2020 Multifamily Uniform Application

REVISED January 23, 2020
2020 Multifamily Uniform Application Certification

Development Name: Akins East

The undersigned hereby makes an Application to Texas Department of Housing and Community Affairs. The Applicant affirms that they have read and understand, as applicable, Title 10, Texas Administrative Code ("10 TAC"), Chapters 1, 8, 11, 12, and 13. Specifically, the undersigned understands the requirements under 10 TAC §11.101 of the Qualified Allocation Plan ("QAP"), Site and Development Requirements and Restrictions, as well as Internal Revenue Code Section 42. By signing this document, Applicant is affirming that all statements and representations made in this certification and application, including all supporting materials, are true and correct under penalty of law, including Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. Applicant is also affirming understanding of 10 TAC §11.1(i) of the QAP, relating to Public Information Requests, specifically that the filing of an Application with the Department is deemed as consent to release any and all information contained therein.

The undersigned further certifies that he/she has the authority to execute this certification.

HTG Akins, LLC

Applicant Entity Name

By: Matthew Rieger

Signature of Authorized Representative

Printed Name: Matthew Rieger

Manager of Managing Member

Title: 2/28/2020

Date: 2/28/2020

Sworn to and subscribed before me on the 28 day of February, 2020

by Matthew Rieger
(Personalized Seal)

Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA
Commission GG182997
Expires 4/30/2022

Notary Public Signature: (Florida)

Notary Public, State of Miami-Dade

County of

My Commission Expires:

Date: 2/25/2020
Required for Tax Exempt Bond Developments only

4% Housing Tax Credit/Bond Application Filing

Development Name:

☐ Lottery Application

For Applicants who participated in the TBRB lottery for private activity bond volume cap and the lottery results indicated the application will be prioritized for a Certificate of Reservation to be issued in January 2020, the Applicant has submitted the Notice to Submit Lottery Application form to the Department on or before December 6, 2019. The complete Application, including all required Third Party Reports, accompanied by the Application Fee described in §11.901 of the QAP will be submitted no later than December 13, 2019 in accordance with §11.2(b) of the QAP.

☐ Non-Lottery Application

☐ Priority 1 or 2 Application with advance notice of a Certificate of Reservation:

Submit the Application Fee described in §11.901 of the QAP and the complete Application, with the exception of the Third Party Reports, prior to the issuance of the Certificate of Reservation by the TBRB. The Third Party Reports must be submitted on the fifth day of the month and the Application may be scheduled for a Board meeting at which the decision to issue a Determination Notice would be made approximately 90 days following such submission deadline. If the fifth day falls on a weekend or holiday, the submission deadline shall be on the next business day.

☐ Priority 3 Application

Application will not be accepted until after the TBRB has issued a Certificate of Reservation and may be submitted on the fifth day of the month. Priority 3 Application submissions must be complete, including all Third Party Reports and the required Application Fee described in §11.901 of the QAP, before they will be considered accepted by the Department and meeting the submission deadline for the applicable Board meeting date. A copy of the Certificate of Reservation or email from TBRB indicating the Reservation has been issued must be submitted with the Payment Receipt.

☐ Applicant is unable to obtain a Certificate of Reservation, as of November 15, 2020, from the current program year.

Submit a complete Application without a bond reservation, provided that, a copy of the inducement resolution is included in the Application, and a Certificate of Reservation is issued as soon as possible by BRB staff in January 2021. The determination as to whether a 2020 Application can be submitted and supplemented with 2021 forms and certifications, will be at the discretion of staff. Applicants are encouraged to communicate with staff any issues and timing considerations unique to a Development as early in the process as possible.

☐ An Inducement Resolution has been approved by the Bond Issuer and a copy is provided here or behind Tab 8.

See Board Meeting and Corresponding Submission Dates on Next Page

2/27/2020
**Board Meeting and Corresponding Submission Dates.** *(Note: The Department will require at least 90 days to review an Application. The Application will be subject to the review priority established under §11.201(6) of the QAP).*

<table>
<thead>
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<th>Complete Application Due Date:</th>
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<td>February, 2021**</td>
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<tr>
<td>December 7, 2020</td>
<td>March, 2021**</td>
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*Lottery Application Submission Date Only.

**The TDHCA Board Meeting dates for 2021 have not been finalized and will be updated once available.*
Development Owner Certification, Acknowledgement and Consent

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov't Code, §42 of the Internal Revenue Code, and §11.1(d) of the Qualified Allocation Plan.

The undersigned, in each and all of the following capacities in which it may serve or exist -- Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as “Applicant” or “Development Owner,” whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of Department funding.

Applicant hereby represents, warrants, acknowledges and certifies to the Department and to the State of Texas that:

The Development will adhere to the Texas Property Code relating to security devices and other applicable requirements for residential tenancies, and will adhere to local building codes or, if no local building codes are in place, then to the most recent version of the International Building Code.

This Application and all materials submitted to the Department constitute records of the Department subject to Tex. Gov't Code, Chapter 552. Any person signing the certification acknowledges that they have the authority to release all materials for publication on the Department's website and release them in response to a request for public information, and make other use of the information as authorized by law. This includes all Third Party reports, which will be posted in their entirety on the Department’s website, as they constitute a part of the Application. The Application is in compliance with all requirements related to the eligibility of an Applicant, Application and Development as further defined in 10 TAC §§11.101 and 11.202 of the Qualified Allocation Plan. Any issues of non-compliance have been disclosed.

All representations, undertakings and commitments made by Applicant in the Application process expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Award Letter, Commitment or Contract by the Department. To the extent allowed under Tex. Gov't Code §2306.6720, if any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall be enforceable even
if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and the residents of the Development, including enforcement by administrative penalties for failure to perform (consistent with Chapter 2, Subchapter C of the title relating to Administrative Penalties), in accordance with the Land Use Restriction Agreement.

When providing a Pre-Application, Application or other materials to a state representative, local governmental body, Neighborhood Organization, or anyone else to secure support or approval, an Applicant must disclose in accordance with the Department’s rules those aspects of the Development that may not have been determined or selected or may be subject to change, such as changes in the amenities ultimately selected and provided.

The Development Owner is and will remain in compliance with state and federal laws, including but not limited to, fair housing laws, including Chapter 301, Property Code, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), the Fair Housing Amendments Act of 1988 (42 U.S.C. §§3601 et seq.), the Civil Rights Act of 1964 (42 U.S.C. §§2000a et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. §§12101 et seq.), the Rehabilitation Act of 1973 (29 U.S.C. §§701 et seq.), Fair Housing Accessibility, the Texas Fair Housing Act; and the Development is designed consistent with the Fair Housing Act Design Manual produced by HUD, and the Texas Accessibility Standards. (§2306.257; §2306.6705(7))

The Development Owner has read and understands the Department’s fair housing educational materials posted on the Department’s website as of the beginning of the Application Acceptance Period.

All Applications proposing Rehabilitation (including Reconstruction unless otherwise provided for in 10 TAC Chapter 11) will be treated as substantial alteration, in accordance with 10 TAC Chapter 1, Subchapter B.

The Development Owner will establish a reserve account consistent with Tex. Gov’t Code §2306.186, and as further described in §11.302(d)(2)(I) of the Qualified Allocation Plan, relating to Replacement Reserve Account requirements.

The Development will operate in accordance with the applicable compliance monitoring requirements found in 10 TAC Chapter 10, Subchapters F and G.

The Development Owner agrees to implement a plan to use Historically Underutilized Businesses (HUB) in the development process consistent with the Historically Underutilized Business Guidelines for contracting with the State of Texas. The Development Owner will be required to submit a report of the success of the plan as part of the cost certification documentation, in order
to receive IRS Forms 8609 or, if the Development does not have Housing Tax Credits, release of retainage.

The Applicant will attempt to ensure that at least 30% of the construction and management businesses with which the Applicant contracts in connection with the Development are Minority Owned Businesses as further described in Tex. Gov't Code §2306.6734.

The Development Owner will specifically market to veterans through direct marketing or contracts with veteran's organizations. The Development Owner will be required to identify how they will specifically market to veterans and report to the Department in the annual housing report on the results of the marketing efforts to veterans. Exceptions to this requirement must be approved by the Department.

**Accessibility Requirements**

The Development Owner understands that in accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units), at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA Standards with the exceptions listed in “Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities” (Federal Register 79 FR 29671) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

The Development Owner understands that regardless of building type, all Units accessed by the ground floor or by elevator ("affected units") must meet the requirements at 10 TAC §11.101(b)(8)(B).

The Development Owner certifies that all accessible Units under 10 TAC Chapter 1, Subchapter B, will be dispersed throughout the Development.

The Development Owner certifies that representations made in the Architect Certification are true and correct, and understands that the Department evaluation of architectural drawings may not include a complete assessment of accessibility. The Development Owner is responsible for any modifications necessary to meet accessibility requirements identified at the final construction inspection.
Unused Credit or Penalty Fee (select one box as applicable)

_____ The Applicant returned a full credit allocation after the Carryover Allocation deadline required for that allocation and is subject to the Unused Credit or Penalty Fee pursuant to §11.901(16) of the Qualified Allocation Plan.

X The Applicant certifies that no disclosure regarding §11.901(15) of the Qualified Allocation Plan is necessary.

Termination of Relationship in an Affordable Housing Transaction (select one box as applicable)

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that has terminated, voluntarily or involuntarily, within the past 10 years or plans to or is negotiating to terminate their relationship with any other affordable housing development. The disclosure identified the person or persons and development involved, the identity of each other development and contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the termination or proposed termination, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(M) of the Qualified Allocation Plan related to such disclosure.

X The Applicant certifies that no disclosure regarding §11.202(1)(M) of the Qualified Allocation Plan is necessary.

Voluntary Compliance Agreement with any Governmental Agency (select one box as applicable)

_____ The Applicant has disclosed, in the Application, any Principal or any entity or Person in the Development ownership structure who was or is involved as a Principal in any other affordable housing transaction that entered into a voluntary compliance agreement (or similar agreement) with any governmental agency that is the result of negotiation regarding noncompliance of any affordable housing Development with any requirements. The disclosure identified the person or persons and development involved, the identity of each other development, contact information for the other Principals of each such development, a narrative description of the facts and circumstances of the agreement or proposed agreement, and any appropriate supporting documents. The Applicant has read and understands §11.202(1)(N) of the Qualified Allocation Plan related to such disclosure.

X The Applicant certifies that no disclosure regarding §11.202(1)(N) of the Qualified Allocation Plan is necessary.
The Applicant certifies that, for any Development proposing New Construction or Reconstruction and located within the 100 year floodplain as identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the Development Site will be developed in full compliance with the National Flood Protection Act and all applicable federal and state statutory and regulatory requirements so that all finished ground floor elevations are at least one foot above the floodplain and parking and drive areas are no lower than six inches below the floodplain, subject to more stringent federal or local requirements. The Applicant certifies that, floodplain maps will be used and the Development Site will comply with regulations as they exist at the time of commencement of construction. Applicant further certifies that, for any Development proposing Rehabilitation (excluding Reconstruction) that is not a HUD or TRDO-USDA assisted property, the Development Site is not located in the 100 year floodplain unless the existing structures already meet the requirements for New Construction or Reconstruction, as certified to by a Third Party engineer, or unless the state or local government has undertaken and can substantiate sufficient mitigation efforts, and such documentation is submitted in the Application.

Undesirable Site Features (select one of the boxes as applicable)

______ The Development is not located in an area with undesirable site features as further described in §11.101(a)(2) of the Qualified Allocation Plan.

______ The proposed Development is Rehabilitation (excluding Reconstruction) with ongoing and existing federal assistance from HUD, USDA, or Veterans Affairs (“VA”) and an exemption was requested prior to the filing of an Application or is being requested with the Application in accordance with §11.101(a)(2) of the Qualified Allocation Plan.

______ The proposed Development is Historic Preservation pursuant to §11.9(e)(6) of the Qualified Allocation Plan, is located in an area with an undesirable site feature and an exemption was requested prior to the filing of an Application or is being requested with the Application.

______ The proposed Development is New Construction, is located in an area with an undesirable site feature and a copy of the local ordinance that specifies the proximity of such feature to a multifamily development is included in the Application.

