



## 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**

Chesnut Neighborhood Revitalization Corporation

**Owner Name**

SAME

**Street Address**

1309 Chicon Street

**City**

Austin

**State**

TX

**Zip**

78702

**Contact Name**

Sean Garretson

**Contact Telephone**

512/300-7270

**Contact Email**

sean@PegasusATX.com

**Federal Tax ID Number**

74-2899050

**D-U-N-S Number (visit [www.dnb.com](http://www.dnb.com) for free DUNS#.)**

796659659

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**

Chestnut Neighborhood Revitalization Corporation

**Title of Authorized Officer**

Board President

Signature of Authorized Officer

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

City of Austin

NOV 1 2019

NHCD / AHFC

## Project Summary Form

1) <b>Project Name</b> Phase 2- Chicon	2) <b>Project Type</b> 100% Affordable	3) <b>New Construction or Rehabilitation?</b> New Construction
4) <b>Location Description</b> (Acreage, side of street, distance from intersection) .9 acres, 14th and Chicon, .15 Miles to 12th and Chicon, .5 Miles to MLK		5) <b>Mobility Bond Corridor</b> East MLK/FM 969
6) <b>Census Tract</b> 8.03	7) <b>Council District</b> District 1	8) <b>Elementary School</b> CAMPBELL EL
9) <b>Affordability Period</b> 99 Years		
10) <b>Type of Structure</b> Multi-family	11) <b>Occupied?</b> Yes	12) <b>How will funds be used?</b> re-development and Construction

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

Income Level	Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four (+) Bedroom	Total
Up to 20% MFI						0
Up to 30% MFI						0
Up to 40% MFI						0
Up to 50% MFI						0
Up to 60% MFI						0
Up to 80% MFI						0
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Income Level	Efficiency	One	Two	Three	Four (+)	Total
Up to 60% MFI		4	1			5
Up to 80% MFI		33	8			41
Up to 120% MFI						0
No Restrictions						0
<b>Total Units</b>	<b>0</b>	<b>37</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>46</b>

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

Initiative	# of Units	Initiative	# of Units
Accessible Units for Mobility Impairments	2	Continuum of Care Units	
Accessible Units for Sensory Impairments	10		

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

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

### 20) Estimated Sources and Uses of funds

<u>Sources</u>	
Debt	5576000
Third Party Equity	500000
Grant	50000
Deferred Developer Fee	119000
Other	0
<b>City of Austin</b>	<b>1190000</b>

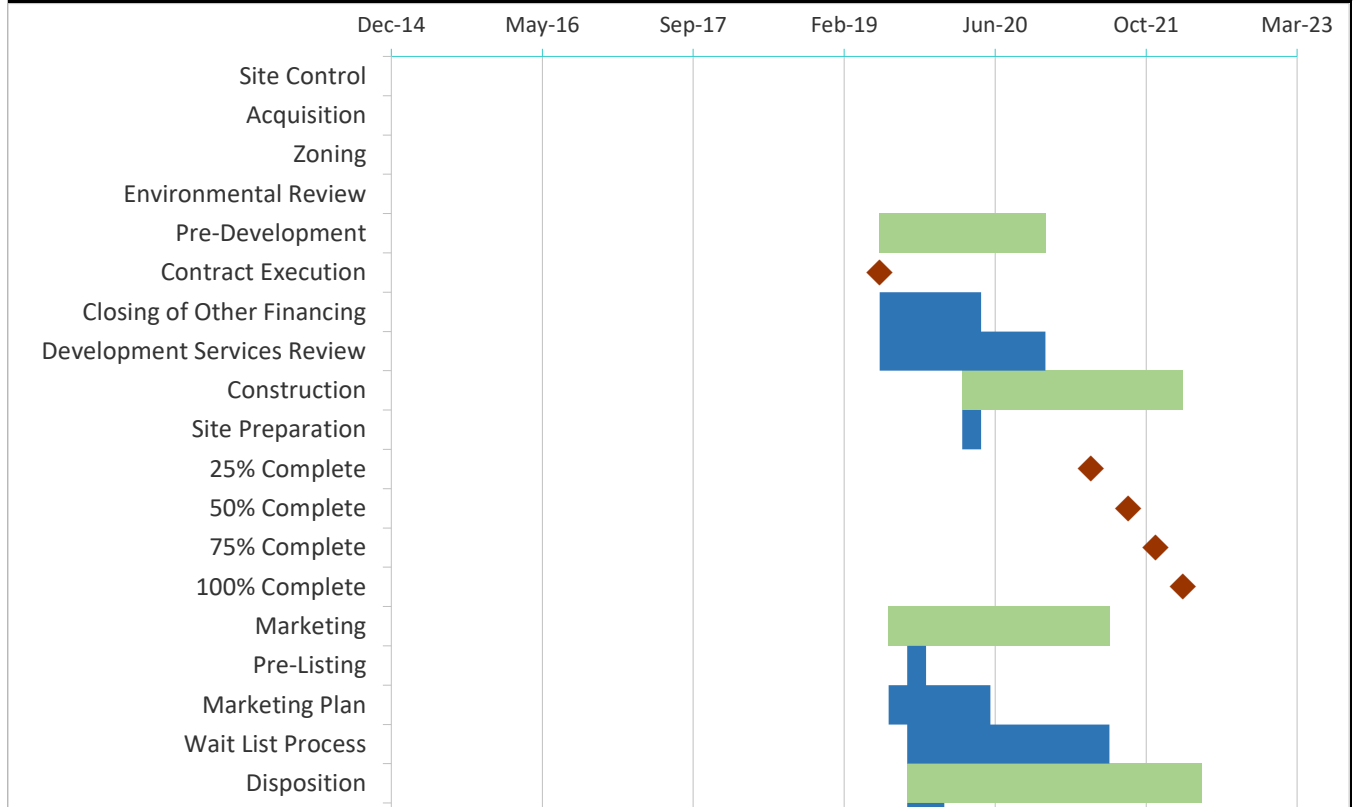
<u>Uses</u>	
Acquisition	0
Off-Site	280,000
Site Work	200,000
Sit Amenities	0
Building Costs	5,600,000
Contractor Fees	415000
Soft Costs	180,000
Financing	200,000
Developer Fees	560,000

**Total \$ 7,435,000**

**Total \$ 7,435,000**

## Development Schedule

	Start Date	End Date
<b>Site Control</b>	Jan-12	Apr-13
Acquisition	Jan-12	
Zoning	Apr-13	Apr-13
Environmental Review	Apr-13	Apr-13
<b>Pre-Development</b>	Jun-19	Dec-20
Contract Execution	Jun-19	
Closing of Other Financing	Jun-19	May-20
Development Services Review	Jun-19	Dec-20
<b>Construction</b>	Mar-20	Mar-22
Site Preparation	Mar-20	May-20
25% Complete	May-21	
50% Complete	Sep-21	
75% Complete	Dec-21	
100% Complete	Mar-22	
<b>Marketing</b>	Jul-19	Jul-21
Pre-Listing	Sep-19	Nov-19
Marketing Plan	Jul-19	Jun-20
Wait List Process	Sep-19	Jul-21
<b>Disposition</b>	Sep-19	May-22
Lease Up	Sep-19	Jan-20
Close Out	Jan-22	May-22



Lease Up									
Close Out									





## Development Budget

	Total Project Cost	Requested AHFC Funds	Description
<b>Pre-Development</b>			
Appraisal	10,000		
Environmental Review	30,000		includes permit fees
Engineering	150,000		
Survey	5,000		
Architectural	220,000		
<b>Subtotal Pre-Development Cost</b>	\$415,000	\$0	
<b>Acquisition</b>			
Site and/or Land	0		
Structures	0		
Other (specify)	280,000		General conditions (site office, traffic control, waste mgmt,
<b>Subtotal Acquisition Cost</b>	\$280,000	\$0	
<b>Construction</b>			
Infrastructure	200,000		
Site Work	200,000		
Demolition	50,000		lot grading, haul-off, and tree removal
Concrete	150,000		
Masonry	250,000		elevator shaft and stucco façade
Rough Carpentry	50,000		
Finish Carpentry	200,000		
Waterproofing and Insulation	100,000		
Roofing and Sheet Metal	300,000		roofing, flashing, and metal siding façade
Plumbing/Hot Water	200,000		
HVAC/Mechanical	100,000		
Electrical	150,000		
Doors/Windows/Glass	300,000		
Lath and Plaster/Drywall and Acoustical	50,000		
Tiel Work	0		included in modular units
Soft and Hard Floor	50,000		floors included in modular units, patching mate lines needed
Paint/Decorating/Blinds/Shades	50,000		
Specialties/Special Equipment	2,700,000		Modular units, shipping,, set
Cabinetry/Appliances	0		included in modular units
Carpet	0		none in project
Other (specify)	350,000		Steel and elevator
Construction Contingency	350,000		
<b>Subtotal Construction Cost</b>	\$5,800,000	\$0	
<b>Soft &amp; Carrying Costs</b>			
Legal	20,000		
Audit/Accounting	20,000		
Title/Recordin	10,000		
Architectural (Inspections)	20,000		modular and site inspections
Construction Interest	200,000		
Construction Period Insurance	50,000		BR and GL
Construction Period Taxes	10,000		
Relocation	0		
Marketing	50,000		Includes CLT Creation
Davis-Bacon Monitoring	0		
Other (specify)	560,000		Dev Fee (5%) and Project Contingency (2%)
<b>Subtotal Soft &amp; Carrying Costs</b>	\$940,000	\$0	
<b>TOTAL PROJECT BUDGET</b>	<b>\$7,435,000</b>	<b>\$0</b>	

## Projected Affordability Data for Home Sales (OHDA)

	Unit Model 1	Unit Model 2	Unit Model 3	Unit Model 4	Unit Model 5	Unit Model 6	Unit Model 7
Number of Units	18	21	5	4	1	0	0
Number of Bedrooms	1	1	2	1	2	0	0
Square Footage	500	650	900	500	900	0	0
Anticipated Sale Price	\$147,500	\$167,000	\$195,000	\$119,340	\$136,260	\$0	\$0
Borrower Contribution	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0
Homebuyer Subsidy	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0
Total Principal Amount of Mortgage	\$137,500	\$157,000	\$185,000	\$109,340	\$126,260	\$0	\$0
Anticipated Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%	0.00%	0.00%
Monthly Principal Amount	\$850	\$1,000	\$1,175	\$700	\$800	\$0	\$0
Monthly Interest	\$800	\$925	\$1,000	\$500	\$700	\$0	\$0
Estimated Monthly Taxes	\$585	\$650.00	\$700.00	\$500.00	\$700.00	\$0.00	\$0.00
Estimated Monthly Insurance	\$150.00	\$200.00	\$225.00	\$150.00	\$225.00	\$0.00	\$0.00
<b>TOTAL Estimated PITI</b>	<b>\$2,385</b>	<b>\$2,775</b>	<b>\$3,100</b>	<b>\$1,850</b>	<b>\$2,425</b>	<b>\$0</b>	<b>\$0</b>

<b>Project Name</b>	Phase 2- Chicon	
<b>Project Type</b>	100% Affordable	
<b>Council District</b>	District 1	
<b>Census Tract</b>	8.03	
<b>AHFC Funding Request Amount</b>	\$1,190,000	
<b>Estimated Total Project Cost</b>	\$7,435,000	
<b>High Opportunity</b>	No	
<b>High Displacement Risk</b>	YES	
<b>High Frequency Transit</b>	Yes	
<b>Imagine Austin</b>	Yes	
<b>Mobility Bond Corridor</b>	East MLK/FM 969	
<b>SCORING ELEMENTS</b>		Description
<b>UNITS</b>		
< 20% MFI	0	# of rental units at < 20% MFI
< 30% MFI	0	# of rental units at < 30% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 20</b>
< 40% MFI	0	# of rental units at < 40% MFI
< 50% MFI	0	# of rental units at < 50% MFI
District Goal	0.00%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	0.00%	% of annual goal reached with units
High Frequency Transit	0.00%	% of annual goal reached with units
Imagine Austin	0.00%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	0.00%	% of annual goal reached with units
<b>SCORE</b>	<b>0</b>	<b>% of Goals * 15</b>
< 60% MFI	5	# of units for purchase at < 60% MFI
< 80% MFI	41	# of units for purchase at < 80% MFI
District Goal	6.49%	% of annual goal reached with units
High Opportunity	0.00%	% of annual goal reached with units
Displacement Risk	10.81%	% of annual goal reached with units
High Frequency Transit	16.78%	% of annual goal reached with units
Imagine Austin	16.78%	% of annual goal reached with units
Geographic Dispersion	0.00%	% of annual goal reached with units
Mobility Bond Corridor	54.19%	% of annual goal reached with units
<b>SCORE</b>	<b>16</b>	<b>% of Goals * 15</b>
<b>Unit Score</b>	<b>16</b>	<b>MAXIMUM SCORE = 350</b>
<b>INITIATIVES AND PRIORITIES</b>		
Continuum of Care	0	Total # of units provided up to 100 per year
Continuum of Care Score	0	(total CoC Units/100 + HF Units/50)*20
Access to Healthy Food	Yes	Within 1 Mile of Healthy Food (City GIS)
Continuum of Care Weighted Score	0	Mobility, Access to Jobs, Community Institutions, Social Cohesion
2 Bedroom Units	9	Total Affordable 2 Bedroom units
3 Bedroom Units	0	Total Affordable 3 Bedroom units
4 Bedroom Units	0	Total Affordable 4+ Bedroom units
Multi-Generational Housing Score	4	Multi-bedroom Unit/Total Units * 20
TEA Grade	71	Elementary School Rating from TEA
Multi-Generational Housing Weighted Score	2	Educational Attainment, Environment, Community Institutions, Social Cohesion, Eco
Accessible Units	12	mobility and sensory units
Non-PSH, Non-Voucher Under 20% MFI	0	Total units under 20% MFI
Accessibility Score	5	Accessible Unit/Total Units * 20
Metro Access Service	Yes	Within 3/4 mile of fixed route transit
Accessibility Weighted Score	2	Housing Stability, Health, Mobility, Community Institutions
Initiatives and Priorities Score	13	MAXIMUM SCORE = 200
<b>UNDERWRITING</b>		
AHFC Leverage	16%	% of total project cost funded through AHFC request
Leverage Score	21	25 - (% leverage * 25)
AHFC Per Unit Subsidy	\$25,869.57	Amount of assistance per unit
Subsidy per unit score	22	(\$200,000 - per unit subsidy)*25/\$200,000
AHFC Per Bedroom Subsidy	\$21,636.36	Amount of assistance per bedroom
Subsidy per Bedroom Score	22	(\$200,000 - per bedroom subsidy)*25/\$200,000
Debt Coverage Ratio (Year 5)	0.00	Measured at the 5 Year mark
Debt Coverage Ratio Score	0	Minimum = 1.0; Maximum = 1.5; 1.25 = best score
Underwriting Score	65	MAXIMUM SCORE = 100
<b>APPLICANT</b>		
FINAL QUANTITATIVE SCORE	94	THRESHOLD SCORE = 50
Previous Developments		
Compliance Score		
Proposal		
Supportive Services		
Development Team		
Management Team		
Notes		

## APPLICATION FOR OHDA FUNDING

### CHESTNUT NEIGHBORHOOD REVITALIZATION CORPORATION

#### THE CHICON - PHASE TWO

#### 1. Applicant Entity

- a. **Introduction** – Chestnut Neighborhood Revitalization Corporation (CNRC) is a community-based East Austin 501c3 non-profit affordable housing developer, created in 2001 by Reverend Joseph Parker of David Chapel Church after he finished shepherding one of Austin’s first neighborhood plans that called out for an organization like CNRC.

Since its beginnings, CNRC has been a community-based non-profit in East Austin - providing several single family homes, a 22-unit senior affordable housing project (Franklin Gardens) and a 2-building mixed-use, mixed-income project called The Chicon.

Phase One of The Chicon consisted of two buildings with a total of 28 units, with 21 of those units selling to homeowners who make below 80%MFI. CNRC also built 6,624sf of commercial space – selling the space well below market to local small businesses. One of those businesses (Paws on Chicon) was recently named Best Pet Store of Austin, beating out Thomlinson’s who owns 6+ stores in Austin.

CNRC received \$5.2 Million from the City of Austin as a repayable zero interest loan. All of these funds were used to purchase all of the properties for both Phase 1 and Phase 2 of The Chicon. Approximately \$1.1 Million of the forgivable loan balance remains in place until we complete the remaining 12 affordable units from Phase 1.

CNRC owns the remaining vacant tract that was purchased with CoA funds, and the City has a lien on that property to build at least 12 more affordable units. CNRC is still committed to building at least 12 more affordable units as part of the original loan agreement. **Yet, we are proposing to build 34 more units!**

CNRC will be developing Phase 2 under the Affordable Housing Unlocked Ordinance. CNRC has engaged an engineer and architect to determine the feasibility of developing under this new ordinance.

- b. **Certificate of Status** – see attached Certificate

- c. **Capacity** –

- i. CNRC will serve as the developer and overall project manager.
- ii. CNRC Board President, Sean Garretson, will serve as the primary point of contact for all correspondence and as overall project manager.
  1. CNRC has 15+ years experience as a developer of affordable housing developments, having developed over \$20M in subsidized housing.

## The Chicon – Phase Two

2. Board President Sean Garretson has his own urban planning and development company.
  3. Board Vice President Sam Covey has his own structural engineering firm and extensive experience working on similar-sized projects.
- iii. KRDB will serve as the architect and builder of a modular development. KRDB has recently completed a similar modular project on MLK and Leona and has worked with the City of Austin's housing programs before.
- iv. Civil and Environmental Consultants (CEC) will serve as the civil engineer for this project.
- v. The MEP, Structural engineers and legal team will be firms that KRDB or CNRC has worked with on similar projects.
- vi. Community Wheelhouse will serve as the primary real estate agent, facilitate homebuyer education, qualify applicants, and establish / help manage the Community Land Trust
- vii. Market Analysis – CNRC has worked with realtors over the last few months to examine trends. If required, CNRC will engage a market analysts, but CNRC is currently confident in our pricing and demand.
- d. **Statement of Confidence** – all projects considered for this project, and as part of CVs are within Austin.
- e. **Financial Capacity** – CNRC is a seasoned developer with over 15 years of experience ranging from developing single family affordable homes using CDBG and HOME Funds to a 22-unit Senior Affordable Housing development using Section 201 HUD funds and CoA Bond fund, to building the last two mixed-use projects of The Chicon using a mixture of funds from City of Austin Bond funds to TSHAC low-interest loan funds.
  - i. CNRC is a non-profit developer. Please see attached Federal IRS designation as such.
  - ii. See attached 2017 and 2018 Audit.
  - iii. See attached Board Resolution authorizing this application.

## 2. Development Team

### a. Team Members

- i. Developer – CNRC
  1. Sean Garretson
  2. sean@pegasusatx.com
- ii. Architect – KRDB
  1. Chris Krager
  2. chris@krdb.com
- iii. Builder – KRDB (same as above)
- iv. Civil Engineer- Civil & Environmental Consultants
  1. Chad Kimbell
  2. ckimbell@cecinc.com
- v. Structural Engineer - TBD
- vi. Surveyor - TBD
- vii. Market Analyst -TBD
- viii. Residential Realtor – Community Wheelhouse

## The Chicon – Phase Two

1. Kelly Weiss
2. kelly@cwhaustin.com
- ix. Commercial Realtor – Skout
  1. Rob Seidenberg
  2. rob@skoutaustin.com
- b. **MBE/WBE** – at this time, no member of the team is a participant of either program.
- c. **CVs of Team** – see attached resumes of the following individuals:
  - i. Sean Garretson
  - ii. Sam Covey
  - iii. Chris Krager / KRDB
  - iv. Chad Kimball / Civil & Environmental Consultants
  - v. Other Members of the Team will be identified prior to funding closures.

### 3. Project Proposal

#### a. Project Description

- i. Phase 2 of The Chicon will be a vertical, mixed-use community comprised of owner-occupied residential and commercial units – all well below market.
- ii. The project will consist of 46 residential units and 1500 square feet of commercial space.
- iii. Of the 46 units:
  1. Five (5) units will be for those making less than 60% MFI;
  2. Forty-four (41) will be for those making less than 80%MFI;
  3. Two (2) units will be adaptable for Mobility Impaired; and
  4. Six (6) units will be adaptable for sensory-impaired.
- iv. Overall project cost is \$7,435,000. CNRC is requesting \$1,200,000 from the City of Austin as a zero interest forgiveable loan. CNRC is securing grants and special financing from the Austin Community Foundation in the amount of \$550,000. CNRC will be collecting reservation agreements among residential and commercial buyers prior to finance closing with the bank. Several banks have given preliminary commitment of \$5.6M, or a 75% LTV. Two banks have given preliminary approval for the loan. CNRC is committed to securing 50% pre-sale agreements prior to bank closing, and are beginning this in early 2020.
- v. The entire project will be built using a modular design and construction by KRDB (who is doing a similar project at MLK and Leona). With their modular, all of the modules are built off-site and delivered like lego building blocks on-site, with all of the finish-out (except flooring and fixtures) already installed. The process is efficient from a zero-waste perspective and very quick (3-months from start to on-site).
- vi. Phase 2 will be designed and built under the Affordable Housing Unlocked Ordinance. The CNRC team met with CoA staff to discuss the parameters. (see attached PRELIMINARY Designs by KRDB that were done as a preliminary massing study to determine unit counts and compatibility, under the new Ordinance).
- vii. The units will be smaller than normal, but still larger than many of the micro-unit rental projects that have been developed in East Austin.

## The Chicon – Phase Two

- viii. This will be a carless community. Under the Affordable Housing Unlocked Ordinance, most parking is waived. This will allow us to place only a few parking spaces (for ADA units, a 3-vehicle E-fleet only for the residents) and possibly 1-2 commercial spaces, depending on final site plan review).
- ix. This project sits on a N-S and E-W bus lane and bike lane.
- x. Regarding transit, this project is in an island where we are less than 500 feet away from several of the transit zones, yet our transit access and food access are still good.
- xi. This project helps to provide and sustain affordable units in an area that has seen rapid gentrification and displacement.
- xii. Most of the board members grew up or have lived and worked in the Chestnut Neighborhood. We are stewards of our neighborhood, yet just as City Council has done recently by passing the Affordable Housing Unlocked ordinance, CNRC is also focused on achieving the goals of Austin's Housing Blueprint and producing all types of affordable homes. CNRC could build up to a 7-story building on this property under the Affordable Housing Unlocked ordinance, but we are choosing to build a 4-story project.

### **b. Market Assessment**

- i. The Chicon is on Chicon Street and two blocks away from 12<sup>th</sup> and Chicon. The neighborhoods of 78702 have seen rapid gentrification over the last 15 years. Income levels in the area have also increased rapidly, as have property values and rent prices.
- ii. Vacant lots and homes (single family and condominiums) are selling rapidly.
- iii. Austin is arguably the best large urban market in the US, in terms of job growth, income to cost of living and population growth. Most economists predict that the housing market is not staying on pace with the demand in Austin.
- iv. The residential units of Phase Two of The Chicon are all priced near \$300/sf – nearly \$100/sf below what the market currently is seeing in East Austin (78702). CNRC's discussions with realtors about the project indicate a very strong demand for the types of units and at the prices we are selling them for.
- v. There are several projects under construction in the area that are selling micro-units at \$400/sf with a waiting list.
- vi. Several developments exist in Austin that do not have parking. This is a trend among developers nationwide, and certainly a trend among the market this project will serve.
- vii. CNRC believes most of the buyers will be among the creative community, new tech employees coming for Google/Facebook/Apple, or existing residents.

### **c. Good Neighbor Reach-out / Marketing Plan**

- i. A written communication via email has been sent to the Planning Contact Teams for Chestnut and Davis-Thompson Neighborhoods. In addition, this communication was sent to residents of the existing Chicon buildings as well as to the Chestnut Neighborhood Association. A post has also appeared about CNRC's application on CNRC's facebook and website pages.

## The Chicon – Phase Two

- ii. CNRC will begin a marketing approach to the neighbors in October/November, per the schedule outlined in the application.
  - d. **Smart Housing** – See attached Smart Housing letter.
- 4. Property**
- a. **Map(s) of Property** (see attached maps)
  - b. **Appraisal** – the property has not been appraised for many years. The property was purchased in 2012 for \$205,000. TCAD has the property at \$624,000. CNRC's estimate is that it would appraise at between \$750,000-\$1.5M (especially under the new AHU ordinance). Copies of the appraisal for 1309 Chicon are attached.
  - c. **Zoning Verification Letter** – the property is currently zoned GR-MU-V-CO-NP . However, CNRC intends on developing this under the new Affordable Housing Unlocked ordinance. (see attached)
  - d. **Proof of Site Control** – See attached TCAD Map Locator and TCAD verification.
  - e. **Phase I Environmental** – a Phase I was completed in 2012. A Copy can be provided if necessary. No activity has occurred on this property since this Assessment.
  - f. **Historic Assessment** – no building existed on this property when purchased, nor has any building been placed or built on this property since purchase.



**Resolution**  
**Board of Directors of**  
**Chestnut Neighborhood Revitalization Corporation**

***SUBMITTAL FOR HOUSING DEVELOPMENT ASSISTANCE***

**Whereas, Chestnut Neighborhood Revitalization Corporation**, a Texas non-profit CHDO organization, has as its primary purpose the provision of affordable housing to low- and moderate-income households;

**Whereas, Chestnut Neighborhood Revitalization Corporation** is applying for funding from the City of Austin for funding of an affordable housing and mixed-use project (referred to as Phase Two of The Chicon) in Austin, Travis County, Texas;

**Whereas, Chestnut Neighborhood Revitalization Corporation** has engaged an architect and civil engineer to examine the feasibility of a project to be developed under the "Affordable Housing Unlocked Ordinance" of the City of Austin;

**Whereas**, the plan for this new development will consist of 1500 sf of commercial space plus 49 units, with all of them going to individuals and families below 80% MFI (5 of them going to below 60% MFI);


**Whereas, Chestnut Revitalization Corporation** has secured preliminary funding approval from banks and foundations, for a potential cost estimate of \$7.8 Million;

**Whereas**, The Board of Directors of **Chestnut Neighborhood Revitalization Corporation** hereby authorizes the submission of an application for funding to the City of Austin for up to \$1,500,000 for the purpose of securing bank financing to develop the project; and

**Whereas**, The Board of Directors of **Chestnut Neighborhood Revitalization Corporation** designates Sean Garretson (Board President) and Sam Covey (Board Vice President) as signees for any and all documents required by the City of Austin/Austin Housing Finance Corporation in the funding process.

