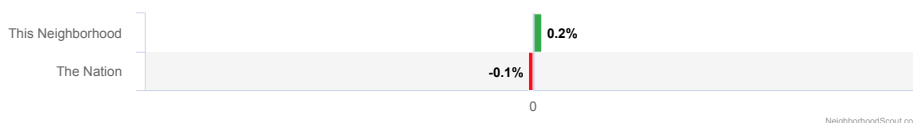
JOBS WITHIN AN HOUR

WITHIN	HIGH-PAYING* JOBS
5 minutes	2617
10 minutes	38764
15 minutes	153032
20 minutes	219559
30 minutes	340955
45 minutes	404083
60 minutes	436018

*Annual salary of \$75,000 or more

SCOUT VISION® REAL ESTATE TRENDS AND FORECAST

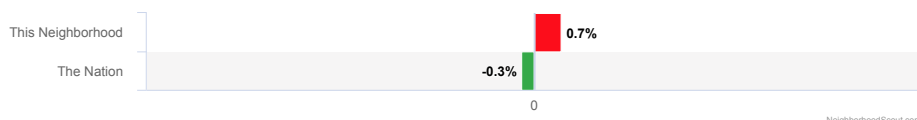
AVG. ANNUAL HOMEOWNERSHIP TREND Over last 5 years



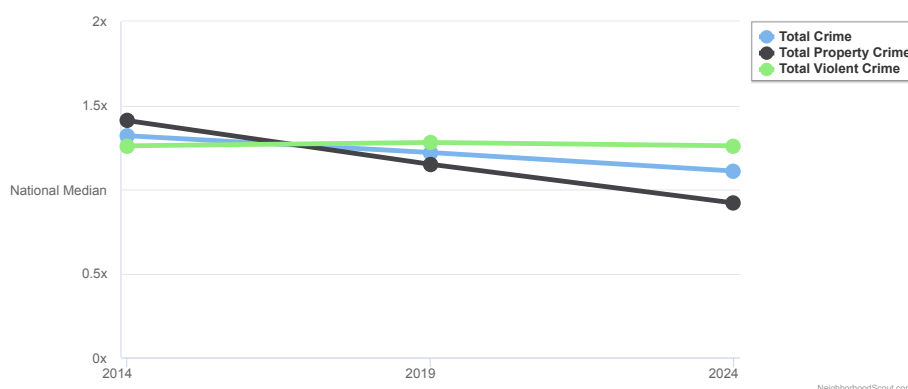
AVG. ANNUAL RENT PRICE TREND Over last 5 years



AVG. ANNUAL VACANCY TRENDS Over last 5 years



SCOUT VISION® CRIME TRENDS AND FORECAST

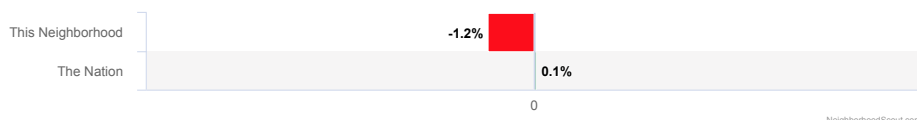


SCOUT VISION® EDUCATION TRENDS AND FORECAST

AVG. ANNUAL CHANGE IN COLLEGE GRADUATES Over last 5 years

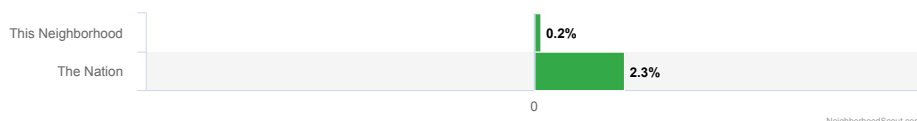


AVG. ANNUAL CHANGE IN K-12 SCHOOL PERFORMANCE Over last 5 years



SCOUT VISION® ECONOMIC TRENDS AND FORECAST

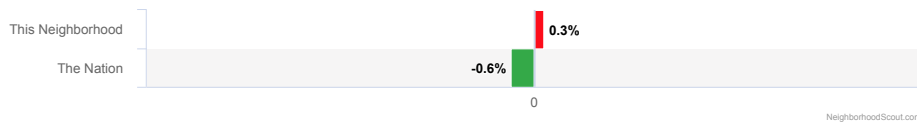
AVG ANNUAL CHANGE IN PER CAPITA INCOME Over last 5 years



AVG ANNUAL CHANGE IN HOUSEHOLD INCOME Over last 5 years ⚡



AVG ANNUAL CHANGE IN UNEMPLOYMENT RATE Over last 5 years

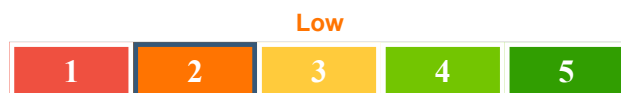


SCOUT VISION® DEMOGRAPHIC TRENDS

DISTANCE FROM LOCATION	POPULATION 5 YEARS AGO	CURRENT POPULATION	PERCENT CHANGE
Half Mile	2,902	3,568	⚡ 22.92% ↑
1 Mile	14,908	17,371	⚡ 16.52% ↑
3 Miles	106,003	116,145	9.57% ↑
5 Miles	260,344	290,712	⚡ 11.66% ↑
10 Miles	566,985	634,557	⚡ 11.92% ↑
15 Miles	897,963	1,007,318	⚡ 12.18% ↑
25 Miles	1,528,692	1,747,350	⚡ 14.30% ↑
50 Miles	2,052,614	2,369,498	⚡ 15.44% ↑

SCOUT VISION® REGIONAL HOUSING MARKET ANALYSIS

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

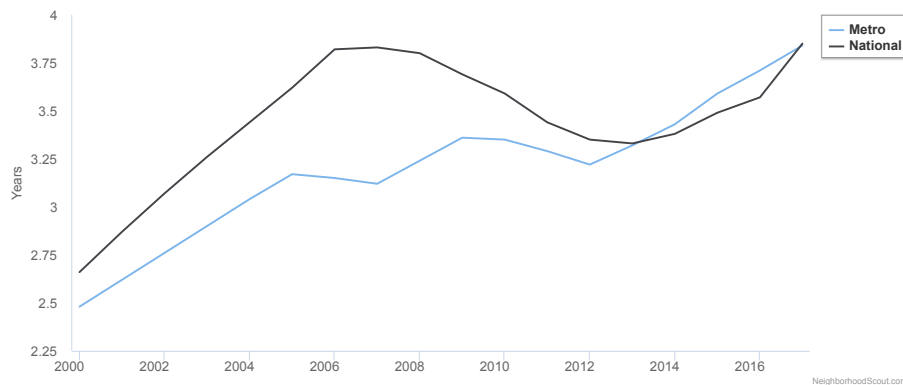


Regional Appreciation Potential (3yr)