______ The proposed Development is located in an area with an undesirable site feature and mitigation to be considered by staff and the Board is included in the Application (select all that apply):

______ within 300 feet of junkyards
[Text from the image]

**Neighborhood Risk Factors (select one of the main boxes as applicable)**

- The Development Owner certifies that the Development is not located in an area with any of the neighborhood risk factors described in §11.101(a)(3) of the Qualified Allocation Plan and that no disclosure is necessary;

- The Development Owner certifies that the Development is located in an area with the following neighborhood risk factors and the Neighborhood Risk Factors Report is submitted with the Application (select all that apply):
  - in a census tract with a poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13);
  - in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development [continues on next page])
Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crimes is greater than 18 per 1,000 persons (annually) as reported on neighborhoodscout.com:

_____ is located within 1,000 feet of a described in §11.101(a)(3)(B)(iii) of the Qua

_____ is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating by the Texas Education Agency. Elderly Developments, Developments encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or date the pre-application is submitted (if applicable) and Supportive Housing SRO Developments or Supportive Housing Developments where all Units are Efficiency Units are exempt from the requirement to disclose the presence of this characteristic.

The Development will include all of the mandatory Development amenities required in §11.101(b)(4) of the Qualified Allocation Plan at no charge to all residents (market rate and low-income) and written notice of such amenities will be provided to the residents.

The Development will satisfy the minimum point threshold for common amenities as further described in §11.101(b)(5) of the Qualified Allocation Plan. These amenities must be for the benefit of all residents (market rate and low-income), meet accessibility standards, be sized appropriately to serve the proposed Target Population, be made available throughout normal business hours, and be maintained throughout the Affordability Period. The residents must be provided written notice of the amenity elections made by the Development Owner.

The Development will meet the minimum size of Units as further described §11.101(b)(6)(A) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough unit, development construction, and energy and water efficiency features to meet the minimum number of points as further described in §11.101(b)(6)(B) of the Qualified Allocation Plan.

The Development (excluding competitive Housing Tax Credit Applications) will include enough resident supportive services, at no charge to the residents, be accessible to all residents (market rate and low-income), and maintained throughout the Affordability Period, to meet the required minimum number of points as further described in §11.101(b)(7) of the Qualified Allocation Plan, and offered in accordance with §10.619 of the Uniform Multifamily Rules. The tenant must be provided written notice of the elections made by the Development Owner.
If income averaging is elected, Unit Designations for all units identified as 20%, 30%, 40%, 50%, 60%, 70%, and 80% Units will be dispersed across all Unit Types to the maximum extent feasible in a manner that does not violate fair housing laws, as required by 10 TAC §10.605(c).

If the Applicant is applying for Multifamily Direct Loan funds and the Development consists of New Construction, the Applicant further certifies that the Development meets the Construction Site Standards in 24 CFR §983.57(e)(2) and (3), as applicable.

If the Development has an existing LURA with the Department, the Development Owner will comply with the existing restrictions.

The Development Owner will comply with any and all notices required by the Department.

None of the criteria in subparagraphs (A) – (N) of §11.202(1) of the Qualified Allocation Plan, related to ineligible Applicants, applies to those identified as having Control on the organizational chart for the Applicant, Developer and Guarantor.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of Applicant, and in all other related capacities described above, as applicable, expressly represents, warrants, and certifies that all information contained in this certification and in the Application, including any and all supplements, additions, clarifications, or other materials or information submitted to the Department are true and correct and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. Further, the Applicant hereby expressly represents, warrants, acknowledges and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification, and subject to criminal penalties as defined by Tex. Penal Code §§37.01 et seq., and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the providing of false information in connection with the procurement of allocations or awards, that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
By:  

__________________________
Signature

Matthew Rieger

__________________________
Printed Name

Manager of Managing Member

__________________________
Title

2/10/2020

__________________________
Date

THE STATE OF Florida §

COUNTY OF Miami-Dade §

Before me, a notary public, on this day personally appeared Matthew Rieger, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of February 2020

(Seal)

Notary Public Signature

Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG182097
Expires 4/30/2022
The purpose of the packet is to formalize the process in which Neighborhood Risk Factors (NRF) are disclosed and the NRF Report is submitted pursuant to 10 TAC §11.101(a)(3) of the Qualified Allocation Plan (QAP). The packet may be submitted at pre-application (if applicable per 10 TAC §11.8(b)(1)(I) relating to Pre-Application Requirements) or at Application. If TDHCA is the Bond Issuer and a determination of NRF is requested as part of the Inducement Resolution process, the packet may be submitted as described by 10 TAC §12.4(b) and (e) of the Multifamily Housing Revenue Bond Rule. Applicants who wish to submit a request for pre-determination prior to pre-application or Application are advised to review 10 TAC §11.1(k) for additional guidance. Termination due to an Applicant’s own non-disclosure is not appealable as such appeal is in direct conflict with certifications made in the Application and within the control of the Applicant.

Pursuant to 10 TAC §11. 8(b), related to Pre-application Participation, the competitive HTC pre-application must identify NRFs related to crime and schools.

[X] Pre-application Disclosure: Pre-application # 20030 Development Name Akins East

☐Application Disclosure: Application #_______ Development Name

The Development Site includes the following Neighborhood Risk Factor(s) (Check all that apply):

☐ Development Site is located in a census tract has poverty rate above 40% for individuals (or 55% for Developments in regions 11 and 13). If poverty is the only Neighborhood Risk Factor, attach a copy of the resolution described in 10 TAC 11.101(a)(3)(D)(i) and no further information is necessary.

☐ Development Site is located in a census tract (or for any adjacent census tract with a boundary less than 500 feet from the proposed Development Site that is not separated from the Development Site by a natural barrier such as a river or lake, or an intervening restricted area, such as a military installation) in an Urban Area and the rate of Part I violent crime is greater than 18 per 1,000 persons annually as reported on https://www.neighborhoodscout.com/.

☐ Development Site is located within 1,000 ft. (measured from nearest boundary of the Site to the nearest boundary of blighted structure) of multiple vacant structures that have fallen into such significant disrepair, overgrowth, and/or vandalism that they would commonly be regarded as blighted or abandoned.

[X] Development Site is located within the attendance zone of an elementary school, a middle school, or a high school\(^1\) that has:

\(^1\) Elderly Developments, Developments encumbered by a TDHCA LURA on the first day of the application or pre-application acceptance period (if applicable), and Supportive Housing SRO Developments or Supportive Housing Developments where all Units are Efficiency Units are not required to provide mitigation for this subparagraph.
☐ a 2019 TEA Accountability Rating of D and a 2018 Improvement Required Rating; or

[☑] a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating by the Texas Education Agency.

☐ a 2019 TEA Accountability Rating of F or D and does not have a TEA Accountability rating for 2018.

☐ does not have a TEA Accountability rating for 2019 and has a 2018 Improvement Required Rating.
Neighborhood Risk Factors Report:

Information is being submitted for the items listed below, or such other mitigation as the Applicant determines appropriate to support a staff determination that the proposed Development Site should be found eligible, as such information might be considered to pertain to the Neighborhood Risk Factor(s) disclosed, pursuant to 10 TAC §11.101(a)(3)(C) of the QAP. Such information is included behind this page.

☐ Determination regarding neighborhood boundaries;

☐ Assessment of general land use in the neighborhood;

☐ Assessment concerning any of the features of the Neighborhood Risk Factors present in the neighborhood, regardless of whether they are within the specified distances referenced in 10 TAC §11.101(a)(2);

☐ Assessment of the number of existing affordable rental units in the Primary Market Area (PMA), including comment on concentration based on the size of the PMA;

☐ Assessment of the percentage of households residing in the census tract that have household incomes equal to or greater than the median household income for the MSA or county where the Development site is located;

☐ Assessment of the number of market rate multifamily units in the neighborhood and their current rents and levels of occupancy;

☒ A copy of the TEA Accountability Rating Report for each of the schools in the attendance zone containing the Development that achieved a D rating in 2019 and a 2018 Improvement Required rating or a 2019 TEA Accountability Rating of F and a 2018 Met Standard Rating, along with a discussion of performance indicators and what progress has been made over the prior year. Submit the campus improvement plan in effect only if there is an update to the plan that shows progress made under the plan. If no update is available, provide information from a school official that speaks to progress made under the plan as indicated in 10 TAC §11.101(a)(3)(D)(iv);

The Department requests that this information also be submitted in instances where a school in the attendance zone containing the Development achieved a 2019 TEA Accountability Rating of F or D and does not have a TEA Accountability rating for 2018, and in instances where a school in the attendance zone containing the Development does not have a TEA Accountability rating for 2019 and has a 2018 Improvement Required Rating; and

☐ Additional information, if requested by the Department.

Provide any comments or additional information in the box below, if applicable.

Akins East will be an elderly development and no mitigation is being provided at this time.
Mitigation of the Neighborhood Risk Factor(s):

☐ I have provided information regarding mitigation of the above-mentioned Neighborhood Risk Factors, as applicable, behind this page, along with a summary narrative describing how the information presented meets the requirements of 10 TAC §11.101(a)(3)(D) of the QAP, or;

Provide any comments or additional information in the box below, if applicable.

(C) Ineligibility of Developments within Certain School Attendance Zones. Any Development that falls within the attendance zone of a school that has a 2019 TEA Accountability Rating of F and a 2018 Improvement Required Rating is ineligible with no opportunity for mitigation. Developments that are encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or at the time of Preapplication (if applicable), an Elderly Development or a Supportive Housing SRO Development or Supportive Housing Development where all Units are Efficiency Units are exempt.

Department Contacts:

9% HTC Applications: Sharon.Gamble@TDHCA.state.tx.us (9% Program Administrator)

4% HTC and Tax-Exempt Bond Applications: Teresa.Morales@TDHCA.state.tx.us (Director of Multifamily Bonds)

Direct Loan Only Applications: Andrew.Sinnott@TDHCA.state.tx.us (Multifamily Loan Programs Manager)

How to Submit the NRF Report Packet:

If the NRF Packet was not submitted to the contact person indicated above prior to Pre-application or Application submission, the Packet must be included behind Tab 2 when the full Application is uploaded to the Serv-U Account that has been set-up for the pre-application or Application. Notify the appropriate contact person of the upload (refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed).
# Texas Education Agency

## 2019 Accountability Ratings Overall Summary

**MARTIN MIDDLE (227901051) - AUSTIN ISD**

### Accountability Rating Summary

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<td>Relative Performance (Eco Dis: 93.7%)</td>
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### Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

### Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
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<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>
**Texas Education Agency**

2018 Accountability Ratings Overall Summary

**MARTIN MIDDLE (227901051) - AUSTIN ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>64</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>57</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>29</td>
<td>57</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>College, Career and Military</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>63</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>62</td>
<td>60</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 93.1%)</td>
<td>29</td>
<td>63</td>
<td>Met Standard</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>21</td>
<td>66</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

**Distinction Designations**

<table>
<thead>
<tr>
<th>Subject</th>
<th>Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
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</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Not Earned</td>
</tr>
</tbody>
</table>

[https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&title=2018+Accountability+Overall](https://rptsvr1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&title=2018+Accountability+Overall)
Texas Education Agency
2019 Accountability Ratings Overall Summary
SADLER MEANS YWLA (227901065) - AUSTIN ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>59</td>
<td>59</td>
<td>F</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td></td>
<td>31</td>
<td>59</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>59</td>
<td>58</td>
<td>F</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.9%)</td>
<td>31</td>
<td>69</td>
<td>D</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>4</td>
<td>42</td>
<td>F</td>
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</tbody>
</table>

* This campus received an F rating in three of the four areas: Student Achievement; School Progress, Part A: Academic Growth; School Progress, Part B: Relative Performance; or Closing the Gaps, and the Student Achievement domain rating is an F; therefore, the overall score is limited to a 59.

Identification of Schools for Improvement

This campus is identified for comprehensive support and improvement.

Distinction Designations

https://rptsrv1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&little=2019+Ac...
<table>
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<tr>
<th>Category</th>
<th>Status</th>
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<tbody>
<tr>
<td>ELA/Reading</td>
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<tr>
<td>Mathematics</td>
<td>Not Earned</td>
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<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
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</tr>
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</table>
# Texas Education Agency

## 2018 Accountability Ratings Overall Summary

**SADLER MEANS YWLA (227901065) - AUSTIN ISD**

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
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</thead>
<tbody>
<tr>
<td>Overall</td>
<td></td>
<td>59</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td>54</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>26</td>
<td>54</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>58</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>55</td>
<td>56</td>
<td>Improvement Required</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 92.5%)</td>
<td>26</td>
<td>58</td>
<td>Improvement Required</td>
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<tr>
<td>Closing the Gaps</td>
<td>17</td>
<td>63</td>
<td>Met Standard</td>
</tr>
</tbody>
</table>

**Notes:**
- This campus received an Improvement Required rating in three of the four areas: Student Achievement; School Progress, Part A: Academic Growth; School Progress, Part B: Relative Performance; or Closing the Gaps. Therefore, the overall scaled score is limited to an 59.

## Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
- Social Studies: Not Earned
<table>
<thead>
<tr>
<th>Category</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
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</tr>
</tbody>
</table>
The Applicant Eligibility Certification(s) is included behind this tab.