Adopted and approved by the Board of Directors on the 1<sup>st</sup> day of August, 2019

**Chestnut Neighborhood Revitalization Corp.**

  
\_\_\_\_\_  
Sean Garretson, President  
Board of Directors



**Part III Statement of Program Service Accomplishments**Check if Schedule O contains a response or note to any line in this Part III ☐**1** Briefly describe the organization's mission

SEE SCHEDULE O

**2** Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O

**3** Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O

**4** Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

<b>4a</b>	(Code )	(Expenses \$ 23,572	including grants of \$	(Revenue \$ )
See Additional Data				

<b>4b</b>	(Code )	(Expenses \$	including grants of \$	(Revenue \$ )
-----------	---------	--------------	------------------------	---------------

<b>4c</b>	(Code )	(Expenses \$	including grants of \$	(Revenue \$ )
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<b>4d</b>	Other program services (Describe in Schedule O )	(Expenses \$	including grants of \$	(Revenue \$ )
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<b>4e</b>	Total program service expenses ▶	23,572
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**Part IV Checklist of Required Schedules**

	Yes	No
<b>1</b> Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	<b>1</b> Yes	
<b>2</b> Is the organization required to complete <i>Schedule B, Schedule of Contributors</i> (see instructions)?	<b>2</b>	No
<b>3</b> Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	<b>3</b>	No
<b>4 Section 501(c)(3) organizations.</b> Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? <i>If "Yes," complete Schedule C, Part II</i>	<b>4</b>	No
<b>5</b> Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? <i>If "Yes," complete Schedule C, Part III</i>	<b>5</b>	No
<b>6</b> Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	<b>6</b>	No
<b>7</b> Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	<b>7</b>	No
<b>8</b> Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	<b>8</b>	No
<b>9</b> Did the organization report an amount in Part X, line 21 for escrow or custodial account liability, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	<b>9</b>	No
<b>10</b> Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	<b>10</b>	No
<b>11</b> If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
<b>a</b> Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI</i>	<b>11a</b> Yes	
<b>b</b> Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>	<b>11b</b>	No
<b>c</b> Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII</i>	<b>11c</b>	No
<b>d</b> Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX</i>	<b>11d</b>	No
<b>e</b> Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X</i>	<b>11e</b>	No
<b>f</b> Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? <i>If "Yes," complete Schedule D, Part X</i>	<b>11f</b>	No
<b>12a</b> Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI and XII</i>	<b>12a</b>	No
<b>b</b> Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional</i>	<b>12b</b> Yes	
<b>13</b> Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	<b>13</b>	No
<b>14a</b> Did the organization maintain an office, employees, or agents outside of the United States?	<b>14a</b>	No
<b>b</b> Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? <i>If "Yes," complete Schedule F, Parts I and IV</i>	<b>14b</b>	No
<b>15</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or other assistance to or for any foreign organization? <i>If "Yes," complete Schedule F, Parts II and IV</i>	<b>15</b>	No
<b>16</b> Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or other assistance to or for foreign individuals? <i>If "Yes," complete Schedule F, Parts III and IV</i>	<b>16</b>	No
<b>17</b> Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i> (see instructions)	<b>17</b>	No
<b>18</b> Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	<b>18</b>	No
<b>19</b> Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	<b>19</b>	No

**Part IV Checklist of Required Schedules** (continued)

	Yes	No
<b>20a</b> Did the organization operate one or more hospital facilities? <i>If "Yes," complete Schedule H . . . . .</i>		No
<b>b</b> If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?		
<b>21</b> Did the organization report more than \$5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II . . . . .</i>		No
<b>22</b> Did the organization report more than \$5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III . . . . .</i>		No
<b>23</b> Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J . . . . .</i>		No
<b>24a</b> Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a . . . . .</i>		No
<b>b</b> Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception? . . . . .		
<b>c</b> Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds? . . . . .		
<b>d</b> Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year? . . . . .		
<b>25a Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.</b> Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I . . . . .</i>		No
<b>b</b> Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I . . . . .</i>		No
<b>26</b> Did the organization report any amount on Part X, line 5, 6, or 22 for receivables from or payables to any current or former officers, directors, trustees, key employees, highest compensated employees, or disqualified persons? <i>If "Yes," complete Schedule L, Part II . . . . .</i>		No
<b>27</b> Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <i>If "Yes," complete Schedule L, Part III . . . . .</i>		No
<b>28</b> Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)		
<b>a</b> A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV . . . . .</i>		No
<b>b</b> A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV . . . . .</i>		No
<b>c</b> An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV . . . . .</i>	Yes	
<b>29</b> Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M . . . . .</i>		No
<b>30</b> Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M . . . . .</i>		No
<b>31</b> Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I . . . . .</i>		No
<b>32</b> Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II . . . . .</i>		No
<b>33</b> Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I . . . . .</i>		No
<b>34</b> Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1 . . . . .</i>	Yes	
<b>35a</b> Did the organization have a controlled entity within the meaning of section 512(b)(13)?		No
<b>b</b> If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2 . . . . .</i>		
<b>36 Section 501(c)(3) organizations.</b> Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2 . . . . .</i>		No
<b>37</b> Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI . . . . .</i>		No
<b>38</b> Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? <b>Note.</b> All Form 990 filers are required to complete Schedule O . . . . .	Yes	

**Part V Statements Regarding Other IRS Filings and Tax Compliance**Check if Schedule O contains a response or note to any line in this Part V ☐

		Yes	No
<b>1a</b>	Enter the number reported in Box 3 of Form 1096 Enter -0- if not applicable	2	
<b>b</b>	Enter the number of Forms W-2G included in line 1a Enter -0- if not applicable	0	
<b>c</b>	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	Yes
<b>2a</b>	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	0	
<b>b</b>	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <b>Note.</b> If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)	2b	
<b>3a</b>	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	No
<b>b</b>	If "Yes," has it filed a Form 990-T for this year? If "No" to line 3b, provide an explanation in Schedule O	3b	
<b>4a</b>	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	No
<b>b</b>	If "Yes," enter the name of the foreign country <span style="border-bottom: 1px solid black; display: inline-block; width: 200px;"></span> See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR)		
<b>5a</b>	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	No
<b>b</b>	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	No
<b>c</b>	If "Yes," to line 5a or 5b, did the organization file Form 8886-T?	5c	
<b>6a</b>	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?	6a	No
<b>b</b>	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
<b>7</b>	<b>Organizations that may receive deductible contributions under section 170(c).</b>		
<b>a</b>	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	No
<b>b</b>	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
<b>c</b>	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	No
<b>d</b>	If "Yes," indicate the number of Forms 8282 filed during the year	7d	
<b>e</b>	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	No
<b>f</b>	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	No
<b>g</b>	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	No
<b>h</b>	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	No
<b>8</b>	<b>Sponsoring organizations maintaining donor advised funds.</b> Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?	8	
<b>9a</b>	Did the sponsoring organization make any taxable distributions under section 4966?	9a	
<b>b</b>	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?	9b	
<b>10</b>	<b>Section 501(c)(7) organizations.</b> Enter		
<b>a</b>	Initiation fees and capital contributions included on Part VIII, line 12	10a	
<b>b</b>	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
<b>11</b>	<b>Section 501(c)(12) organizations.</b> Enter		
<b>a</b>	Gross income from members or shareholders	11a	
<b>b</b>	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b	
<b>12a</b>	<b>Section 4947(a)(1) non-exempt charitable trusts.</b> Is the organization filing Form 990 in lieu of Form 1041?	12a	
<b>b</b>	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	
<b>13</b>	<b>Section 501(c)(29) qualified nonprofit health insurance issuers.</b>		
<b>a</b>	Is the organization licensed to issue qualified health plans in more than one state? <b>Note.</b> See the instructions for additional information the organization must report on Schedule O	13a	
<b>b</b>	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b	
<b>c</b>	Enter the amount of reserves on hand	13c	
<b>14a</b>	Did the organization receive any payments for indoor tanning services during the tax year?	14a	No
<b>b</b>	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	14b	

**Part VI Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response or note to any line in this Part VI ☒

**Section A. Governing Body and Management**

		Yes	No
<b>1a</b>	Enter the number of voting members of the governing body at the end of the tax year	8	
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O			
<b>b</b>	Enter the number of voting members included in line 1a, above, who are independent	8	
<b>2</b>	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2	No
<b>3</b>	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3	No
<b>4</b>	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	No
<b>5</b>	Did the organization become aware during the year of a significant diversion of the organization's assets?	5	No
<b>6</b>	Did the organization have members or stockholders?	6	No
<b>7a</b>	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	No
<b>b</b>	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b	No
<b>8</b>	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following		
<b>a</b>	The governing body?	8a	Yes
<b>b</b>	Each committee with authority to act on behalf of the governing body?	8b	Yes
<b>9</b>	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9	No

**Section B. Policies** (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
<b>10a</b>	Did the organization have local chapters, branches, or affiliates?	10a	No
<b>b</b>	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
<b>11a</b>	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	No
<b>b</b>	Describe in Schedule O the process, if any, used by the organization to review this Form 990		
<b>12a</b>	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	No
<b>b</b>	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	
<b>c</b>	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	
<b>13</b>	Did the organization have a written whistleblower policy?	13	Yes
<b>14</b>	Did the organization have a written document retention and destruction policy?	14	Yes
<b>15</b>	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
<b>a</b>	The organization's CEO, Executive Director, or top management official	15a	No
<b>b</b>	Other officers or key employees of the organization	15b	No
If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions)			
<b>16a</b>	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	No
<b>b</b>	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

**Section C. Disclosure**

**17** List the States with which a copy of this Form 990 is required to be filed: \_\_\_\_\_

**18** Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☐ Upon request ☒ Other (explain in Schedule O)

**19** Describe in Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

**20** State the name, address, and telephone number of the person who possesses the organization's books and records.  
 ► SARAH ANDRE 3522 EAST MLK AUSTIN, TX 78721 (512) 698-3369

Check if Schedule O contains a response or note to any line in this Part VII ☐

**1a** Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

[illegible]



[illegible]

d Total (add lines 1b and 1c) . . . . . ▶

**5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person . . . . .

No

No

No

No

**1** Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A)	(B)	(C)
Name and business address	Description of services	Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization ►

**Part VIII Statement of Revenue**Check if Schedule O contains a response or note to any line in this Part VIII ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
<b>Contributions, Gifts, Grants and Other Similar Amounts</b>	<b>1a</b> Federated campaigns . . .	<b>1a</b>				
	<b>b</b> Membership dues . . .	<b>1b</b>				
	<b>c</b> Fundraising events . . .	<b>1c</b>				
	<b>d</b> Related organizations	<b>1d</b>				
	<b>e</b> Government grants (contributions)	<b>1e</b>				
	<b>f</b> All other contributions, gifts, grants, and similar amounts not included above	<b>1f</b>				
	<b>g</b> Noncash contributions included in lines 1a-1f \$ _____					
	<b>h Total.</b> Add lines 1a-1f . . . . . ▶					
<b>Program Service Revenue</b>			Business Code			
	<b>2a</b> _____					
	<b>b</b> _____					
	<b>c</b> _____					
	<b>d</b> _____					
	<b>e</b> _____					
	<b>f</b> All other program service revenue					
	<b>g Total.</b> Add lines 2a-2f . . . . . ▶					
<b>Other Revenue</b>	<b>3</b> Investment income (including dividends, interest, and other similar amounts) . . . . . ▶					
	<b>4</b> Income from investment of tax-exempt bond proceeds ▶					
	<b>5</b> Royalties . . . . . ▶					
		(i) Real	(ii) Personal			
	<b>6a</b> Gross rents					
	<b>b</b> Less rental expenses					
	<b>c</b> Rental income or (loss)					
	<b>d</b> Net rental income or (loss) . . . . . ▶					
		(i) Securities	(ii) Other			
	<b>7a</b> Gross amount from sales of assets other than inventory					
	<b>b</b> Less cost or other basis and sales expenses					
	<b>c</b> Gain or (loss)					
	<b>d</b> Net gain or (loss) . . . . . ▶					
	<b>8a</b> Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18 . . . . . <b>a</b>					
	<b>b</b> Less direct expenses . . . . . <b>b</b>					
	<b>c</b> Net income or (loss) from fundraising events . . . ▶					
	<b>9a</b> Gross income from gaming activities See Part IV, line 19 . . . . . <b>a</b>					
	<b>b</b> Less direct expenses . . . . . <b>b</b>					
	<b>c</b> Net income or (loss) from gaming activities . . . ▶					
	<b>10a</b> Gross sales of inventory, less returns and allowances . . . <b>a</b>					
<b>b</b> Less cost of goods sold . . . <b>b</b>						
<b>c</b> Net income or (loss) from sales of inventory . . . ▶						
Miscellaneous Revenue		Business Code				
<b>11a</b> DEVELOPER FEES	531390	75,368			75,368	
<b>b</b> _____						
<b>c</b> _____						
<b>d</b> All other revenue . . . . .						
<b>e Total.</b> Add lines 11a-11d . . . . . ▶		75,368				
<b>12 Total revenue.</b> See Instructions . . . . . ▶		75,368			75,368	

**Part IX Statement of Functional Expenses**

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐**Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.**

	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
<b>1</b> Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21.				
<b>2</b> Grants and other assistance to domestic individuals. See Part IV, line 22.				
<b>3</b> Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, line 15 and 16.				
<b>4</b> Benefits paid to or for members.				
<b>5</b> Compensation of current officers, directors, trustees, and key employees.				
<b>6</b> Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B).				
<b>7</b> Other salaries and wages.				
<b>8</b> Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions).				
<b>9</b> Other employee benefits.				
<b>10</b> Payroll taxes.				
<b>11</b> Fees for services (non-employees):				
<b>a</b> Management.				
<b>b</b> Legal.	3,505		3,505	
<b>c</b> Accounting.	5,258		5,258	
<b>d</b> Lobbying.				
<b>e</b> Professional fundraising services. See Part IV, line 17.				
<b>f</b> Investment management fees.				
<b>g</b> Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O).				
<b>12</b> Advertising and promotion.				
<b>13</b> Office expenses.	15	15		
<b>14</b> Information technology.				
<b>15</b> Royalties.				
<b>16</b> Occupancy.				
<b>17</b> Travel.				
<b>18</b> Payments of travel or entertainment expenses for any federal, state, or local public officials.				
<b>19</b> Conferences, conventions, and meetings.				
<b>20</b> Interest.				
<b>21</b> Payments to affiliates.				
<b>22</b> Depreciation, depletion, and amortization.				
<b>23</b> Insurance.	15,282	15,282		
<b>24</b> Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O):				
<b>a</b> FORGIVENESS OF DEBT.	5,000	5,000		
<b>b</b> MANAGEMENT CONSULTANTS.	3,275	3,275		
<b>c</b>				
<b>d</b>				
<b>e</b> All other expenses.				
<b>25</b> Total functional expenses. Add lines 1 through 24e.	32,335	23,572	8,763	0
<b>26</b> Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here <input type="checkbox"/> if following SOP 98-2 (ASC 958-720)				

**Part X Balance Sheet**Check if Schedule O contains a response or note to any line in this Part IX ☐

				(A) Beginning of year		(B) End of year
<b>Assets</b>	<b>1</b>	Cash—non-interest-bearing . . . . .		83,570	<b>1</b>	10,151
	<b>2</b>	Savings and temporary cash investments . . . . .			<b>2</b>	
	<b>3</b>	Pledges and grants receivable, net . . . . .			<b>3</b>	
	<b>4</b>	Accounts receivable, net . . . . .			<b>4</b>	
	<b>5</b>	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L.			<b>5</b>	
	<b>6</b>	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L.			<b>6</b>	
	<b>7</b>	Notes and loans receivable, net . . . . .		11,819	<b>7</b>	82,187
	<b>8</b>	Inventories for sale or use . . . . .			<b>8</b>	
	<b>9</b>	Prepaid expenses and deferred charges . . . . .		2,741	<b>9</b>	3,929
	<b>10a</b>	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D.	<b>10a</b>	4,705,319		
	<b>b</b>	Less: accumulated depreciation	<b>10b</b>			
				2,175,189	<b>10c</b>	4,705,319
	<b>11</b>	Investments—publicly traded securities . . . . .			<b>11</b>	
	<b>12</b>	Investments—other securities. See Part IV, line 11 . . . . .			<b>12</b>	
	<b>13</b>	Investments—program-related. See Part IV, line 11 . . . . .			<b>13</b>	
	<b>14</b>	Intangible assets . . . . .		7,925	<b>14</b>	14,900
<b>15</b>	Other assets. See Part IV, line 11 . . . . .			<b>15</b>		
<b>16</b>	<b>Total assets.</b> Add lines 1 through 15 (must equal line 34) . . . . .		2,281,244	<b>16</b>	4,816,486	
<b>Liabilities</b>	<b>17</b>	Accounts payable and accrued expenses . . . . .		230,654	<b>17</b>	472,416
	<b>18</b>	Grants payable . . . . .			<b>18</b>	
	<b>19</b>	Deferred revenue . . . . .			<b>19</b>	
	<b>20</b>	Tax-exempt bond liabilities . . . . .			<b>20</b>	
	<b>21</b>	Escrow or custodial account liability. Complete Part IV of Schedule D.			<b>21</b>	
	<b>22</b>	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L . . . . .			<b>22</b>	
	<b>23</b>	Secured mortgages and notes payable to unrelated third parties . . . . .		2,007,270	<b>23</b>	4,257,717
	<b>24</b>	Unsecured notes and loans payable to unrelated third parties . . . . .			<b>24</b>	
	<b>25</b>	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D.			<b>25</b>	
	<b>26</b>	<b>Total liabilities.</b> Add lines 17 through 25 . . . . .		2,237,924	<b>26</b>	4,730,133
<b>Net Assets or Fund Balances</b>	<b>Organizations that follow SFAS 117 (ASC 958), check here <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.</b>					
	<b>27</b>	Unrestricted net assets		43,320	<b>27</b>	86,353
	<b>28</b>	Temporarily restricted net assets . . . . .			<b>28</b>	
	<b>29</b>	Permanently restricted net assets			<b>29</b>	
	<b>Organizations that do not follow SFAS 117 (ASC 958), check here <input type="checkbox"/> and complete lines 30 through 34.</b>					
	<b>30</b>	Capital stock or trust principal, or current funds . . . . .			<b>30</b>	
	<b>31</b>	Paid-in or capital surplus, or land, building or equipment fund . . . . .			<b>31</b>	
	<b>32</b>	Retained earnings, endowment, accumulated income, or other funds			<b>32</b>	
	<b>33</b>	<b>Total net assets or fund balances</b> . . . . .		43,320	<b>33</b>	86,353
	<b>34</b>	<b>Total liabilities and net assets/fund balances</b> . . . . .		2,281,244	<b>34</b>	4,816,486

**Part XI Reconciliation of Net Assets**Check if Schedule O contains a response or note to any line in this Part XI ☐

<b>1</b>	Total revenue (must equal Part VIII, column (A), line 12)	<b>1</b>	75,368
<b>2</b>	Total expenses (must equal Part IX, column (A), line 25)	<b>2</b>	32,335
<b>3</b>	Revenue less expenses Subtract line 2 from line 1	<b>3</b>	43,033
<b>4</b>	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	<b>4</b>	43,320
<b>5</b>	Net unrealized gains (losses) on investments	<b>5</b>	
<b>6</b>	Donated services and use of facilities	<b>6</b>	
<b>7</b>	Investment expenses	<b>7</b>	
<b>8</b>	Prior period adjustments	<b>8</b>	
<b>9</b>	Other changes in net assets or fund balances (explain in Schedule O)	<b>9</b>	
<b>10</b>	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	<b>10</b>	86,353

**Part XII Financial Statements and Reporting**Check if Schedule O contains a response or note to any line in this Part XII ☐

	Yes	No
<b>1</b> Accounting method used to prepare the Form 990 <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
<b>2a</b> Were the organization's financial statements compiled or reviewed by an independent accountant? If 'Yes,' check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis		No
<b>b</b> Were the organization's financial statements audited by an independent accountant? If 'Yes,' check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both <input type="checkbox"/> Separate basis <input checked="" type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	Yes	
<b>c</b> If "Yes," to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
<b>3a</b> As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?		No
<b>b</b> If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits		

# Additional Data

**Software ID:**

**Software Version:**

**EIN:** 74-2899050

**Name:** CHESTNUT NEIGHBORHOOD REVITALIZATIO  
CORPORATION

Form 990 (2016)

**Form 990, Part III, Line 4a:**

DEVELOPER FEES RENDERED FOR MANAGEMENT OF DEVELOPMENT PROJECTS

**SCHEDULE A**  
(Form 990 or 990-EZ)

Department of the Treasury  
Internal Revenue Service

**Public Charity Status and Public Support**  
Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.  
▶ Attach to Form 990 or Form 990-EZ.  
▶ Information about Schedule A (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047  
**2016**  
**Open to Public Inspection**

**Name of the organization**  
CHESTNUT NEIGHBORHOOD REVITALIZATIO  
CORPORATION

**Employer identification number**  
74-2899050

**Part I Reason for Public Charity Status** (All organizations must complete this part.) See instructions.  
The organization is not a private foundation because it is (For lines 1 through 12, check only one box )

- 1

☐

A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i)**.
- 2

☐

A school described in **section 170(b)(1)(A)(ii)**. (Attach Schedule E (Form 990 or 990-EZ))
- 3

☐

A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii)**.
- 4

☐

A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii)**. Enter the hospital's name, city, and state \_\_\_\_\_
- 5

☐

An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv)**. (Complete Part II )
- 6

☐

A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v)**.
- 7

☒

An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)**. (Complete Part II )
- 8

☐

A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II )
- 9

☐

An agricultural research organization described in **170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land grant college of agriculture See instructions Enter the name, city, and state of the college or university \_\_\_\_\_
- 10

☐

An organization that normally receives (1) more than 33<sup>1</sup>/<sub>3</sub>% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33<sup>1</sup>/<sub>3</sub>% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2)**. (Complete Part III )
- 11

☐

An organization organized and operated exclusively to test for public safety See **section 509(a)(4)**.
- 12

☐

An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2)**. See **section 509(a)(3)**. Check the box in lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g
- a

☐

**Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization **You must complete Part IV, Sections A and B.**
- b

☐

**Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s) **You must complete Part IV, Sections A and C.**
- c

☐

**Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions) **You must complete Part IV, Sections A, D, and E.**
- d

☐

**Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions) **You must complete Part IV, Sections A and D, and Part V.**
- e

☐

Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization
- f

Enter the number of supported organizations \_\_\_\_\_
- g

Provide the following information about the supported organization(s) \_\_\_\_\_

(i)Name of supported organization	(ii)EIN	(iii) Type of organization (described on lines 1- 10 above (see instructions))	(iv) Is the organization listed in your governing document?		(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
			Yes	No		
<b>Total</b>						

Part II

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)  
(Complete only if you checked the box on line 5, 7, 8, or 9 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support							
Calendar year (or fiscal year beginning in) ▶		(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
1	Gifts, grants, contributions, and membership fees received (Do not include any "unusual grant.")	23,615	30,000				53,615
2	Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3	The value of services or facilities furnished by a governmental unit to the organization without charge						
4	<b>Total.</b> Add lines 1 through 3	23,615	30,000				53,615
5	The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6	<b>Public support.</b> Subtract line 5 from line 4						53,615
Section B. Total Support							
Calendar year (or fiscal year beginning in) ▶		(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
7	Amounts from line 4	23,615	30,000				53,615
8	Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
9	Net income from unrelated business activities, whether or not the business is regularly carried on						
10	Other income Do not include gain or loss from the sale of capital assets (Explain in Part VI.)	1,139	2,630	67,100	8,836	75,368	155,073
11	<b>Total support.</b> Add lines 7 through 10						208,688
12	Gross receipts from related activities, etc. (see instructions)					12	
13	<b>First five years.</b> If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and <b>stop here</b> . . . . . ▶ <input type="checkbox"/>						
Section C. Computation of Public Support Percentage							
14	Public support percentage for 2016 (line 6, column (f) divided by line 11, column (f))					14	25.690 %
15	Public support percentage for 2015 Schedule A, Part II, line 14					15	45.060 %
16a	<b>33 1/3% support test—2016.</b> If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>						
b	<b>33 1/3% support test—2015.</b> If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and <b>stop here.</b> The organization qualifies as a publicly supported organization ▶ <input checked="" type="checkbox"/>						
17a	<b>10%-facts-and-circumstances test—2016.</b> If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>						
b	<b>10%-facts-and-circumstances test—2015.</b> If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and <b>stop here.</b> Explain in Part VI how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ <input type="checkbox"/>						
18	<b>Private foundation.</b> If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ <input type="checkbox"/>						



**Part III Support Schedule for Organizations Described in Section 509(a)(2)**

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

**Section A. Public Support**

Calendar year (or fiscal year beginning in) ►	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>1</b> Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
<b>2</b> Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
<b>3</b> Gross receipts from activities that are not an unrelated trade or business under section 513						
<b>4</b> Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
<b>5</b> The value of services or facilities furnished by a governmental unit to the organization without charge						
<b>6 Total.</b> Add lines 1 through 5						
<b>7a</b> Amounts included on lines 1, 2, and 3 received from disqualified persons						
<b>b</b> Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
<b>c</b> Add lines 7a and 7b						
<b>8 Public support.</b> (Subtract line 7c from line 6.)						

**Section B. Total Support**

Calendar year (or fiscal year beginning in) ►	(a)2012	(b)2013	(c)2014	(d)2015	(e)2016	(f)Total
<b>9</b> Amounts from line 6						
<b>10a</b> Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
<b>b</b> Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
<b>c</b> Add lines 10a and 10b						
<b>11</b> Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
<b>12</b> Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
<b>13 Total support.</b> (Add lines 9, 10c, 11, and 12.)						

**14 First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

**Section C. Computation of Public Support Percentage**

<b>15</b> Public support percentage for 2016 (line 8, column (f) divided by line 13, column (f))	<b>15</b>	
<b>16</b> Public support percentage from 2015 Schedule A, Part III, line 15	<b>16</b>	

**Section D. Computation of Investment Income Percentage**

<b>17</b> Investment income percentage for <b>2016</b> (line 10c, column (f) divided by line 13, column (f))	<b>17</b>	
<b>18</b> Investment income percentage from <b>2015</b> Schedule A, Part III, line 17	<b>18</b>	

**19a 33 1/3% support tests—2016.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ☐

**b 33 1/3% support tests—2015.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and **stop here**. The organization qualifies as a publicly supported organization ☐

**20 Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ☐

**Part IV Supporting Organizations**

(Complete only if you checked a box on line 12 of Part I. If you checked 12a of Part I, complete Sections A and B. If you checked 12b of Part I, complete Sections A and C. If you checked 12c of Part I, complete Sections A, D, and E. If you checked 12d of Part I, complete Sections A and D, and complete Part V.)