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 Region's Historical Low	3.84 Region's Historical High	3.84 Current ⚡
---------------------------------	----------------------------------	-------------------

REGIONAL 1 AND 2 YEAR GROWTH TRENDS ⓘ

REGIONAL TREND	LAST 2 YEARS	COMPARED TO NATION*	LAST 1 YEAR	COMPARED TO NATION*
Population Growth	5.11% ↑	⚡ 10	2.50% ↑	⚡ 10
Job Growth	6.07% ↑	⚡ 10	1.79% ↑	8
Income Trend (Wages)	16.37% ↑	⚡ 10	8.20% ↑	⚡ 10
Unemployment Trend	-0.71% ↓	5	-0.54% ↓	8
Stock Performance of Region's Industries	11.90% ↑	⚡ 10	-0.28% ↓	⚡ 9
Housing Added	5.88% ↑	⚡ 10	3.17% ↑	⚡ 10
Vacancy Trend	-1.40% ↓	8	0.24% ↑	5

* 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

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ABOUT THE 5300 ST GEORGES GREEN NEIGHBORHOOD

Real Estate Prices and Overview

This neighborhood's median real estate price is \$356,792, which is more expensive than 87.9% of the neighborhoods in Texas and 72.9% of the neighborhoods in the U.S.

The average rental price in this neighborhood is currently \$1,487, based on NeighborhoodScout's exclusive analysis. The average rental cost in this neighborhood is higher than 71.4% of the neighborhoods in Texas.

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

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

Real estate vacancies in this neighborhood are 5.8%, which is lower than one will find in 69.0% of American neighborhoods. Demand for real estate in this neighborhood is above average for the U.S., and may signal some demand for either price increases or new construction of residential product for this neighborhood.

Notable & Unique Neighborhood Characteristics

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

Notable & Unique: Diversity

Did you know that the Sunset Valley neighborhood has more Czechoslovakian and Lebanese ancestry people living in it than nearly any neighborhood in America? It's true! In fact, 1.3% of this neighborhood's residents have Czechoslovakian ancestry and 1.7% have Lebanese ancestry.

The Neighbors

The Neighbors: Income

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

The neighbors in the Sunset Valley neighborhood in Austin are middle-income, making it a moderate income neighborhood. NeighborhoodScout's exclusive analysis reveals that this neighborhood has a higher income than 57.2% of the neighborhoods in America. With 34.0% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 80.4% of U.S. neighborhoods.

The Neighbors: Occupations

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

In the Sunset Valley neighborhood, 52.8% 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 20.7% of the residents employed. Other residents here are employed in clerical, assistant, and tech support occupations (13.6%), and 12.9% in manufacturing and laborer occupations.

The Neighbors: Languages

The languages spoken by people in this neighborhood are diverse. These are tabulated as the languages people preferentially speak when they are at home with their families. The most common language spoken in the Sunset Valley neighborhood is English, spoken by 73.9% of households. Other important languages spoken here include Spanish and Italian.

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 Sunset Valley neighborhood in Austin, TX, residents most commonly identify their ethnicity or ancestry as Mexican (31.3%). There are also a number of people of English ancestry (15.7%), and residents who report Irish roots (13.7%), and some of the residents are also of German ancestry (13.4%), along with some Italian ancestry residents (3.2%), among others.

Getting to Work

How you get to work – car, bus, train or other means – and how much of your day it takes to do so is a large quality of life and financial issue. Especially with gasoline prices rising and expected to continue doing so, the length and means of one's commute can be a financial burden. Some neighborhoods are physically located so that many residents have to drive in their own car, others are set up so many walk to work, or can take a train, bus, or bike. The greatest number of commuters in Sunset Valley neighborhood spend between 15 and 30 minutes commuting one-way to work (52.4% of working residents), which is shorter than the time spent commuting to work for most Americans.

Here most residents (81.7%) 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 (9.9%) . In a neighborhood like this, as in most of the nation, many residents find owning a car useful for getting to work.



ATTACHMENT 4: PROJECT PROPOSAL

c. Good Neighbor Policy:

Talia Homes at St. Georges Green

5300 St. Georges Green
Austin, TX 78745

CONTACT

Eyad Kasemi
Lancaster Office Three, LLC
5110 Lancaster Court
Austin, TX 78723
(512) 761-6161
eyad@civiltitude.com

COMMUNICATIONS PLAN FOR NEIGHBORHOOD ENGAGEMENT

Talia Homes will be developed under Affordability Unlocked and therefore a zoning change will not be necessary. Just like any multifamily development, if the need arises Lancaster Office Three, LLC will approach the neighborhood surrounding Talia Homes at St. Georges Green to receive input.

The following steps will soon be taken to communicate with the neighborhood surrounding the proposed development located at 5300 St. Georges Green, Austin, TX 78745:

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

South Austin Neighborhood Alliance
South Manchaca Neighborhood Plan Contact Team
Southwood Neighborhood Association

- 1) **Neighborhood Contact:** Lancaster Office Three, LLC will reach out to the priority neighborhood organization(s) – on an as needed basis. NHCD will be updated if those meetings have occurred.
- 2) **Implementation/Ongoing Relations** – Lancaster Office Three, LLC 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.
- Lancaster Office Three, LLC will establish an open-door policy so that neighborhood members will feel comfortable communicating any concerns with either the property management or the single point of contact.

*****PLEASE NOTE THAT A CITY OF AUSTIN GOOD NEIGHBOR CHECKLIST WAS NOT PART OF THE APPLICATION MATERIALS NOR AVAILABLE ON THE WEBSITE.**



ATTACHMENT 4: PROJECT PROPOSAL

d. SMART Housing:

Talia Homes at St. Georges Green has received a SMART Housing Certification letter. Please find attached.