10 TAC §11.202 of the Qualified Allocation Plan identifies situations in which an Application or Applicant may be ineligible for Department funding. Applicants must provide disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action taken and accepted by the Department or mitigating factors to be considered. Documentation should be attached behind this tab.

The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm

Disclosure of all potential instances of ineligibility, along with evidence of appropriate corrective action is included behind this tab.

The form must be executed by all individuals required to be listed on the organizational chart and also meeting the definition of Control under 10 TAC §11.1(d)(30) of the Qualified Allocation Plan.

**The form must be executed, notarized, and included in the full application document.**

The submission may include one copy of the certification along with copies of the signature pages. A signed, dated, and notarized signature page for each individual described above must be included. No hard copy with original signatures is required, only a scanned copy within the final PDF file.
Applicant Eligibility Certification

All defined terms used in this certification and not specifically defined herein have the meanings ascribed to them in Chapter 2306 of the Tex. Gov’t Code, §42 of the Internal Revenue Code, and § 11.1(d) of the Qualified Allocation Plan.

The undersigned, in each and all of the following capacities in which it may serve or exist or be contemplated to bring a new entity into existence—Applicant, Development Owner, Developer, Guarantor of any obligation of the Applicant, and/or Principal of the Applicant and hereafter referred to as “Applicant,” whether serving in one or more such capacities, is hereby submitting its Application to the Department for consideration of multifamily funding.

Applicant hereby represents, warrants, agrees, acknowledges and certifies to the Department and to the State of Texas that:

It has obtained all necessary consents and approvals, and conducted all necessary diligence to enable it to make these certifications and to perform any all agreements and to give all consents provided for or made herein.

All representations, undertakings and commitments made by Applicant in the Application process for a Development, whether with respect to Threshold Criteria, selection criteria or otherwise, expressly constitute conditions to any Commitment, Determination Notice, Carryover Allocation, or Direct Loan Contract for such Development which the Department may issue or award, and the violation of any such condition shall be sufficient cause for the cancellation and rescission of such Commitment, Determination Notice, Carryover Allocation, or Direct Loan Commitment by the Department. To the extent allowed under Tex. Gov’t Code §2306.6720 if any such representations, undertakings and commitments concern or relate to the ongoing features or operation of the Development, they shall each and all shall be enforceable even if not reflected in the Land Use Restriction Agreement. All such representations, undertakings and commitments are also enforceable by the Department and/or the tenants of the Development, including but not limited to enforcement by assessment of administrative penalties for failure to perform, in accordance with the Land Use Restriction Agreement, the entry of orders by the Department’s Governing Board requiring strict performance, or the obtaining of injunctive relief.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been or are barred, suspended, or terminated from procurement in a state or Federal program or listed in HUD’s System for Award Management (SAM).

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been convicted of a state or federal felony crime involving fraud, bribery, theft,
misrepresentation of material fact, misappropriation of funds, or other similar criminal offenses within 15 years preceding the Application submission.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party, at the time of Application, are not subject to an enforcement or disciplinary action under state or federal securities law or by the NASD; is subject to a federal tax lien; and/or is the subject of a proceeding in which a Governmental Entity has issued an order to impose penalties, suspend funding, or take adverse action based on an allegation of financial misconduct or uncured violation of material laws, rules, or other legal requirements governing activities considered relevant by the Governmental Entity.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not breached a contract with a public agency and failed to cure that breach within the timeframe provided or allowed by contract. If such breach is permitted to be cured under the contract, notice of the breach has been given and a reasonable opportunity to cure.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not represented to a subcontractor the extent to which the Developer has benefited from contracts or financial assistance that has been awarded by a public agency, including the scope of the Developer’s participation in contracts with the agency and the amount of financial assistance awarded to the Developer by the agency.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been found by the Board to be ineligible based on a previous participation review performed in accordance with 10 TAC Chapter 1 Subchapter C.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is not delinquent in any loan, fee, or escrow payments to the Department in accordance with the terms of the loan, as amended, or is otherwise in default with any provisions of such loans.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party has cured any past due fees owed to the Department within the time frame provided by notice from the Department and at least 10 days prior to the Board meeting at which the decision for an award is to be made.

Neither Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is in violation of a state revolving door or other standard of conduct or conflict of interest statute, including Tex. Gov’t Code §2306.6733, or a provision of Tex. Gov’t Code Chapter 572, that would prohibit the Person from participating in the Application in the manner and capacity they are participating.
The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have no previous Contracts or Commitments that have been partially or fully de-obligated during the 12 months prior to the submission of the Application due to a failure to meet contractual obligations, and the Person is not on notice that such de-obligation results in ineligibility under 10 TAC Chapter 11.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party will not allow previous Contracts or Commitments to be partially or fully de-obligated between the date of Application submission through the date of final allocation or award, due to a failure to meet contractual obligations.

Neither Applicant, Affiliate, nor any member of the Development Team has provided false or misleading documentation or made other intentional or negligent material misrepresentations or omissions in or in connection with an Application (and certifications contained therein), Commitment, Direct Loan Contract, or Determination Notice for a Development.

The Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party have not been the owner or Affiliate of the owner of a Department assisted rental development for which the federal affordability requirements were prematurely terminated and the affordability requirements have not re-affirmed or Department funds repaid.

Neither Applicant, Affiliate nor any member of the Development Team has participated in the dissemination of misinformation about affordable housing and the persons it serves or about a competing Applicant that would likely have the effect of fomenting opposition to an Application where such opposition is not based on substantive and legitimate concerns that do not implicate potential violations of fair housing laws.

The Applicant will not violate §2306.1113 of the Tex. Gov’t Code relating to Ex Parte Communication and further explained in §11.202(2)(A) of the Qualified Allocation Plan.

For any Development utilizing Housing Tax Credit or Tax-Exempt Bonds, at all times during the two-year period preceding the date the Application Round begins (or for Tax-Exempt Bond Developments any time during the two-year period preceding the date the Application is submitted to the Department), the Applicant or a Related Party is not or has not been a member of the Board or employed by the Department as the Executive Director, Chief of Staff, General Counsel, a Deputy Executive Director, the Director of Multifamily Finance, the Chief of Compliance, the Director of Real Estate Analysis, a manager over the program for which an Application has been submitted, or any person exercising such responsibilities regardless of job title; or in violation of §2306.6733 of the Tex. Gov’t Code.

For any Development utilizing Housing Tax Credits, the Applicant will not propose to replace in
less than fifteen (15) years any private activity bond financing of the Development described by
the Application, unless the exceptions in §2306.6703(a)(2) of the Tex. Gov't Code are met.

All the instances in which any Principal or any entity or Person in the Development ownership
structure who was or is involved as a Principal in any other affordable housing transaction, that
has terminated voluntarily or involuntarily within the past ten years or is negotiating to terminate
their relationship with any other affordable housing development have been fully disclosed
pursuant to §11.202(1)(M) of the Qualified Allocation Plan. Applicant understands that failure to
disclose is grounds for termination.

All housing developments with which Applicant, Affiliate, Development Owner, Developer,
Guarantor and/or Principal thereof participating, are in compliance with: state and federal fair
housing laws, including Chapter 301, Property Code, the Texas Fair Housing Act; Title VIII of the
Civil Rights Act of 1968 (42 U.S.C. Section 3601 et seq.); and the Fair Housing Amendments Act of
1988 (42 U.S.C. Section 3601 et seq.); the Civil Rights Act of 1964 (42 U.S.C. Section 2000a et
seq.); the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.); and the
Rehabilitation Act of 1973 (29 U.S.C. Section 701 et seq.).

The making of an allocation or award by the Department does not constitute a finding or
determination that the Development is deemed qualified to receive such allocation or award.
Applicant agrees that the Department or any of its directors, officers, employees, and agents will
not be held responsible or liable for any representations made to the undersigned or its investors;
therefore, Applicant assumes the risk of all damages, losses, costs, and expenses related thereto
and agrees to indemnify and hold harmless the Department and any of its officers, employees,
and agents against any and all claims, suits, losses, damages, costs, and expenses of any kind and
of any nature that the Department may hereinafter suffer, incur, or pay arising out of its decisions
and actions concerning this Application or the use of information therein.

Applicant, Affiliate, Development Owner, Developer, Guarantor or other Related Party is not
subject to any pending criminal proceedings and if any such proceeding or any other charges
which would invalidate the certifications are finally adjudicated or otherwise disposed of prior to
Carryover, Determination Notice, or Closing, the Applicant will immediately notify the
Department. Such notification must be presented to the Board for consideration at the next
available Board meeting.

The individual whose name is subscribed hereto, in his or her individual capacity, on behalf of
Applicant, and in all other related capacities described above, as applicable, expressly represents,
warrants, and certifies that all information contained in this certification and in the Application,
including any and all supplements, additions, clarifications, or other materials or information
submitted to the Department in connection therewith as required or deemed necessary by the
materials governing the multifamily funding programs are true and correct, and the Applicant has undergone sufficient investigation to affirm the validity of the statements made. The Applicant agrees that the Department may, at its discretion, request additional information and/or documentation in its evaluation of this Application and is authorized but not obligated under this document to conduct its own investigation regarding any information required requested and or provided in relation to the Application or the Development. Further, the Applicant hereby expressly represents, warrants, and certifies that the individual whose name is subscribed hereto has read and understands all the information contained in this form of the Application.

By signing this document, the undersigned, in their individual capacity, on behalf of Applicant, whether formed or to be formed, and in all other related capacities described above, is affirming under penalty of Chapter 37 of the Texas Penal Code titled Perjury and Other Falsification and subject to criminal penalties as defined by the State of Texas. TEX. PENAL CODE ANN. §§37.01 et seq. (Vernon 2011) and subject to any and all other state or federal laws regarding the making of false statements to governmental bodies or the false statements or the providing of false information in connection with the procurement of allocations or awards that the Application and all materials relating thereto constitute government documents and that the Application and all materials relating thereto are true, correct, and complete in all material respects.
By: ______________________________
Signature of Authorized Representative

Matthew Rieger
Printed Name

Manager of Managing Member
Title

2/10/2020
Date

THE STATE OF Florida

COUNTY OF Miami-Dade

Before me, a notary public, on this day personally appeared Matthew Rieger, known to me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared and certified that the statements therein contained are true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of February 2020

(Seal)

Notary Public Signature

Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA,
Comm# GG182997
Expires 4/30/2022
Multifamily Direct Loan Certification is included behind this tab.

Multifamily Direct Loan Certification is not applicable to this Application.

**If applicable, the form should be executed, notarized, and included in the full application document.**

The form for the certification will be posted to the Department’s website at

http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm
Provide the contact information for the Applicant and any staff responsible for Administrative Deficiencies and/or clarifications to the Application.

<table>
<thead>
<tr>
<th>1. Applicant Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Matthew Rieger</td>
</tr>
<tr>
<td><strong>Phone:</strong> 305-860-8188</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:operationalcontact_TX@htgf.com">operationalcontact_TX@htgf.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 3225 Aviation Ave, 6th Floor</td>
</tr>
<tr>
<td>Coconut Grove</td>
</tr>
<tr>
<td>FL</td>
</tr>
<tr>
<td>33133</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Second Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong> Valentin DeLeon</td>
</tr>
<tr>
<td><strong>Phone:</strong> 786-536-9104</td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:valentind@htgf.com">valentind@htgf.com</a></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong> 3225 Aviation Ave, 6th Floor</td>
</tr>
<tr>
<td>Coconut Grove</td>
</tr>
<tr>
<td>FL</td>
</tr>
<tr>
<td>33133</td>
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</table>

<table>
<thead>
<tr>
<th>3. Consultant Contact (if applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name:</strong></td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
</tr>
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<td><strong>Email:</strong></td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
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<tr>
<td><strong>Street:</strong></td>
</tr>
<tr>
<td><strong>City:</strong></td>
</tr>
<tr>
<td><strong>State:</strong></td>
</tr>
<tr>
<td><strong>Zip:</strong></td>
</tr>
</tbody>
</table>

2/28/2020
This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application.