**Section A. All Supporting Organizations**

	Yes	No
<b>1</b> Are all of the organization's supported organizations listed by name in the organization's governing documents? <i>If "No," describe in <b>Part VI</b> how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.</i>	<b>1</b>	
<b>2</b> Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? <i>If "Yes," explain in <b>Part VI</b> how the organization determined that the supported organization was described in section 509(a)(1) or (2).</i>	<b>2</b>	
<b>3a</b> Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? <i>If "Yes," answer (b) and (c) below.</i>	<b>3a</b>	
<b>b</b> Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? <i>If "Yes," describe in <b>Part VI</b> when and how the organization made the determination.</i>	<b>3b</b>	
<b>c</b> Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? <i>If "Yes," explain in <b>Part VI</b> what controls the organization put in place to ensure such use.</i>	<b>3c</b>	
<b>4a</b> Was any supported organization not organized in the United States ("foreign supported organization")? <i>If "Yes" and if you checked 12a or 12b in Part I, answer (b) and (c) below.</i>	<b>4a</b>	
<b>b</b> Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? <i>If "Yes," describe in <b>Part VI</b> how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.</i>	<b>4b</b>	
<b>c</b> Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? <i>If "Yes," explain in <b>Part VI</b> what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.</i>	<b>4c</b>	
<b>5a</b> Did the organization add, substitute, or remove any supported organizations during the tax year? <i>If "Yes," answer (b) and (c) below (if applicable). Also, provide detail in <b>Part VI</b>, including (i) the names and EIN numbers of the supported organizations added, substituted, or removed, (ii) the reasons for each such action, (iii) the authority under the organization's organizing document authorizing such action, and (iv) how the action was accomplished (such as by amendment to the organizing document).</i>	<b>5a</b>	
<b>b</b> <b>Type I or Type II only.</b> Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	<b>5b</b>	
<b>c</b> <b>Substitutions only.</b> Was the substitution the result of an event beyond the organization's control?	<b>5c</b>	
<b>6</b> Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? <i>If "Yes," provide detail in <b>Part VI</b>.</i>	<b>6</b>	
<b>7</b> Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>	<b>7</b>	
<b>8</b> Did the organization make a loan to a disqualified person (as defined in section 4958) not described in line 7? <i>If "Yes," complete Part I of Schedule L (Form 990 or 990-EZ).</i>	<b>8</b>	
<b>9a</b> Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? <i>If "Yes," provide detail in <b>Part VI</b>.</i>	<b>9a</b>	
<b>b</b> Did one or more disqualified persons (as defined in line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? <i>If "Yes," provide detail in <b>Part VI</b>.</i>	<b>9b</b>	
<b>c</b> Did a disqualified person (as defined in line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? <i>If "Yes," provide detail in <b>Part VI</b>.</i>	<b>9c</b>	
<b>10a</b> Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? <i>If "Yes," answer line 10b below.</i>	<b>10a</b>	
<b>b</b> Did the organization have any excess business holdings in the tax year? <i>(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)</i>	<b>10b</b>	

**Part IV Supporting Organizations** (continued)

	Yes	No
<b>11</b> Has the organization accepted a gift or contribution from any of the following persons?		
<b>a</b> A person who directly or indirectly controls, either alone or together with persons described in (b) and (c) below, the governing body of a supported organization?		
<b>b</b> A family member of a person described in (a) above?		
<b>c</b> A 35% controlled entity of a person described in (a) or (b) above? <i>If "Yes" to a, b, or c, provide detail in Part VI</i>		
<b>11a</b>		
<b>11b</b>		
<b>11c</b>		

**Section B. Type I Supporting Organizations**

	Yes	No
<b>1</b> Did the directors, trustees, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's directors or trustees at all times during the tax year? <i>If "No," describe in Part VI how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove directors or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.</i>		
<b>1</b>		
<b>2</b> Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? <i>If "Yes," explain in Part VI how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised or controlled the supporting organization.</i>		
<b>2</b>		

**Section C. Type II Supporting Organizations**

	Yes	No
<b>1</b> Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? <i>If "No," describe in Part VI how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).</i>		
<b>1</b>		

**Section D. All Type III Supporting Organizations**

	Yes	No
<b>1</b> Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?		
<b>1</b>		
<b>2</b> Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization (s) or (ii) serving on the governing body of a supported organization? <i>If "No," explain in Part VI how the organization maintained a close and continuous working relationship with the supported organization(s).</i>		
<b>2</b>		
<b>3</b> By reason of the relationship described in (2), did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? <i>If "Yes," describe in Part VI the role the organization's supported organizations played in this regard.</i>		
<b>3</b>		

**Section E. Type III Functionally-Integrated Supporting Organizations**

<b>1</b> Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (see instructions)		
<b>a</b> <input type="checkbox"/> The organization satisfied the Activities Test. Complete line 2 below.		
<b>b</b> <input type="checkbox"/> The organization is the parent of each of its supported organizations. Complete line 3 below.		
<b>c</b> <input type="checkbox"/> The organization supported a governmental entity. Describe in Part VI how you supported a government entity (see instructions).		
<b>2</b> Activities Test <b>Answer (a) and (b) below.</b>		
<b>a</b> Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? <i>If "Yes," then in Part VI identify those supported organizations and explain how these activities directly furthered their exempt purposes, how the organization was responsive to those supported organizations, and how the organization determined that these activities constituted substantially all of its activities.</i>		
<b>2a</b>		
<b>b</b> Did the activities described in (a) constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? <i>If "Yes," explain in Part VI the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.</i>		
<b>2b</b>		
<b>3</b> Parent of Supported Organizations <b>Answer (a) and (b) below.</b>		
<b>a</b> Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? <i>Provide details in Part VI.</i>		
<b>3a</b>		
<b>b</b> Did the organization exercise a substantial degree of direction over the policies, programs and activities of each of its supported organizations? <i>If "Yes," describe in Part VI the role played by the organization in this regard.</i>		
<b>3b</b>		

**Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations**

- 1** ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970. **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

**Section A - Adjusted Net Income**

	(A) Prior Year	(B) Current Year (optional)
<b>1</b> Net short-term capital gain	<b>1</b>	
<b>2</b> Recoveries of prior-year distributions	<b>2</b>	
<b>3</b> Other gross income (see instructions)	<b>3</b>	
<b>4</b> Add lines 1 through 3	<b>4</b>	
<b>5</b> Depreciation and depletion	<b>5</b>	
<b>6</b> Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	<b>6</b>	
<b>7</b> Other expenses (see instructions)	<b>7</b>	
<b>8 Adjusted Net Income</b> (subtract lines 5, 6 and 7 from line 4)	<b>8</b>	

**Section B - Minimum Asset Amount**

	(A) Prior Year	(B) Current Year (optional)
<b>1</b> Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year)	<b>1</b>	
<b>a</b> Average monthly value of securities	<b>1a</b>	
<b>b</b> Average monthly cash balances	<b>1b</b>	
<b>c</b> Fair market value of other non-exempt-use assets	<b>1c</b>	
<b>d Total</b> (add lines 1a, 1b, and 1c)	<b>1d</b>	
<b>e Discount</b> claimed for blockage or other factors (explain in detail in Part VI)		
<b>2</b> Acquisition indebtedness applicable to non-exempt use assets	<b>2</b>	
<b>3</b> Subtract line 2 from line 1d	<b>3</b>	
<b>4</b> Cash deemed held for exempt use. Enter 1-1/2% of line 3 (for greater amount, see instructions)	<b>4</b>	
<b>5</b> Net value of non-exempt-use assets (subtract line 4 from line 3)	<b>5</b>	
<b>6</b> Multiply line 5 by .035	<b>6</b>	
<b>7</b> Recoveries of prior-year distributions	<b>7</b>	
<b>8 Minimum Asset Amount</b> (add line 7 to line 6)	<b>8</b>	

**Section C - Distributable Amount**

		Current Year
<b>1</b> Adjusted net income for prior year (from Section A, line 8, Column A)	<b>1</b>	
<b>2</b> Enter 85% of line 1	<b>2</b>	
<b>3</b> Minimum asset amount for prior year (from Section B, line 8, Column A)	<b>3</b>	
<b>4</b> Enter greater of line 2 or line 3	<b>4</b>	
<b>5</b> Income tax imposed in prior year	<b>5</b>	
<b>6 Distributable Amount.</b> Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions)	<b>6</b>	
<b>7</b> <input type="checkbox"/> Check here if the current year is the organization's first as a non-functionally-integrated Type III supporting organization (see instructions)		

Part V

Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations (continued)

Section D - Distributions	Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	
4 Amounts paid to acquire exempt-use assets	
5 Qualified set-aside amounts (prior IRS approval required)	
6 Other distributions (describe in Part VI) See instructions	
7 Total annual distributions. Add lines 1 through 6	
8 Distributions to attentive supported organizations to which the organization is responsive (provide details in Part VI) See instructions	
9 Distributable amount for 2016 from Section C, line 6	
10 Line 8 amount divided by Line 9 amount	

Section E - Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2016	(iii) Distributable Amount for 2016
1 Distributable amount for 2016 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2016 (reasonable cause required--see instructions)			
3 Excess distributions carryover, if any, to 2016			
a			
b			
c From 2013. . . . .			
d From 2014. . . . .			
e From 2015. . . . .			
f Total of lines 3a through e			
g Applied to underdistributions of prior years			
h Applied to 2016 distributable amount			
i Carryover from 2011 not applied (see instructions)			
j Remainder Subtract lines 3g, 3h, and 3i from 3f			
4 Distributions for 2016 from Section D, line 7 \$			
a Applied to underdistributions of prior years			
b Applied to 2016 distributable amount			
c Remainder Subtract lines 4a and 4b from 4			
5 Remaining underdistributions for years prior to 2016, if any Subtract lines 3g and 4a from line 2 (if amount greater than zero, see instructions)			
6 Remaining underdistributions for 2016 Subtract lines 3h and 4b from line 1 (if amount greater than zero, see instructions)			
7 Excess distributions carryover to 2017. Add lines 3j and 4c			
8 Breakdown of line 7			
a			
b Excess from 2013. . . . .			
c Excess from 2014. . . . .			
d Excess from 2015. . . . .			
e Excess from 2016. . . . .			

**Part VI Supplemental Information.**

Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a and 3b; Part V, line 1; Part V, Section B, line 1e; Part V Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions).

**Facts And Circumstances Test****990 Schedule A, Supplemental Information**

Return Reference	Explanation
PART II, LINE 10	MISCELLANEOUS 12,496 DEVELOPER FEES 142,577



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SCHEDULE D  
(Form 990)

Department of the Treasury  
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes," on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.  
► Attach to Form 990.

Information about Schedule D (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization  
CHESTNUT NEIGHBORHOOD REVITALIZATIO  
CORPORATION

Employer identification number  
74-2899050

Part I

Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.  
Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

(a) Donor advised funds

(b) Funds and other accounts

1

Total number at end of year

2

Aggregate value of contributions to (during year)

3

Aggregate value of grants from (during year)

4

Aggregate value at end of year

5

Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control?

☐ Yes

☐ No

6

Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit?

☐ Yes

☐ No

Part II

Conservation Easements. Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1

Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or education)

☐ Preservation of an historically important land area

☐ Protection of natural habitat

☐ Preservation of a certified historic structure

☐ Preservation of open space

2

Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

2a

2b

2c

2d

Held at the End of the Year

a

Total number of conservation easements

b

Total acreage restricted by conservation easements

c

Number of conservation easements on a certified historic structure included in (a)

d

Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ►

4

Number of states where property subject to conservation easement is located ►

5

Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

☐ Yes

☐ No

6

Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ►

7

Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year ► \$

8

Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)?

☐ Yes

☐ No

9

In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.  
Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a

If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items

b

If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenue included on Form 990, Part VIII, line 1

► \$

(ii) Assets included in Form 990, Part X

► \$

2

If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items

a

Revenue included on Form 990, Part VIII, line 1

► \$

b

Assets included in Form 990, Part X

► \$

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat No 52283D

Schedule D (Form 990) 2016



Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

a

☐

Public exhibition

b

☐

Scholarly research

c

☐

Preservation for future generations

d

☐

Loan or exchange programs

e

☐

Other

4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII

5

During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

☐ Yes

☐ No

Part IV

Escrow and Custodial Arrangements.

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a

Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐ Yes

☐ No

b

If "Yes," explain the arrangement in Part XIII and complete the following table

c

Beginning balance

d

Additions during the year

e

Distributions during the year

f

Ending balance

	Amount
1c	
1d	
1e	
1f	

2a

Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability?

☐ Yes

☐ No

b

If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII . . . . .

☐

Part V

Endowment Funds. Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a)Current year	(b)Prior year	(c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance . . . . .					
b Contributions . . . . .					
c Net investment earnings, gains, and losses					
d Grants or scholarships . . . . .					
e Other expenditures for facilities and programs . . . . .					
f Administrative expenses . . . . .					
g End of year balance . . . . .					

2

Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as

a

Board designated or quasi-endowment ▶

b

Permanent endowment ▶

c

Temporarily restricted endowment ▶

The percentages on lines 2a, 2b, and 2c should equal 100%

3a

Are there endowment funds not in the possession of the organization that are held and administered for the organization by

(i) unrelated organizations . . . . .

(ii) related organizations . . . . .

b

If "Yes" on 3a(ii), are the related organizations listed as required on Schedule R? . . . . .

	Yes	No
3a(i)		
3a(ii)		
3b		

4

Describe in Part XIII the intended uses of the organization's endowment funds

Part VI

Land, Buildings, and Equipment.

Complete if the organization answered 'Yes' on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land . . . . .		1,023,225		1,023,225
b Buildings				
c Leasehold improvements				
d Equipment . . . . .				
e Other . . . . .		3,682,094		3,682,094
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)) . . . ▶				4,705,319

Part VII

Investments—Other Securities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11b.  
See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives . . . . .		
(2) Closely-held equity interests . . . . .		
(3) Other _____		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 12 )		

Part VIII

Investments—Program Related. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11c.  
See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. (Column (b) must equal Form 990, Part X, col (B) line 13 )		

Part IX

Other Assets. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11d See Form 990, Part X, line 15

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 15 )	

Part X

Other Liabilities. Complete if the organization answered 'Yes' on Form 990, Part IV, line 11e or 11f.  
See Form 990, Part X, line 25.

(a) Description of liability	(b) Book value
(1) Federal income taxes	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. (Column (b) must equal Form 990, Part X, col (B) line 25 )	

2. Liability for uncertain tax positions In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740) Check here if the text of the footnote has been provided in Part XIII ☐

**Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

<b>1</b>	Total revenue, gains, and other support per audited financial statements . . . . .	<b>1</b>	75,368
<b>2</b>	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
<b>a</b>	Net unrealized gains (losses) on investments . . . . .	<b>2a</b>	
<b>b</b>	Donated services and use of facilities . . . . .	<b>2b</b>	
<b>c</b>	Recoveries of prior year grants . . . . .	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII ) . . . . .	<b>2d</b>	
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .	<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .	<b>3</b>	75,368
<b>4</b>	Amounts included on Form 990, Part VIII, line 12, but not on line <b>1</b>		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII ) . . . . .	<b>4b</b>	
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .	<b>4c</b>	
<b>5</b>	Total revenue Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 12 ) . . . . .	<b>5</b>	75,368

**Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return.**

Complete if the organization answered 'Yes' on Form 990, Part IV, line 12a.

<b>1</b>	Total expenses and losses per audited financial statements . . . . .	<b>1</b>	32,335
<b>2</b>	Amounts included on line 1 but not on Form 990, Part IX, line 25		
<b>a</b>	Donated services and use of facilities . . . . .	<b>2a</b>	
<b>b</b>	Prior year adjustments . . . . .	<b>2b</b>	
<b>c</b>	Other losses . . . . .	<b>2c</b>	
<b>d</b>	Other (Describe in Part XIII ) . . . . .	<b>2d</b>	
<b>e</b>	Add lines <b>2a</b> through <b>2d</b> . . . . .	<b>2e</b>	
<b>3</b>	Subtract line <b>2e</b> from line <b>1</b> . . . . .	<b>3</b>	32,335
<b>4</b>	Amounts included on Form 990, Part IX, line 25, but not on line <b>1</b> :		
<b>a</b>	Investment expenses not included on Form 990, Part VIII, line 7b . . . . .	<b>4a</b>	
<b>b</b>	Other (Describe in Part XIII ) . . . . .	<b>4b</b>	
<b>c</b>	Add lines <b>4a</b> and <b>4b</b> . . . . .	<b>4c</b>	
<b>5</b>	Total expenses Add lines <b>3</b> and <b>4c</b> . (This must equal Form 990, Part I, line 18 ) . . . . .	<b>5</b>	32,335

**Part XIII Supplemental Information**

Provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, line 2, Part XI, lines 2d and 4b, and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Return Reference	Explanation	
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<b>Part XIII</b>	<b>Supplemental Information <i>(continued)</i></b>
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Return Reference	Explanation
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Schedule L

(Form 990 or 990-EZ)

Department of the Treasury

Internal Revenue Service

Transactions with Interested Persons

▶ Complete if the organization answered "Yes" on Form 990, Part IV, lines 25a, 25b, 26, 27, 28a, 28b, or 28c, or Form 990-EZ, Part V, line 38a or 40b.  
▶ Attach to Form 990 or Form 990-EZ.  
▶ Information about Schedule L (Form 990 or 990-EZ) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization

CHESTNUT NEIGHBORHOOD REVITALIZATIO CORPORATION

Employer identification number

74-2899050

Part I Excess Benefit Transactions (section 501(c)(3), section 501(c)(4), and 501(c)(29) organizations only)

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b

1	(a) Name of disqualified person	(b) Relationship between disqualified person and organization	(c) Description of transaction	(d) Corrected?	
				Yes	No

2 Enter the amount of tax incurred by organization managers or disqualified persons during the year under section 4958 . . . . . ▶ \$

3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization . . . . . ▶ \$

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990-EZ, Part V, line 38a, or Form 990, Part IV, line 26, or if the organization reported an amount on Form 990, Part X, line 5, 6, or 22

(a) Name of interested person	(b) Relationship with organization	(c) Purpose of loan	(d) Loan to or from the organization?		(e) Original principal amount	(f) Balance due	(g) In default?		(h) Approved by board or committee?		(i) Written agreement?	
			To	From			Yes	No	Yes	No	Yes	No
Total ▶ \$												

Part III Grants or Assistance Benefiting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of assistance	(d) Type of assistance	(e) Purpose of assistance

**Part IV Business Transactions Involving Interested Persons.**

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
(1) CHESTNUT SENIOR HOUSING	RELATED ORG	5,000	FORGAVE LOAN FROM PY		No

**Part V Supplemental Information**

Provide additional information for responses to questions on Schedule L (see instructions)

Return Reference	Explanation
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**SCHEDULE O**  
(Form 990 or 990-EZ)Department of the Treasury  
Internal Revenue ServiceName of the organization  
CHESTNUT NEIGHBORHOOD REVITALIZATIO  
CORPORATION**Supplemental Information to Form 990 or 990-EZ**Complete to provide information for responses to specific questions on  
Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

▶ Information about Schedule O (Form 990 or 990-EZ) and its instructions is at  
[www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

**2016****Open to Public  
Inspection****Employer identification number**

74-2899050

**990 Schedule O, Supplemental Information**

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 11B	THE EXECUTIVE COMMITTEE REVIEWS THE DRAFT 990 AND IS GIVEN THE OPPORTUNITY TO COMMENT BEFORE FILING FINAL 990

# 990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 18	GOVERNING DOCUMENTS AND FINANCIAL STATEMENTS ARE MADE AVAILABLE TO THE PUBLIC ELECTRONICALLY OR IN HARD COPY UPON REQUEST STATEMENTS ARE PROVIDED REGULARLY TO THE CITY OF AUSTIN



# 990 Schedule O, Supplemental Information

Return Reference	Explanation
FORM 990, PAGE 6, PART VI, LINE 19	GOVERNING DOCUMENTS AND FINANCIAL STATEMENTS ARE MADE AVAILABLE TO THE PUBLIC ELECTRONICALLY OR IN HARD COPY UPON REQUEST STATEMENTS ARE PROVIDED REGULARLY TO THE CITY OF AUSTIN

SCHEDULE R  
(Form 990)

Department of the Treasury  
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" on Form 990, Part IV, line 33, 34, 35b, 36, or 37.

▶ Attach to Form 990.▶ Information about Schedule R (Form 990) and its instructions is at [www.irs.gov/form990](http://www.irs.gov/form990).

OMB No 1545-0047

2016

Open to Public Inspection

Name of the organization  
CHESTNUT NEIGHBORHOOD REVITALIZATIO  
CORPORATION

Employer identification number  
74-2899050

Part I Identification of Disregarded Entities Complete if the organization answered "Yes" on Form 990, Part IV, line 33.

(a) Name, address, and EIN (if applicable) of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled entity?	
						Yes	No
(1)CHESTNUT SENIOR HOUSING 3522 EAST MLK  AUSTIN, TX 78721 26-1885836	HOUSING	TX	501C	7	N/A		No

**Part III Identification of Related Organizations Taxable as a Partnership** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income(related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of-year assets	(h) Disproportionate allocations?		(i) Code V-UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	

**Part IV Identification of Related Organizations Taxable as a Corporation or Trust** Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of- year assets	(h) Percentage ownership	(i) Section 512(b) (13) controlled entity?	
								Yes	No

**Part V Transactions With Related Organizations** Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35b, or 36.

**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule

**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

**a** Receipt of **(i)** interest, **(ii)** annuities, **(iii)** royalties, or **(iv)** rent from a controlled entity . . . . .

**b** Gift, grant, or capital contribution to related organization(s) . . . . .

**c** Gift, grant, or capital contribution from related organization(s) . . . . .

**d** Loans or loan guarantees to or for related organization(s) . . . . .

**e** Loans or loan guarantees by related organization(s) . . . . .

**f** Dividends from related organization(s) . . . . .

**g** Sale of assets to related organization(s) . . . . .

**h** Purchase of assets from related organization(s) . . . . .

**i** Exchange of assets with related organization(s) . . . . .

**j** Lease of facilities, equipment, or other assets to related organization(s) . . . . .

**k** Lease of facilities, equipment, or other assets from related organization(s) . . . . .

**l** Performance of services or membership or fundraising solicitations for related organization(s) . . . . .

**m** Performance of services or membership or fundraising solicitations by related organization(s) . . . . .

**n** Sharing of facilities, equipment, mailing lists, or other assets with related organization(s) . . . . .

**o** Sharing of paid employees with related organization(s) . . . . .

**p** Reimbursement paid to related organization(s) for expenses . . . . .

**q** Reimbursement paid by related organization(s) for expenses . . . . .

**r** Other transfer of cash or property to related organization(s) . . . . .

**s** Other transfer of cash or property from related organization(s) . . . . .

Yes

No

No

No

No

Yes

No

No

No

No

No

No

No

No

No

No

No

No

No

No

**2** If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of related organization	(b) Transaction type (a-s)	(c) Amount involved	(d) Method of determining amount involved

Schedule R (Form 990) 2016

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

**Part VII**   **Supplemental Information**

Provide additional information for responses to questions on Schedule R (see instructions)

Return Reference	Explanation
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**Internal Revenue Service**

**Date:** November 18, 2003

Chestnut Neighborhood Revitalization Corporation  
% Joel Bennett  
P.O. Box 6069  
Austin, TX 78762-6069

**Department of the Treasury**  
**P. O. Box 2508**  
**Cincinnati, OH 45201**

**Person to Contact:**  
Mrs. Swana Smith - 31-07418  
Customer Service Specialist  
**Toll Free Telephone Number:**  
8:00 a.m. to 6:30 p.m. EST  
877-829-5500  
**Fax Number:**  
513-263-3756  
**Federal Identification Number:**  
74-2899050

**Dear Sir or Madam:**

This is in response to your request of November 18, 2003 regarding your organization's tax-exempt status.

In November 1999 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Based on information subsequently submitted, we classified your organization as a private foundation within the meaning of section 509(a) of the Code. In that letter we did not determine whether the organization was an operating foundation as defined in section 4942(j)(3) of the code.

If your organization's purposes, character, method of operations, or sources of support have changed, please let us know so we can consider the effect of the change on the organization's exemption and foundation status.

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

Your organization is required to file Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as a Private Foundation. Form 990-PF must be filed by the 15th day of the fifth month after the end of the organization's annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is a reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of the organization's gross receipts for the year, whichever is less. This penalty may also be charged if a return is not complete, so please be sure the return is complete before filing it.

Your organization is liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of \$100 or more paid each employee during a calendar year. Your organization is not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA). However, since your organization is a private foundation, it is subject to excise tax under Chapter 42 of the Code. Your organization may also be subject to other federal excise taxes.

Chestnut Neighborhood Revitalization Corporation  
74-2899050

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

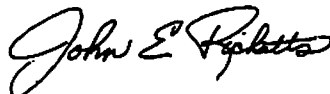
Section 6104 of the Internal Revenue Code requires you to make your organization's annual return available for public inspection without charge for three years after the due date of the return. The law also requires organizations that received recognition of exemption on July 15, 1987, or later, to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. Organizations that received recognition of exemption before July 15, 1987, and had a copy of their exemption application on July 15, 1987, are also required to make available for public inspection a copy of the exemption application, any supporting documents and the exemption letter to any individual who requests such documents in person or in writing. For additional information on disclosure requirements, please refer to Internal Revenue Bulletin 1999 - 17.

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

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

This letter affirms your organization's exempt status.

Sincerely,

A handwritten signature in black ink, appearing to read "John E. Ricketts". The signature is fluid and cursive, with the first and last names being more prominent.

John E. Ricketts, Director, TE/GE  
Customer Account Services



**Chestnut Neighborhood Revitalization Corporation  
and Related Organization**

Consolidated Financial Statements  
and Supplemental Information

December 31, 2016

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Chestnut Neighborhood Revitalization Corporation  
and Related Organization

CONTENTS

December 31, 2016

	<u>Page</u>
Independent Auditors' Report	1
Financial Statements	
Consolidated Statement of Financial Position	3
Consolidated Statement of Activities	5
Consolidated Statement of Cash Flows	6
Notes to the Consolidated Financial Statements	7
Supplemental Information	13



**Independent Auditors' Report**

To the Directors  
Chestnut Neighborhood Revitalization Corporation

**Report on the Financial Statements**

We have audited the accompanying consolidated financial statements of Chestnut Neighborhood Revitalization Corporation and Related Organization, which comprise the consolidated statement of financial position as of December 31, 2016, and the related consolidated statement of activities and cash flows for the year then ended, and the related notes to the financial statements.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Opinion***

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Chestnut Neighborhood Revitalization Corporation and Related Organization as of December 31, 2016, and the changes in net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 13 to 14 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

*Maddox & Associates, AAC*

Baton Rouge, Louisiana  
August 1, 2017

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Financial Position  
December 31, 2016

**ASSETS**

**CURRENT ASSETS**

Cash-Operations	\$ 4,274
Cash-Construction	10,151
Developer Fee Receivable	82,187
Prepaid Expenses	8,669
Total Current Assets	<u>105,281</u>

**DEPOSITS HELD IN TRUST-FUNDED**

Tenant Security Deposits Held in Trust	4,508
----------------------------------------	-------

**RESTRICTED DEPOSITS AND FUNDED RESERVES**

Replacement Reserve	53,937
Total Restricted Deposits	<u>53,937</u>

**FIXED ASSETS**

Land	1,023,225
Buildings	3,190,109
Office Furniture and Equipment	18,164
Total Fixed Assets	<u>4,231,498</u>
Less Accumulated Depreciation	520,840
Net Fixed Assets	<u>3,710,658</u>

**OTHER ASSETS**

Prepaid Debt Issuance Costs	14,900
Construction in Progress	3,682,094
Total Other Assets	<u>3,696,994</u>

<b>TOTAL ASSETS</b>	<u><u>\$ 7,571,378</u></u>
---------------------	----------------------------

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Financial Position  
December 31, 2016

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

Accounts Payable-Operations	\$ 8,730
Accounts Payable-Construction/Development	<u>472,202</u>
Total Current Liabilities	480,932

**DEPOSITS HELD IN TRUST-FUNDED**

Tenant Security Deposits Held in Trust (contra)	4,507
-------------------------------------------------	-------

**LONG-TERM LIABILITIES**

Mortgages and Notes Payable (long-term)	<u>5,257,717</u>
Total Long-Term Liabilities	<u>5,257,717</u>

Total Liabilities	5,743,156
-------------------	-----------

**NET ASSETS**

Unrestricted Net Assets	<u>1,828,222</u>
-------------------------	------------------

**TOTAL LIABILITIES AND NET ASSETS**

<u><u>\$ 7,571,378</u></u>
----------------------------

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Activities  
For the Year Ended December 31, 2016

**REVENUES:**

Rent	\$ 201,960
Financial	5
Other	<u>93,695</u>

Total Revenue	295,660
---------------	---------

**EXPENSES:**

Project Services	
Administrative	82,782
Utilities	30,235
Operating and Maintenance	76,150
Taxes and Insurance	38,370
Depreciation	<u>83,967</u>
Total Project Service Expenses	<u>311,504</u>

Decrease in Unrestricted Net Assets	(15,844)
-------------------------------------	----------

Net Assets, Beginning of Period	<u>1,844,066</u>
---------------------------------	------------------

<b>NET ASSETS, END OF PERIOD</b>	<u><u>\$ 1,828,222</u></u>
----------------------------------	----------------------------

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Cash Flows  
For the Year Ended December 31, 2016

**CASH FLOWS FROM OPERATING ACTIVITIES:**

Decrease in Net Assets	\$ (15,844)
Adjustments to Reconcile Decrease in Net Assets to	
Net Cash Used in Operating Activities	
Depreciation Expense	83,967
Decrease (Increase) in:	
Developer Fee Receivable	(75,368)
Prepaid Expenses	(5,928)
Cash Restricted for Tenant Security Deposits	18
Increase (Decrease) in:	
Accounts Payable	5,058
Accrued Liabilities	(7,663)
Net Cash Used in Operating Activities	<u>(15,760)</u>

**CASH FLOWS FROM INVESTING ACTIVITIES:**

Deposits to the Replacement Reserve Account	(22,162)
Withdrawals from the Replacement Reserve Account	18,090
Net Purchase of Fixed Assets	(4,880)
Construction Investing Activities	<u>(2,288,480)</u>
Net Cash Used in Investing Activities	<u>(2,297,432)</u>

**CASH FLOWS FROM FINANCING ACTIVITIES:**

Proceeds from Mortgages, Loans or Notes Payable	2,250,447
Payment of Debt Issuance Costs	<u>(6,975)</u>
Net Cash Provided by Financing Activities	<u>2,243,472</u>

Net Decrease in Cash and Cash Equivalents	(69,720)
-------------------------------------------	----------

**CASH AND CASH EQUIVALENTS:**

Beginning of Period	<u>84,145</u>
End of Period	<u><u>\$ 14,425</u></u>

**SUPPLEMENTAL DISCLOSURE OF CASH FLOWS FROM OPERATING ACTIVITIES:**

Cash Received During the Period for Interest	<u><u>\$ 5</u></u>
----------------------------------------------	--------------------

**SUPPLEMENTAL DISCLOSURE OF NON CASH INVESTING ACTIVITIES:**

Increase in Construction in Progress	\$ 241,650
Increase in Accounts Payable-Construction Development	<u>(241,650)</u>
	<u><u>\$ 0</u></u>

See accompanying notes to the consolidated financial statements.



Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements  
December 31, 2016

**1. Organization and Summary of Significant Accounting Policies**

Chestnut Neighborhood Revitalization Corporation (CNRC) is centered on the preservation of the rich, historic culture of the neighborhood and its residents. The mission of CNRC is to foster housing development projects that are affordable for low to moderate income residents, providing business and employment opportunities, facilitating the reduction of crime, creating pedestrian friendly streets and other revitalization efforts in the Austin, Texas area. CNRC is currently developing real estate that will be sold upon completion of construction. Construction was expected to be completed during 2017; however, delays to construction have completion estimated in 2018.

The following significant accounting policies have been followed in the preparation of the financial statements:

*Principles of Consolidation:* Chestnut Senior Housing (CSH) is a single asset entity formed for the specific purpose of owning and operating a 22-unit apartment project for the elderly located in Austin, Texas. CSH has a majority of its Board of Directors who are also on CNRC's Board of Directors. As a result, these financial statements consolidate the financial statements of CSH.

*Basis of Accounting:* The financial statements are prepared on the accrual basis of accounting, which is in accordance with generally accepted accounting principles.

*Subsequent Events:* The financial statements and related disclosures include evaluation of events up through and including August 1, 2017, which is the date the financial statements were issued.

*Revenue Recognition:* CSH's Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the CSH and the tenants are operating leases. Rental income is recorded net of vacancies. Under CSH's Regulatory Agreement, CSH may not increase rents charged to tenants without HUD approval. Revenue is also provided from developer fees, grants and contracts, as well as reimbursed expenditures for management of development projects. Support from grants and contracts is recognized when earned. Those revenues are considered earned and expenditures have been incurred in accordance with the specific terms of the contracts. Individual contributions are recognized as revenue when received. Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Contributions reported as temporarily restricted support are reclassified to unrestricted net assets upon expiration of the restriction.

*Functional Expenses:* Expenditures incurred in connection with project operations and expenditures made for entity purposes have been summarized on a functional basis in the Statement of Activities.

*Cash and Cash Equivalents:* For the purposes of the Statement of Cash Flows, the entity considers all highly liquid investments purchased with maturities of three months or less to be cash equivalents.

*Concentration of Credit Risk:* The entity maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The entity has not experienced any losses in such accounts.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2016

*Allowance for Uncollectible Receivables:* Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

*Depreciation:* The entity's land, building, improvements, and personal property are recorded at cost. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Depreciation is provided by the straight-line method over the estimated useful life of the asset.

Buildings	40 years
Building Improvements	7 years
Furniture, Fixtures, and Equipment	3-5 years

*Impairment of Long-Lived Assets:* The entity reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There is no impairment loss recognized for the period ending December 31, 2016.

*Debt Issuance Costs:* Debt issuance costs will be amortized over the term of the permanent loan upon completion of construction and amortization of the permanent debt begins. Debt issuance costs of \$6,975 were paid by CNRC during the current year and no amortization expense was recorded for the year ended December 31, 2016. Total debt issuance costs incurred as of December 31, 2016 is \$14,900. Debt issuance costs are shown on the statement of financial position as an asset due to the fact that the corresponding debt to which they relate has not been issued as of December 31, 2016. Upon issuance of the related debt, these costs will be shown as a direct deduction of the related note payable.

*Other Liabilities:* Accrued expenses for compensated absences, vacations, and sick pay are not shown due to the fact that amount of the liability cannot be reasonably estimated. It is the Company's policy to expense these items when they are incurred.

*Interest Expense:* There is no interest expense.

*Income Taxes:* CNRC is exempt from federal income taxes under IRC 501(C)(3). The entity files information returns in the U.S. federal jurisdiction. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. There are no interest and penalties related to income taxes recognized in the statement of activities. The entity has not taken any tax positions that would significantly increase or decrease any unrecognized tax benefit within twelve months of the reporting date.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2016

*Estimates:* The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

*Economic Concentrations:* CSH's primary asset is its 22-unit apartment project. CSH's operations are concentrated in the multifamily housing real estate market. In addition, CSH operates in a regulated environment. The operations of CSH are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules, and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change. In addition, one lender provided 100% of CNRC's notes payable.

**2. Financing**

Section 202 of the National Housing Act authorized HUD to provide funds as capital advances to nonprofit owners for new construction or acquisition/rehabilitation of supportive housing facilities. This capital advance note shall bear no interest and repayment is not required so long as the housing remains available for very low-income elderly persons for at least 40 years in accordance with Section 202 of the National Housing Act, the Regulatory Agreement and HUD Regulations. Failure to keep the housing available for elderly persons would result in HUD's billing the owner for the entire capital advance of \$2,000,100 plus 4.75% interest since the date of the first advance. The capital advance is classified in the consolidated statement of financial position as net assets. The maturity date of the capital advance is September 1, 2050.

**3. Mortgages and Notes Payable**

Frost Bank

On April 18, 2017, CNRC entered into a Promissory Note with Frost Bank for the purpose of financing the remaining costs of construction of its real estate development project. The maximum loan amount is \$4,500,000. Interest only payments will be made beginning May 18, 2017 and continuing monthly until April 18, 2019, when the entire amount of principal and unpaid interest will be due. Interest will be charged per annum at a rate equal to the Prime Rate, as defined in the note agreement, plus 1.75% per annum. The loan is secured by a deed of trust on the real estate and improvements thereon.

Texas State Affordable Housing Corporation

On April 18, 2017, CNRC entered into a Revolving Promissory Note with Texas State Affordable Housing Corporation (TSAHC) for the purpose of financing the remaining costs of construction of its real estate development project. The maximum loan amount is \$2,000,000. CNRC may borrow, repay, and re-borrow any amounts advanced under the note until the termination of TSAHC's commitment to advance funds under the agreement, which is the maturity date. The maturity date of the note agreement is May 1, 2019. Any amounts advanced under the note agreement will be charged interest at 5.00%. The loan is secured by a deed of trust on the real estate and improvements thereon.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2016

Austin Housing Finance Corporation

The Austin Housing Finance Corporation (AHFC) received general obligation bonds, in the amount of \$1,000,000, from the City of Austin for the purpose of financing affordable low-income housing. CSH entered into a Rental Housing Development Assistance (RHDA) Program Loan Agreement with AHFC to receive the general obligation bonds. Should CSH not default under Section 17 of the RHDA Agreement, there will be no repayment of the bond funds; however, if CSH were to default, AHFC can demand repayment of the bond funds within ten calendar days. The maturity date of the loan agreement is September 1, 2050.

CNRC received a loan in the amount of \$2,640,268 from Austin Housing Finance Corporation (AHFC) to construct a 33-unit condominium complex for low and moderate-income households. During the prior year, CNRC and AHFC entered into a Third Modification Agreement amending the principal amount to \$3,962,717. On January 4, 2017, CNRC and AHFC entered into a Fourth Modification Agreement amending the principal amount to \$4,954,717. The note bears a 0% interest rate until maturity and \$32,776 of the principal will be forgiven with each eligible property unit sold, and is collateralized by the property. The principal and interest shall be forgiven in its entirety if on March 31, 2017, CNRC is in compliance with all terms and conditions of the loan agreement. As part of the Third Modification Agreement, the maturity date was extended to December 31, 2018. The balance of the note payable at December 31, 2016 is \$4,257,717.

The carrying value of assets pledged as collateral on the loan is \$4,705,319 in land and construction in progress.

Subordination Agreements

As part of the note agreements entered into to secure construction financing on April 18, 2017, CNRC, Frost Bank, AHFC, and TSAHC entered into Subordination Agreements which provide that the notes payable to AHFC and TSAHC will be subordinate to the note payable to Frost Bank.

**4. Management Fee**

CSH has contracted with Prak Property Management, Inc. to provide management services. The charges for these services are based upon a management agreement. The charges are \$1,000 per month. For the period ended December 31, 2016, management fees charged amounted to \$12,000. There is no balance owed Prak Property Management, Inc. at December 31, 2016.

**5. Restricted Funds**

Under the Regulatory Agreement, CSH is required to establish and maintain a replacement reserve account for the replacement of property and other project expenditures as approved by HUD. CSH is also required to complete a computation of surplus cash. Surplus cash is the cash remaining after all expenses of the project are paid less current obligations of the current reporting period. If surplus cash exists, CSH is required to deposit surplus cash into a residual receipts account within 60 days of its year-end. Restricted funds are held in separate accounts and generally are not available for operating purposes.

**6. Unrestricted Net Assets**

None of the CNRC's or CSH's net assets are subject to donor-imposed restrictions. Accordingly, all net assets are accounted for as unrestricted net assets.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2016

**7. Residual Receipts Contingency**

Regulations require the return of residual receipts to HUD unless the funds are authorized by HUD to be retained by the Project for possible future uses. The use of these funds is contingent upon HUD's prior written approval. On June 19, 2015 HUD issued a directive that they will require the return of residual receipts balances in excess of \$250 per unit ("retained balance"), upon expiration of the Project Rental Assistance Contract, subject to certain conditions. The expiration date of the Project Rental Assistance Contract is December 31, 2017. There is no residual receipts account at December 31, 2016.

**8. Section 202 Demonstration Planning Grant**

CSH received a HUD grant of \$159,705 to assist in the development processing of the 22-unit project. Should CSH fulfill its obligation of the grant, which primarily is to continue to operate and occupy the building as affordable rental housing for low and very low-income persons, this grant will be forgiven. Should CSH not fulfill its obligation of the grant, the full amount of the grant will be payable upon demand by HUD. The grant is classified in the consolidated statement of financial position as net assets.

**9. TDHCA Grant**

CSH received a grant of \$31,600 from the Texas Department of Housing and Community Affairs (TDHCA) under Capacity Building Grant Agreement #1000581 to aid the project during the construction period. The grant is classified in the consolidated statement of financial position as net assets.

**10. Land Lease**

CSH entered into a Ground Lease with Option to Purchase with AHFC on October 10, 2008. CSH is to pay AHFC \$35,278 per year (increasing 3% annually thereafter) for rent of the land until September 1, 2058; however, as long as CSH complies with the terms of the lease, AHFC will release the obligation. After the termination date of the lease, CSH will have an option to purchase the land at fair market value as quoted by a qualified real estate appraiser licensed in Texas.

**11. Development Services**

CNRC, as part of the construction loan from AHFC, qualified for an allowable developer fee of \$500,000 to act as the developer of the real estate development project. The allowable developer fee was adjusted downward to \$403,900 during the prior year. The developer fee will be earned over the construction period based on the percentage of completion of the construction contract. As the developer fee is earned by CNRC, ten percent of the developer fee earned is retained until construction completion. At December 31, 2016, 35.30% of the construction contract is estimated to be complete. As a result, the total amount of developer fee revenue earned as of December 31, 2016 is \$142,577. For the year ended December 31, 2016, developer fee revenue totaled \$75,368, and is included in other revenue on the consolidated statement of activities. No amounts for developer fees were received during the current year. At December 31, 2016, the balance receivable for developer fees is \$82,187.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2016

**12. Construction Contract**

On November 16, 2015, CNRC entered into a construction contract with Bartlett Cocke, L.P. to construct a 33-unit apartment building and other residential and commercial spaces. The contract is a fixed fee contract for \$7,936,100. There was one approved change order during the year ended December 31, 2016, totaling \$26,846. The costs of the contract are paid from mortgage proceeds. As of December 31, 2016, the total amount earned under the contract is \$2,371,876 and is included in construction in progress on the consolidated statement of financial position. The balance due Bartlett Cocke, L.P. at December 31, 2016 is \$152,828 and is included in accounts payable-construction/development on the consolidated statement of financial position.

During the current year, Bartlett Cocke, L.P. ceased construction work due to non-payment on the completed portion of construction contract. CNRC was unable to secure adequate construction financing prior to exhausting funds available under the note agreement with AHFC. Bartlett Cocke, L.P. was eligible for damages under the contract as a result of the construction delays; however, by agreement with CNRC during 2017, waived the claim for such damages.

During 2017, CNRC secured adequate construction financing to complete the construction contract. As a result, CNRC and Bartlett Cock, L.P. entered into an agreement to divide the construction contract into two parts. The first part of the new construction contract includes all work completed as of April 18, 2017, and construction funds were advanced to pay the outstanding balance due in full. The second part of the new construction contract includes the remaining costs to complete the construction contract.

As of August 1, 2017, work on the construction contract has resumed. The first building related to the construction contract is scheduled to be completed in 2017, with the remaining work to be completed in 2018.

**13. Construction Litigation**

During the process of securing construction financing necessary to complete CNRC's current real estate development project, the construction lender discovered a scrivener's error related to CNRC's legal title to the land. The construction lender's opinion was that CNRC did not have clear legal title to the land. As a result of the lender's opinion, CNRC's title insurance company attempted to rectify the error in title. CNRC resolved the matter favorably during 2017, and subsequently secured the loan funding to complete construction work.

Due to the scrivener's error in the land title, and the resulting failure to secure timely construction financing, work on the construction contract ceased in May 2016. Upon resolution and securing of construction financing, the construction work re-commenced in May 2017.

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## **SUPPLEMENTAL INFORMATION**

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidating Statement of Financial Position  
December 31, 2016

	Chestnut Senior Housing	Chestnut Neighborhood Revitalization Corporation	Eliminations	Consolidated
<b>Assets</b>				
<b>Current Assets</b>				
Cash-Operations	\$ 4,274	\$ 0		\$ 4,274
Cash-Construction	0	10,151		10,151
Developer Fee Receivable	0	82,187		82,187
Prepaid Expenses	4,740	3,929		8,669
Total Current Assets	<u>9,014</u>	<u>96,267</u>		<u>105,281</u>
<b>Deposits Held in Trust-Funded</b>				
Tenant Security Deposits Held in Trust	4,508	0		4,508
<b>Restricted Deposits and Funded Reserves</b>				
Replacement Reserve	53,937	0		53,937
Total Restricted Deposits	<u>53,937</u>	<u>0</u>		<u>53,937</u>
<b>Fixed Assets</b>				
Land	0	1,023,225		1,023,225
Buildings	3,190,109	0		3,190,109
Office Furniture and Equipment	18,164	0		18,164
Total Fixed Assets	<u>3,208,273</u>	<u>1,023,225</u>		<u>4,231,498</u>
Less Accumulated Depreciation	520,840	0		520,840
Net Fixed Assets	<u>2,687,433</u>	<u>1,023,225</u>		<u>3,710,658</u>
<b>Other Assets</b>				
Prepaid Debt Issuance Costs	0	14,900		14,900
Construction in Progress	0	3,682,094		3,682,094
Total Other Assets	<u>0</u>	<u>3,696,994</u>		<u>3,696,994</u>
<b>Total Assets</b>	<u>\$ 2,754,892</u>	<u>\$ 4,816,486</u>		<u>\$ 7,571,378</u>
<b>Liabilities and Net Assets</b>				
<b>Current Liabilities</b>				
Accounts Payable-Operations	\$ 8,516	\$ 214		\$ 8,730
Accounts Payable-Construction	0	472,202		472,202
Total Current Liabilities	<u>8,516</u>	<u>472,416</u>		<u>480,932</u>
<b>Deposits Held in Trust-Funded</b>				
Tenant Security Deposits Held in Trust (contra)	4,507	0		4,507
<b>Long-Term Liabilities</b>				
Mortgages and Notes Payable (long term)	1,000,000	4,257,717		5,257,717
Total Long-Term Liabilities	<u>1,000,000</u>	<u>4,257,717</u>		<u>5,257,717</u>
Total Liabilities	<u>1,013,023</u>	<u>4,730,133</u>		<u>5,743,156</u>
<b>Net Assets</b>				
Unrestricted Net Assets	<u>1,741,869</u>	<u>86,353</u>		<u>1,828,222</u>
<b>Total Liabilities and Net Assets</b>	<u>\$ 2,754,892</u>	<u>\$ 4,816,486</u>		<u>\$ 7,571,378</u>



Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidating Statement of Activities  
December 31, 2016

	Chestnut Senior Housing	Chestnut Neighborhood Revitalization Corporation	Eliminations	Consolidated
<b>REVENUES:</b>				
Rent	\$ 201,960	\$ 0		\$ 201,960
Financial	5	0		5
Other	23,327	75,368	(5,000)	93,695
Total Revenue	<u>225,292</u>	<u>75,368</u>		<u>295,660</u>
<b>EXPENSES:</b>				
Project Services				
Administrative	70,729	12,053		82,782
Utilities	30,235	0		30,235
Operating and Maintenance	76,150	0		76,150
Taxes and Insurance	23,088	15,282		38,370
Financial	0	5,000	(5,000)	0
Depreciation	83,967	0		83,967
Total Project Service Expenses	<u>284,169</u>	<u>32,335</u>		<u>311,504</u>
Increase/(Decrease) in Unrestricted Net Assets	(58,877)	43,033		(15,844)
Net Assets, Beginning of Period	<u>1,800,746</u>	<u>43,320</u>		<u>1,844,066</u>
<b>NET ASSETS, END OF PERIOD</b>	<u><u>\$ 1,741,869</u></u>	<u><u>\$ 86,353</u></u>		<u><u>\$ 1,828,222</u></u>

**Chestnut Neighborhood Revitalization Corporation  
and Related Organization**

Consolidated Financial Statements  
and Supplemental Information

December 31, 2017

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

CONTENTS

December 31, 2017

	<u>Page</u>
Independent Auditors' Report	1
Financial Statements	
Consolidated Statement of Financial Position	3
Consolidated Statement of Activities	5
Consolidated Statement of Cash Flows	6
Notes to the Consolidated Financial Statements	7
Supplemental Information	14



**Independent Auditors' Report**

To the Directors  
Chestnut Neighborhood Revitalization Corporation

**Report on the Financial Statements**

We have audited the accompanying consolidated financial statements of Chestnut Neighborhood Revitalization Corporation and Related Organization, which comprise the consolidated statement of financial position as of December 31, 2017, and the related consolidated statement of activities and cash flows for the year then ended, and the related notes to the financial statements.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Opinion***

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Chestnut Neighborhood Revitalization Corporation and Related Organization as of December 31, 2017, and the changes in net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying supplementary information on pages 14 to 15 is presented for purposes of additional analysis and is not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the consolidated financial statements as a whole.

*Maddox & Associates, APC*

Baton Rouge, Louisiana  
July 19, 2018

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Financial Position  
December 31, 2017

**ASSETS**

**CURRENT ASSETS**

Cash-Operations	\$ 19,287
Cash-Construction	6,639
Developer Fee Receivable	164,454
Prepaid Expenses	<u>7,257</u>
Total Current Assets	197,637

**DEPOSITS HELD IN TRUST-FUNDED**

Tenant Security Deposits Held in Trust	4,299
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**RESTRICTED DEPOSITS AND FUNDED RESERVES**

Replacement Reserve	<u>60,619</u>
Total Restricted Deposits	60,619

**FIXED ASSETS**

Land	1,023,225
Buildings	3,199,177
Office Furniture and Equipment	<u>18,164</u>
Total Fixed Assets	4,240,566
Less Accumulated Depreciation	<u>604,471</u>
Net Fixed Assets	3,636,095

**OTHER ASSETS**

Construction in Progress	<u>8,594,357</u>
Total Other Assets	<u>8,594,357</u>

**TOTAL ASSETS**

<u><u>\$ 12,493,007</u></u>
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Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Financial Position  
December 31, 2017

**LIABILITIES AND NET ASSETS**

**CURRENT LIABILITIES**

Accounts Payable-Operations	\$ 19,190
Accrued Wages Payable	853
Accrued Payroll Taxes Payable	223
Accounts Payable-Construction	1,088,656
Mortgages Payable (short-term) (less debt issuance costs of \$90,744)	6,304,561
Note Payable (short-term)	<u>2,000,000</u>
Total Current Liabilities	9,413,483

**DEPOSITS HELD IN TRUST-FUNDED**

Tenant Security Deposits Held in Trust (contra)	4,231
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**LONG-TERM LIABILITIES**

Mortgage Payable	<u>1,000,000</u>
Total Long-Term Liabilities	<u>1,000,000</u>

Total Liabilities	10,417,714
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**NET ASSETS**

Unrestricted Net Assets	<u>2,075,293</u>
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<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u><u>\$ 12,493,007</u></u>
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Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Activities  
For the Year Ended December 31, 2017

**REVENUES:**

Rent	\$ 200,430
Financial	21
Other	<u>93,686</u>

Total Revenue	294,137
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**EXPENSES:**

Project Services	
Administrative	61,208
Utilities	29,825
Operating and Maintenance	75,668
Taxes and Insurance	41,971
Financial	49,763
Depreciation	<u>83,631</u>
Total Project Service Expenses	<u>342,066</u>

Decrease in Unrestricted Net Assets from Operations	(47,929)
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Expiration of Grant Restrictions	<u>295,000</u>
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Increase in Unrestricted Net Assets	247,071
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Net Assets, Beginning of Period	<u>1,828,222</u>
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<b>NET ASSETS, END OF PERIOD</b>	<u><u>\$ 2,075,293</u></u>
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Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidated Statement of Cash Flows  
For the Year Ended December 31, 2017

**CASH FLOWS FROM OPERATING ACTIVITIES:**

Increase in Net Assets	\$ 247,071
Adjustments to Reconcile Increase in Net Assets to	
Net Cash Provided by Operating Activities	
Depreciation Expense	83,631
Amortization of Debt Issuance Costs	49,763
Expiration of Grant Restrictions	(295,000)
Decrease (Increase) in:	
Developer Fee Receivable	(82,267)
Prepaid Expenses	1,412
Cash Restricted for Tenant Security Deposits	209
Increase (Decrease) in:	
Accounts Payable	7,930
Accrued Liabilities	1,076
Tenants Security Deposits Held in Trust	(276)
	<hr/>
Net Cash Provided by Operating Activities	\$ 13,549

**CASH FLOWS FROM INVESTING ACTIVITIES:**

Deposits to the Replacement Reserve Account	(30,018)
Withdrawals from the Replacement Reserve Account	23,336
Net Purchase of Fixed Assets	(6,538)
Payment of Accounts Payable-Construction	(4,295,809)
Net Cash Used in Investing Activities	<hr/> (4,309,029)

**CASH FLOWS FROM FINANCING ACTIVITIES:**

Proceeds from Mortgages, Loans or Notes Payable	4,432,588
Payment of Debt Issuance Costs	(125,607)
Net Cash Provided by Financing Activities	<hr/> 4,306,981

Net Increase in Cash and Cash Equivalents 11,501

**CASH AND CASH EQUIVALENTS:**

Beginning of Period	<hr/> 14,425
End of Period	<hr/> <u>\$ 25,926</u>

**SUPPLEMENTAL DISCLOSURE OF CASH FLOWS FROM  
OPERATING ACTIVITIES:**

Cash Received During the Period for Interest	<hr/> <u>\$ 21</u>
----------------------------------------------	--------------------

**SUPPLEMENTAL DISCLOSURE OF NON CASH INVESTING ACTIVITIES:**

Increase in Construction in Progress	\$ (616,454)
Increase in Accounts Payable-Construction	616,454
	<hr/> <u>\$ 0</u>

See accompanying notes to the consolidated financial statements.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements  
December 31, 2017

**1. Organization and Summary of Significant Accounting Policies**

Chestnut Neighborhood Revitalization Corporation (CNRC) is centered on the preservation of the rich, historic culture of the neighborhood and its residents. The mission of CNRC is to foster housing development projects that are affordable for low to moderate income residents, providing business and employment opportunities, facilitating the reduction of crime, creating pedestrian friendly streets and other revitalization efforts in the Austin, Texas area. CNRC is currently developing real estate that will be sold upon completion of construction. Construction was expected to be completed during 2017; however, delays to construction have completion expected in 2018.

The following significant accounting policies have been followed in the preparation of the financial statements:

*Principles of Consolidation:* Chestnut Senior Housing (CSH) is a single asset entity formed for the specific purpose of owning and operating a 22-unit apartment project for the elderly located in Austin, Texas. CSH has a majority of its Board of Directors who are also on CNRC's Board of Directors. As a result, these financial statements consolidate the financial statements of CSH.

*Basis of Accounting:* The financial statements are prepared on the accrual basis of accounting, which is in accordance with generally accepted accounting principles.

*Subsequent Events:* The financial statements and related disclosures include evaluation of events up through and including July 19, 2018, which is the date the financial statements were issued.

*Revenue Recognition:* CSH's Rental income is recognized as rentals become due. Rental payments received in advance are deferred until earned. All leases between the CSH and the tenants are operating leases. Rental income is recorded net of vacancies. Under CSH's Regulatory Agreement, CSH may not increase rents charged to tenants without HUD approval. Revenue is also provided from developer fees, grants and contracts, as well as reimbursed expenditures for management of development projects. Support from grants and contracts is recognized when earned. Those revenues are considered earned and expenditures have been incurred in accordance with the specific terms of the contracts. Individual contributions are recognized as revenue when received. Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Contributions reported as temporarily restricted support are reclassified to unrestricted net assets upon expiration of the restriction.