City of Austin

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

Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

September 17, 2019

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

Lancaster Office Three, LLC – 5300 St Georges Green – (ID 674)

TO WHOM IT MAY CONCERN:

Lancaster Office Three, LLC (contact Eyad Kasemi; ph: 512.512.761.6161; email eyad@civiltude.com) is planning to develop an 8 **unit single-family** development at 5300 St Georges Green, Austin TX 78745 (TCAD Property ID# 315837). These units will be rented to households at or below 50% Median Family Income (MFI). Due to the applicant applying for City of Austin, Housing Bond Funds, these units will be subject to a 40 year affordability period. The rental units will comply with rents that are established annually by Neighborhood Housing and Community Development (NHCD).

NHCD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 100% of the units will serve households at or below 50% MFI and will have a 40 year affordability period, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

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

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

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

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

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

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sincerely,



Sandra Harkins, Project Coordinator
Neighborhood Housing and Community Development

Cc: Rosa Gonzales, AE
Mashell Smith, ORS

Ellis Morgan, NHCD

Jonathan Orenstein, AWU



ATTACHMENT 4: PROJECT PROPOSAL

e. MOU with ECHO:

Talia Homes at St. Georges Green does not plan on reserving any COC units for ECHO at this time.



ATTACHMENT 4: PROJECT PROPOSAL

f. General Services:

Talia Homes at St. Georges Green will not be providing any on-site services due to the project's small size. However, property management will always be available to connect residents to services available in the surrounding community.



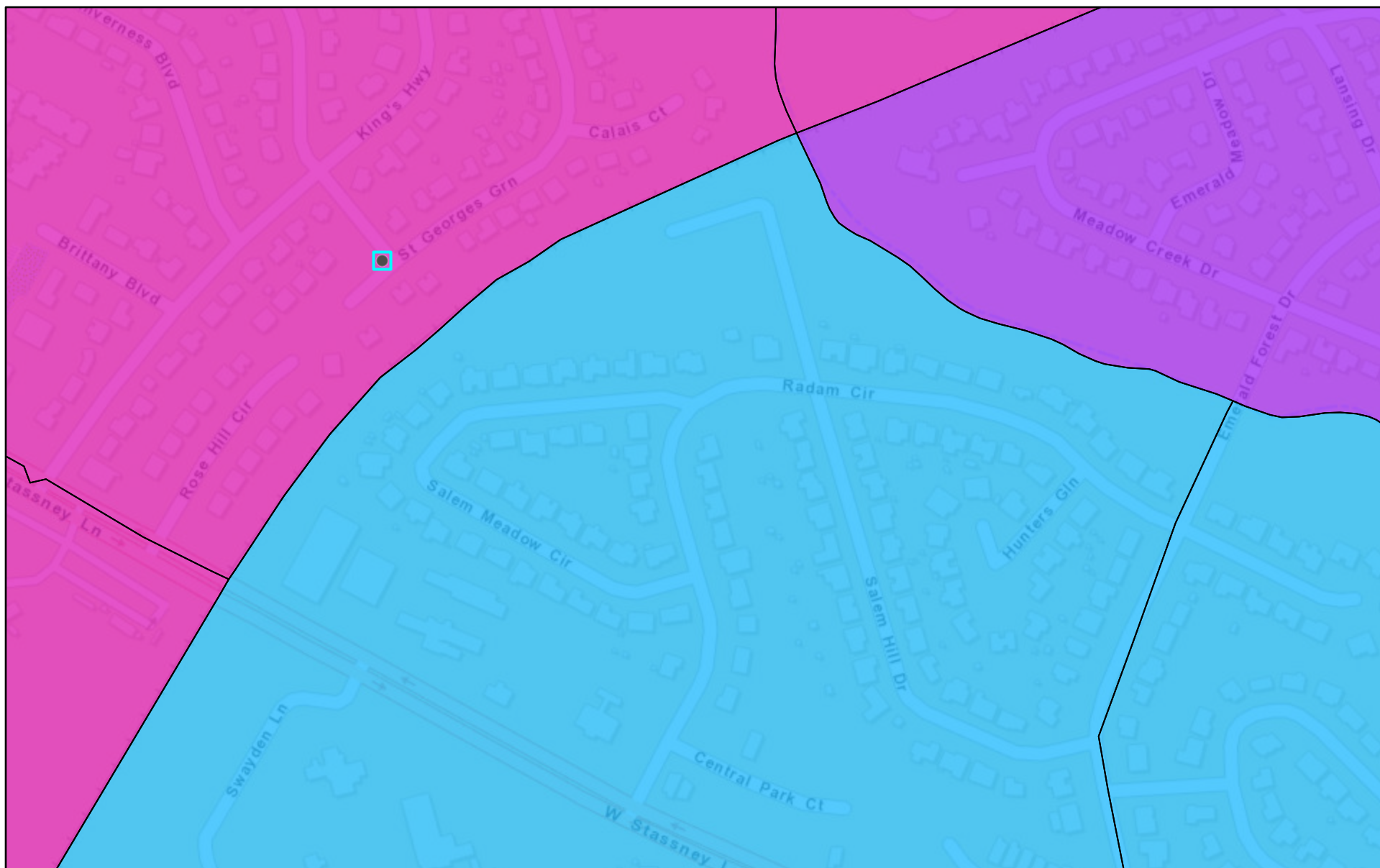
ATTACHMENT 5: PROPERTY

a. Maps of the Property:

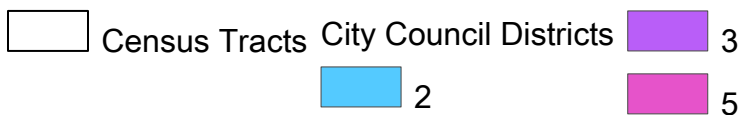
Please find attached the following maps requested:

- High Opportunity Census Tracts
- Tract at-risk of Displacement or Gentrification
- Imagine Austin Centers and Corridors
- High-Frequency Transit Stops
- Transit Stops with 0.75 walk
- Mobility Corridor
- Healthy Food Access
- 100 year flood plain

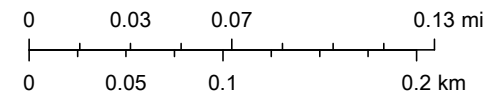
Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745