### Criteria Promoting Development of High Quality Housing

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Sizes</td>
<td>§11.9(b)(1)(A)</td>
<td>6</td>
</tr>
<tr>
<td>Unit and Development Features</td>
<td>§11.9(b)(1)(B)</td>
<td>9</td>
</tr>
<tr>
<td>Sponsor Characteristics</td>
<td>§11.9(b)(2)</td>
<td>2</td>
</tr>
</tbody>
</table>

**High Quality Housing Total** 17

### Criteria to Serve and Support Texans Most In Need

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income Levels of Residents</td>
<td>§11.9(c)(1)</td>
<td>15</td>
</tr>
<tr>
<td>Rent Levels of Residents</td>
<td>§11.9(c)(2)</td>
<td>11</td>
</tr>
<tr>
<td>Resident Services</td>
<td>§11.9(c)(3)</td>
<td>11</td>
</tr>
<tr>
<td>Opportunity Index</td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Underserved Area</td>
<td>§11.9(c)(5)</td>
<td>3</td>
</tr>
<tr>
<td>Residents with Special Housing Needs</td>
<td>§11.9(c)(6)</td>
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</tr>
<tr>
<td>Proximity to Job Areas</td>
<td>§11.9(c)(7)</td>
<td>6</td>
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**Serve and Support Texans Most in Need Total** 49

### Criteria Promoting Community Support and Engagement

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
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</thead>
<tbody>
<tr>
<td>Local Government Support</td>
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<tr>
<td>Commitment of Development Funding by Local Political Subdivision</td>
<td>§11.9(d)(2)</td>
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</tr>
<tr>
<td>Declared Disaster Area</td>
<td>§11.9(d)(3)</td>
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</tr>
<tr>
<td>Quantifiable Community Participation</td>
<td>§11.9(d)(4)</td>
<td>10</td>
</tr>
<tr>
<td>Community Support from State Representative</td>
<td>§11.9(d)(5)</td>
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</tr>
<tr>
<td>Input from Community Organizations</td>
<td>§11.9(d)(6)</td>
<td>10</td>
</tr>
<tr>
<td>Concerted Revitalization Plan</td>
<td>§11.9(d)(7)</td>
<td>10</td>
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</tbody>
</table>

**Community Support and Engagement Total** 11

### Criteria Promoting the Efficient Use of Limited Resources and Applicant Accountability

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financial Feasibility</td>
<td>§11.9(e)(1)</td>
<td>0</td>
</tr>
<tr>
<td>Cost of Development per Square Foot</td>
<td>§11.9(e)(2)</td>
<td>0</td>
</tr>
<tr>
<td>Pre-application Participation</td>
<td>§11.9(e)(3)</td>
<td>6</td>
</tr>
<tr>
<td>Leveraging of Private, State, and Federal Resources</td>
<td>§11.9(e)(4)</td>
<td>0</td>
</tr>
<tr>
<td>Extended Affordability</td>
<td>§11.9(e)(5)</td>
<td>4</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>§11.9(e)(6)</td>
<td>0</td>
</tr>
<tr>
<td>Right of First Refusal</td>
<td>§11.9(e)(7)</td>
<td>1</td>
</tr>
<tr>
<td>Funding Request Amount</td>
<td>§11.9(e)(8)</td>
<td>1</td>
</tr>
</tbody>
</table>

**Efficient Use of Limited Resources and Applicant Accountability Total** 12

### Point Deductions

<table>
<thead>
<tr>
<th>QAP Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td>§11.9(f)</td>
<td></td>
</tr>
</tbody>
</table>

**Total Application Self Score** 89

2/25/2020
This form will self-populate based on scoring selections made throughout the Application. Applicant should refer to this form to ensure that scoring selections are accurate prior to submitting the Application. Corrections must be made in the applicable section(s) of the Application.

<table>
<thead>
<tr>
<th>Point Item Description</th>
<th>10 TAC Reference</th>
<th>Points Selected</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Subsidy Per Unit</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 80,001-100,000</td>
<td>§13.6(4)</td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units = 60,001-80,000</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>MFDL Request/ MFDL or NHTF Units ≤ 60,000</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td><strong>Rent Levels of Residents</strong></td>
<td>§13.6(5)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Resident Services</strong></td>
<td>§11.9(c)(3)</td>
<td>11</td>
</tr>
<tr>
<td><strong>Opportunity Index</strong></td>
<td>§11.9(c)(4)</td>
<td>0</td>
</tr>
<tr>
<td><strong>Underserved Area</strong></td>
<td>§11.9(c)(5)</td>
<td>3</td>
</tr>
<tr>
<td><strong>Total Application Self Score</strong></td>
<td></td>
<td>14</td>
</tr>
<tr>
<td><strong>Tiebreaker</strong></td>
<td>§13.6(6)</td>
<td>0%</td>
</tr>
</tbody>
</table>
### Site Information Form Part I

**Development Address (All Programs)**

<table>
<thead>
<tr>
<th>Address</th>
<th>Austin</th>
<th>ETJ?</th>
</tr>
</thead>
<tbody>
<tr>
<td>3417 E Martin Luther King Blvd</td>
<td></td>
<td>No</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Region</th>
<th>Zip</th>
<th>County</th>
<th>Urban/Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>78721</td>
<td>Travis</td>
<td>Rural via §11.204(5)(B) Rural Designation</td>
</tr>
</tbody>
</table>

**Census Tract Information (All Programs)**

<table>
<thead>
<tr>
<th>11-digit Census Tract Number</th>
<th>QCT?</th>
<th>Median Household Income:</th>
<th>Quartile:</th>
<th>Poverty Rate:</th>
</tr>
</thead>
<tbody>
<tr>
<td>48453002109</td>
<td>Yes</td>
<td>42385</td>
<td>4q</td>
<td>20.6</td>
</tr>
</tbody>
</table>

The poverty rate for the Census Tract is above 40% (55% for Regions 11 or 13), and the Neighborhood Risk Factors Report and required resolution has been submitted behind Tab 2.

**Resolutions (Competitive HTC and Tax-Exempt Bonds, if applicable) [10 TAC §11.3]**

Check the boxes of true statements below. Resolutions must be provided to demonstrate eligibility for any unchecked item.

- **Twice the State Average Per Capita.** The proposed Development is **NOT** located in a municipality or a county that has more than twice the state average of units per capita supported by Tax Credits or Private Activity Bonds. (QAP §11.3(c))

- **One Mile Three Year Rule.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located one mile or less from a New Construction HTC or Bond Development serving the same type of household and awarded within the applicable three-year period and has not been withdrawn or terminated. **OR** the Development meets one of the exceptions in §11.3(d)(2) of the QAP (provide evidence of exception).

- **Limitations on Developments in Certain Census Tracts.** The proposed Development is **NOT** a New Construction or Adaptive Reuse development that will be located in a census tract that has more than 20% HTC units per total households. (§11.3(e))

**Two Mile Same Year Rule (Competitive HTC Only) [10 TAC §11.3(b)]**

- The Development Site is not located in a county with a population that exceeds one million.

- The site is located in a municipality with a population of two million or more where a federal disaster has been declared, and the municipality is authorized to administer disaster recovery funds as a subgrant recipient.

- The site is located in a county with a population that exceeds one million and is not located within 2 linear miles of the proposed Development Site of any eligible Pre-application in the same county.

- The site is located in a county with a population that exceeds one million and is located within 2 linear miles of the site of the following eligible Pre-application(s) within the same county:
  - EM Franklin Apts

**Proximity of Development Sites (Competitive HTC Only) [10 TAC §11.3(g)]**

- The Development Site is not located in a county with a population less than one million.

- The site is located in a county with a population less than one million and is not contiguous to or within 1,000 feet of the site for any other eligible Pre-application(s) serving the same Target Population.

- The site is located in a county with a population less than one million and is contiguous to or within 1,000 feet of the site for the following eligible Pre-application(s) serving the same Target Population:

**One Award per Census Tract Limitation (Competitive HTC Only) [10 TAC §11.3(h)]**

- The Application is USDA or At-Risk, or is in a Rural Subregion.

- The Application is not USDA or At-Risk, and the Development Site is located in a census tract in an Urban subregion and the following eligible Pre-application(s) are located in the same census tract:

**Zoning [10 TAC §11.204(11)] and Flood Zone Designation [10 TAC §11.101(a)(1)] (All Programs)**

<table>
<thead>
<tr>
<th>Development Site is appropriately zoned?</th>
<th>Zoning Designation:</th>
<th>Flood Zone Designation:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>SF-6-CO-NP</td>
<td>AE, X</td>
</tr>
</tbody>
</table>

Entire Development Site is outside the 100 year floodplain. No
8. **Site & Neighborhood Standards (New Construction Direct Loan only) [10 TAC §13.2(12)]; [24 CFR 92.202 or 93.150]**

Confirm the following supporting documents are provided behind this tab.

- [ ] Statement explaining how the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.
- [ ] DP-1 Profile of General Demographic Characteristics (2010) Census data for the census tract and city (and county if proposed site is located in a rural area) where the proposed site will be located. DP-1 Census data can be accessed using the Advanced Search option at www.census.gov.


Children of the proposed development will attend:

<table>
<thead>
<tr>
<th>School Name</th>
<th>Grades X through X</th>
<th>TEA Rating</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sims Elementary</td>
<td>PK, through 5</td>
<td>MS, B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Martin Middle School</td>
<td>6, through 8</td>
<td>MS, F</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bertha Sadler Means YWLA</td>
<td>6, through 8</td>
<td>IR, F</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garcia YMLA</td>
<td>6, through 8</td>
<td>MS, C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Northeast Early College fka Reagan</td>
<td>9, through 12</td>
<td>MS, B</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- [ ] School district has no attendance zones and the closest schools are listed.
- [X] The Development Site is located within the attendance zone of an elementary school, a middle school or a high school that has a 2019 TEA rating of D (or Harvey exception applies) and a 2018 IR rating; or a 2019 TEA rating of F (or Harvey exception applies) and a 2018 Met Standard rating, and the Neighborhood Risk Factors Report ("NRFR") and required documentation has been submitted behind Tab 2. [§11.101(a)(3)(D)(iv)]
- [X] The Application meets the following exception(s). **Applicant is required to enter school rating information above, but no disclosure is required.**
  - [X] Elderly Development
  - [ ] Development encumbered by a TDHCA LURA on the first day of the Application Acceptance Period or date the pre-application is submitted (if applicable)
  - [ ] Supportive Housing SRO Development or Supportive Housing Development where all Units are Efficiency Units
  - [ ] The Development is ineligible under 10 TAC §11.101(b)(1)(C) related to Ineligibility of Developments within Certain School Attendance Zones and the Application includes a waiver request pursuant to 10 TAC §11.207. (complete below)

10. **Waiver of Rules [10 TAC §11.207]**

- [ ] Applicant requests waiver of rules.
- [ ] Documentation to support waiver was previously provided or is attached behind Tab 8 and includes:
  - [ ] Documentation establishing how the need for the waiver was not within the control of the Applicant and plans for mitigation or alternative solutions has been submitted (as applicable); and
  - [ ] Documentation establishing how, by granting the waiver, it better serves the policies and purposes articulated in referenced sections of Tex. Gov't Code than not granting the waiver.

5/18/2020
Supporting Documentation for the Site Information Form Part I

Maps:

- Street Map with Site Drawn and Identified
- Census Tract Map with Development Site Identified

Resolutions:

- Twice the State Average of Units Per Capita Resolution
- One Mile Three Year Resolution or evidence of other exception

Zoning and Floodplain

- Evidence of Zoning and/or Evidence of Re-Zoning Process
- Evidence of Flood Zone Designation (FIRM or local government documentation)

Farmland Designation

- Information is included in the ESA.
- Information is included behind this tab.

Go to

- https://www.huduser.gov/portal/sadda/sadda_qct.html
- https://factfinder.census.gov/faces/nav/jsf/pages/searchresults.xhtml?refresh=t

A Resolution must be attached to complete this item if Item 3 on Tab 7 is not checked.

For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is included

For Tax-Exempt Bond Applications the resolution of no objection to satisfy requirements of 10 TAC §11.204(4) of the QAP is not included and will be provided under separate cover no later than the Resolutions Delivery Date described in §11.2(b) of the QAP.

One Mile Three Year Resolution or evidence of other exception

Go to “Quick Navigation”, select address and enter street address, city, and state. If the Development Site does not have a fixed address, enter the street, city and state.

Just below where it says “Area of Interest Interactive Map” and to the left of where it says “Legend” is a row of buttons. Two at the end are labeled “AOI” for area of interest. Click the rectangle or triangle button based on the relative shape of the Development Site.

Outline the Development Site, getting as much within the rectangle or triangle as possible.

Select the tab for “Soil Data Explorer”, select “Land Classifications”, then select “Farmland Classification”.

Select “View Rating”. You may need to scroll down to see it.

In the upper right corner, select "Printable Version". Name it if you wish, scale to "Fit to page", printed sheet size "A landscape (11" x 8.5")”. Make sure the box labeled "show UTM Coordinate Ticks" is checked. Select "View".

Save the file as a PDF and include it in the Application.
Statement regarding promoting housing choice explains **HOW** the Development will promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low income persons.