*Functional Expenses:* Expenditures incurred in connection with project operations and expenditures made for entity purposes have been summarized on a functional basis in the Statement of Activities.

*Cash and Cash Equivalents:* For the purposes of the Statement of Cash Flows, the entity considers all highly liquid investments purchased with maturities of three months or less to be cash equivalents.

*Concentration of Credit Risk:* The entity maintains its cash in financial institutions insured by the Federal Deposit Insurance Corporation (FDIC). Deposit accounts, at times, may exceed federally insured limits. The entity has not experienced any losses in such accounts.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

*Allowance for Uncollectible Receivables:* Tenant receivables are charged to bad debt expense when they are determined to be uncollectible based upon a periodic review of the accounts by management. Accounting principles generally accepted in the United States of America require that the allowance method be used to recognize bad debts; however, the effect of using the direct write-off method is not materially different from the results that would have been obtained under the allowance method.

*Depreciation:* The entity's land, building, improvements, and personal property are recorded at cost. Improvements are capitalized, while expenditures for maintenance and repairs are charged to expense as incurred. Depreciation is provided by the straight-line method over the estimated useful life of the asset.

Buildings	40 years
Building Improvements	7 years
Furniture, Fixtures, and Equipment	3-5 years

*Impairment of Long-Lived Assets:* The entity reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value may not be recoverable. Recoverability is measured by a comparison of the carrying amount to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived asset is considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. There is no impairment loss recognized for the period ending December 31, 2017.

*Debt Issuance Costs:* Debt issuance costs are amortized over the term of the loan using the straight line method. Accounting principles generally accepted in the United States of America require that the effective yield method be used to amortize debt issuance costs; however, the effect of using the straight-line method is not materially different from the results that would have been obtained under the effective yield method. Debt issuance costs of \$125,607 were paid by CNRC during the year ended December 31, 2017. Total debt issuance costs incurred as of December 31, 2017 is \$140,507. Debt issuance costs are classified on the statement of financial position as a direct reduction in the related note payable. Amortization of debt issuance costs during the year ended December 31, 2017 is \$49,763. Debt issuance costs amortization is reported as a component of interest expense. Amortization expense during the next year is estimated to be \$90,744.

*Other Liabilities:* Accrued expenses for compensated absences, vacations, and sick pay are not shown due to the fact that amount of the liability cannot be reasonably estimated. It is the Company's policy to expense these items when they are incurred.

*Interest Expense:* Total interest expense for the year ended December 31, 2017 is \$61,975, of which \$49,763 was charged to expense and \$12,212 was capitalized as part of construction in progress.

*Income Taxes:* CNRC is exempt from federal income taxes under IRC 501(C)(3). The entity files information returns in the U.S. federal jurisdiction. Federal and state tax authorities generally have the right to examine and audit the previous three years of tax returns filed. There are no interest and penalties related to income taxes recognized in the statement of activities. The entity has not taken any tax positions that would significantly increase or decrease any unrecognized tax benefit within twelve months of the reporting date.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

*Estimates:* The preparation of financial statements, in conformity with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

*Economic Concentrations:* CSH's primary asset is its 22-unit apartment project. CSH's operations are concentrated in the multifamily housing real estate market. In addition, CSH operates in a regulated environment. The operations of CSH are subject to the administrative directives, rules and regulations of federal, state, and local regulatory agencies, including, but not limited to, HUD. Such administrative directives, rules, and regulations are subject to change by an act of Congress, or an administrative change mandated by HUD. Such changes may occur with little notice or inadequate funding to pay for the related cost, including the additional administrative burden, to comply with a change.

**2. Financing**

Section 202 of the National Housing Act authorized HUD to provide funds as capital advances to nonprofit owners for new construction or acquisition/rehabilitation of supportive housing facilities. This capital advance note shall bear no interest and repayment is not required so long as the housing remains available for very low-income elderly persons for at least 40 years in accordance with Section 202 of the National Housing Act, the Regulatory Agreement and HUD Regulations. Failure to keep the housing available for elderly persons would result in HUD's billing the owner for the entire capital advance of \$2,000,100 plus 4.75% interest since the date of the first advance. The capital advance is classified in the consolidated statement of financial position as net assets. The maturity date of the capital advance is September 1, 2050.

**3. Mortgages and Notes Payable**

Frost Bank

On April 18, 2017, CNRC entered into a Promissory Note with Frost Bank for the purpose of financing the remaining costs of construction of its real estate development project. The maximum loan amount is \$4,500,000. Interest only payments will be made beginning May 18, 2017 and continuing monthly until April 18, 2019, when the entire amount of principal and unpaid interest will be due. Interest will be charged per annum at a rate equal to the Prime Rate, as defined in the note agreement, plus 1.75% per annum. The loan is secured by a deed of trust on the real estate and improvements thereon. Amounts advanced under the Promissory Note during the year ended December 31, 2017 is \$1,440,588. Interest charged under the note for the year ended December 31, 2017 is \$12,212. Accrued interest at December 31, 2017 is \$7,657 and is classified on the consolidated statement of financial position as accounts payable-construction.

Management intends to use the proceeds of the sale of the buildings' units to repay outstanding debt as the units are sold. Furthermore, management expects that all units will be sold, and sufficient proceeds will be generated to repay the note in full during the next fiscal year. As a result of these factors, the full balance of the mortgage note is classified on the consolidated statement of financial position as a current liability.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

Texas State Affordable Housing Corporation

On April 18, 2017, CNRC entered into a Revolving Promissory Note with Texas State Affordable Housing Corporation (TSAHC) for the purpose of financing the remaining costs of construction of its real estate development project. The maximum loan amount is \$2,000,000. CNRC may borrow, repay, and re-borrow any amounts advanced under the note until the termination of TSAHC's commitment to advance funds under the agreement, which is the maturity date. The maturity date of the note agreement is May 1, 2019. Any amounts advanced under the note agreement will be charged interest at 5.00%. The loan is secured by a deed of trust on the real estate and improvements thereon. Amounts advanced under the Promissory Note during the year ended December 31, 2017 is \$2,000,000. There was no interest charged by TSAHC during the year ended December 31, 2017.

Management intends to use the proceeds of the sale of the buildings' units to repay outstanding debt as the units are sold. Furthermore, management expects that all units will be sold, and sufficient proceeds will be generated to repay the note in full during the next fiscal year. As a result of these factors, the full balance of the mortgage note is classified on the consolidated statement of financial position as a current liability.

Austin Housing Finance Corporation

The Austin Housing Finance Corporation (AHFC) received general obligation bonds, in the amount of \$1,000,000, from the City of Austin for the purpose of financing affordable low-income housing. CSH entered into a Rental Housing Development Assistance (RHDA) Program Loan Agreement with AHFC to receive the general obligation bonds. Should CSH not default under Section 17 of the RHDA Agreement, there will be no repayment of the bond funds; however, if CSH were to default, AHFC can demand repayment of the bond funds within ten calendar days. The maturity date of the loan agreement is September 1, 2050.

CNRC received a loan in the amount of \$2,640,268 from AHFC to construct a 33-unit condominium complex for low and moderate-income households. During the prior year, CNRC and AHFC entered into a Third Modification Agreement amending the principal amount to \$3,962,717. On January 4, 2017, CNRC and AHFC entered into a Fourth Modification Agreement amending the principal amount to \$4,954,717. The note bears a 0% interest rate until maturity and \$32,776 of the principal will be forgiven with each eligible property unit sold, and is collateralized by the property. The principal and interest shall be forgiven in its entirety if on March 31, 2017, CNRC is in compliance with all terms and conditions of the loan agreement. As part of the Third Modification Agreement, the maturity date was extended to December 31, 2018. The balance of the note payable at December 31, 2017 is \$4,954,717. The full balance of the mortgage note is classified on the consolidated statement of financial position as mortgages payable (short-term).

CNRC received a grant in the amount of \$295,000 during 2016 from AHFC to assist in the development of the residential building. Restrictions on the grant expired on June 30, 2017. The grant was previously classified on the consolidated statement of financial position as debt. Therefore, the grant amount was reclassified as an increase in unrestricted net assets during the year ended December 31, 2017.

The carrying value of assets pledged as collateral on the loans is \$9,617,582 in land and construction in progress.

Subordination Agreements

As part of the note agreements entered into to secure construction financing on April 18, 2017, CNRC, Frost Bank, AHFC, and TSAHC entered into Subordination Agreements which provide that the notes payable to AHFC and TSAHC will be subordinate to the note payable to Frost Bank.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

**4. Management Fee**

CSH has contracted with Prak Property Management, Inc. to provide management services. The charges for these services are based upon a management agreement. The charges are \$1,000 per month. For the period ended December 31, 2017, management fees charged amounted to \$12,000. There is no balance owed Prak Property Management, Inc. at December 31, 2017.

**5. Restricted Funds**

Under the Regulatory Agreement, CSH is required to establish and maintain a replacement reserve account for the replacement of property and other project expenditures as approved by HUD. CSH is also required to complete a computation of surplus cash. Surplus cash is the cash remaining after all expenses of the project are paid less current obligations of the current reporting period. If surplus cash exists, CSH is required to deposit surplus cash into a residual receipts account within 60 days of its year-end. Restricted funds are held in separate accounts and generally are not available for operating purposes.

**6. Unrestricted Net Assets**

None of the CNRC's or CSH's net assets are subject to donor-imposed restrictions. Accordingly, all net assets are accounted for as unrestricted net assets.

**7. Residual Receipts Contingency**

Regulations require the return of residual receipts to HUD unless the funds are authorized by HUD to be retained by the Project for possible future uses. The use of these funds is contingent upon HUD's prior written approval. On June 19, 2015 HUD issued a directive that they will require the return of residual receipts balances in excess of \$250 per unit ("retained balance"), upon expiration of the Project Rental Assistance Contract, subject to certain conditions. The expiration date of the Project Rental Assistance Contract is December 31, 2017. There is no residual receipts account at December 31, 2017.

**8. Section 202 Demonstration Planning Grant**

CSH received a HUD grant of \$159,705 to assist in the development processing of the 22-unit project. Should CSH fulfill its obligation of the grant, which primarily is to continue to operate and occupy the building as affordable rental housing for low and very low-income persons, this grant will be forgiven. Should CSH not fulfill its obligation of the grant, the full amount of the grant will be payable upon demand by HUD. The grant is classified in the consolidated statement of financial position as net assets.

**9. TDHCA Grant**

CSH received a grant of \$31,600 from the Texas Department of Housing and Community Affairs (TDHCA) under Capacity Building Grant Agreement #1000581 to aid the project during the construction period. The grant is classified in the consolidated statement of financial position as net assets.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

**10. Land Lease**

CSH entered into a Ground Lease with Option to Purchase with AHFC on October 10, 2008. CSH is to pay AHFC \$35,278 per year (increasing 3% annually thereafter) for rent of the land until September 1, 2058; however, as long as CSH complies with the terms of the lease, AHFC will release the obligation. After the termination date of the lease, CSH will have an option to purchase the land at fair market value as quoted by a qualified real estate appraiser licensed in Texas.

**11. Development Services**

CNRC, as part of the construction loan from AHFC, qualified for an allowable developer fee of \$500,000 to act as the developer of the real estate development project. The allowable developer fee was adjusted downward to \$403,900 during 2015. As part of the restructuring of the construction contract (see note 12), the original developer fee earned through April 18, 2017 was limited to amounts paid through April 18, 2017, totaling \$60,390. As a result, developer fees earned in prior periods, totaling \$82,187, were forgiven during the current year and classified as a reduction in current year developer fee revenue. Beginning April 18, 2017, a new construction contract was entered into with an allowable developer fee of \$207,880. The developer fee will be earned over the construction period based on the percentage of completion of the construction contract. At December 31, 2017, 79.11% of the new construction contract is estimated to be complete. As a result, developer fee revenue on the revised contract totaled \$164,454 for the year ended December 31, 2017. The net effect of the revenue earned on the revised construction contract and the reduction in revenue from the previous contract is \$82,267 and is classified as other revenue on the consolidated statement of activities for the year ended December 31, 2017. No amounts were paid for developer fees during the year ended December 31, 2017. The balance receivable for developer fees at December 31, 2017 is \$164,454.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Notes to the Consolidated Financial Statements (continued)  
December 31, 2017

**12. Construction Contract**

On November 16, 2015, CNRC entered into a construction contract with Bartlett Cocke, L.P. to construct a 33-unit apartment building and other residential and commercial spaces (The "Original Contract"). The contract is a fixed fee contract for \$7,936,100. Total change orders on the Original Contract were \$82,352. The costs of the Original Contract paid from mortgage proceeds. As of December 31, 2017, the total amount earned under the Original Contract is \$3,309,222 and is included in construction in progress on the consolidated statement of financial position. There is no balance due Bartlett Cocke, L.P. at December 31, 2017 under the Original Contract.

During the prior year, Bartlett Cocke, L.P. ceased construction work due to non-payment on the completed portion of construction contract. CNRC was unable to secure adequate construction financing prior to exhausting funds available under the note agreement with AHFC. Bartlett Cocke, L.P. was eligible for damages under the Original Contract as a result of the construction delays; however, by agreement with CNRC during the current year, waived the claim for such damages.

During the current year, CNRC secured adequate construction financing to complete construction work. As a result, CNRC and Bartlett Cock, L.P. entered into an agreement to divide the construction work into two parts. The first part of the new construction contract includes all work completed as of March 31, 2017 under the amounts under the Original Contract, which was funded in full on April 18, 2017. The second part of the new construction contract includes the remaining costs to complete the construction contract beginning April 1, 2017 (the "Revised Contract").

The Revised Contract is a fixed fee contract for \$5,856,446. Change orders of \$61,929 were approved during the year ended December 31, 2017. The costs of the Revised Contract are funded from mortgage proceeds. As of December 31, 2017, the total amount earned under the Revised Contract is \$4,001,426 and is included in construction in progress on the consolidated statement of financial position. The balance due Bartlett Cocke, L.P. at December 31, 2017 under the Revised Contract is \$831,257 and is classified on the consolidated statement of financial position as accounts payable-construction. Amounts due Bartlett Cocke, L.P. at December 31, 2017 include \$350,804 in completed construction work retained and payable upon completion of the contract.

**13. Construction Litigation**

During the process of securing construction financing necessary to complete CNRC's current real estate development project, the construction lender discovered a scrivener's error related to CNRC's legal title to the land. The construction lender's opinion was that CNRC did not have clear legal title to the land. As a result of the lender's opinion, CNRC's title insurance company attempted to rectify the error in title. CNRC resolved the matter favorably during the current year, and subsequently secured the loan funding to complete construction work.

Due to the scrivener's error in the land title, and the resulting failure to secure timely construction financing, work on the construction contract ceased in May 2016. Upon resolution and securing of construction financing, the construction work re-commenced in May 2017.



## **SUPPLEMENTAL INFORMATION**

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidating Statement of Financial Position  
December 31, 2017

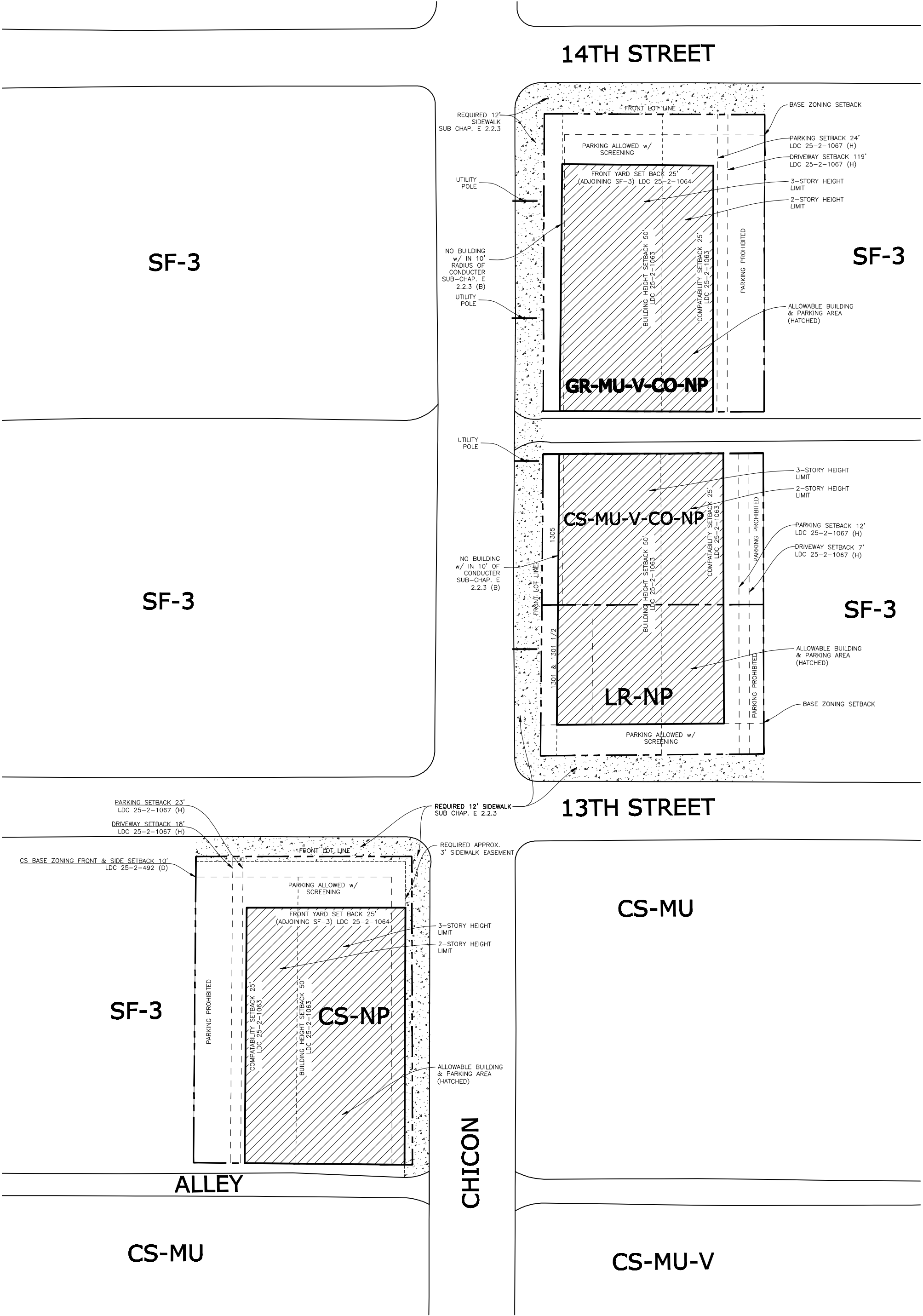
	Chestnut Senior Housing	Chestnut Neighborhood Revitalization Corporation	Eliminations	Consolidated
<b>Assets</b>				
<b>Current Assets</b>				
Cash-Operations	\$ 19,287	\$ 0		\$ 19,287
Cash-Construction	0	6,639		6,639
Developer Fee Receivable	0	164,454		164,454
Prepaid Expenses	4,840	2,417		7,257
Total Current Assets	<u>24,127</u>	<u>173,510</u>		<u>197,637</u>
<b>Deposits Held in Trust-Funded</b>				
Tenant Security Deposits Held in Trust	4,299	0		4,299
<b>Restricted Deposits and Funded Reserves</b>				
Replacement Reserve	60,619	0		60,619
Total Restricted Deposits	<u>60,619</u>	<u>0</u>		<u>60,619</u>
<b>Fixed Assets</b>				
Land	0	1,023,225		1,023,225
Buildings	3,199,177	0		3,199,177
Office Furniture and Equipment	18,164	0		18,164
Total Fixed Assets	<u>3,217,341</u>	<u>1,023,225</u>		<u>4,240,566</u>
Less Accumulated Depreciation	604,471	0		604,471
Net Fixed Assets	<u>2,612,870</u>	<u>1,023,225</u>		<u>3,636,095</u>
<b>Other Assets</b>				
Construction in Progress	0	8,594,357		8,594,357
Total Other Assets	<u>0</u>	<u>8,594,357</u>		<u>8,594,357</u>
<b>Total Assets</b>	<u><u>\$ 2,701,915</u></u>	<u><u>\$ 9,791,092</u></u>		<u><u>\$ 12,493,007</u></u>
<b>Liabilities and Net Assets</b>				
<b>Current Liabilities</b>				
Accounts Payable-Operations	\$ 14,645	\$ 4,545		\$ 19,190
Accrued Wages Payable	853	0		853
Accrued Payroll Taxes Payable	223	0		223
Accounts Payable-Construction	0	1,088,656		1,088,656
Mortgages Payable				
(Net of \$90,744 Debt Issuance Costs)	0	6,304,561		6,304,561
Note Payable	0	2,000,000		2,000,000
Total Current Liabilities	<u>15,721</u>	<u>9,397,762</u>		<u>9,413,483</u>
<b>Deposits Held in Trust-Funded</b>				
Tenant Security Deposits Held in Trust (contra)	4,231	0		4,231
<b>Long-Term Liabilities</b>				
Mortgages Payable (long term)	1,000,000	0		1,000,000
Total Long-Term Liabilities	<u>1,000,000</u>	<u>0</u>		<u>1,000,000</u>
Total Liabilities	<u>1,019,952</u>	<u>9,397,762</u>		<u>10,417,714</u>
<b>Net Assets</b>				
Unrestricted Net Assets	<u>1,681,963</u>	<u>393,330</u>		<u>2,075,293</u>
<b>Total Liabilities and Net Assets</b>	<u><u>\$ 2,701,915</u></u>	<u><u>\$ 9,791,092</u></u>		<u><u>\$ 12,493,007</u></u>

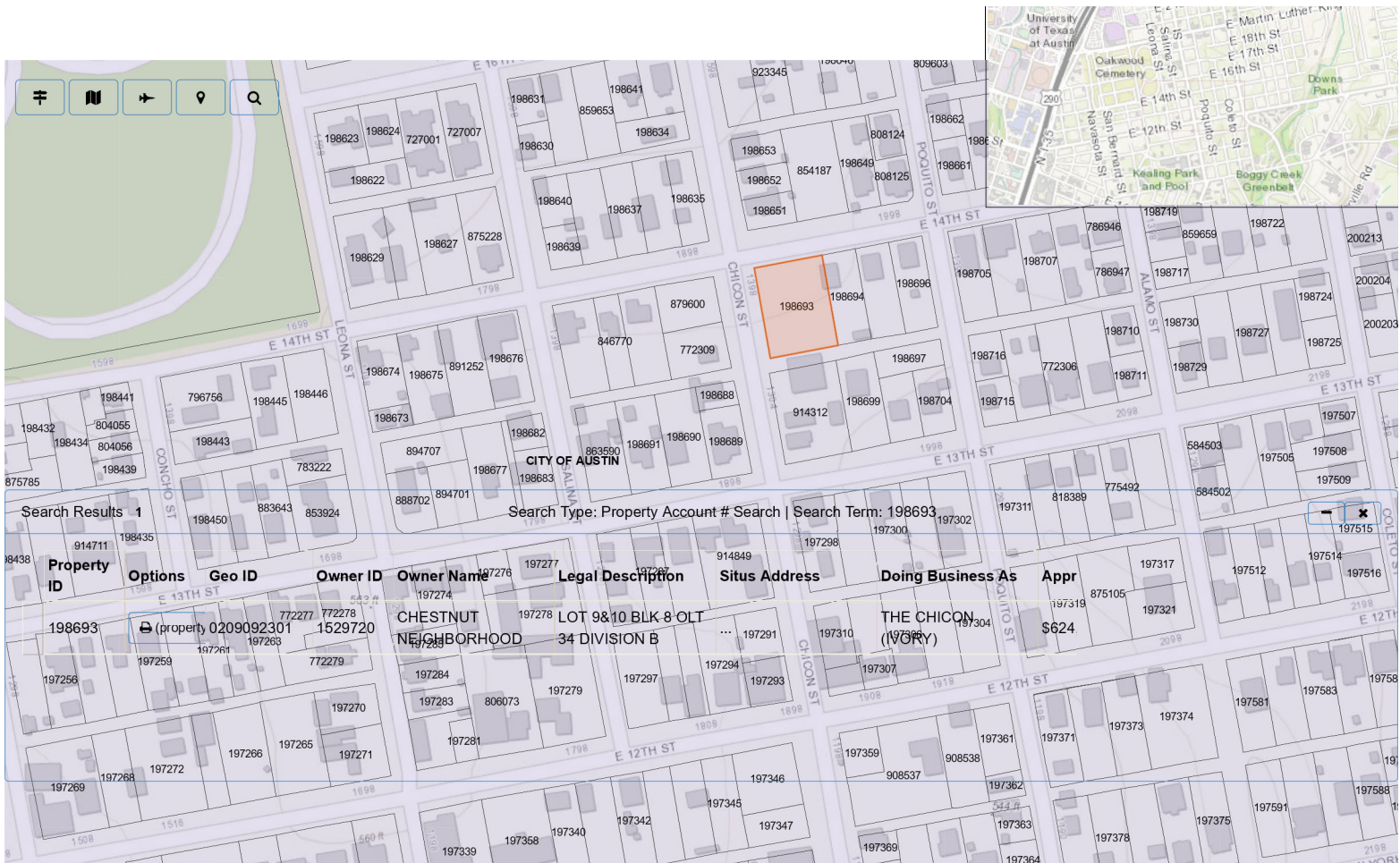
See independent auditors' report on supplementary information.