10/7/2019, 3:03:35 PM



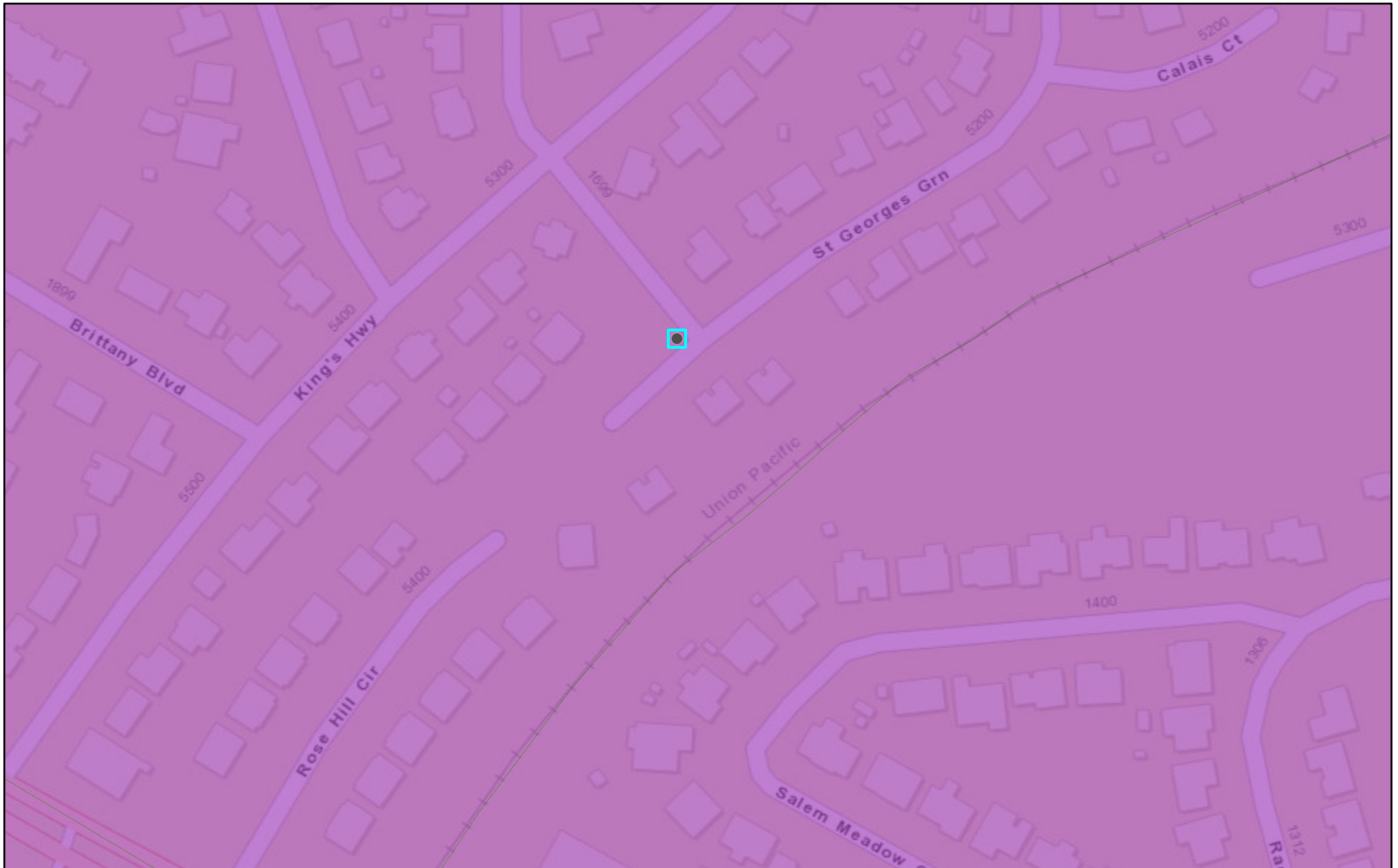
1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

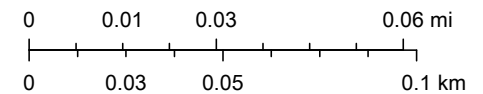
Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745



10/7/2019, 3:05:22 PM

 Emerging Opportunity

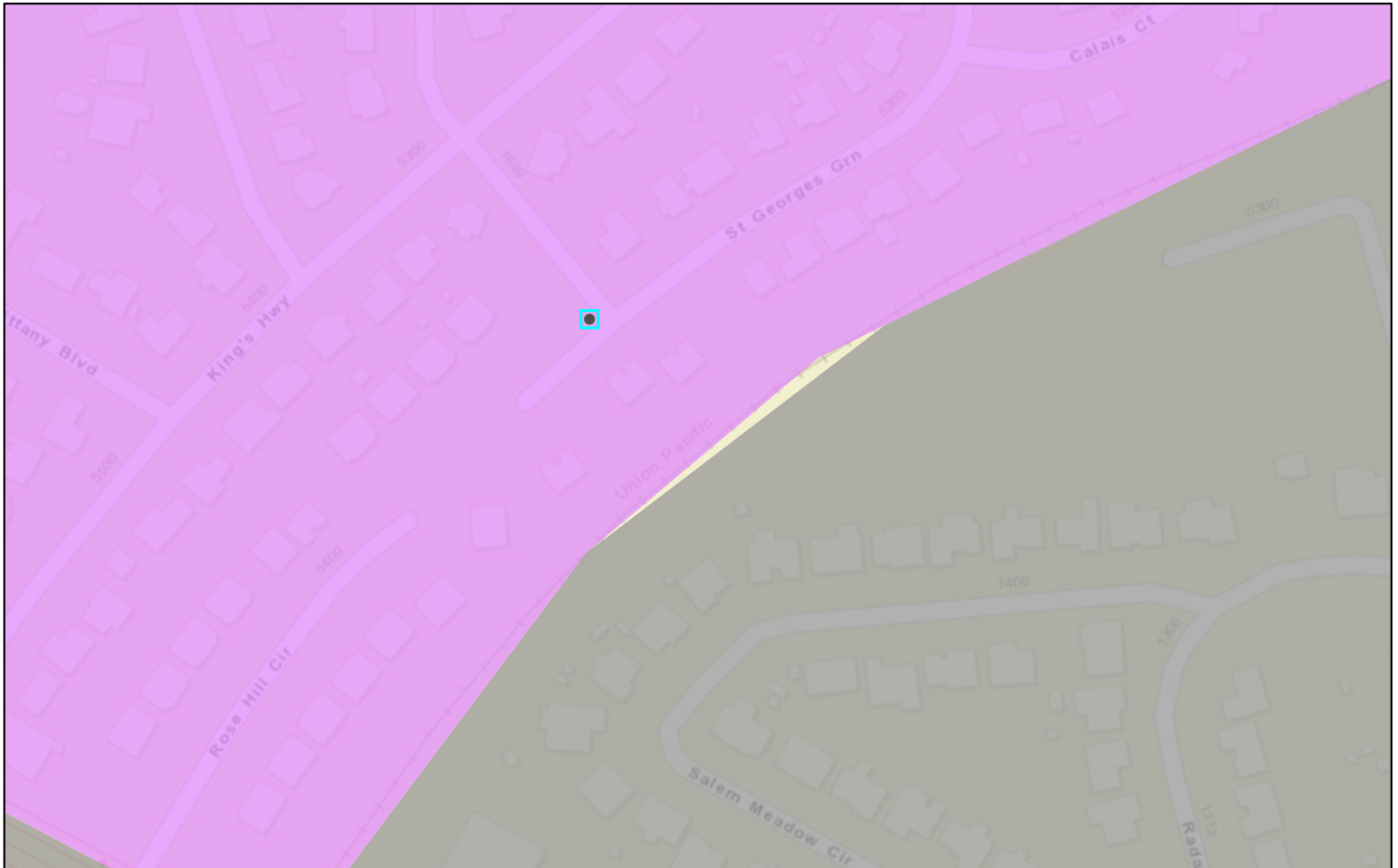
1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745