**Educational Quality (all Applications)**

- **School Attendance Zone Map with Development labeled;**
- **2019 TEA accountability information for each school;**
- **Neighborhood Risk Factors Report, if applicable, is behind Tab 2;**

NOTE that consideration for Developments within zones considered ineligible by 10 TAC §11.101(b)(1)(C) would only be achieved through the waiver process as outlined in 10 TAC §11.207, and that waiver must be submitted prior to submission of the pre-application (if one is submitted) or the full application. A Neighborhood Risk Factors Report is not acceptable for ineligibility.

**Waiver of Rules**

- **The waiver request must establish how the need for the waiver was not within the control of the Applicant.**
  Anyone seeking a waiver should include any and all materials they will rely upon to argue that waiver of ineligibility satisfies the waiver standard.

- **The waiver request must establish how, by granting the waiver, it better serves the policies and purposes articulated in Tex. Gov't Code, §§2306.001, 2306.002, 2306.359, and 2306.6701, (which are general in nature and apply to the role of the Department and its programs, including the Housing Tax Credit program) than not granting the waiver.**
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019.

Click here for full screen map

Map Options
- Current Zoom Level
- Show Difficult Development Areas (Zoom 7+)
- Color QCT Qualified Tracts (Zoom 7+)
- Show Tracts Outline (Zoom 11+)
- Show FMR Outlines (Zoom 4+)
- Show LIHTC Projects (Zoom 11+)

Select Year
- 2020
- 2019
RESOLUTION NO. 20200206-013

WHEREAS, HTG Akins, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 180 units to be located at or near 3417 Martin Luther King Jr. Blvd., Austin, TX 78721 (Proposed Development) within the City; and

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development to be known as Akins East; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Pursuant to Section 11.3(c) of Texas’ 2020 Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas’ 2020 Qualified Allocation Plan, the City Council supports the Proposed Development; approves the construction of the Proposed Development; authorizes an allocation of Housing Tax Credits for the Proposed Development; and authorizes the Proposed Development to move forward.
BE IT FURTHER RESOLVED:

Pursuant to Section 11.9(d)(1) of Texas’ 2020 Qualified Allocation Plan and Section 2306.6710(b) of the Texas Government Code, the City Council confirms that it supports the Proposed Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: ________February 6__, 2020  ATTEST: Jannette S. Goodall
City Clerk
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
CITY OF AUSTIN - ZONING VERIFICATION LETTER

For questions concerning zoning compliance or any development criteria contact the Development Assistance Center of the City of Austin at (512) 974-6370.

This letter is to verify that the parcel listed is covered by the listed zoning classification on the date the letter was created.

Party Requesting Verification

Name: HTG Akins, LLC  
Mailing Address:  
7035 Bee Caves Road, Suite 203  
Austin, TX 78745

Tax Parcel Identification Number

Agency: TCAD  
Parcel ID: 204502

Zoning Classification(s)

SF-3-NP, SF-6-CO-NP  
[Find definitions at http://www.austintexas.gov]

SF-3 Family Residence  
SF-4A Single Family Residence - Small Lot

SF-5 Urban Family Residence  
SF-6 Townhouse & Condominium Residence

Zoning Ordinance Number(s)

C14-02-0142.003, C14-2016-0025

Zoning Case Number(s)

C14-02-0142.003, C14-2016-0025

Conditional Overlay (CO) - Modifies and restricts the use and site development regulations authorized in the base districts. All requirements are in addition to and supplement land development code requirements. Examples include prohibiting permitted uses authorized in a base district, increasing minimum lot sizes, decreasing FAR etc.

Zoning Ordinance Number(s)

021107-Z-12C, 20160922-065

For Address Verification visit:  
http://austintexas.gov/addressverification

To access zoning ordinance documentation visit: 
http://austintexas.gov/edims/search.cfm

To access zoning overlay documentation (Land Development Code Chapter 25-2 Division 6) visit: 
http://austintexas.gov/department/austin-city-code-land-development-code  
http://austintexas.gov/department/zoning

This letter was produced by the City of Austin Communication Technology Management Department on behalf of the Planning and Development Review Department.

I, Stacy Meeks, of the Communications and Technology Management Department for the City of Austin, do hereby certify that the above information reflects the data and records on file in this office.

2/27/2020
ORDINANCE NO. 20190509-027

AN ORDINANCE AMENDING CITY CODE TITLE 25 (LAND DEVELOPMENT CODE) CREATING A RESIDENTIAL AFFORDABLE HOUSING DEVELOPMENT BONUS PROGRAM; WAIVING, MODIFYING, AND ESTABLISHING REQUIREMENTS; CREATING AN OFFENSE; AND ESTABLISHING A PENALTY.

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

PART 1. FINDINGS.

The council finds the following:

(1) The Strategic Housing Blueprint (Blueprint) establishes a City-wide goal to produce a total of 135,000 new units with a goal of at least 60,000 new income restricted units by 2027.

(2) There is a need for affordable housing of all types throughout the City including, but not limited, to single family, duplex, townhome, condominium, and multi-family.

(3) The City is dedicated to finding creative, innovative solutions to address the City’s affordable housing crisis, to create more affordable housing, to increase the effectiveness of public dollars used for affordable housing, and to meet the goals of the Blueprint.

(4) In November 2018, voters approved $250 million for affordable housing. Additionally, 4% and 9% Low Income Housing Tax Credits (LIHTC) are popular financing tools to create affordable housing and require at least 50% of a development’s dwelling units to serve households that average 60% median family income.

(5) This city-wide program, which was initiated in Resolution No. 20190221-027, is necessary to encourage the development of affordable housing throughout the City.

PART 2. City Code Chapter 25-1, Article 15 (Housing) is amended to add a new Division 4 (Affordability Unlocked Bonus Program) to read as follows:
Division 4. Affordability Unlocked Bonus Program.

§ 25-1-720 PURPOSE, APPLICABILITY, SHORT TITLE, AUTHORITY, AND CONFLICT.

(A) The purpose of this division is to establish a voluntary affordable housing bonus program that allows for increased density for residential dwelling units.

(B) This division applies within the zoning jurisdiction.

(C) This division may be cited as “Affordability Unlocked Bonus Program”.

(D) The director may adopt, implement, and enforce:

(1) program guidelines; and

(2) administrative rules in accordance with Chapter 1-2 (Administrative Rules).

(E) A provision of this title that is specifically applicable to a qualifying development governs over a conflicting provision of this title.

§ 25-1-721 DEFINITIONS.

In this division,

(1) GOVERNMENT-OPERATED AFFORDABLE HOUSING PROGRAM means a program operated by a federal, state, or local department that provides financial or other form of subsidy for the purpose of providing affordable housing.

(2) HOUSING FOR OLDER PERSONS means housing for households with at least one individual who is at least 62 years of age at the time of initial occupancy.

(3) MFI means median family income for the Austin metropolitan statistical area.

(4) QUALIFYING DEVELOPMENT means a development certified under Section 25-1-724 (Certification) and participating in the Affordability Unlocked Bonus Program.

(5) SLEEPING UNIT means a bedroom in a structure that serves as a dwelling unit for seven or more unrelated individuals who share amenities, such as a kitchen, bathrooms, or living areas.

(6) SUPPORTIVE HOUSING means housing that includes non-time-limited affordable housing assistance with wrap-around supportive

Page 2 of 11
services for individuals experiencing homelessness, as well as other individuals with disabilities.

§ 25-1-722 ELIGIBILITY.

(A) A proposed development qualifies as a Type 1 development and is eligible for this program if:

(1) it includes:
   (a) a minimum of three dwelling units,
   (b) only affordable dwelling units; or
   (c) one or more structures that serve as a dwelling unit for seven or more unrelated individuals who share amenities, such as a kitchen, bathrooms, or living areas;

(2) at least 25 percent of the affordable dwelling units include two or more bedrooms, supportive housing, housing for older persons, or any combination of the three;

(3) not more than 25 percent of the proposed development’s gross floor area is for commercial uses;

(4) it is new construction, it is redevelopment of a site without existing multi-family structures, or the existing development on the site complies with the requirements in Subsection (D); and

(5) it meets the requirements set forth in Section 25-1-723 (Affordability Requirements).

(B) Except for a proposed development participating in a government-operated affordable housing program with stricter requirements, the applicant for a proposed rental development:

(1) shall incorporate lease provisions that are consistent with:
   (a) the U.S. Department of Housing and Urban Development (HUD) Section 8 Tenant-Based Assistance Housing Choice Voucher (HCV) Program related to the termination of tenancy by owner;
   (b) any lease addendum required as a condition to receive city or Austin Housing Finance Corporation (AHFC) funds; and
   (c) 24 C.F.R. § 245.100 related to a tenant’s right to organize; and
(2) may not discriminate on the basis of an individual’s source of income as defined in Section 5-1-13 (Definitions).

(C) A proposed development qualifies as a Type 2 development and is eligible for additional bonuses if it meets the standards imposed in Subsections (A) and (B) plus one or more of the following:

(1) at least 50 percent of the affordable dwelling units include two or more bedrooms;

(2) for a rental development:

(a) at least 75 percent of the total units or sleeping units serve households whose incomes average 60 percent MFI or below, rounded up to the nearest unit or sleeping unit; or

(b) at least 10 percent of the affordable units or sleeping units serve households with incomes of 30 percent MFI or below, rounded up to the nearest unit or sleeping unit; or

(3) for an owner-occupied development, at least 75 percent of the owner-occupied dwelling units or sleeping units serve households whose incomes average 80 percent MFI or below; or

(4) is located within ¼ mile of an activity corridor designated in the Imagine Austin Comprehensive Plan and is served by a bus or transit line.

(D) A proposed development that will require the applicant to redevelop or rebuild an existing multi-family structure is eligible for this program if:

(1) the proposed development meets the standards imposed in Subsections (A) and (B);

(2) the existing multi-family structure requires extensive repairs and for which rehabilitation costs will exceed 50 percent of the market value, as determined by the building official;

(3) the proposed development will replace all existing units that were affordable to a household earning 80 percent MFI or below in the previous year and have at least as many bedrooms;

(4) the applicant provides current tenants with:

(a) notice and information about the proposed development on a form approved by the director; and
(b) relocation benefits that are consistent with Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U.S.C.A. 4601, et seq.; and

(5) the applicant grants current tenants the option to lease a unit of comparable affordability and size following completion of redevelopment.

§ 25-1-723 AFFORDABILITY REQUIREMENTS.

(A) An applicant complies with the requirements in this section if the applicant participates in a government-operated affordable housing program that imposes, at a minimum, the same affordability requirements.

(B) A rental development must comply with at least the following:

(1) at least 50 percent of the total units or sleeping units serve households whose incomes average 60 percent MFI or below; and

(2) at least 20 percent of the total units or sleeping units serve households with incomes of 50 percent MFI or below.

(C) Except for a Type 2 owner-occupied development that complies with the requirements in Section 25-1-722(C)(3), at least 50 percent of the owner-occupied dwelling units or sleeping units must serve households whose incomes average 80 percent MFI or below.

(D) If the number of units required in this section include less than a whole unit, the unit number is rounded up to the nearest whole unit.

(E) The minimum affordability period for a rental development is the greater of the affordability period required for development receiving city or Austin Housing Finance Corporation (AHFC) funds or 40 years following the issuance of the last certificate of occupancy required for the qualifying development.

(F) The minimum affordability period for an owner-occupied dwelling unit is 99 years following the issuance of a certificate of occupancy for the owner-occupied dwelling unit.

(G) In a multi-phased qualifying development, the director may begin the minimum affordability period upon the issuance of the last certificate of occupancy for each phase.
§ 25-1-724 CERTIFICATION.

(A) If the director certifies that a proposed development meets the requirements of this division, the accountable official is authorized to process a development application as a qualifying development.

(B) Before the director may certify that a proposed development meets the requirements of this division, the applicant shall execute:

1. an agreement to preserve the minimum affordability period and related requirements imposed by this division; and

2. a document for recording in the real property records that provides notice of or preserves the minimum affordability requirements imposed by this division.

(C) The form of the documents described in Subsection (B) must be approved by the city attorney.

(D) The director may certify an applicant who complies with the requirements in Subsection (B) because the applicant participates in a government-operated affordable housing program that imposes, at a minimum, the same affordability requirements.

§ 25-1-725 POST-CONSTRUCTION REQUIREMENTS AND PENALTY.

(A) For a rental development, the property owner or the property owner’s agent shall provide the director with information that allows the director to verify compliance with the affordability requirements. The information shall be provided on an annual basis and on a form approved by the director.

(B) If, for any reason, the director is unable to confirm that the affordability requirements were met during any 12-month period, the preceding 12 months may not be used to satisfy the minimum affordability requirements in Section 25-1-723 (Affordability Requirements).

(C) An applicant complies with the requirements in this section if the applicant complies with monitoring and income verification requirements that are imposed and enforced as part of a government-operated affordable housing program.