Chestnut Neighborhood Revitalization Corporation  
and Related Organization

Consolidating Statement of Activities  
December 31, 2017

	Chestnut Senior Housing	Chestnut Neighborhood Revitalization Corporation	Eliminations	Consolidated
<b>REVENUES:</b>				
Rent	\$ 200,430	\$ 0		\$ 200,430
Financial	21	0		21
Other	11,419	82,267		93,686
Total Revenue	<u>211,870</u>	<u>82,267</u>		<u>294,137</u>
<b>EXPENSES:</b>				
Project Services				
Administrative	56,373	4,835		61,208
Utilities	29,825	0		29,825
Operating and Maintenance	75,668	0		75,668
Taxes and Insurance	26,279	15,692		41,971
Financial	0	49,763		49,763
Depreciation	83,631	0		83,631
Total Project Service Expenses	<u>271,776</u>	<u>70,290</u>		<u>342,066</u>
 Increase/(Decrease) in Unrestricted Net Assets from Operations	 (59,906)	 11,977		 (47,929)
 Expiration of Grant Restrictions	 <u>0</u>	 <u>295,000</u>		 <u>295,000</u>
 Increase/(Decrease) in Unrestricted Net Assets	 (59,906)	 306,977		 247,071
Net Assets, Beginning of Period	<u>1,741,869</u>	<u>86,353</u>		<u>1,828,222</u>
<b>NET ASSETS, END OF PERIOD</b>	<u><u>\$ 1,681,963</u></u>	<u><u>\$ 393,330</u></u>		<u><u>\$ 2,075,293</u></u>





60m  
200ft

Travis CAD

Property Search Results > 198693 CHESTNUT NEIGHBORHOOD for Year 2019

Tax Year: 2019

Property

Account

Property ID:	198693	Legal Description:	LOT 9&10 BLK 8 OLT 34 DIVISION B
Geographic ID:	0209092301	Zoning:	LR
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:  
Informal Date:  
Formal Date:

Location

Address:	1309 CHICON ST TX 78702	Mapsco:	
Neighborhood:	1EC2	Map ID:	021001
Neighborhood CD:	1EC2		

Owner

Name:	CHESTNUT NEIGHBORHOOD	Owner ID:	1529720
Mailing Address:	REVITALIZATION CORPORATION 3522 E MLK JR BLVD AUSTIN , TX 78721-1100	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$624,080	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$624,080	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$624,080	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$624,080	

Taxing Jurisdiction

Owner: CHESTNUT NEIGHBORHOOD  
% Ownership: 100.0000000000%  
Total Value: \$624,080

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
01	AUSTIN ISD	1.192000	\$624,080	\$624,080	\$7,439.03		
02	CITY OF AUSTIN	0.440300	\$624,080	\$624,080	\$2,747.83		
03	TRAVIS COUNTY	0.354200	\$624,080	\$624,080	\$2,210.49		
0A	TRAVIS CENTRAL APP DIST	0.000000	\$624,080	\$624,080	\$0.00		
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.105221	\$624,080	\$624,080	\$656.66		
68	AUSTIN COMM COLL DIST	0.104800	\$624,080	\$624,080	\$654.03		
HPR1	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	0.000000	\$624,080	\$624,080	\$0.00		
Total Tax Rate:		2.196521					
					Taxes w/Current Exemptions:	\$13,708.04	
					Taxes w/o Exemptions:	\$13,708.05	

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	0.3582	15602.00	0.00	0.00	\$624,080	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2019	\$0	\$624,080	0	624,080	\$0	\$624,080
2018	\$0	\$546,070	0	546,070	\$0	\$546,070
2017	\$0	\$546,070	0	546,070	\$0	\$546,070
2016	\$0	\$312,040	0	312,040	\$0	\$312,040
2015	\$0	\$312,040	0	312,040	\$0	\$312,040
2014	\$0	\$202,500	0	202,500	\$0	\$202,500

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/23/2012	WD	WARRANTY DEED	JENSEN JONATHAN	CHESTNUT NEIGHBORHOOD			2012047252TR
2	7/27/2006	WD	WARRANTY DEED	VELASQUEZ SALLY	JENSEN JONATHAN			2006145134TR
3	9/20/2000	WD	WARRANTY DEED	COVER ETTA	VELASQUEZ SALLY	00000	00000	2000169357TR

Questions Please Call (512) 834-9317

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\*\*\* Professional Appraisal Services rendered by Academy Appraisal Group, LLC \*\*\*  
Office (512) 480-8900 Fax (512) 692-2794



## **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT:**

1309 Chicon  
Lot 9&10 Blk 8 Olt 34 Division B  
Austin, TX 78702-2115

### **FOR:**

Chestnut Neighborhood Revitalization Corporation  
2211 East MLK Blvd.  
Austin, TX 78702

### **AS OF:**

08/01/2011

### **BY:**

Eric D. Holm



Academy Appraisal Group, LLC  
4206 Wildwood Road  
Austin, TX 78722  
(512) 480-8900

August 01, 2011

Chestnut Neighborhood Revitalization Corporation  
2211 East MLK Blvd.  
Austin, TX 78702

Re: Property: 1309 Chicon  
Austin, TX 78702-2115  
Borrower: N/A  
File No.: AAM -119

Opinion of Value: \$ 205,000  
Effective Date: 08/01/2011

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

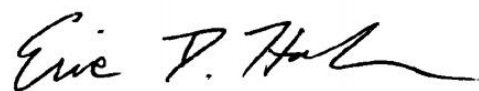
The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



Eric D. Holm  
License or Certification #: TX-1337860-R  
State: TX Expires: 4/30/2012  
eric@academyappraisalgroup.com

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1309 Chicon
	Legal Description	Lot 9&10 Blk 8 Olt 34 Division B
	City	Austin
	County	Travis
	State	TX
	Zip Code	78702-2115
	Census Tract	0008.03
	Map Reference	12420
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower/Client	N/A
	Lender	Chestnut Neighborhood Revitalization Corporation
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Div B
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Eric D. Holm
	Date of Appraised Value	08/01/2011
VALUE	Opinion of Value	\$ 205,000

Borrower/Client	N/A				File No.	AAM -119			
Property Address	1309 Chicon								
City	Austin		County	Travis		State	TX	Zip Code	78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation								

TABLE OF CONTENTS

Invoice ..... 1

Cover Page ..... 2

Letter of Transmittal ..... 3

Summary of Salient Features ..... 4

Land ..... 5

Additional Listings 1-3 ..... 6

Market Conditions Addendum to the Appraisal Report ..... 7

Neighborhood Map ..... 8

Arial Subject ..... 9

Supplemental Addendum ..... 10

Subject Photos ..... 11

Comparable Photos 1-3 ..... 12

Listings Photos 1-3 ..... 13

USPAP Identification ..... 14

Appraisal License ..... 15

E&O Policy ..... 16

LAND APPRAISAL REPORT

Academy Appraisa

File No. AAM -119

IDENTIFICATION

Borrower N/A

Census Tract 0008.03

Map Reference 12420

Property Address 1309 Chicon

City Austin

County Travis

State TX

Zip Code 78702-2115

Legal Description Lot 9&10 Blk 8 Olt 34 Division B

Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs.

Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes \$ 3,939 (yr)

Loan charges to be paid by seller \$ \_\_\_\_\_ Other sales concessions \_\_\_\_\_

Lender/Client Chestnut Neighborhood Revitalization Corporation

Address 2211 East MLK Blvd., Austin, TX 78702

Occupant None

Appraiser Eric D. Holm

Instructions to Appraiser Only unimproved land was considered for the appraisal. Appraised value was developed based upon residential use only.

NEIGHBORHOOD

Location☐ Urban☒ Suburban☐ Rural

Built Up☒ Over 75%☐ 25% to 75%☐ Under 25%

Growth Rate☒ Fully Dev.☐ Rapid☒ Steady☐ Slow

Property Values☐ Increasing☒ Stable☐ Declining

Demand/Supply☐ Shortage☒ In Balance☐ Oversupply

Marketing Time☐ Under 3 Mos.☒ 4-6 Mos.☐ Over 6 Mos.

Present Land Use 80% 1 Family 5% 2-4 Family 5% Apts. 5% Condo 5% Commercial

% Industrial          % Vacant          %

Change in Present Land Use ☒ Not Likely☐ Likely (\*)☐ Taking Place (\*)

(\*) From \_\_\_\_\_ To \_\_\_\_\_

Predominant Occupancy ☒ Owner☐ Tenant 3 % Vacant

Single Family Price Range \$ 105,000 to \$ 345,000

Predominant Value \$ 185,000

Single Family Age New yrs. to 105 yrs.

Predominant Age 45 yrs.

Employment Stability☐ ☒ ☐ ☐

Convenience to Employment☒ ☐ ☐ ☐

Convenience to Shopping☐ ☒ ☐ ☐

Convenience to Schools☒ ☐ ☐ ☐

Adequacy of Public Transportation☒ ☐ ☐ ☐

Recreational Facilities☐ ☒ ☐ ☐

Adequacy of Utilities☐ ☒ ☐ ☐

Property Compatibility☐ ☒ ☐ ☐

Protection from Detrimental Conditions☒ ☐ ☐ ☐

Police and Fire Protection☒ ☐ ☐ ☐

General Appearance of Properties☐ ☒ ☐ ☐

Appeal to Market☐ ☒ ☐ ☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise):The subject site is located on a larger thoroughfare with good access to public transportation and employment centers. There are no adverse conditions present that would affect marketability. The subject site is located in a neighborhood with numerous revitalization projects in various states of development.

SITE

Dimensions Subject to survey = 0.35 Sq. Ft. or Acres ☐ Corner Lot

Zoning classification Vacant Land (NSE)

Present Improvements ☐ do ☐ do not conform to zoning regulations

Highest and best use ☐ Present use ☐ Other (specify) Site area is currently undeveloped

Public ☐ Other (Describe) \_\_\_\_\_

Elec.☒

Gas☒

Water☒

San. Sewer☒

☐ Underground Elect. & Tel.

OFF SITE IMPROVEMENTS

Street Access ☒ Public ☐ Private

Surface Asphalt

Maintenance ☒ Public ☐ Private

☒ Storm Sewer ☒ Curb/Gutter

☒ Sidewalk ☒ Street Lights

Topo Basically level

Size 0.35 acres

Shape Rectangular

View Suburban/Resid.

Drainage Adequate

Is the property located in a HUD Identified Special Flood Hazard Area? ☒ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): \*Typical Utility Easements appear on site. There are no adverse conditions.

MARKET DATA ANALYSIS

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>1309 Chicon</u> <u>Austin, TX 78702</u>	<u>2314 E 11th Street</u> <u>Austin, TX 78702</u>	<u>2601 Canterbury Street</u> <u>Austin, TX 78702</u>	<u>905 South Lamar Blvd</u> <u>Austin, TX 78704</u>
Proximity to Subject		<u>0.69 miles S</u>	<u>1.65 miles S</u>	<u>2.75 miles SW</u>
Sales Price	\$	\$ <u>190,000</u>	\$ <u>310,000</u>	\$ <u>275,000</u>
Price per acre	\$	\$ <u>777,078</u>	\$ <u>1,157,915</u>	\$ <u>817,622</u>
Data Source	<u>Int./Ext. Inspect.</u>	<u>MLS 7435453</u>	<u>MLS 5781775</u>	<u>MLS 6840358</u>
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		<u>10/29/2010</u>	<u>10/15/2010</u>	<u>02/28/2011</u>
Location	<u>Div B</u>	<u>Grandview</u>	<u>Riverview Addn</u>	<u>Div B</u>
Site/View	<u>Suburban/Resid.</u>	<u>Suburban/Resid.</u>	<u>Lake View.</u>	<u>Suburban/Resid.</u>
Water	<u>Public</u>	<u>Public</u>	<u>Public</u>	<u>Public</u>
Septic / Sewer	<u>Sewer</u>	<u>Sewer</u>	<u>Sewer</u>	<u>Sewer</u>
Site Size	<u>0.35 acres</u>	<u>0.27 acres</u>	<u>0.26 acres</u>	<u>0.48 acres</u>
Access	<u>Good</u>	<u>Good</u>	<u>Good</u>	<u>Good</u>
Sales or Financing Concessions	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
		<u>64 days on mkt</u>	<u>46 days on mkt</u>	<u>39 days on mkt</u>
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-75,000</u>	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-22,000</u>
Indicated Value of Subject		Net % \$ <u>190,000</u>	Net 24.2 % \$ <u>235,000</u>	Net 8.0 % \$ <u>253,000</u>

RECONCILIATION

Comments on Market Data: All comparables were located within the subject market area and are considered good indicators of market value based upon similarity of features and overall appeal to potential buyers in the subject market area. All comparable MLS data is assumed to be accurate and reliable as of the effective date of this report.

Comments and Conditions of Appraisal: Please note that this appraisal is an estimate of the market value for the unimproved land only. No adjustment was made for lot clearing or demolition expenses.

Final Reconciliation: Data from within the subject's market area reflects the most accurate indication of value for similar residential lots. As such, the value conclusion via Sales Comparison Approach was provided the most weight and emphasis in reconciliation

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 08/01/2011 to be \$ 205,000

Eric D. Holm

☒ Did ☐ Did Not Physically Inspect Property

Appraiser(s)

Review Appraiser (if applicable)

[Y2K] Academy Appraisal Group (512) 480-8900  
Form LND — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE



Market Conditions Addendum to the Appraisal Report

Academy Appraisal Group  
File No. AAM -119

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

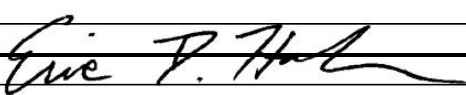
Property Address	1309 Chicon	City	Austin	State	TX	ZIP Code	78702-2115
Borrower	N/A						
<p><b>Instructions:</b> The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.</p>							
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend			
Total # of Comparable Sales (Settled)	11	9	11	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Absorption Rate (Total Sales/Months)	1.83	3.00	3.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Total # of Comparable Active Listings	105	111	103	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Months of Housing Supply (Total Listings/Ab.Rate)	57.4	37.0	28.1	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend			
Median Comparable Sale Price	188,000	198,500	203,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Sales Days on Market	18	32	22	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Comparable List Price	227,000	230,900	219,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Median Comparable Listings Days on Market	63	74	71	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing	
Median Sale Price as % of List Price	93.06%	92.25%	95.22%	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Seller-(developer, builder, etc.)paid financial assistance prevalent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No							
Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). <b>Seller contributions of 0-5% toward buyers financing is typical as well as stable inside of the subject market area.</b>							
Are foreclosure sales (REO sales) a factor in the market? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain (including the trends in listings and sales of foreclosed properties).							
<b>Foreclosure sales are not a significant factor in the subject's market area.</b>							
Cite data sources for above information. <b>Multiple Listing Service / CAD / Tax Records</b>							
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.							
<b>Typical market rates range from 4-8% with seller contributions to financing of 0-5% considered typical. Reasonable exposure time for the subject, at the reported estimate of market value, conforms to the marketing time estimate for the neighborhood. The median comparable sales price and median comparable list price have increased over the year, however everything else has remained relatively stable. Overall, general market conditions for comparable properties inside of the subject market area appear to be relatively stable at this time, with some upward movement being observed.</b>							

CONDO/CO-OP PROJECTS

**If the subject is a unit in a condominium or cooperative project , complete the following:**

Subject Project Data	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Are foreclosure sales (REO sales) a factor in the project? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.						
Summarize the above trends and address the impact on the subject unit and project.						

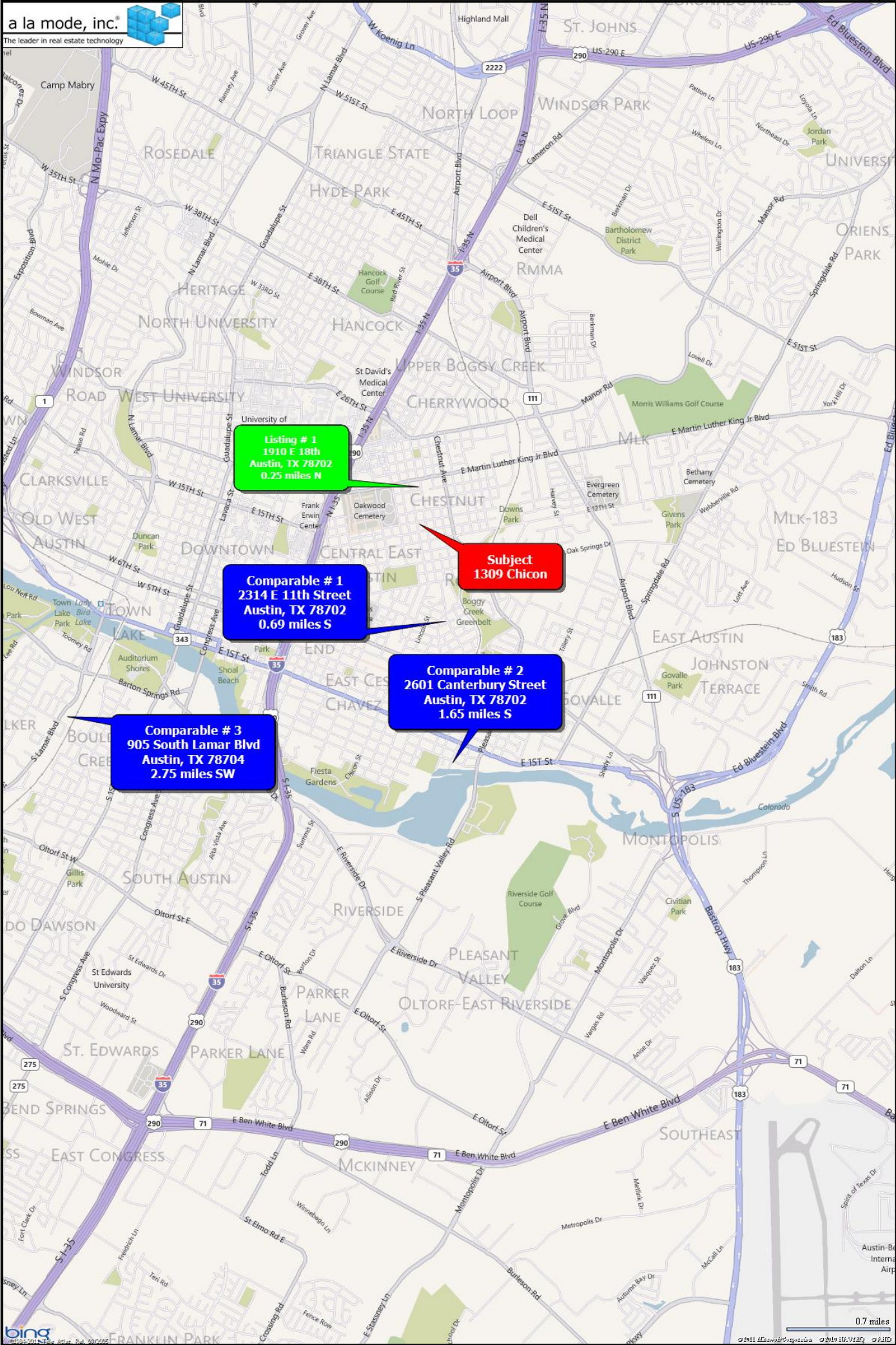
APPRAISER

Signature		Signature	
Appraiser Name	Eric D. Holm	Supervisory Appraiser Name	
Company Name	Academy Appraisal Group, LLC	Company Name	
Company Address	4206 Wildwood Road, Austin, TX 78722	Company Address	
State License/Certification #	TX-1337860-R	State	TX
State License/Certification #		State	
Email Address	eric@academyappraisalgroup.com	Email Address	



Neighborhood Map

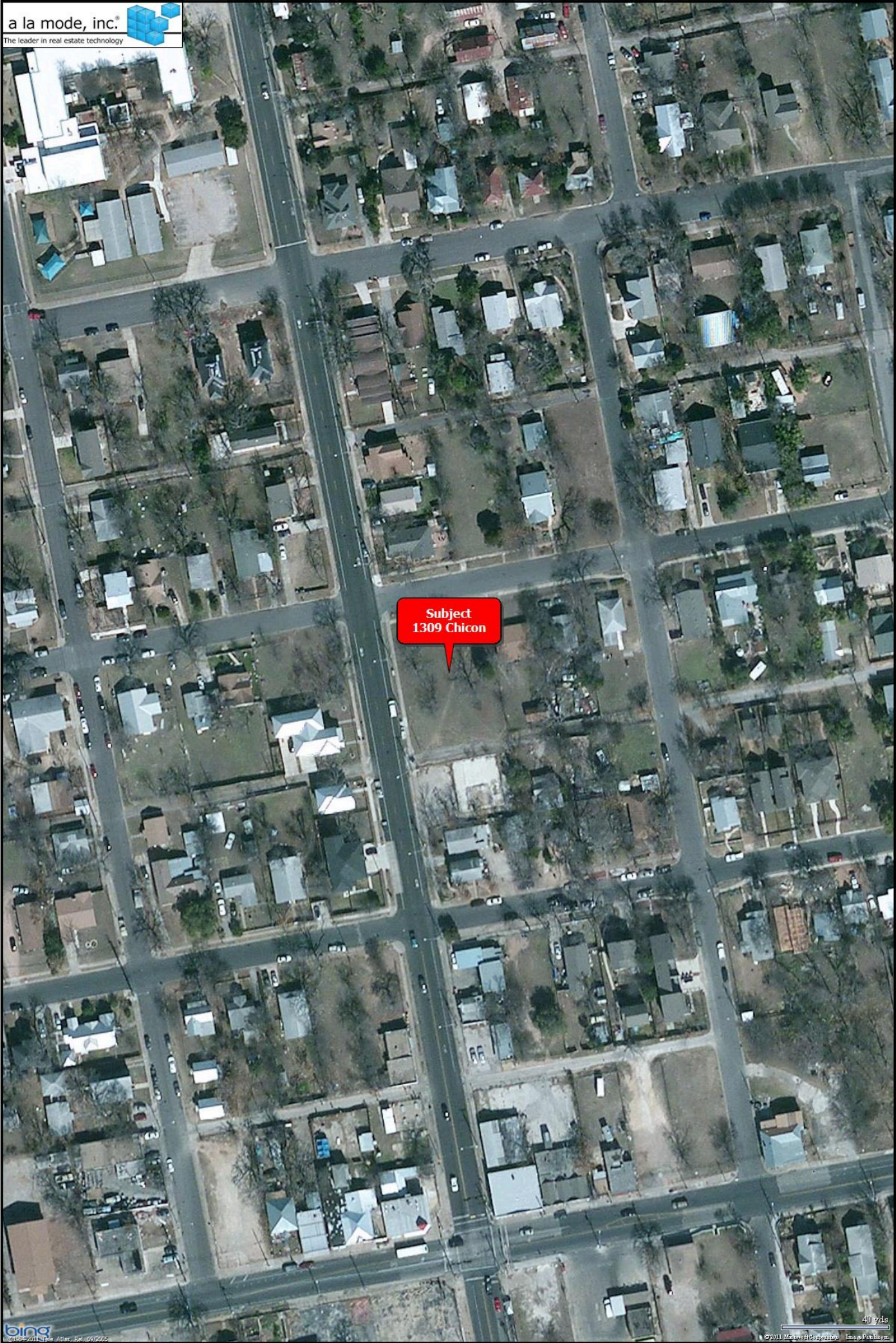
Borrower/Client	N/A			
Property Address	1309 Chicon			
City	Austin	County	Travis	State TX Zip Code 78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation			





Arial Subject

Borrower/Client	N/A			
Property Address	1309 Chicon			
City	Austin	County	Travis	State TX Zip Code 78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation			





Supplemental Addendum

File No. AAM -119

Borrower/Client	N/A		
Property Address	1309 Chicon		
City	Austin	County	Travis
		State	TX
		Zip Code	78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation		

Subject site meets and/or exceeds FHA / HUD minimum property standards.

Public utilities are adequate and in compliance with all requirements of the local and/or State Health Authority.

Subject site is free of foreseeable hazards and adverse conditions and meets and/or exceeds FHA/HUD minimum property standards.

Subject Photo Page

Borrower/Client	N/A				
Property Address	1309 Chicon				
City	Austin	County	Travis	State	TX
				Zip Code	78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation				

Subject Front Aspect

1309 Chicon  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Div B  
View Suburban/Resid.  
Site  
Quality  
Age



Subject Rear Aspect



Subject Street Aspect





Comparable Photo Page

Borrower/Client	N/A				
Property Address	1309 Chicon				
City	Austin	County	Travis	State	TX
				Zip Code	78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation				



Comparable 1

**2314 E 11th Street**  
Prox. to Subject      **0.69 miles S**  
Sales Price            **190,000**  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location               **Grandview**  
View                    **Suburban/Resid.**  
Site  
Quality  
Age



Comparable 2

**2601 Canterbury Street**  
Prox. to Subject      **1.65 miles S**  
Sales Price            **310,000**  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location               **Riverview Addn**  
View                    **Lake View.**  
Site  
Quality  
Age



Comparable 3

**905 South Lamar Blvd**  
Prox. to Subject      **2.75 miles SW**  
Sales Price            **275,000**  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location               **Div B**  
View                    **Suburban/Resid.**  
Site  
Quality  
Age

Listing Photo Page

Borrower/Client	N/A				
Property Address	1309 Chicon				
City	Austin	County	Travis	State	TX
				Zip Code	78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation				



Listing 1

1910 E 18th  
Proximity to Subject 0.25 miles N  
List Price 215,500  
Days on Market 301 days on mkt  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age

Listing 2

Proximity to Subject  
List Price  
Days on Market  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age

Listing 3

Proximity to Subject  
List Price  
Days on Market  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Age

Borrower/Client	N/A	File No. <b>AAM -119</b>
Property Address	1309 Chicon	
City	Austin	County Travis State TX Zip Code 78702-2115
Lender	Chestnut Neighborhood Revitalization Corporation	

## APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☐ **Self Contained** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)  
☒ **Summary** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report.)  
☐ **Restricted Use** (A written report prepared under Standards Rule 2-2(c), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

## Comments on Standards Rule 2-3

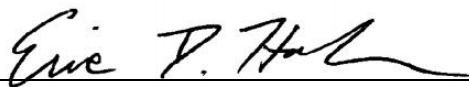
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- Unless otherwise indicated, I have performed no services regarding the subject property within the prior three years, as an appraiser or in any other capacity.

## Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:


### APPRAISER:

Signature:   
 Name: Eric D. Holm  
 Designation: \_\_\_\_\_  
 Date Signed: August 01, 2011  
 State Certification #: TX-1337860-R  
 or State License #: \_\_\_\_\_  
 State: TX  
 Expiration Date of Certification or License: 4/30/2012  
 Inspection of Subject:  
☐ None ☐ Interior ☐ Exterior  
 Date of Inspection: 08/01/2011

### Co-Appraiser:

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_  
 Inspection of Subject:  
☐ None ☐ Interior ☐ Exterior  
 Date of Inspection: \_\_\_\_\_



Appraisal License



TEXAS APPRAISER LICENSING AND CERTIFICATION BOARD

BE IT KNOWN THAT

ERIC DANIEL HOLM

HAVING PROVIDED SATISFACTORY EVIDENCE OF THE QUALIFICATIONS REQUIRED  
BY THE TEXAS APPRAISER LICENSING AND CERTIFICATION ACT,  
TEXAS OCCUPATIONS CODE, CHAPTER 1103,  
IS AUTHORIZED TO USE THE TITLE

STATE CERTIFIED  
RESIDENTIAL REAL ESTATE APPRAISER

Number: TX-1337860-R

Date of Issue: April 1, 2010

Date of Expiration: April 30, 2012



In Witness Whereof

  
James (Jamie) B. Ratliff, Chair

  
Douglas E. Oldmixon, Commissioner

James (Jamie) B. Ratliff, Chair  
Walker R. Beard  
Clinton P. Sayers

Mark A. McNally, Vice Chair  
Robert D. Davis, Jr.  
Bill F. Schneider

Luis F. De La Garza, Jr., Secretary  
Danny R. Perkins  
Donna L. Walz

## Main File No. 114005 Page #24



**GENERAL STAR NATIONAL INSURANCE COMPANY**  
Financial Centre  
P.O. Box 10360  
Stamford, Connecticut 06904-2360

**REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY**

## DECLARATIONS PAGE

**This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.**

Policy Number: **NJA871502**

Renewal of Number:

1. **NAMED INSURED:** Eric D Holm  
**STREET ADDRESS:** 16500 Colwyn Bay Cv  
Pflugerville, TX 78660

- 2. POLICY PERIOD:** Inception Date: **04/11/2011**      Expiration Date: **04/11/2012**

Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. **LIMIT OF LIABILITY:** The Insurer providing insurance to this Purchasing Group qualifies for and participates in the insurance insolvency guaranty fund. However, this Insurer may not be subject to all insurance laws and regulations of this state.
- |             |             |
|-------------|-------------|
| Each Claim: | \$ 500,000  |
| Aggregate:  | \$1,000,000 |
- Claim Expenses** have a separate Limit of Liability:
- |             |             |
|-------------|-------------|
| Each Claim: | \$ 500,000  |
| Aggregate:  | \$1,000,000 |

- 4. DEDUCTIBLE:** Each Claim: \$ 0.00 Aggregate: \$0.00

5. RETROACTIVE DATE: 04/11/2011

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. ANNUAL PREMIUM: \$ 856.00

- 7. ENDORSEMENTS:**  
This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

GSN-07-AP-122(07/2007) GSN-07-AP-845TX (11/2007)  
GSN-07-AP-375 (10/2007) GSN-07-AP-201 (06/2007)

- 8. MANAGING AGENT**  
Herbert H. Landy Insurance Agency, Inc.  
75 Second Avenue, Suite 410  
Needham, Massachusetts 02494-2876

Redy a magnum

Authorized Representative

GSN-07-AP-720 (06/2007)  
**Producer Code: 00026230**  
**Date: 04/07/2011**

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Page 1 of 1

**Class Code: 73128**  
**SLA#:**

## City of Austin Good Neighbor Checklist

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

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

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

### (1) Preliminary Research

- ☒ Review the Neighborhood Plan (if applicable)

### (2) Neighborhood Notification

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

### (3) Pre-Application Engagement

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

### (4) Application requirements

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

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

Sean Garretson  
Signed

Sean Garretson, AICP  
printed name

August 12, 2019  
date





# City of Austin

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

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

July 25, 2013 (revision to letter dated July 15, 2013)

### S.M.A.R.T. Housing Certification CNRC- Chicon Corridor (id# 65425)

#### TO WHOM IT MAY CONCERN:

The Chestnut Neighborhood Revitalization Corporation (CNRC) (development contact Sarah Andre, 698-3369 (o); [sarah@s2adelvelopment.com](mailto:sarah@s2adelvelopment.com)) is planning to develop a **43 unit multi-family** development. **The revision clarified the total number of affordable units to 33 and a breakdown of affordable units per address.**

The project will be in three phases: **15 units at 1309 Chicon Street (Northeast); 13 units at 1301 Chicon Street (Southeast); & 15 units at 1212 Chicon Street (Southwest).** The SMART Housing affordability period will be **five (5) year from issuance of certificate of occupancy.**

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since **77% of the residential units (33 units- 11 units at 1309 Chicon; 10 units at 1301 Chicon; 12 units at 1212 Chicon)** will serve households at or below **80% Median Family Income (MFI)**, the development will be eligible for **100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution** adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee (by	Land Status Determination
Demolition Permit Fee	separate ordinance)	Building Plan Review
	Regular Zoning Fee	

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

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katherine Murray, 482-5351 for multi-family; Bryan Bomer, 482-5449 for single-family).
- ◆ Submit plans demonstrating compliance with accessibility and transit-oriented 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 accessibility and transit-oriented standards were met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado  
Neighborhood Housing and Community Development

C.C: Laurie Shae, Cap Metro  
Chris Yanez, PARID  
George Zapata, PDRI  
Robb McArthur, WWW Taps  
Stephen Castleberry, PDRI

Maureen Meredith, PDRI  
Dunni McNabb, PDRI  
J.B. Meier, PDRI  
Bryan Bomer, Austin Energy  
John McDonald, PDRI

Kath. Murray, Austin Energy  
Michael Simmons-Smith, PDRI  
Hillary Holey, PDRI  
Deborah Fonseca, PDRI  
Yolanda Parada, PDRI

## RHDA/OHDA Application Map Series



### 1 Instructions

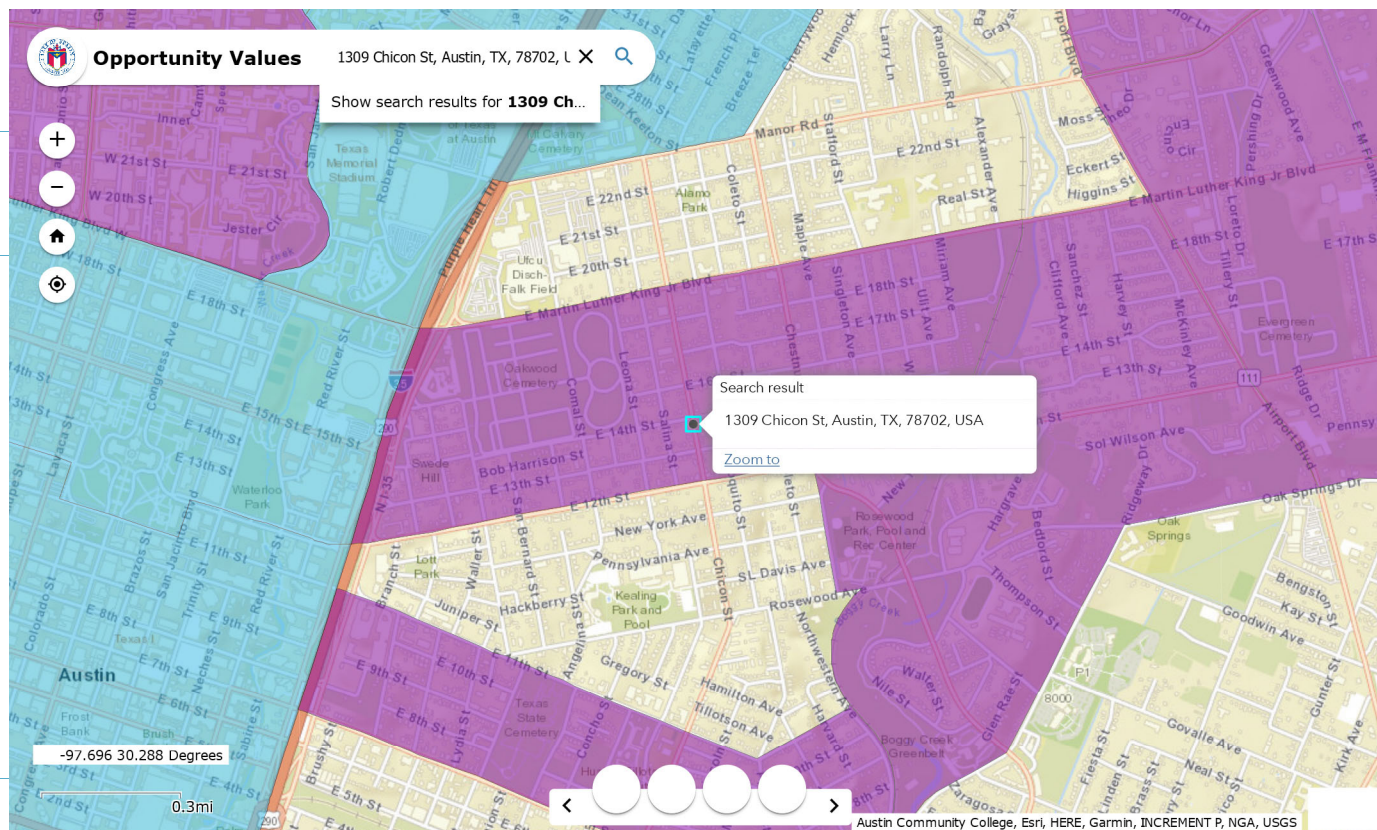
### 2 Council Districts and Census Tracts

### 3 Opportunity Values

Use this map to determine if your project is located in a census tract with current or emerging opportunity indicators. If the census tract in which your project is located is not shown on the map, it did not score as a high opportunity or emerging opportunity tract. This field will auto-populate on the RHDA/OHDA application when you fill in your census tract.

High and emerging opportunity are determined for each census tract in Austin using the [Enterprise Community Partners Opportunity 360 database](#). Census tracts that rank above average for at least six out of nine Opportunity 360 indices are categorized as "Current High Opportunity Areas." Tracts that rank above average for at least two out of four Opportunity 360 Pathway indices are categorized as "Emerging Opportunity Areas."

### 4 Certification Values



## RHDA/OHDA Application Map Series



## ▶ 1 Instructions

## ▶ 2 Council Districts and Census Tracts

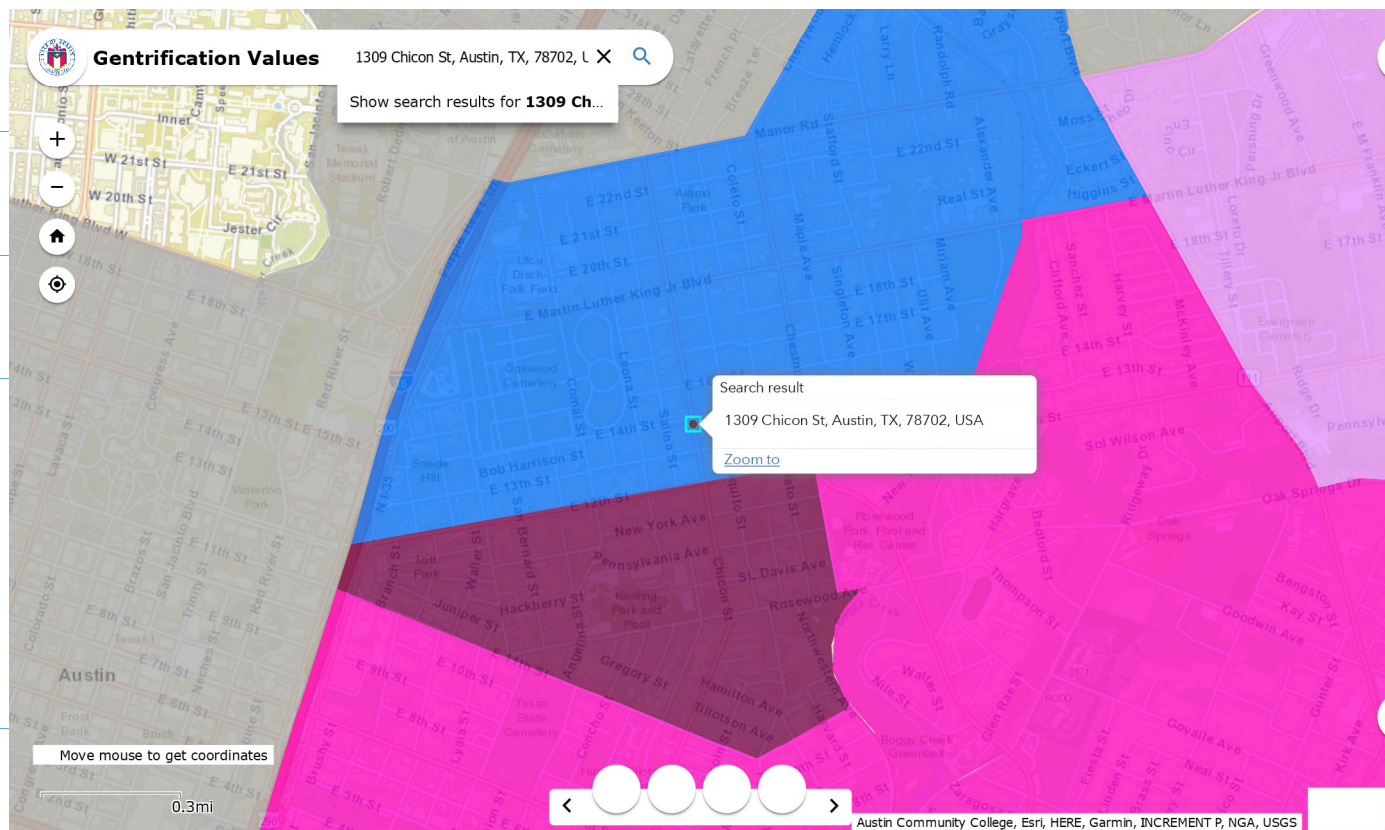
## ▶ 3 Opportunity Values

## 4 Gentrification Values

Use this map to determine if your project is located within a census tract that is gentrifying or is vulnerable to gentrification. This field will auto-populate on the RHDA/OHDA application when you fill in your census tract.

This data comes from Uprooted (<http://sites.utexas.edu/gentrificationproject/>), a detailed study on gentrification in Austin conducted by the University of Texas at Austin.

## ▶ 5 Imagine Austin Centers, Corridors &amp; Mobility Bond Corridors

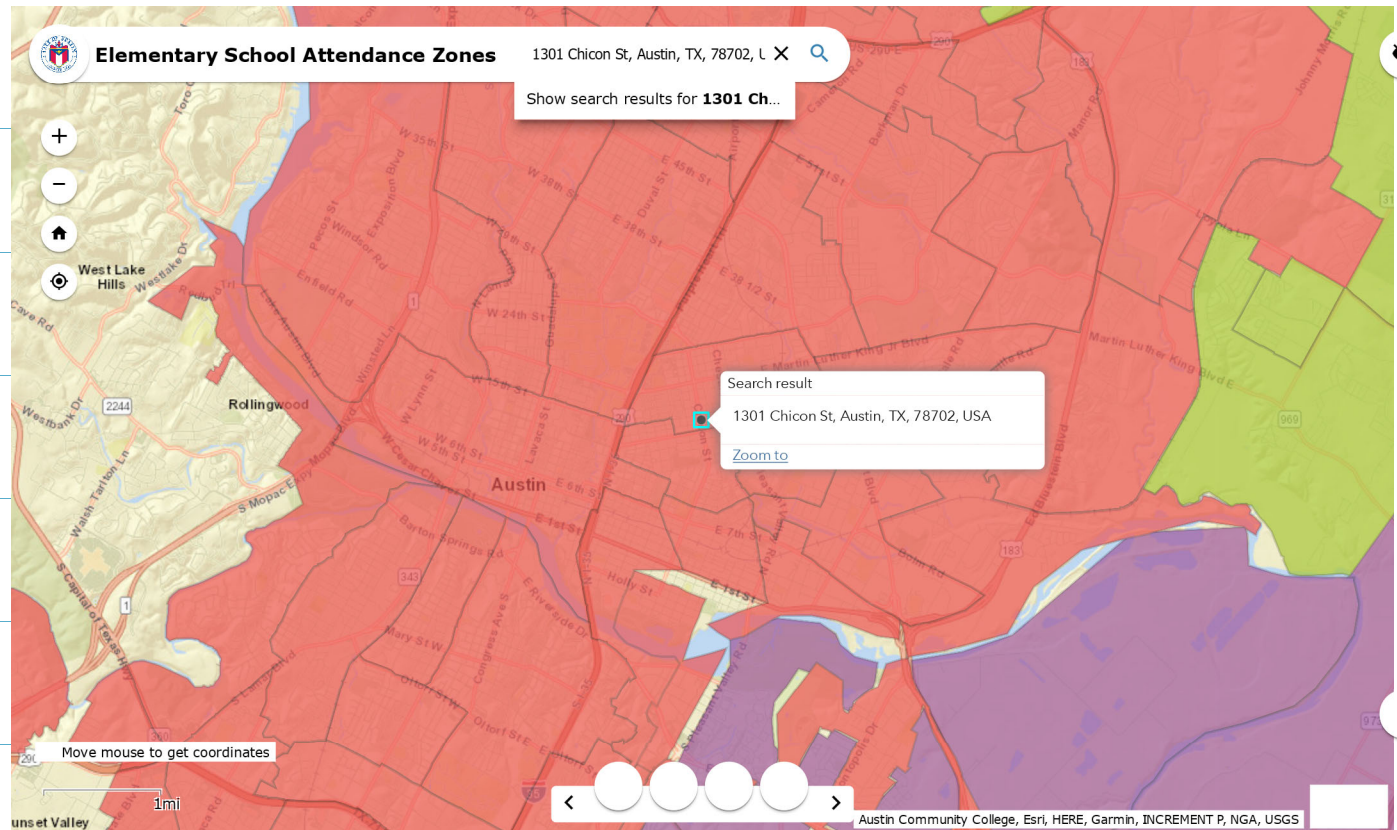




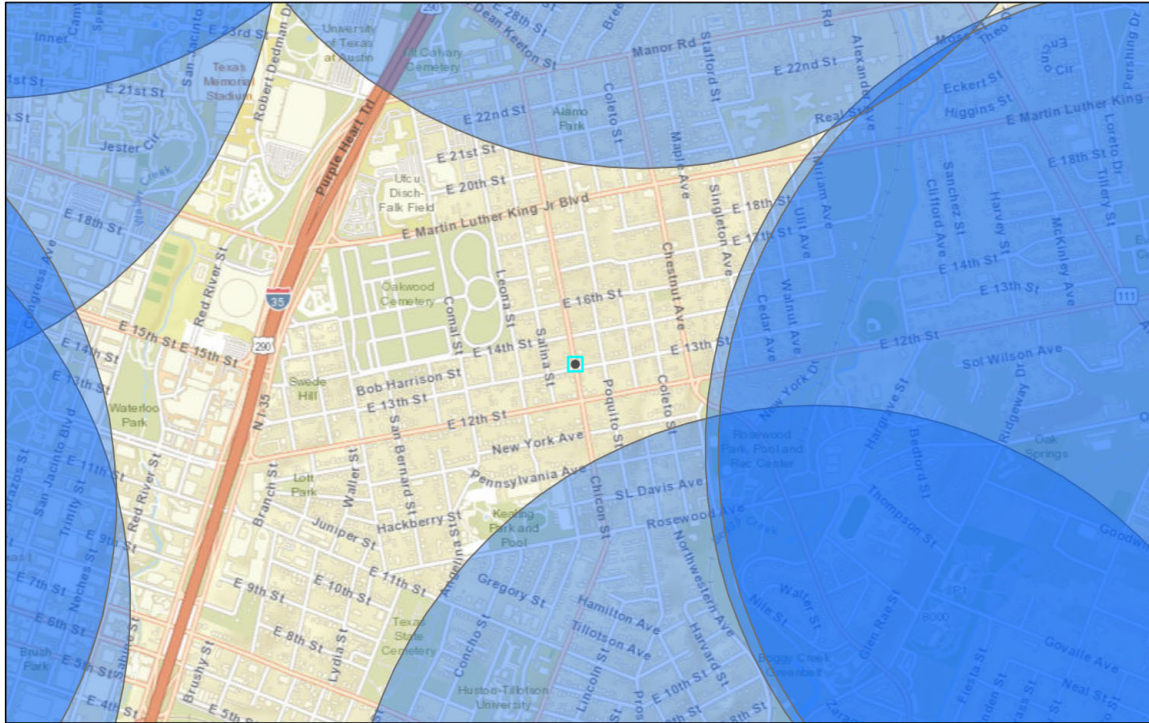
## RHDA/OHDA Application Map Series



- ▶ **1** Instructions
- ▶ **2** Council Districts and Census Tracts
- ▶ **3** Opportunity Values
- ▶ **4** Gentrification Values
- ▶ **5** Imagine Austin Centers, Corridors & Mobility Bond Corridors
- ▶ **6** Transit
- ▶ **7** Healthy Food



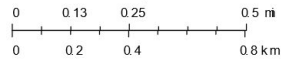
## Healthy Foods Map



8/1/2019, 6:48:24 PM

 Healthy Food

1: 18,056



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

Web AppBuilder for ArcGIS

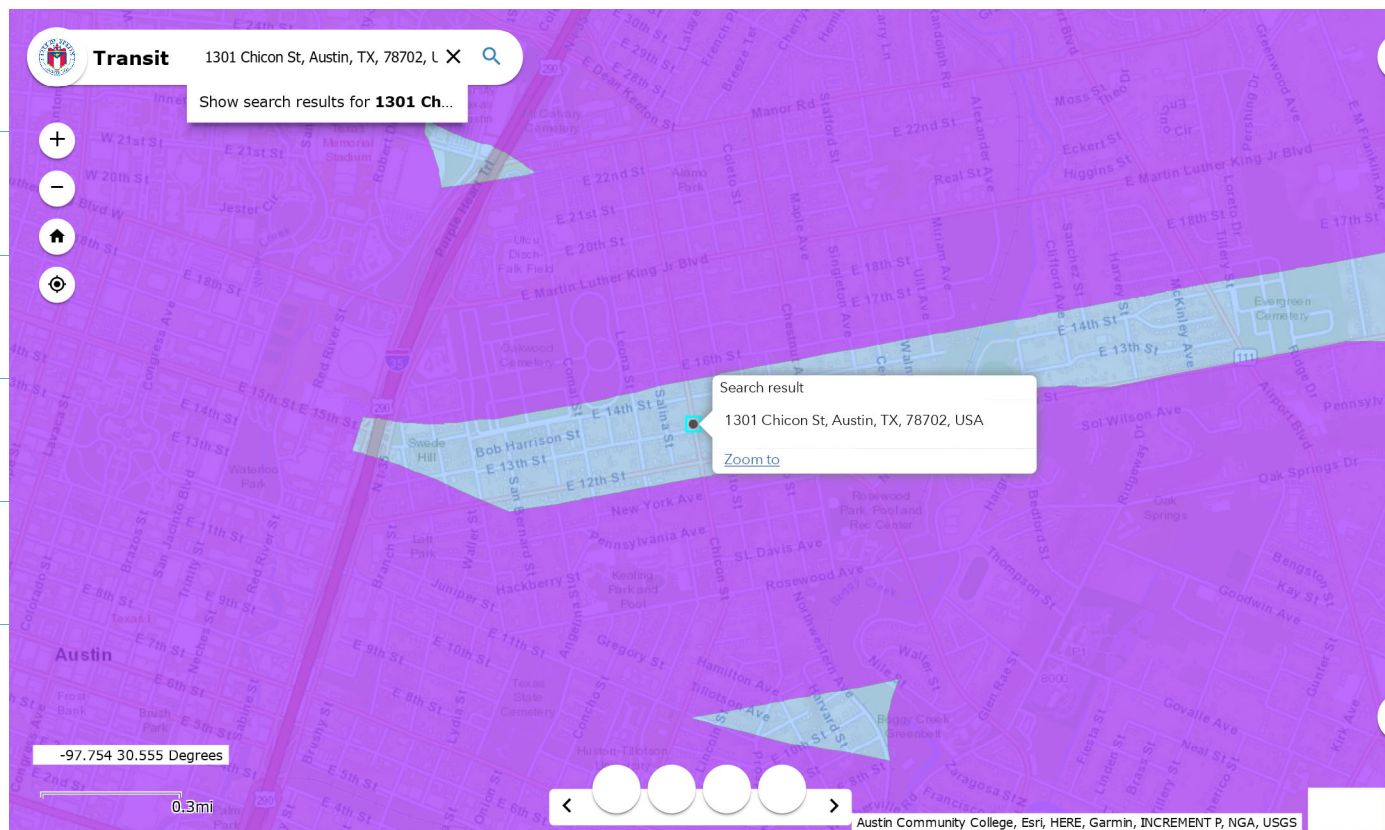
Austin Community College, Esri, HERE, Garmin, INCREMENT P, NOAA, USGS)

## RHDA/OHDA Application Map Series



- ▶ 1 Instructions
- ▶ 2 Council Districts and Census Tracts
- ▶ 3 Opportunity Values
- ▶ 4 Gentrification Values
- ▶ 5 Imagine Austin Centers, Corridors & Mobility Bond Corridors
- ▶ 6 Transit

Use this map to determine if your project is located within 1/4-mile of a high frequency transit route or within 3/4-mile of other transit routes.



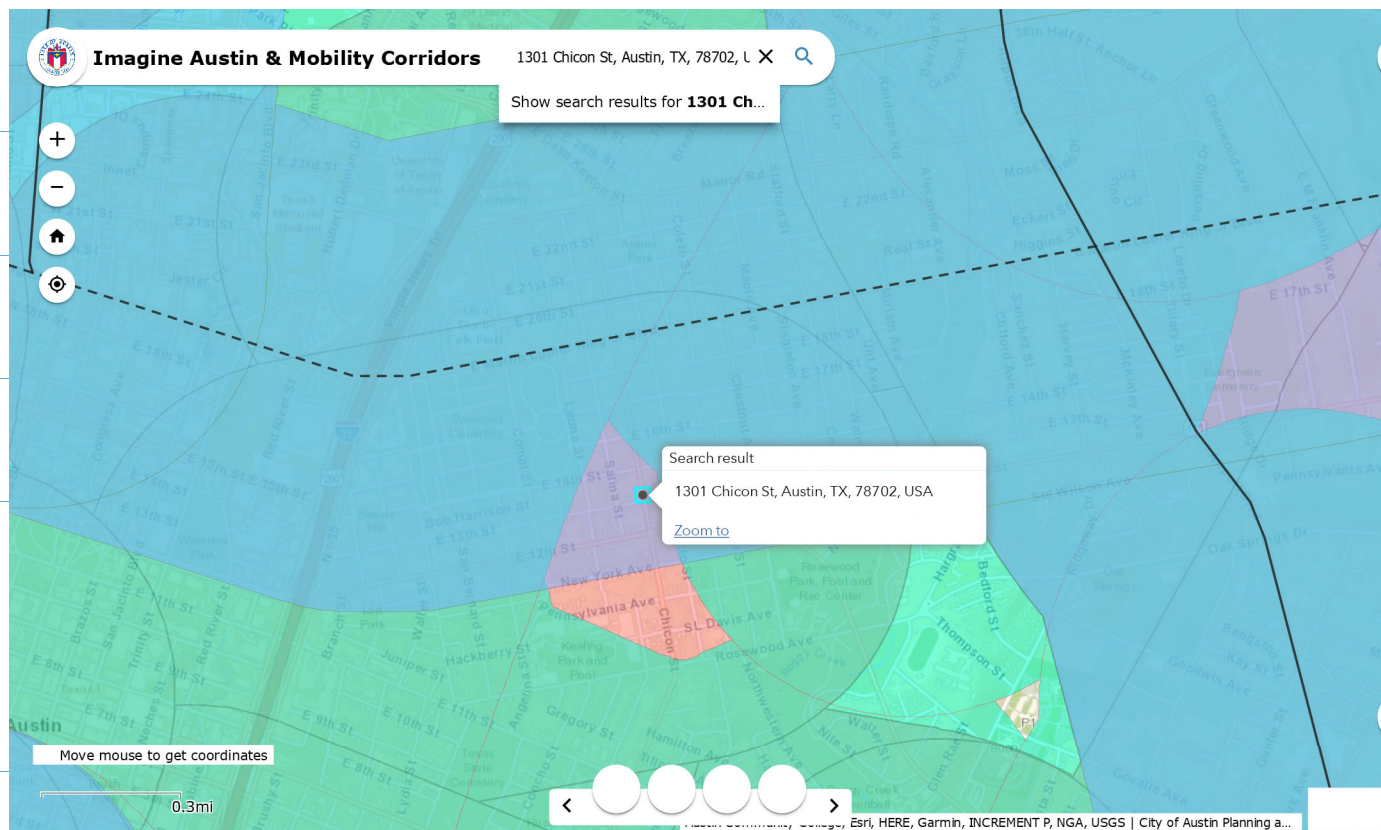


## RHDA/OHDA Application Map Series



- ▶ 1 Instructions
- ▶ 2 Council Districts and Census Tracts
- ▶ 3 Opportunity Values
- ▶ 4 Gentrification Values
- ▶ 5 **Imagine Austin Centers, Corridors & Mobility Bond Corridors**

Use this map to determine if your project lies within a half-mile of an Imagine Austin Activity Center or Corridor, or within a half-mile of a Mobility Bond Corridor marked for transportation investments through the City's 2016 Mobility Bond.



## SEAN GARRETSON

Sean Garretson is the President of Pegasus Planning and Development, a workforce development, economic development, market analysis and revitalization consulting company based in Austin, Texas. Prior to starting Pegasus in 2000, he was responsible for planning and economic development activities for a Council of Government and a large public utility in Central Texas.