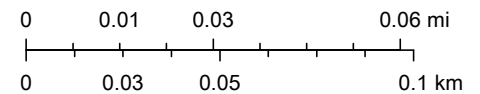


10/7/2019, 3:07:06 PM

Gentrification_RHDAHODA_view  Not Gentrifying

 Early: Type 1

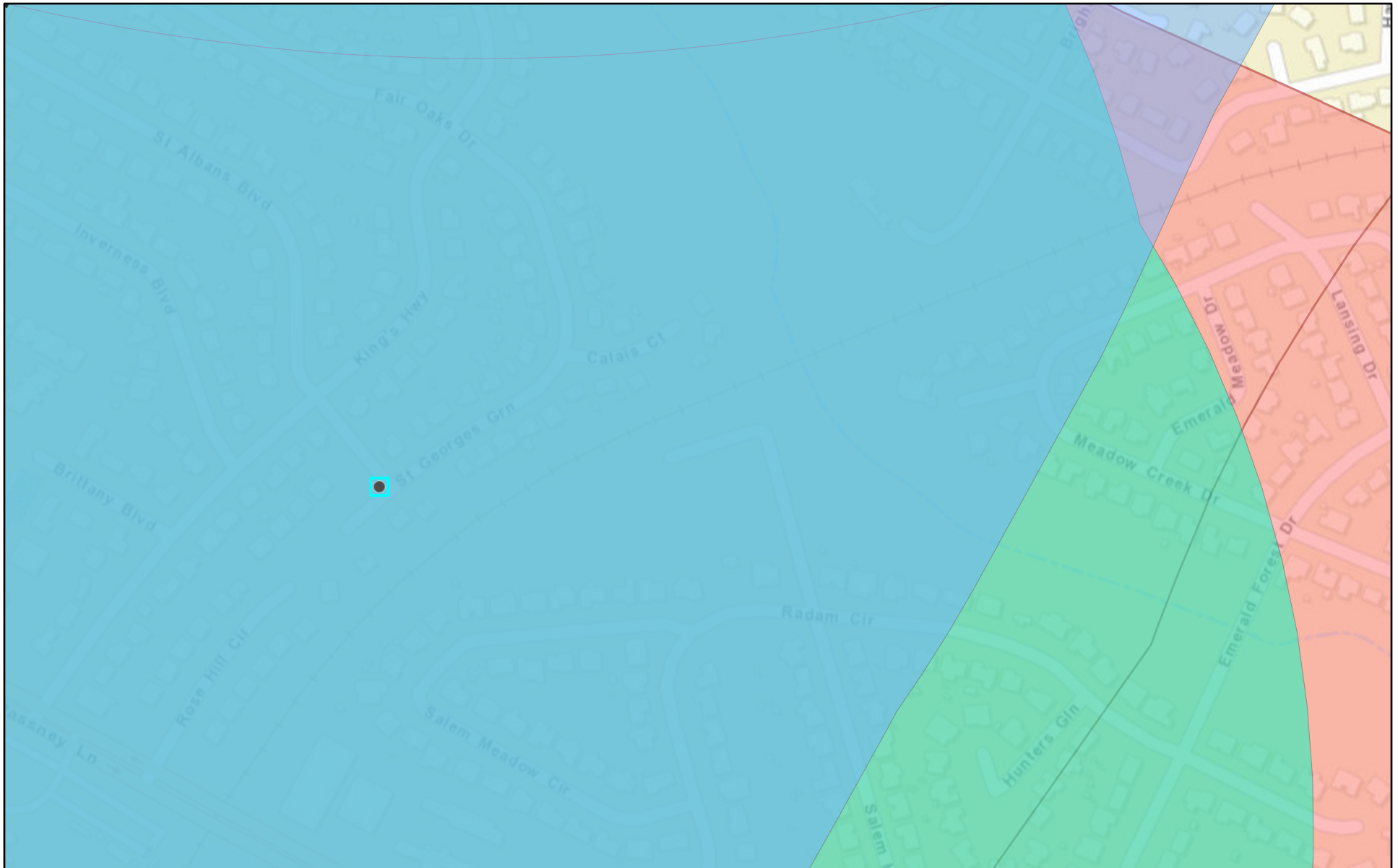
1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NG, USGS |

Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745



10/7/2019, 3:08:57 PM

2016 Mobility Bond Corridor Projects

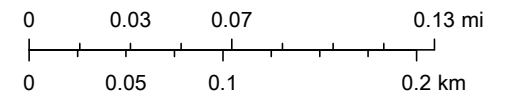
----- Preliminary Engineering and Design