(D) A person commits an offense if the person fails to comply with the requirement in Subsection (A). A culpable mental state is not required, and need not be proved. A person commits a separate offense for each day the
person fails to provide the documentation. Each offense is punishable by a fine not to exceed $500.

PART 3. City Code Chapter 25-2, Subchapter C, Article 2, Division 2 (Requirements for All Districts) is amended to add a new Section 25-2-518 (Qualifying Development) to read as follows:

§ 25-2-518 QUALIFYING DEVELOPMENT.

(A) In this section, a qualifying development is a development certified under Section 25-1-724 (Certification) and participating in the Affordability Unlocked Bonus Program.

(B) Notwithstanding any ordinance or City Code provision to contrary, a qualifying development is a permitted use under Section 25-2-491 (Permitted, Conditional, and Prohibited Uses) in:

1. a residential base zoning district;
2. a commercial base zoning district;
3. a special purpose base zoning district, except on a site designated:
   a. agricultural (AG),
   b. aviation (AV); or
4. a combining and overlay district.

(C) No more than 25 percent of the gross floor area of the qualifying development may be comprised of commercial uses. The permitted commercial uses are determined using the base zoning district.

(D) A qualifying development is not required to comply with:

1. the height and setback requirements of Article 10 (Compatibility Standards) except to maintain side setbacks as required by the base zoning district;
2. the maximum floor-to-area ratio for the applicable base zoning district under Section 25-2-492 (Site Development Regulations);
3. Subchapter F (Residential Design and Compatibility Standards) except to maintain side setbacks as required by the base zoning district;
4. Section 25-2-773 (Duplex Residential Use); or
5. minimum site area requirements.

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This subsection applies to a qualifying development located in urban residence (SF-5) or more restrictive zoning district and the height of the development exceeds 35 or three stories.

1. A qualifying development must comply with:
   a. Section 25-2-1066 (Screening Requirements); and
   b. Subsections (A) and (B) in Section 25-2-1067 (Design Regulations).

2. A person must enclose a refuse receptacle, including a dumpster.

3. The location of and access to a refuse receptacle is subject to review and approval by the accountable official.

4. A person may not collect or allow another to collect refuse receptacles between 10:00 p.m. and 7:00 a.m.

PART 4. City Code Chapter 25-2, Subchapter C, Article 2, Division 3 (Exceptions) is amended to add a new Section 25-2-534 (Qualifying Development Exceptions) to read as follows:

§ 25-2-534 QUALIFYING DEVELOPMENT EXCEPTIONS.

A. In this section, a qualifying development is a development certified under Section 25-1-724 (Certification) and participating in the Affordability Unlocked Bonus Program.

B. A qualifying development is not subject to Section 25-2-511 (Dwelling Unit Occupancy Limit).

C. Minimum lot size for a qualifying development is 2,500 square feet.

D. Minimum lot width for a qualifying development is 25 feet.

E. A Type 1 development may:
   1. construct to a height that is the applicable base zoning district height limit multiplied by 1.25;
   2. reduce front yard setbacks by 50 percent;
   3. reduce rear setbacks by 50 percent; and
   4. include six dwelling units if the existing zoning on the site is Single Family Residential Small (SF-4A), Single Family Residence Condominium Site (SF-4B), or more restrictive.
In addition to Subsection (E), a Type 2 development may:

1. construct to a height that is the applicable base zoning district height limit multiplied by 1.5; and
2. include eight dwelling units if the existing zoning on the site is Single Family Residential Small (SF-4A), Single Family Residence Condominium Site (SF-4B), or more restrictive.

If a qualifying development is also eligible to utilize a separate density bonus program that grants density bonuses for the provision of affordable dwelling units or for the payment of a fee-in-lieu for affordable housing, then the qualifying development may comply with the least restrictive site development requirements if all affordable dwelling units are provided on-site.

A qualifying development will comply with impervious cover as allowed by zoning.

PART 5. City Code Section 25-6-471 (Off-Street Parking Facility Required) is amended to add new Subsections (I) and (J) to read as follows:

§ 25-6-471 OFF-STREET PARKING FACILITY REQUIRED.

(I) In this section,

1. ACCESSIBLE SPACE means a parking space for an individual with a disability that complies with the Americans with Disabilities Act (ADA) and Fair Housing Act Amendments (FHAA), as appropriate; and
2. QUALIFYING DEVELOPMENT means a development certified under Section 25-1-724 (Certification) and participating in the Affordability Unlocked Bonus Program.

(J) A qualifying development is not required to comply with Appendix A of Chapter 25-6 (Transportation) but must comply with this section.

1. If the parking provided by a qualifying development with more than two units is fewer parking spaces than required in Appendix A (Tables of Off-Street Parking and Loading Requirements), the minimum number of required off-street accessible spaces is the greater of:
   a. one accessible parking space:
(b) the number of accessible spaces required under the Building Code based on 100 percent of the parking required for the use under Appendix A (Tables of Off-Street Parking and Loading Requirements); or

(c) the number of accessible spaces required under the ADA or the FHAA, as appropriate.

(2) An accessible space must be adjacent to the site and on an accessible route.

(3) An accessible parking space must comply with design, accessibility, and location requirements imposed by the ADA and the FFHA, as appropriate.

(4) Accessible parking detailed in Subsection (J)(1) must be provided off-street except insofar as on-street or off-site parking is allowed elsewhere in this title.

PART 6. The city shall enter into an agreement with each qualifying development, whether or not supported with city investments, that will include at least the following provisions to ensure compliance with affordability requirements established in this program, as well as ongoing affordability:

(1) for owner-occupied housing, granting the City a right of first refusal for purchase of the property upon sale;

(2) provisions related to penalties for repeated violations; and

(3) other options the city deems appropriate.

PART 7. The administrative rules implementing the Affordability Unlocked Bonus Program shall at a minimum establish:

(1) rent level standards based on the different median family income (MFI) level targets and varying to reflect different unit types; and

(2) determine income eligibility standards for renters and owners.
PART 8. This ordinance takes effect on May 20, 2019.

PASSED AND APPROVED

May 9, 2019

APPROVED: Anne L. Morgan
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

Mayor
Formstack Submission For: **Affordability Unlocked Application**
Submitted at 02/24/20 12:39 PM

| Provide the address(es) of the proposed development or a general description of the location if no address is available.: | 3417 E. MLK Blvd  
Austin, TX 78721 |
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<tbody>
<tr>
<td>Central Appraisal District Property ID(s):</td>
<td>204502</td>
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<td>:</td>
<td><a href="#">View File</a></td>
</tr>
<tr>
<td>Full Name:</td>
<td>Valentin DeLeon</td>
</tr>
</tbody>
</table>
| Mailing Address: | 7035 Bee Caves Road  
Suite 203  
Austin, TX 78746 |
| Email : | valentind@htgf.com |
| Phone 1: | (512) 417-0985 |
| Phone 2: | |
| Select your form of organization: | Limited Partnership |
| Please identify officers and indicate their titles.: | |
Please identify the general partner(s) and contact information for all principals:

- HTG Akins LLC
  - Matthew Rieger, Manager
  - (305) 860-8188
  - Mattr@htgf.com

Please list type of Nonprofit: eg. 501(c) 3:

- Full Name: Valentin DeLeon
- Mailing Address: 7035 Bee Caves Road Suite 203 Austin, TX 78746
- Email: valentind@htgf.com
- Phone 1: (512) 417-0985
- Phone 2:

Name: Valentin DeLeon

Mailing Address: 7035 Bee Caves Road Suite 203 Austin, TX 78746

Email: valentind@htgf.com

Phone 1: (512) 417-0985

Phone 2:

Project Name: Akins East

Project Site Plan No. (if applicable):

Subdivision Case No. (if applicable):

Is this development participating in or receiving subsidy from any of the following sources? (Select all that apply):

- Low Income Housing Tax Credits from the Texas Department of Housing & Urban Development
- City of Austin Rental Housing Development Assistance or Ownership Housing Development
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<tr>
<th>Question</th>
<th>Answer</th>
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<tr>
<td>Assistance City of Austin S.M.A.R.T. Housing</td>
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<tr>
<td>S.M.A.R.T Housing project ID Number:</td>
<td>694</td>
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<tr>
<td>Is this development participating in any of the following density bonus programs? (select all that apply).:</td>
<td>S.M.A.R.T. Single Family or Multifamily Density Bonus</td>
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<td>Current zoning of the site:</td>
<td>SF-6-CO-NP</td>
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<tr>
<td>Level of Affordability Unlocked bonus being requested.:</td>
<td>Type 2 Bonus</td>
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| Development regulation waivers or modifications being requested (select all that apply).: | Waiver of compatibility height and setback requirements in Article 10 (Compatibility Standards)  
Waiver of compatibility requirements in Subchapter F (Residential Design and Compatibility Standards)  
Waiver of floor-to-area ratio (FAR) limits  
Waiver of occupancy limits in Section 25-2-511 (Dwelling Unit Occupancy Limit)  
Modification of minimum lot size requirement (lot size must be 2,500 square feet or greater)  
Modification of minimum lot width requirement (lot width must be 25 feet or greater)  
Modification of height limit  
Modification of dwelling unit per lot limit  
Modification of minimum parking requirement |
<p>| Is this site located within a quarter-mile of an Imagine Austin Corridor that is served by transit?: | Yes             |
| Proposed projects located within a quarter-mile WALKING DISTANCE of an Imagine Austin Activity Corridor served by transit are eligible for Type 2 bonuses. Input the Imagine Austin corridors and transit routes below:: | Route 18 MLK    |
| Does this development contain any commercial or office uses?:           | No              |</p>
<table>
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<td>Is the amount of commercial/office space no more than 25% of the gross floor area?</td>
<td>Yes</td>
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<tr>
<td>Developments with commercial/office uses comprising over 25% of the development's gross floor area are not eligible for Affordability Unlocked.:</td>
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<td>Is this an ownership development or a rental development?:</td>
<td>Rental</td>
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<td>Unit Type:</td>
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<td>How many efficiency units?:</td>
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<td>How many one-bedroom units?:</td>
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<td>How many four bedroom units?:</td>
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<td>Number and affordability level of efficiency units (as % of MFI) :</td>
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<td>Number and affordability level of one-bedroom units (as % of MFI):</td>
<td></td>
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</table>
| Unit Type: | One-Bedroom  
<p>| Two-Bedroom |
| Number and affordability level of efficiency units (as % of MFI): | 8 units @ 30% AMI, 38 units @ 50% AMI, 33 units @ 60% AMI, 23 units @ Market |
| Number and affordability level of one-bedroom units (as % of MFI): | 7 units @ 30% AMI, 20 units @ 50% AMI, 39 units @ 60% AMI, 13 units @ Market |
| Number and affordability level of three-bedroom units (as % of MFI): |  |
| Number and affordability level of four-bedroom units (as % of MFI): |  |
| Describe how the Affordability Unlocked bonuses you are seeking will help your project. For example, how many additional units will be included in the project as a result of the Affordability Unlocked bonuses?: | The proposed Akins East is located on 6.27 acres zoned SF-6. The minimum lot requirement for SF-6 is 5,750 square feet, which would allow for 47.5 single family homes. With the Tier II Density bonus, Akins East will provide 180 units (260 bedrooms). Of those 145 units (211 bedrooms) will be affordable. |
| Will any of the proposed affordable units serve Older Persons or function as Supportive Housing?: | Housing for Older Persons |
| Number of Affordable Units proposed to serve Older Persons or function as Supportive Housing.: | 181 for older persons |</p>
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<td>Does the affordability period for the affordable units meet the following minimum thresholds?:</td>
<td>Rental: at least 40 years = Yes</td>
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<td>Is this project new construction or redevelopment of a site with existing multifamily units?:</td>
<td>New construction</td>
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<tr>
<td>Attachment 2: Rehab Valuation. The Affordability Unlocked Program is only available for redevelopment of existing multifamily units if the existing units require extensive repairs and rehab costs will exceed 50% of the development’s market value. Attach an appraised value of the property and a contractor’s job evaluation, which the Building Official will review against the most recent ICC building valuations to determine whether the existing multifamily units meet the criteria for being in extensive need of repair [LDC 25-1-722(D)]:</td>
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<td>By submitting this application, the applicant certifies that they will enter into:</td>
<td>A contractual agreement with the City of Austin committing the development to preserving the minimum affordability requirements, tenant protections, and redevelopment requirements (if applicable) imposed by the Affordability Unlocked Program [LDC 25-1-724]. This contract must be executed before the Neighborhood Housing &amp; Community Development Department certifies that the proposed project meets the Affordability Unlocked requirements. A restrictive convenant with the City of Austin to preserve minimum affordability requirements imposed by the Affordability Unlocked Program.</td>
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<td>Applicant Signature: By checking this box, you are providing an electronic signature:</td>
<td>As the applicant, I submit this completed Affordability Unlocked application with the required attachments to the City of Austin for consideration.</td>
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<td>Name:</td>
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
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<td>Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and protected from flooding or not frequently flooded during the growing season</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
</tr>
<tr>
<td>Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season</td>
</tr>
</tbody>
</table>
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if irrigated