Mr. Garretson has helped 100+ cities, community colleges, counties and regions throughout the US plan for their future and diversify their economies and operations. He specializes in helping the public sector and private sector collaborate for the benefit of the regional economy—focused on workforce development and innovation strategies.

Mr. Garretson also has led \$15+ million in development projects in Central East Austin, and continues to put partnerships together to acquire, manage and develop other properties and buildings in Austin and Texas.

Mr. Garretson is an adjunct faculty member at University of Texas-Austin in the Graduate Department of Community and Regional Planning. He is a certified planner (AICP) with a specialization in economic development.

Mr. Garretson serves as President of a non-profit affordable housing and revitalization organization in Austin, the Chestnut Neighborhood Revitalization Corporation, where he has led the development of 100 affordable units in both single family and mixed-use developments.

Representative projects Include:

- Dallas Community College / Brookhaven Campus
  - Strategic Plan
- Mississippi Gulf Coast Community College
  - Strategic Plan
  - Workforce Development Strategies
- College of Western Idaho
  - Strategic Plan
- Eastern West Virginia Community and Technical College
  - Entrepreneurship Strategy
- Amarillo College
  - Strategic Plan
  - Innovation Hub Feasibility



### Education

BA, Anthropology  
George Washington University

MS, Community and Regional  
Planning, Concentration in Economic  
Development  
University of Texas-Austin

### Awards

Most Innovative Project of the Year  
By the National Association of  
Development Organizations (NADO)

- Project: Northwest North  
Carolina 8-County Regional  
Economic Development  
Strategy

Project of the Year by the Texas  
State American Planning Association  
(APA)

- Edinburg, Texas Downtown Plan

Project of the Year by the Central  
Texas State American Planning  
Association (APA)

- San Marcos Texas Downtown  
Plan





## Samuel B Covey, PE

Principal Structural Engineer

Professional Engineer, Texas #123,796

**Expert Structural Engineering** - Concrete, Steel, Wood, Masonry

**Customer Focused** - Collaborative, Responsive, Team Player

**Project Management** - Task Oriented, Schedule Driven

**Professional** - Collaborative, Organized, Motivated,



### WORK HISTORY

#### **Fort Structures (2016 - current) Principal Structural Engineer**

Full service Structural Engineering Firm focusing on creative, collaborative structural engineering for high-end residential structures and commercial buildings. Manages a staff of 3 employees.

Better Half Coffee and Hold Out Brewery - Renovation of Existing Quonset hut into a brewery and coffee shop

Central Machine Works Brewery - Renovation and Addition of historic metal building into new brewery

Limelight Student Housing - new 32 bed student housing with 3 two-story buildings and 1 elevated concrete podium

Jo's Coffee East - Renovation of existing gas station into a new coffee shop

Maredivya Residence - New \$3m wood and steel frame residence on City Park Road

Historic Lockhart Building - Renovation historic three story masonry building to new use

Blue Sky Resort - New amenity center and canopies for vacation resort

Multiple Custom Residences, Duplexes, Backhouses, Additions and Renovations

#### **Leap Structures, (2013 -2015) Project Manager / Project Engineer**

Managed complete design, modeling, and construction of medium to large residential and small to medium commercial projects. Assisted principals with design and modeling of large complex buildings.

Pennridge Ranch Residence - engineered \$3m wood and steel frame ranch house with reclaimed and exposed timber trusses, exposed detailing, and concrete basement.

Hat Creek Burger Company - engineered \$1.5m wood and steel frame restaurant with architectural-exposed vaulted framing on expansive soils.

1155 Barton Springs Condominiums - managed BIM model and analysis of retaining walls and foundation system for \$30m, 7 story, concrete flat plate building. Assisted principal with detailing and engineering of miscellaneous components.

#### **Architectural Engineers Collaborative, (2011 - 2013, 2008 - 2009) Project Engineer/Manager**

St. Edwards Library - engineered, modeled in BIM and managed construction of \$10m new exposed structure library with architectural concrete shear walls and pan joist systems, exposed steel column, curtain walls and roof framing, cantilevered concrete stairs and walkways.

Temple Beth Shalom - engineered, modeled in BIM and managed construction of \$6m new synagogue with limestone load bearing masonry structure, cantilevered concrete balcony, structural steel frame with concrete on metal deck.

#### **Bufkin Engineering, Inc. (2009 - 2011, 2005 - 2007) Project Engineer (EIT)**

Ellora Multifamily Apartment - new 4 story wood frame apartment on concrete pedestal

O'Hanlon Office Renovation - Rehabilitated, raised, and added basement to Historic Structure

### EDUCATION

#### **University of Texas at Austin**

M.S. Architectural Engineering Dec 2009

B.S. Architectural Engineering Dec 2007

### EXTRACURRICULAR

#### **Structural Engineers Association of Texas - Austin - Board Member**

#### **Chestnut Neighborhood Revitalization Corporation - Board Member**

East Austin non-profit focused on providing affordable housing and revitalization. Currently developing three, mixed use buildings near 12th and Chicon.

#### **2007 UT Solar Decathlon - Structural Engineering Lead**

Designed and built structural elements (chassis, wall/roof system, solar rack) of UT's solar-powered house



F O R T  
S T R U C T U R E S

STRUCTURAL  
ENGINEERING

2235 EAST 6th ST. #105  
AUSTIN, TEXAS 78702  
fortstructures.com  
(512) 817-9264

## Fort Structures - Firm Profile

### MISSION

Fort Structures' mission is to provide creative, collaborative, and personalized structural engineering services that yield architecturally-intriguing and cost-effective construction for all types and scales of commercial and residential projects throughout Texas. We specialize in architectural-driven custom projects and strive to build an ongoing relationship with our clients and the design community by providing innovative and effective structural solutions. With technical expertise in all building materials, construction types, and engineering mechanics, we strive to engineer the best possible projects for our clients.

### SPECIALITY SKILLS

- Structural Engineering
- Custom Residential
- Custom Commercial
- Complex Structural Analysis
- Renovation and Retrofits
- Architectural Collaboration
- Historic Structures
- Structural Evaluation and Assessments

### LEADERSHIP

#### **Samuel B Covey, PE** Principal Structural Engineer

Professional Engineer, Texas #123,796

B.S. in Architectural Engineering from UT – Austin

M.S. in Structural Engineering from UT- Austin

### STAFF

#### **Benjamin Higgins, EIT** Project Manager

B.S. in Civil Engineering from University of Illinois- Urbana Champaign

M.Arch from Clemson University

#### **Eric Nunez, EIT** Project Engineer

B.S. in Architectural Engineering from UT – Austin

#### **Elizabeth Covey** Office Manager, Drafter

### REPRESENTATIVE PROJECTS

- Better Half Coffee and Hold Out Brewery - Renovation of Existing Quonset hut into a brewery and coffee shop
- Central Machine Works Brewery - Renovation and Addition of historic metal building into new brewery
- Limelight Student Housing - new 32 bed student housing with 3 two-story buildings and 1 elevated concrete podium
- Jo's Coffee East – Renovation of existing gas station into a new coffee shop
- Mareliya Residence – New \$3m wood and steel frame residence on City Park Road
- Historic Lockhart Building – Renovation historic three story masonry building to new use
- Blue Sky Resort - New amenity center and canopies for vacation resort
- Multiple Custom Residences, Duplexes, Backhouses, Additions and Renovations

### INFORMATION

Office: 2235 East 6<sup>th</sup> Street, #105, Austin, Texas

Fort Structures PC founded in 2016

Texas Board of Professional Engineers Firm #18034

**Christopher Ronald Krager, AIA**

1007 E. 14th St.  
Austin, TX 78702

chris@krdb.com  
(512)423-7072

<b>Education</b>	University of Texas at Austin, MArch First Professional, 1999 Michigan State University, Bachelor of Arts, General Business Administration, 1990
<b>Academic Appointments</b>	University of Texas at Austin, Architecture School, Lecturer Spring 2015 – Urban Design Studio Spring 2001 – Visual Communication Summer 2001 – Undergraduate Design Studio
<b>Professional Practice</b>	KRDB - Design/Build partnership formed in 2001 with a focus on the development of affordable, sustainable, urban in-fill housing.  DBA (Design/Build Alliance) – Not-for-profit established in 2008 to provide hands-on opportunities for Architecture students to engage in the process of developing, designing and building affordable housing for other not-for-profits in Central Texas.
<b>Professional Affiliations</b>	American Institute of Architects Texas Society of Architects Texas License – 20715 California License - 36896
<b>Lectures</b>	2016 University of Texas at Austin 2014 Texas State University 2015 AIA Small Firms Roundtable 2009 AIA Austin Summer Lecture Series 2008 “Reinvention” Conference Residential Architect 2008 AIA Tulsa Lecture Series 2007 Louisiana Tech University 2005 University of Arkansas 2005 Texas State University 2004 Rural Studio, Auburn University 2004 Structures for Inclusion, Atlanta GA 2004 University of Texas at Austin 2003 AIAS Conference, Austin TX 2002 AIA Gallery talk
<b>Writing</b>	2008 “Expanding Architecture: Design as Activism”, “Archepreneurs” August 2003, Texas Architect, “Urban/Suburban Hybrid”
<b>Publications</b>	2018 Vol 6, Issue 3, Modern Home Builder, <i>Opportunity Awaits</i> 2017 Spring, Austin Home Monthly, <i>Much ADU</i> (Ruth Modular) 2016 <i>Pre-fabulous Small Houses</i> , Sheri Koones (Ford Modular House) 2016 <i>Marfa Modern: Artistic Interiors of the West Texas High Desert</i> (Shafer Modular House) 2016 June, Builder Magazine, <i>Innovative Modular Development Breaks Ground in LA</i> 2016 December, Dwell, <i>The Long Way Home</i> (Shafer Modular House) 2015 Modern Builder + Design, <i>KRDB Brings Modern-Day Design to the Masses</i>

2015 August, Austin Home Magazine, *Now and Forever* (Gates Residence)  
 2015 February, Urban Land Magazine, *Next-Wave Mixed-Income Housing Projects* (SOL Austin)  
 2014 March, Architect Magazine, *Letter from the International Builder's Show* (York Hill Modular)  
 2013 Conde Naste Traveller, *100 Best New Hotels in the World* (Heywood Hotel)  
 2012 May/June, Texas Architect, *Bungalow Modern* (Heywood Hotel)  
 2012 February 2nd, New York Times, *Off the Grid, In the City* (SOL Austin)  
 2012 Pre-fabulous+Almost Off the Grid, Sheri Koones, Snowhorn House  
 2012 January, Residential Architect Magazine, *Prefab Revisited*  
 2012 February, ArchDaily, *SOL: The Net-Zero Community in Austin, TX*  
 2011 August, Builder & Developer, *Sustainable Housing Sprouts in Texas*  
 2011 Fall, Luxury Home Quarterly, Firm Feature  
 2010 October 21, Austin American Statesman, *Modern Take on Modular*  
 2010 July, Tribeza "Green" issue, Firm Feature  
 2009 February, Austin Business Journal, *Firm Profile- KRDB*  
 2009 January, Residential Architect Magazine, *Native Sun* (SOL Austin)  
 2009 July, Metropolitan Home, *The New Village Green*, (SOL Austin)  
 2008 Modern Shoestring: Contemporary Arch on a Budget, Susanna Sirefman  
 2007 December, Architectural Record, *The Art of the Deal*  
 2006 The Perfect \$100,000 House, Karrie Jacobs  
 2006 February/March, Dwell Magazine, *Design-Build 101*  
 2005 Good House/Cheap House, Kira Oblensky  
 2005 April, Austin American Statesman, *Old vs. Mod*  
 2005 March, Metropolis Magazine, *Bush to Cities: Drop Dead*  
 2004 Fall/Winter, Bargain Style, *Design Heros*  
 2003 October, Contra Costa Times, *Modern prefab*  
 2003 October, Fort Worth Star Telegram, *Thinking Big*, Firm Feature  
 2003 September, Austin American Statesman, *Differing Ideas of Haven* (Astor Place Development)  
 2003 October, Providence Sunday Journal, *Functional, Affordable Homes*  
 2003 September, Austin Monthly, *If You Build It, They Will Come*, (Cedar Ave Residences)  
 2003 March, Dwell Magazine, *Texas Two-Step*, (Cedar Ave Residences)  
 2002 September, Tribeza Magazine, *Material/Economy: Avenue F Studio*  
 2002 October, Ready Made Magazine, *Southern Comfort*, (Cedar Ave Residences)  
 2002 July, Austin American Statesman, *Award Winning Style to East Austin Houses*, (Cedar Ave Residences)

## Media

DIY Network - This New House - Sol Austin  
 HG TV - Small Space/Big Style, Schleder Guest House  
 HG TV - What You Get for the Money, Sugar Creek Residence  
 HG TV - Dream Builders, Cedar Avenue Homes  
 Fine Living Channel - Dwell TV episode, Cedar Avenue Homes

## Awards

2016 Austin Green Awards, SOL Austin, Project of the Year  
 2015 AIA Homes Tour, Gates Residence  
 2012 AIA Merit Award, Heywood Hotel  
 2011 AIA Merit Award, SOL Sustainable Community  
 2011 AIA Homes Tour, Frick Residence  
 2010 AIA Merit Award, Frick Residence and Studio  
 2009 AIA Homes Tour, 15th Street Residence  
 2005 University of Texas Student Design Award, Sugar Creek Residence  
 2002 AIA Merit Award, Avenue F Studio  
 2002 AIA Homes Tour, Avenue F Studio  
 2001 AIA Annual Firm Achievement Award  
 2001 AIA Citation of Honor Award, Cedar Avenue

## **KRDB Work**

KRDB Project Roster, 2001-2019 (DDB-Develop/Design/Build, DB-Design/Build, DD-Develop/Design, D-Design )

### **Speculative Projects**

#### **In Design/Entitlement**

Oaksprings Creative Office	(DDB) 20,000sf Creative Office project in Austin, TX
Ventura Mixed Use	(DD) 150,000 Mixed-Use project in Ventura, CA. The project will be 100% Modular construction, and 20% is set aside for affordable housing (ma modular)
Onteora Way	(DD) 14 custom residences in Eagle Rock, CA (ma modular)

#### **In Construction**

MLK Mixed Use	(DD) 24,000sf Mixed-Use project (modular construction)
Belmont Residences	(DD) 5 unit Small Lot development in Echo Park are of Los Angeles (ma modular)
Clawson Residences	(DB) 3 unit development in South Austin

#### **Complete**

410 Post Rd.	(DDB) Two SFR's Austin, TX
Brentwood Residences	(DDB) Four SFR's, Austin, TX
Enfield Condo	(DB) 7000sf/3 unit condo project Austin, TX
Quintero Residences	(DD) 4 unit Small Lot Development in Echo Park are of Los Angeles (ma modular)
15th St Residences	(DDB) Two 2200 SFR's, Austin, TX
Sol Sustainable Development (5 Star AEGB ratings)	40 Unit SF4 Development done in partnership with the GNDC (16 of 40 units affordable housing) under SMART Housing Program
Smith/Valdez Residence	(DDB) Speculative SFR, Austin, TX
Bowman Residence	(DDB) Speculative SFR, Austin, TX
Satsuma 53	10,000sf Speculative Mixed Use Project, Austin, TX
1404 and 1406 Cedar Avenue	(DDB)Two SFR's SMART Housing/Small Builder program, Austin, TX
Clifford Avenue Houses	(DDB)Four SFR's SMART Housing/Small Builder program, Austin, TX
Luna Modular	(DDB)Prototype Modular Home, Austin, TX
Mary St. Residences	Two units designed for a developer, Austin, TX
South Center Residences	Four units designed for a developer, Austin, TX
Cardinal Duplex	Duplex for a developer, Austin, TX
Fortune Residence	SFR for a developer, Austin, TX
South First Street Mixed Use	16,000 sf Mixed-use project taken through Site Plan and Building permit approval
Astor Place	(DDB) 8 unit SFR development under SMART Housing Program
Garden Villa Duplexes	Two duplex units built, Austin, TX
Treadwell Duplex	Duplex, Austin, TX

### **Client Commissions**

#### **In Design**

Powhattan Multi-Family	(D) 10 unit Multi-Family modular development in Dallas
Driftwood Recovery	(D) Extensive addition to high-end recovery center in Driftwood, TX
Prairie View Housing	(D) 176 unit Multi-Family modular development in Prairie View, TX
Chicon Hotel	(DDB) 16 unit boutique hotel in Austin, TX

#### **In Construction**

Perry Road	(DDB) 3 lot subdivision with 6 modular single family homes
712 W 34 <sup>th</sup> St	(DDB) 3200sf Mixed-Use project
Ahmed Residence	(DB) 3200 sf Single-Family Residence in Austin

## **Complete**

### **2016-2018**

Bruner/Jensen Residence	(DB) Addition, Austin, TX
Blanco River House	(D) SFR, Wimberley TX
Garden St Compound	(DB) Main house and Modular guest house, Austin, TX
Laurel Valley Residence	(DB) Single Family Residence, Austin, TX
Speedway Residence	(DB) Single Family Residence, Austin, TX
38th St Casita	(DB) Guest House, Austin, TX
Spring Cove Guest house	525 Modular Guest house, Dripping Springs, TX
Doss Residence	1500sf modular Single Family Residence, Austin, TX
Bechtol Residence	1500sf modular Single Family Residence, Austin, TX

### **2013-2015**

Eagle Rock Modular	2,200sf Modular Single Family Residence, Los Angeles, CA
Holly St Residence	(DB) Single Family Residence, Austin, TX
Shafer Residence	Single Family Residence (Modular), Marfa TX
Gates Residence	(DB) Single Family Residence
Blinn Residence	(DB) Single Family Residence
Highland Hills	(DB) renovation of a 1970's modern home
Guadalupe/Saldana Net Zero	Four floor plans designed for the NFP GNDC - All homes are designed to be Net-Zero capable and 5 Star AEGB rated

### **2010-2012**

Maxwell Residence	(DB) Single Family Residence, Austin, TX
August House	(DB) Single Family Residence and Guest House
Heywood Hotel	7 Room Boutique Hotel
Lynch Residence	Single Family Residence, Austin, TX
Kirk Residence (LEED Platinum Rating)	(DB) Single Family Residence, Austin, TX (LEED Platinum Rating)
Leutwyler & Skelding	(DB) Single Family Residence, Austin, TX
Ruth Guest House	(DB) Secondary Dwelling Unit (Modular), Austin, TX
Matoush Residence	(DB) Single Family (Modular), Wimberley, TX
Foss Residence	(DB) Single Family Home (Modular), Austin, TX
Empson/Hansen Residence	(DB) Single Family Home (Modular), Austin, TX
Zelsnack Residence	(DB) Single Family Residence, Austin, TX
Agave	Four floor plans designed for modern home development
Spillar Residence, Westlake	(DB) Addition/Renovation, Austin, TX

### **2008-2009**

Snowhorn Residence (Leed Platinum & 5 Star AEGB Rating)	(DB) Single Family Residence, Austin, TX
Etherton/Cotter Residence	(DB) Single Family Residence (Modular), Austin, TX
Frick Residence	(DB) Single Family Residence, Austin, TX
Quintans Residence	(DB) Single Family Residence, Austin, TX

### **2006-2007**

Unruh/Fuentes	(DB) Single Family Residence, Austin, TX
Whitley Residence	(DB) Single Family Residence and Guest House, Austin, TX
Trout Residence, Dripping Springs	Single Family Residence, Wimberley, TX
Schleder Residence, San Marcos	Single Family Residence and Guest House, San Marcos, TX

**2005-2006**

Black/Robinson	(DB) Single Family Residence, Austin, TX
McCoy Residence, Wimberley, TX	Single Family Residence, Wimberley, TX
Hobbs Residence, Wimberley, TX	Single Family Residence, Blanco, TX
Rural Hip, Athens TX	Single Family Residence, Athens, TX

**2003-2004**

Vaden Residence	(DB) Single Family Residence, Austin, TX
Rainey Street Residence	(DB) Single Family Residence, Austin, TX
Krager/Grappell Residence	(DB) Single Family Residence and Guest House, Austin, TX

**2001-2002**

Lareina Residence	(DB) Single Family Residence, Austin, TX
Moseley Residence	(DB) Single Family Residence, Austin, TX
Bowers Studio	(DB) Photographers Studio and Gallery, Austin, TX
Avenue F Studio	(DB) Guest House, Austin, TX
Berlin Residence	Single Family Residence, Austin, TX

**Conceptual Plans**

Fort Worth Senior Housing	Prototype for Independent Living Facility in DFW metroplex
E12th street	90,000 sf Mixed Use Project
Bergin	Master Plan for re-development of 12 acres in New Jersey
S1. Vincent's	Conceptual Plan for re-development of S1. Vincent Hospital campus in NYC
	Renovation of corporate office

# Civil Engineering & Site Development

CEC provides civil engineering and site development consulting services to assist with the development of cost-effective designs to meet regulatory and client requirements.

CEC has extensive experience preparing regulatory permits and managing the design, approval, and on-site construction processes associated with the site development of multi-building campuses, commercial, industrial and retail developments, institutional and educational facilities, and residential developments. CEC has developed a reputation for developing high-quality, sustainable and “buildable” design solutions within construction budgets.

## Predevelopment Site Investigations

CEC provides predevelopment investigation services to evaluate sites for specific uses, addressing site layout, zoning adherence for parking and setbacks, site access, wetlands and other environmental considerations, geotechnical concerns, grading/earthwork, and utility availability and capacity.

## Civil Design and Permitting

CEC has extensive design experience and a proven track record of successfully obtaining local, state, and federal erosion and sedimentation control (E&S) permits and/or regulatory approvals and has a working knowledge of the various state and federal E&S and National Pollutant Discharge Elimination System (NPDES) regulations and requirements. Civil design and permitting services include:

- Site Grading/Earthwork Analysis
- Erosion and Sedimentation Control/NPDES Permitting
- Stormwater Management/Water Quality Design
- Utility Design/Coordination
- Roadway Design and DOT Permitting
- Sustainability Planning and Design

## Landscape Architecture and Planning

CEC provides a diverse range of landscape architecture design services for site and land development, master development planning, feasibility studies, landscape



design, green infrastructure and irrigation. CEC is recognized for leadership in applying sustainable design, green infrastructure and low-impact design solutions. CEC's services include the preparation of graphic renderings, photo manipulation services and 3-D modeling visualizations.

## Geotechnical Engineering

CEC provides geotechnical engineering services to determine foundation and retaining wall design parameters, develop site grading requirements, design pavements, and investigate slope stability, mine subsidence, landslides, and foundation failures.



## PRACTICES

*Air Quality*  
*Civil Engineering*  
*Ecological Sciences*  
*Environmental Engineering and Sciences*  
*Planning*  
*Survey*  
*Waste Management*  
*Water Resources*

## INDUSTRIES

*Manufacturing*  
*Mining*  
*Oil & Gas*  
*Power*  
*Public Sector*  
*Real Estate*  
*Solid Waste*

## AUSTIN OFFICE

*3711 S. MoPac Expressway*  
*Building 1, Suite 550*  
*Austin, Texas 78746*  
*P: (512) 439-0400*



## Civil Engineering & Site Development

## Construction Services

CEC routinely monitors the construction of earthmoving operations, the installation of erosion control measures and building construction. CEC provides certified technicians for testing of soils, concrete, masonry, steel and fireproofing. Technicians are certified to meet International Building Code (IBC) Special Inspection requirements and provide construction quality assurance and construction management services for a wide range of civil, geotechnical, environmental and waste management projects.



## Site Infrastructure Maintenance and Rehabilitations Services

CEC engineers, construction managers and field superintendents perform infrastructure assessments, develop recommendations to correct concerns, and deliver cost-effective repair, rehabilitation and maintenance services for site infrastructure, including stormwater facilities, site utilities, landscaping, parking lots and pavement.

CEC inspects, monitors, maintains, restores, repairs and improves property infrastructure. The need for such services can arise from damage, age, poor maintenance of systems, and/or changing regulatory requirements.



## Chad C. Kimbell, P.E.

### Senior Principal

18 years of experience in civil engineering- specializing in land development and co-founded KBGE, a Texas based civil engineering in Austin.

He has extensive design and management experience involving stormwater, storm drain, erosion and sediment control, water and wastewater systems, roadways, food control and water quality ponds in a variety of market sectors and in both urban and suburban environments. He has a vast knowledge of the city of Austin and Central Texas with valuable jurisdictional connections.

### PROJECT EXPERIENCE

#### Waller Center, Austin, TX\*

Waller Center is an impressive, mixed-use downtown development, proposing three towers for residential, hotel, office, and retail use. Waller Center will sit on three acres near East Cesar Chavez and Red River streets, along the banks of Waller Creek. The vision includes using Waller Creek as an active edge with shops and restaurants along the creek. This project will have a significant economic impact for Austin. The plan is for a condo/hotel tower that could be as tall as 65 stories, making it the tallest building in Austin, an apartment tower of 35 to 45 stories, and an office/retail tower of 17 to 20 stories.

#### Gables Park Plaza, Austin, TX\*

Mr. Kimbell was the project manager for the Park Plaza project, a downtown mixed-use project with one mid-size apartment building with retail on the first floor, a second high rise condominium building (as permitted), a state-of-the-art water quality pond, and large public park. The project involved heavy coordination with the City of Austin, Parks Department, Austin Water Utility and Union Pacific Rail. City roads and large water and wastewater mains were relocated during the reconfiguration. The project also worked in conjunction with the Pfluger Pedestrian Bridge extension. It contained the first downtown Austin traffic circle.

#### St. Elmo's Market, Austin, TX\*

St. Elmo's Market will renovate an existing 45,000 square foot warehouse into a mixed use market. 450-650 apartment units and hotel will accompany the existing retail building. The area has been rezoned to Limited Industrial Services- Planned Development Area- Neighborhood Plan (LI-PDA-NP) Combining District.

#### Crestview Station, Austin, TX\*

Mr. Kimbell is the acting project manager for Crestview Station, a 73-acre mixed-use redevelopment of the Hunstman Petrochemical plant, located at Lamar and Airport Boulevards. The site will consist of 75,000 retail and office space, 700 multi-family units, 500 single family units and 17 acres of open space. The site includes a wet pond as an amenity feature which treats on and offsite stormwater. It is a Transit-Oriented Development and contains a Capital Metro light rail station.

#### Nland Surf Park, Austin, TX\*

Surfing in Austin! An 11-acre surf lagoon will anchor this sprawling 1,110 acre eco-amusement park in East Austin. Mr. Kimbell designed a 35 million gallon rainwater collection system in conjunction with water quality and detention capabilities.

#### The Domain, Austin, TX\*

Mr. Kimbell was the team leader, overseeing a team of engineers and a project manager for this master planned development by Endeavor Real Estate Group. The proposed development will consist of up to 10 million square feet of mixed- use building with retail, office, hotel, grocery stores and multi-family residential. Particularly, Mr. Kimbell worked with Whole Foods, Forest City (Apartments), Aloft Hotel, various national chain retailers and provided engineering for a LEED Silver Office Building.

### EDUCATION

*B.S., Civil Engineering, University of Colorado*

### REGISTRATIONS

*Professional Engineer*

■ TX 99810

### PROFESSIONAL AFFILIATIONS

*International Council of Shopping Centers*