Mobility Bond Corridor: 1/2-Mile Buffer

Imagine Austin Center: 1/2-Mile Buffer

Imagine Austin Corridor: 1/2-Mile Buffer

1:4,514

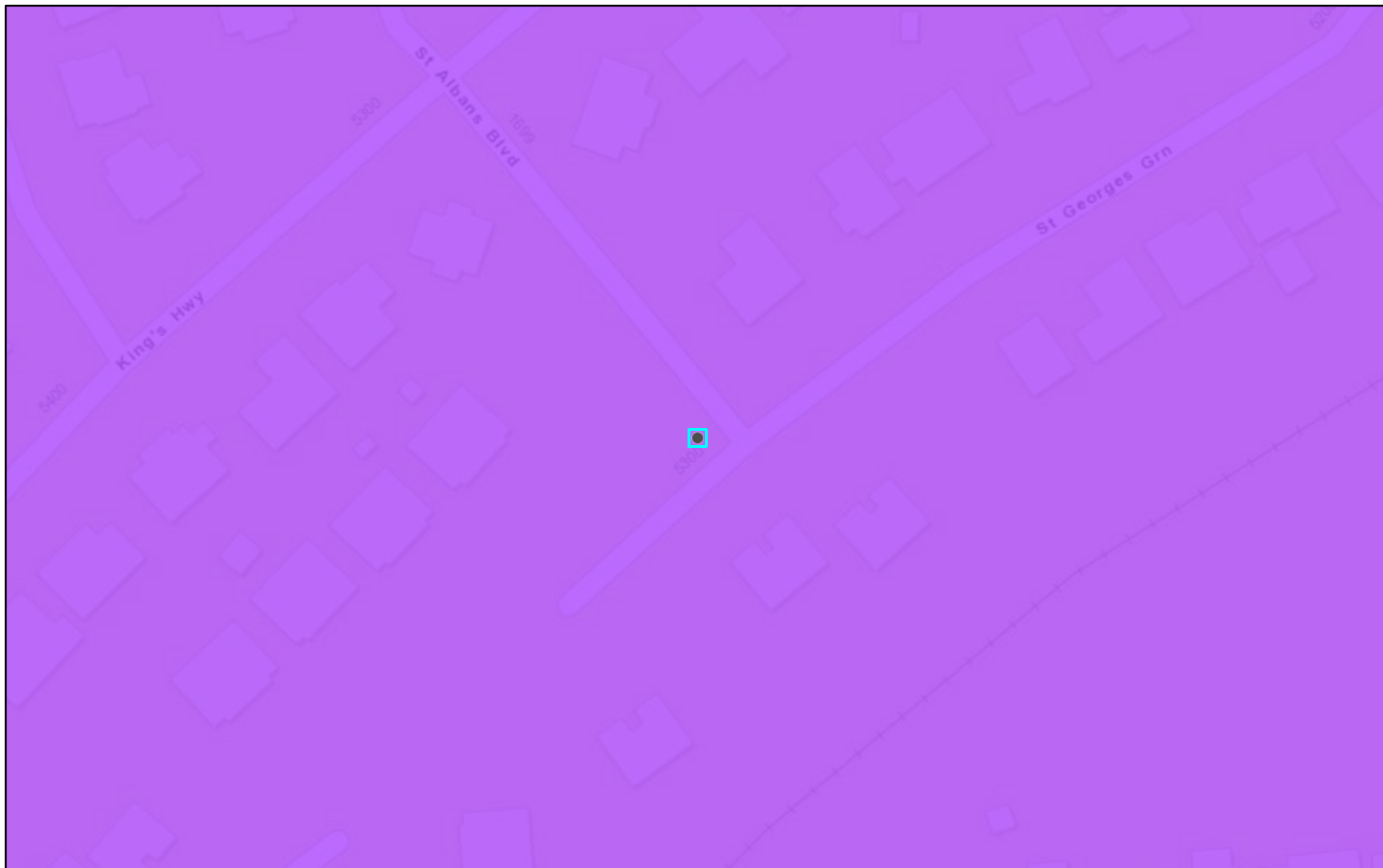


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS

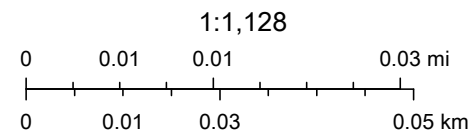
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | City of Austin Planning and Development Review Department |

Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745



10/7/2019, 3:11:47 PM

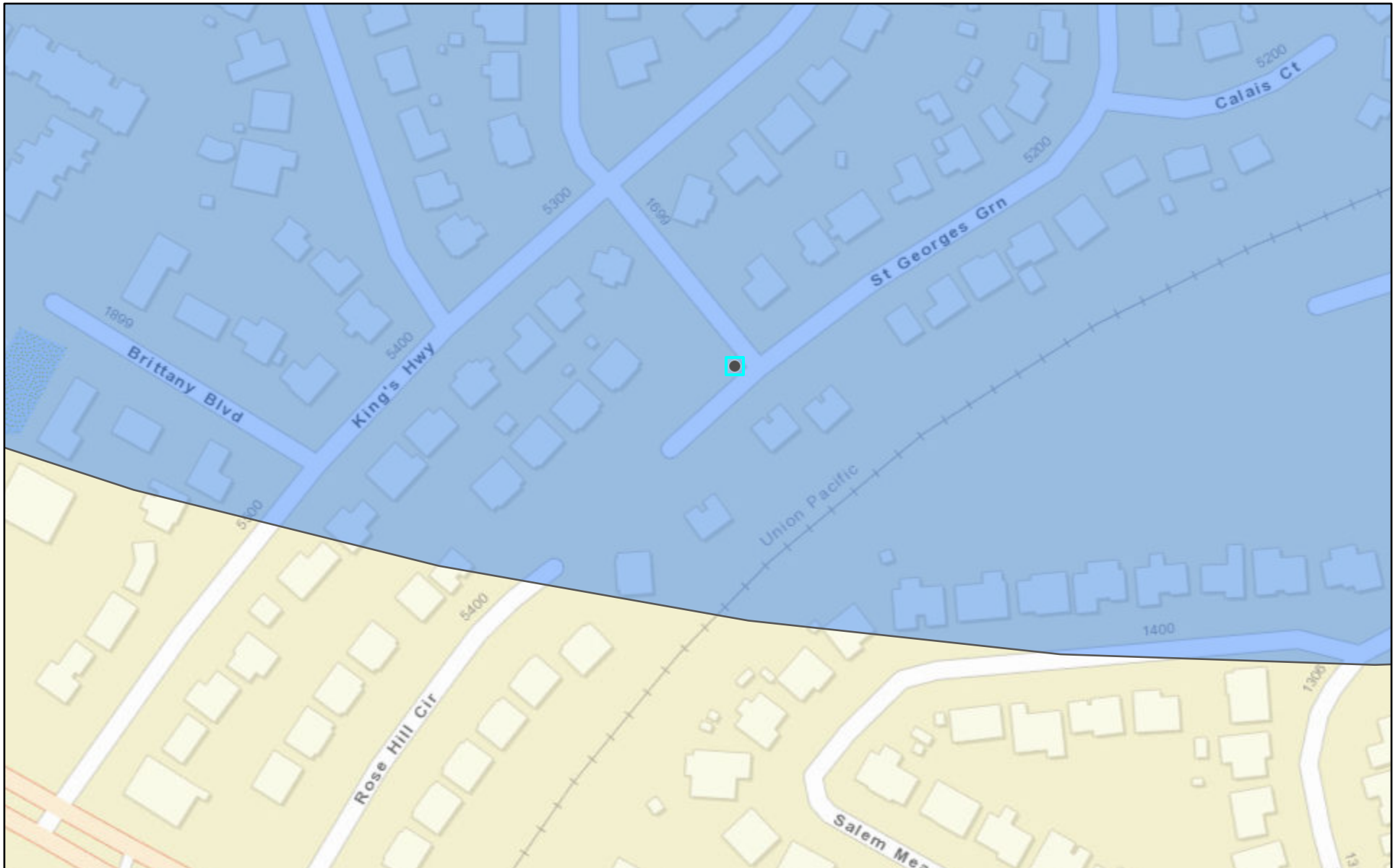
- High Frequency Bus Routes: 1/4-Mile Buffer
- Bus Routes: 3/4-Mile Buffer