Farmland of statewide importance, if irrigated and drained

Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season

Farmland of statewide importance, if warm enough

Farmland of statewide importance, if thawed

Farmland of local importance

Farmland of local importance, if irrigated

Farmland of unique importance

Not rated or not available

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: Web Mercator (EPSG:3857)
Coordinate System: Web Mercator (EPSG:3857)
Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Travis County, Texas
Survey Area Data: Version 21, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.
Date(s) aerial images were photographed: May 27, 2018—Nov 20, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.
Farmland Classification

<table>
<thead>
<tr>
<th>Map unit symbol</th>
<th>Map unit name</th>
<th>Rating</th>
<th>Acres in AOI</th>
<th>Percent of AOI</th>
</tr>
</thead>
<tbody>
<tr>
<td>AlD</td>
<td>Altoga soils and Urban land, 2 to 8 percent slopes</td>
<td>Not prime farmland</td>
<td>1.3</td>
<td>1.5%</td>
</tr>
<tr>
<td>HsD</td>
<td>Houston Black soils and Urban land, 0 to 8 percent slopes</td>
<td>Not prime farmland</td>
<td>14.8</td>
<td>17.5%</td>
</tr>
<tr>
<td>LeB</td>
<td>Lewisville soils and Urban land, 0 to 2 percent slopes</td>
<td>Not prime farmland</td>
<td>0.6</td>
<td>0.7%</td>
</tr>
<tr>
<td>TuD</td>
<td>Travis soils and urban land, 1 to 8 percent slopes</td>
<td>Not prime farmland</td>
<td>49.3</td>
<td>58.5%</td>
</tr>
<tr>
<td>UvE</td>
<td>Urban land and Ferris soils, 10 to 15 percent slopes</td>
<td>Not prime farmland</td>
<td>18.3</td>
<td>21.7%</td>
</tr>
<tr>
<td><strong>Totals for Area of Interest</strong></td>
<td></td>
<td></td>
<td><strong>84.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Description**

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

**Rating Options**

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower
# 2019 Accountability: Overall

## SIMS EL (227901139) - AUSTIN ISD

### Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>80</td>
<td></td>
<td>B</td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>40</td>
<td>69</td>
<td>D</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>77</td>
<td>83</td>
<td>B</td>
</tr>
<tr>
<td><strong>Relative Performance (Eco Dis: 97.3%)</strong></td>
<td>40</td>
<td>77</td>
<td>C</td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td>83</td>
<td></td>
<td>B</td>
</tr>
<tr>
<td><strong>Academic Growth</strong></td>
<td>77</td>
<td>83</td>
<td>B</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>59</td>
<td>73</td>
<td>C</td>
</tr>
</tbody>
</table>

### Identification of Schools for Improvement

This campus is **NOT** identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

### Distinction Designations

- **ELA/Reading**: Not Earned
- **Mathematics**: Earned
- **Science**: Not Earned
- **Social Studies**: Not Eligible
- **Comparative Academic Growth**: Earned
- **Postsecondary Readiness**: Not Earned
- **Comparative Closing the Gaps**: Not Earned
Texas Education Agency
2019 Accountability Ratings Overall Summary
MARTIN MIDDLE (227901051) - AUSTIN ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Component Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>58</td>
<td>58</td>
<td>F</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>29</td>
<td>57</td>
<td>F</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>51</td>
<td>54</td>
<td>F</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 93.7%)</td>
<td>29</td>
<td>63</td>
<td>D</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>5</td>
<td>45</td>
<td>F</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

ELA/Reading                                        Not Earned
Mathematics                                        Not Earned
Science                                            Not Earned
School Assignment by Residential Address

Year 2020–2021
Grade 6th Grade
ZIP Code 78721
Street Name East Martin Luther King Jr Blvd
Street Number 3101 – 4599 (odd #)

School Year 2020–2021 Assignment for Area 068

- Girls have an option to attend the Sadler Means Young Women's Leadership Academy.
- Boys have an option to attend the Garcia Young Men's Leadership Academy.
- If you do not wish to exercise this option, please contact the Office of Student Services at (512) 414-1726.
Texas Education Agency

2019 Accountability Ratings Overall Summary
SADLER MEANS YWLA (227901065) - AUSTIN ISD

Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall</strong></td>
<td>59</td>
<td>59</td>
<td>F</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>31</td>
<td>59</td>
<td>F</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>69</td>
<td>D</td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>59</td>
<td>58</td>
<td>F</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 91.9%)</td>
<td>31</td>
<td>69</td>
<td>D</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>4</td>
<td>42</td>
<td>F</td>
</tr>
</tbody>
</table>

* This campus received an F rating in three of the four areas: Student Achievement; School Progress, Part A: Academic Growth; School Progress, Part B: Relative Performance; or Closing the Gaps, and the Student Achievement domain rating is an F; therefore, the overall score is limited to a 59.

Identification of Schools for Improvement

This campus is identified for comprehensive support and improvement.

Distinction Designations
Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>74</td>
<td>74</td>
<td>C</td>
</tr>
<tr>
<td>Student Achievement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>35</td>
<td>65</td>
<td>D</td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Progress</td>
<td></td>
<td>77</td>
<td>C</td>
</tr>
<tr>
<td>Academic Growth</td>
<td>63</td>
<td>63</td>
<td>D</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 94.6%)</td>
<td>35</td>
<td>77</td>
<td>C</td>
</tr>
<tr>
<td>Closing the Gaps</td>
<td>23</td>
<td>67</td>
<td>D</td>
</tr>
</tbody>
</table>

Identification of Schools for Improvement

This campus is identified for targeted support and improvement.

Distinction Designations

- ELA/Reading: Not Earned
- Mathematics: Not Earned
- Science: Not Earned
# 2019 Accountability Ratings Overall Summary

## Accountability Rating Summary

<table>
<thead>
<tr>
<th>Component</th>
<th>Score</th>
<th>Scaled Score</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall</td>
<td>82</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td><strong>Student Achievement</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAAR Performance</td>
<td>40</td>
<td>69</td>
<td></td>
</tr>
<tr>
<td>College, Career and Military Readiness</td>
<td>60</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Graduation Rate</td>
<td>99.6</td>
<td>95</td>
<td></td>
</tr>
<tr>
<td><strong>School Progress</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic Growth</td>
<td>66</td>
<td>75</td>
<td>C</td>
</tr>
<tr>
<td>Relative Performance (Eco Dis: 88.4%)</td>
<td>50</td>
<td>83</td>
<td>B</td>
</tr>
<tr>
<td><strong>Closing the Gaps</strong></td>
<td>66</td>
<td>79</td>
<td>C</td>
</tr>
</tbody>
</table>

## Identification of Schools for Improvement

This campus is NOT identified for comprehensive support and improvement, targeted support and improvement, or additional targeted support.

## Distinction Designations

<table>
<thead>
<tr>
<th>Component</th>
<th>Earned/Not Earned</th>
</tr>
</thead>
<tbody>
<tr>
<td>ELA/Reading</td>
<td>Earned</td>
</tr>
<tr>
<td>Mathematics</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Science</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Social Studies</td>
<td>Earned</td>
</tr>
<tr>
<td>Comparative Academic Growth</td>
<td>Not Earned</td>
</tr>
<tr>
<td>Postsecondary Readiness</td>
<td>Earned</td>
</tr>
<tr>
<td>Comparative Closing the Gaps</td>
<td>Earned</td>
</tr>
</tbody>
</table>

---

Now known as Northeast Early College

---

https://rptsrv1.tea.texas.gov/cgi/sas/broker?_service=marykay&_debug=0&sublevel=camp&single=N&batch=N&app=PUBLIC&ptype=H&title=2019+A...
Part 1 entries are related to Concerted Revitalization Plan and Opportunity Index points are not requested. If yes, skip down to select amenities under Urban or Rural, as applicable.

1. **Opportunity Index (Competitive HTC and Direct Loan Applications Only) [10 TAC §11.9(c)(4) and 10 TAC §13.6(1)]**

   - Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.

   - The census tract has a median household income rate in the two highest quartiles within the region (2 points).

   - The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as (but not limited to) highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.

- Contiguous Census Tract # ____________
- Contiguous Tract Quartile ____________

Development Site is located entirely within a census tract that has a poverty rate that is less than 20% or that is less than the median poverty rate for the region, whichever is higher.

- Contiguous Census Tract # ____________
- Contiguous Tract Quartile ____________

The census tract has a median household income rate in the two highest quartiles within the region (2 points).

- The census tract has a median household income rate in the two highest quartiles within the region (2 points).

- The census tract has a median household income in the third quartile within the region, and is contiguous to a census tract in the first or second quartile without physical barriers such as (but not limited to) highways or rivers between, and the Development Site is no more than 2 miles from the boundary between the census tracts. A map showing the Development Site, location of the border, scale showing distance, and other applicable evidence is included (1 point).

Development is Urban and Development Site is within the required radius of eligible amenities and/or services, pursuant to §11.9(c)(4)(B)(i) of the QAP. A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

- Pharmacy (1 point)(1 mile)
- Health-related facility (1 point)(3 miles)
- Public library (1 point)(1 mile)
- University or community college (1 point)(5 miles)
- Census tract with ≥27% associate degrees adults ≥25 (4)
- Indoors recreation facility available to public (1 point)(1 mile)
- Outdoor recreation facility available to public (1 point)

Development is Rural or USDA and Development Site is within the required distance of eligible amenities and/or services pursuant to §11.9(c)(4)(B)(ii) of the QAP. A map showing the Development Site, scale showing radius, location of the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

No members of the Applicant or Affiliates had an ownership position in a selected amenity or served on the board or staff of a nonprofit that owned or managed a selected amenity within the year preceding the Pre-Application Final Delivery Date.

Application is seeking points for Opportunity Index. Total Points Claimed: 0

If necessary, provide a brief summary of how the Development Site is justifying the points selected:

2/25/2020
2. **Applications may qualify for up to five (5) points for proposed Developments located in ONE of the following areas:**

- Wholly or partially within a Colonia (2 points);  
  (Note: Not eligible if application qualifies for Opportunity Index points)

- Entirely within the boundaries of an Economically Distressed Area (1 point);  
  (Note: Not eligible if application qualifies for Opportunity Index points)

- Entirely within a census tract that does not have another Development that was awarded less than 30 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (4 points);  
  For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 20 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (3 points);  
  For areas that did not score above, entirely within a census tract that does not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report (2 points);

- Entirely within a census tract whose boundaries are wholly within an incorporated area and the census tract itself and all of its contiguous census tracts do not have another Development that was awarded less than 15 years ago according to the Department’s property inventory tab of the Site Demographic Characteristics Report. This item will apply in Places with a population of 100,000 or more, and will not apply in the At-Risk Set-Aside (5 points);

- Entirely within a census tract where, according to American Community Survey 5-year Estimates, the population share of persons below the 200% federal poverty level decreased by 10% or more and where the total number of persons at or above the 200% poverty level increased by 15% or more from 2010 to 2017. This measure is referred to as the Affordable Housing Needs Indicator in the Site Demographic Characteristics Report (3 points);

- An At-risk or USDA Development placed in service 25 or more years ago, that is still occupied, and that has not yet received federal funding, or LIHTC equity, for the purposes of Rehabilitation for the Development. (3 points)

Application is seeking points for Underserved Area.  
Total Points Claimed: 3

3. **Proximity to Job Areas (Competitive HTC Applications Only) [10 TAC §11.9(c)(7)]**

**A. Proximity to the Urban Core**

- Application is not in the At-Risk Set-Aside;  
  AND

- Population of Place is 190,000-749,999 and Development is located w/in 2 miles of the main municipal government administration building. (6 points)  
  OR

- Population of Place is 750,000 or more and Development is located w/in 4 miles of the main municipal government administration building. (6 points)

**B. Proximity to Jobs (select one)**

- Application is not in the At-Risk or USDA Set-Aside;  
  AND

- The Development is located within 1 mile of 16,500 jobs. (6 points)

- The Development is located within 1 mile of 13,500 jobs. (5 points)

- The Development is located within 1 mile of 10,500 jobs. (4 points)

- The Development is located within 1 mile of 7,500 jobs. (3 points)

- The Development is located within 1 mile of 4,500 jobs. (2 points)

- The Development is located within 1 mile of 2,000 jobs. (1 point)