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

Talia Homes at St Georges Green, 5300 St Georges Green, Austin, TX 78745



10/7/2019, 3:16:50 PM

Healthy Food

1:2,257

0 0.01 0.03 0.06 mi
0 0.03 0.05 0.1 km

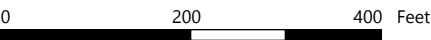
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Web AppBuilder for ArcGIS
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |



FEMA Floodplains

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



- Address
- Parcel
- FEMA Floodplain
 - 100 Year (Approx-A)
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - X PROTECTED BY LEVEE
 - 500 Year



ATTACHMENT 5: PROPERTY

b. Appraisal:

Lancaster Office Three, LLC already owns the site of Talia Homes at St. Georges Green.

Please find attached the deed.

GENERAL WARRANTY DEED

26TH
366750

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

DATE: May 7, 2018

GRANTOR: Richard A. Nance and wife, Cynthia K. Nance

GRANTOR'S MAILING ADDRESS:

5301 Kings Highway
Austin, TX 78745

GRANTEE: Lancaster Office Three LLC

GRANTEE'S MAILING ADDRESS:

5440 Lancaster Ct.
Austin, TX 78723

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lot 26, Block F, Deer Park Section 4, a subdivision in the City of Austin County, Texas, according to the map or plat of said subdivision of record in Volume 25, Page 19, Plat Records of Travis County, Texas.

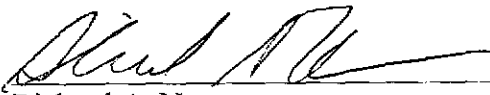
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

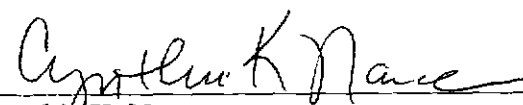
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject,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

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

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

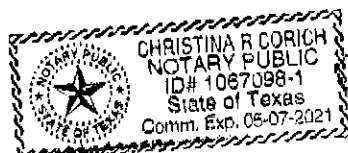
When the context requires, singular nouns and pronouns include the plural.

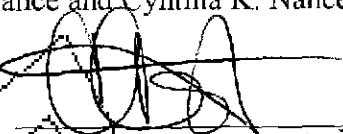

Richard A. Nance


Cynthia K. Nance

State of Texas
County of Travis

This instrument was acknowledged before me on the 4th day of May, 2018, by Richard A. Nance and Cynthia K. Nance.




Notary Public, State of TX

Prepared by:
Hancock McGill & Bleau, LLP
Attorneys at Law
File No. 36675

After Recording Return To:

Trinity Title of Texas
5508 W. Highway 290, Ste. 202
Austin, TX 78735

Da6675-fw

GENERAL WARRANTY DEED

Page 2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 08 2018 11:58 AM

FEE: \$ 30.00 2018070376



ATTACHMENT 5: PROPERTY

c. Zoning:

The site for Talia Homes at St. Georges Green has a base zoning of SF-3, but has been certified as a Type 2 project under Affordability Unlocked. Please find attached the email from NHCD staff documenting the Affordability Unlocked status.

From: Avioli, Lauren <Lauren.Avioli@austintexas.gov>
Sent: Thursday, September 26, 2019 10:37 AM
To: Eyad Kasemi; Jennifer Hicks
Cc: Harkins, Sandra; Victoria Haggard
Subject: RE: Affordability Unlocked applications

Thank you! Everything looks good on these two applications from an Affordability Unlocked standpoint. I will be leaving my position at the City effective next Friday, October 4th, so Sandra will be your point of contact for both Affordability Unlocked and SMART Housing from that time on. I am trying to get a final contract from the Law Department for rental units before I leave and will send it out to you when I have it!

Thanks again,
Lauren

Lauren Avioli, AICP
Senior Planner
City of Austin | Neighborhood Housing and Community Development
512.974.3141 | lauren.avioli@austintexas.gov
Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Eyad Kasemi <eyad@civiltitude.com>
Sent: Thursday, September 26, 2019 10:27 AM
To: Jennifer Hicks <jennifer@truecasa.net>
Cc: Avioli, Lauren <Lauren.Avioli@austintexas.gov>; Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Victoria Haggard <victoria@civiltitude.com>
Subject: Re: Affordability Unlocked applications

Hi Lauren,

Yes, all the units at 50%MFI now. Please see the attached updated spreadsheet.

Thank You,

On Thu, Sep 26, 2019 at 7:24 AM Jennifer Hicks <jennifer@truecasa.net> wrote:

Hi Lauren-
I believe the app was updated to include 100% of rental units at 50% MFI. I believe that is the intention.

Eyad or Victoria, please confirm.

Thank you!

Jennifer Hicks, Founder

True Casa Consulting, LLC

(512) 203-4417

www.truecasa.net

On Sep 25, 2019, at 3:52 PM, Avioli, Lauren <Lauren.Avioli@austintexas.gov> wrote:

Eyad,

My apologies for the time it is taking to move through the process. We are getting very close to having a completed contract for rental projects to sign! In the meantime, I have reviewed your applications and wanted to point out one issue that I see with the George's Green proposal. Namely, for rental developments, 20% of the total units must be set aside at 50% MFI. It looks like your application proposes to have all 4 affordable units set aside at 60% MFI. To meet the requirements of the ordinance, 2 of these units will need to be set aside for households earning at or below 50% MFI.

Please let me know if you are able to proceed with the Georges Green project with these 2 units at 50% MFI and I'll update the application records.

Thank you!

Lauren

Lauren Avioli, AICP

Senior Planner

City of Austin | Neighborhood Housing and Community Development

512.974.3141 | lauren.avioli@austintexas.gov

Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Avioli, Lauren

Sent: Friday, September 6, 2019 1:28 PM

To: Eyad Kasemi <eyad@civilitude.com>

Cc: Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Jennifer Hicks <jennifer@truecasa.net>;

Victoria Haggard <victoria@civilitude.com>

Subject: RE: Affordability Unlocked applications

Thank you Eyad, I'll be in touch next week after I review!

From: Eyad Kasemi <eyad@civiltude.com>
Sent: Thursday, September 5, 2019 8:54 PM
To: Avioli, Lauren <Lauren.Avioli@austintexas.gov>
Cc: Harkins, Sandra <Sandra.Harkins@austintexas.gov>; Jennifer Hicks <jennifer@truecasa.net>;
Victoria Haggard <victoria@civiltude.com>
Subject: Fwd: Affordability Unlocked applications

*** External Email - Exercise Caution ***

Hi Lauren,

Please see the updated applications. Let me know if you have any questions.

Thank You,

Eyad

Eyad,

I am working with our IT department to update the application to allow it to be revised. In the meantime, I am sending you Excel versions of the applications you submitted, with action items I need your review on in red. Please update your application to respond to those comments and highlight the text that you change or add so I can easily tell what is updated.

As a reminder, please provide me with a map showing the proximity of the St Georges Green site to Stassney so we can evidence that the site is eligible for the Type 2 bonus.

For information on our gap financing programs, please see this webpage:
<http://www.austintexas.gov/page/affordable-housing-development-funding>.

Thanks,

Lauren

Lauren Avioli, AICP

Senior Planner

City of Austin | Neighborhood Housing and Community Development

512.974.3141 | lauren.avioli@austintexas.gov

Work Schedule | Tues—Fri 8 am – 6 pm, off on Mondays

From: Avioli, Lauren
Sent: Friday, July 26, 2019 10:54 AM
To: eyad@civilitude.com
Subject: Affordability Unlocked applications

Eyad,

NHCD has received your two applications for Affordability Unlocked, one for a property at 5300 Georges Green and one at 12500 Lamppost. Can you please provide me some additional clarification on the following points?

5300 Georges Green

- Please confirm the number of total rental units and the number of affordable rental units by bedroom
- Please confirm what MFI level the affordable units will be set at

- Is the project new construction or redevelopment of a site? If redevelopment, are there existing multifamily units on the property?
- If you want to obtain your Type 2 Level Bonus using your proximity to an Imagine Austin Corridor with transit, please provide a map that shows the property in relation to the nearest Imagine Austin Activity Corridor and transit routes. You can see the corridors and transit routes here: <http://arcg.is/1DX8n1>

12500 Lamppost Ln

- Please confirm the number of total ownership units and the number of affordable ownership units by bedroom
- Please confirm what MFI level the affordable units will be set at
- If you want to obtain your Type 2 Level Bonus using your proximity to an Imagine Austin Corridor with transit, please provide a map that shows the property in relation to the nearest Imagine Austin Activity Corridor and transit routes. You can see the corridors and transit routes here: <http://arcg.is/1DX8n1>
- The question about how many units you are able to build with the Affordability Unlocked bonuses was left blank. Can you explain how Affordability Unlocked will help your project if it won't result in additional units?

We are also meeting with applicants since this program is so new, to make sure applicants understand the process and requirements and that we can coordinate with funding from our Development Assistance programs if applicable. Do you have any availability next week for a meeting? I'm available every day next week from 3 pm to 6 pm.

Thank you,

Lauren Avioli

Senior Planner | Neighborhood Housing & Community Development

512-974-3141 | lauren.avioli@austintexas.gov

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.



ATTACHMENT 5: PROPERTY

d. Site Control:

Please find attached evidence of site control.

GENERAL WARRANTY DEED

26TH
366750

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

DATE: May 7, 2018

GRANTOR: Richard A. Nance and wife, Cynthia K. Nance

GRANTOR'S MAILING ADDRESS:

5301 Kings Highway
Austin, TX 78745

GRANTEE: Lancaster Office Three LLC

GRANTEE'S MAILING ADDRESS:

540 Lancaster Ct.
Austin, TX 78723

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

Lot 26, Block F, Deer Park Section 4, a subdivision in the City of Austin County, Texas, according to the map or plat of said subdivision of record in Volume 25, Page 19, Plat Records of Travis County, Texas.

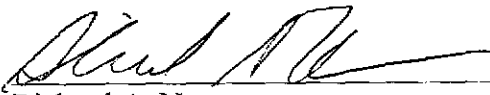
RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

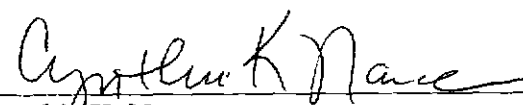
This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject,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

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

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

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

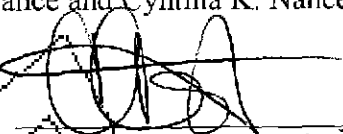

Richard A. Nance


Cynthia K. Nance

State of Texas
County of Travis

This instrument was acknowledged before me on the 4th day of May, 2018, by Richard A. Nance and Cynthia K. Nance.




Notary Public, State of TX

Prepared by:
Hancock McGill & Bleau, LLP
Attorneys at Law
File No. 36675

After Recording Return To:

Trinity Title of Texas
5508 W. Highway 290, Ste. 202
Austin, TX 78735

Da6675-fw

GENERAL WARRANTY DEED

Page 2



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

May 08 2018 11:58 AM

FEE: \$ 30.00 2018070376



ATTACHMENT 5: PROPERTY

e. Phase I Environmental Assessment:

Lancaster Office Three, LLC is working with Christine Whitney at the City of Austin Brownfield's Program for a Phase I ESA. Once the Phase I ESA is complete, a copy will be provided to City staff.



ATTACHMENT 5: PROPERTY

f. State Historical Preservation Officer Consultation:

Talia Homes at St. Georges Green will be new construction on a vacant site and therefore there will be no SHPO Consultation necessary.