Application is seeking points for Proximity to Job Areas  
Total Points Claimed: 6
4. **Concerted Revitalization Plan (Competitive HTC Applications Only) [10 TAC §11.9(d)(7)]**

<table>
<thead>
<tr>
<th>Region:</th>
<th>7</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Yes</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Application is claiming points for a Concerted Revitalization Plan (&quot;CRP&quot;). (up to 7 points)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No points were claimed for Opportunity Index.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Applicant has selected amenities in the Opportunity Index section and included documentation in the CRP packet.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>X</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>The CRP Packet has been completed and is included behind Tab 10.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Application is seeking points for Concerted Revitalization. **Total Points Claimed:** 7

5. **Declared Disaster Area (Competitive HTC Applications ONLY) [10 TAC §11.9(d)(3)]**

| **X**          |    |       |
| Development is located in an area that qualifies as a Declared Disaster Area as defined in §11.9(d)(3). (10 points) |   |       |

Application is seeking points for Declared Disaster Area. **Total Points Claimed:** 10

6. **Readiness to Proceed in Disaster Impacted Counties (Competitive HTC Applications ONLY) [10 TAC §11.9(c)(8)]**

| **X**          |    |       |
| Application meets all of the following requirements: (5 points) |   |       |
| **☐**          |    |       |
| Application is for a proposed Development located in a county declared by FEMA to be eligible for individual assistance within three years preceding December 1, 2019. |   |       |
| **☐**          |    |       |
| Application includes a certification that the Applicant will close all financing on or before the last business day in November, 2020. |   |       |
| **☐**          |    |       |
| Application includes acknowledgement from all lenders and the syndicator of the required closing date. |   |       |
| **☐**          |    |       |
| Application includes a certification that the Applicant will fully execute the construction contract on or before the last business day in November, 2020. |   |       |
| **☐**          |    |       |
| Application includes evidence that appropriate zoning will be in place at award. |   |       |
| **☐**          |    |       |
| Application includes a DETAILED narrative description of each piece of evidence provided that is not specifically requested and how that evidence proves that the Applicant will have appropriate zoning at award and will close all financing and fully execute the construction contract on or before the last business day of November, 2020. |   |       |
| **☐**          |    |       |
| Applicant understands that failure to close all financing and/or fully execute the construction contract on or before the last business day in November, 2019 will result in penalty under 10 TAC §11.9(f), as determined solely by the Board. |   |       |

Application is seeking points for Readiness to Proceed. **Total Points Claimed:** 0

2/25/2020
Supporting Documentation for the Site Information Form Part II

Opportunity Index (Competitive HTC and Direct Loan Only)
- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with Development Site boundaries indicated, relative to census tract boundaries; and contiguous census tract with evidence of no physical barriers between the tracts
- Map(s) of Community Assets with Development, radius, and each asset labeled
- Distances are measured from the nearest boundary of the Development Site to the nearest boundary of the property or easement containing the facility, unless otherwise noted. All measurements include ingress/egress and any easements
- For each amenity, supporting documentation to evidence how the amenity meets each requirement of the rules.
  NOTE: Per the rule, regular and recurring substantive services provided by community, civic or service organization must be beyond exclusively congregational or member-affiliated activities. For this item, you must evidence the organization’s service activity in the community.
- Print-out from DFPS website confirming daycare licensed to serve relevant age groups
- Crime rate information for census tract from Neighborhood Scout or local data source dated after October 1, 2019, including the computation used to determine the crime rate
- Print-out from THECB website confirming accreditation of university or community college
- Evidence amenity is operational or has started site work (for instance: website postings, news paper ads, etc.); evidence of costs or membership fees, age restrictions, as applicable

Evidence of Underserved Area (Competitive HTC and Direct Loan Only)
- For Colonia:
  - Evidence from Attorney General of Colonia boundaries; and
  - Letter from the appropriate local government official or other evidence that the colonia lacks infrastructure and the Development will enable the current dwellings to connect to such infrastructure; and
  - Map showing development site boundaries, relative to Colonia boundaries, and distance from Rio Grande river border.
  - Documentation indicating the boundaries of the EDA and evidence of a Texas Water Development Board award within the last five years; and
  - Map showing development site boundaries, relative to EDA boundaries.

For other items:
- Development must be awarded January 1, 2005 or earlier for 15-year threshold, January 1, 2000 or earlier for the 20-year threshold, and January 1, 1990 or earlier for 30-year threshold, as listed in the "Board Approval" column of the Property Inventory tab of the Report posted on the Department's website at [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)
- Map with Development Site boundaries indicated, relative to census tract boundaries
- Map with census tract boundaries indicated, relative to boundaries of incorporated area, if applicable.
- Map with all contiguous census tracts, if applicable
- Evidence Development was placed in service 25 or more years ago
- Evidence Development is still occupied. Submit any rent roll separate from the Application)
- Evidence or statement that Development has not received federal funding or LIHTC equity for Rehab

2/25/2020
Proximity to Job Areas (Competitive HTC Only)

- Map with the appropriate radius, City Hall location, and evidence of meetings regularly scheduled for City Council, City Commission, or similar governing body.

OR

Proximity to Jobs

- US Census’ OnTheMap report, the 2017 data set, indicating date data was retrieved is as of October 1 but before Pre-Application Final Delivery Date. (See the 2020 Application Manual for directions)

Concerted Revitalization Plan (Competitive HTC Only)

- CRP Packet, including backup documentation for amenities is inserted behind this tab.

Declared Disaster Area: (Competitive HTC Only)

- The county in which the Development Site is located is listed on the 2020 List of Declared Disaster Areas (no further documentation is required).
  
  The List of Declared Disaster Areas is posted on the Department’s website at [http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm](http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm)

- Applicant believes the county in which the Development Site is located was omitted from the list and should be listed. Application includes evidence that the Development Site is located in an area declared to be a disaster area under Tex. Gov’t Code §418.014 at any time within the two-year period preceding the date of Application submission.

Readiness to Proceed (Competitive HTC Only)

- Evidence Development Site is located in a county declared by FEMA to be a disaster area eligible for individual assistance at some point since December 1, 2016 (only required if county is not included on the list and Applicant believes it should be).

- Certification regarding closing deadline

- Acknowledgement(s) of closing deadline from lenders and syndicator

- Certification regarding construction contract signing deadline

- Evidence that appropriate zoning will be in place at award (July 23, 2020).

Each piece of evidence provided that is not listed above must be accompanied by a detailed narrative describing how that piece of evidence will allow the Applicant to meet the requirements.
Thursday, February 20, 2020

The City Council will convene at 10:00 AM on Thursday, February 20, 2020 at Austin City Hall
301 W. Second Street, Austin, TX

Mayor Steve Adler
Mayor Pro Tem Delia Garza, District 2
Council Member Natasha Harper-Madison, District 1
Council Member Sabino “Pio” Renteria, District 3
Council Member Gregorio Casar, District 4
Council Member Ann Kitchen, District 5
Council Member Jimmy Flannigan, District 6
Council Member Leslie Pool, District 7
Council Member Paige Ellis, District 8
Council Member Kathie Tovo, District 9
Council Member Alison Alter, District 10

For meeting information, contact the City Clerk, (512) 974-2210
## 2020 Council Meeting Schedule

<table>
<thead>
<tr>
<th>Council Work Session</th>
<th>Budget and Tax Rate Public Hearing</th>
<th>Council Meeting</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 21, 2020</td>
<td></td>
<td>January 23, 2020</td>
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<tr>
<td>February 4, 2020</td>
<td></td>
<td>February 6, 2020</td>
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<tr>
<td>February 18, 2020</td>
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<td>February 20, 2020</td>
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<tr>
<td>March 10, 2020</td>
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<td>March 12, 2020</td>
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<td>March 24, 2020</td>
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<td>April 7, 2020</td>
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<td>April 9, 2020</td>
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<td>May 5, 2020</td>
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<td>May 7, 2020</td>
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<td>May 19, 2020</td>
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<td>June 2, 2020</td>
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<td>June 4, 2020</td>
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<td>September 29, 2020</td>
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<td>October 13, 2020</td>
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<tr>
<td>December 1, 2020</td>
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<td>December 3, 2020</td>
</tr>
<tr>
<td>December 8, 2020</td>
<td></td>
<td>December 10, 2020</td>
</tr>
</tbody>
</table>
Akins East
Site amenities and/or services

Legend
- 1 Mile Radius
- 3 Mile Radius
- 5 Mile Radius
- Akins East
- Givens Park
- Indoor Recreation Facility
- Library
- Pharmacy
- University of Texas, Austin
- Urgent Care

© 2020 Google
## 2020 Declared Disaster Areas
### Counties Eligible under §11.9(d)(3) of the 2020 QAP
#### as of November 22, 2019

<table>
<thead>
<tr>
<th>Andrews</th>
<th>Comanche</th>
<th>Hansford</th>
<th>Leon</th>
<th>Rains</th>
<th>Washington</th>
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</thead>
<tbody>
<tr>
<td>Angelina</td>
<td>Concho</td>
<td>Hardeman</td>
<td>Liberty</td>
<td>Randall</td>
<td>Webb</td>
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<td>Coryell</td>
<td>Hardin</td>
<td>Limestone</td>
<td>Real</td>
<td>Wharton</td>
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<td>Harris</td>
<td>Lipscomb</td>
<td>Refugio</td>
<td>Wheeler</td>
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<td>Armstrong</td>
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<td>Live Oak</td>
<td>Roberts</td>
<td>Wichita</td>
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<td>Atascosa</td>
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<td>Llano</td>
<td>Robertson</td>
<td>Wilbarger</td>
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<tr>
<td>Austin</td>
<td>Dallam</td>
<td>Hays</td>
<td>Loving</td>
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<td>Bandera</td>
<td>Dallas</td>
<td>Hemphill</td>
<td>Lubbock</td>
<td>Runnels</td>
<td>Williamson</td>
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<td>Dawson</td>
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<td>Rusk</td>
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<td>Hill</td>
<td>Madison</td>
<td>Sabine</td>
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<td>DeWitt</td>
<td>Hood</td>
<td>Martin</td>
<td>San Augustine</td>
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<td>Dickens</td>
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<td>Briscoe</td>
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<td>Jasper</td>
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<td>Milam</td>
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<td>Newton</td>
<td>Terry</td>
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<td>Kerr</td>
<td>Nolan</td>
<td>Throckmorton</td>
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<td>Chambers</td>
<td>Garza</td>
<td>Kimble</td>
<td>Nueces</td>
<td>Tom Green</td>
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<td>Cherokee</td>
<td>Gillespie</td>
<td>King</td>
<td>Ochiltree</td>
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<td>Uvalde</td>
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<td>Grimes</td>
<td>Lamar</td>
<td>Parker</td>
<td>Van Zandt</td>
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<tr>
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<td>Guadalupe</td>
<td>Lampasas</td>
<td>Parmer</td>
<td>Victoria</td>
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<tr>
<td>Colorado</td>
<td>Hall</td>
<td>Lavaca</td>
<td>Polk</td>
<td>Walker</td>
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<tr>
<td>Comal</td>
<td>Hamilton</td>
<td>Lee</td>
<td>Potter</td>
<td>Waller</td>
<td></td>
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</tbody>
</table>

**TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**
221 E. 11th St., Austin, TX 78701  Main Number: 512-475-3600  Email: info@tdhca.state.tx.us
P.O. Box 13841, Austin, TX 78711  Toll Free: 800-526-0857  Web: www.tdhca.state.tx.us

Equal Opportunity Employer/Program. Auxiliary aids and services are available upon request to individuals with disabilities.
Relay Texas: 800-735-2989 (TTY) and 711 (Voice).
### Affordable Housing Needs Indicator

(§11.9(c)(5)(G) of the 2020 Qualified Allocation Plan)

The following data provides information required to determine the Affordable Housing Needs Indicator for census tracts in Texas, pursuant to the requirements of §11.9(c)(5)(G) of the 2020 Qualified Allocation Plan.

The poverty data for each census tract is from table C17002 for 2010 and 2017, using the 5-year American Community Survey (ACS) estimates.

**Updated November 20, 2019**

<table>
<thead>
<tr>
<th>Census tract</th>
<th>Pop. estimate</th>
<th>Num. persons &lt; 200% FPL</th>
<th>Num. persons &gt;= 200% FPL</th>
<th>&lt;200% FPL as a share of total pop.</th>
<th>Pop. estimate</th>
<th>Num. persons &lt; 200% FPL</th>
<th>Num. persons &gt;= 200% FPL</th>
<th>&lt;200% FPL as a share of total pop.</th>
<th>Change in share of pop. &lt; 200% FPL</th>
<th>Change in pop. &gt;= 200% FPL</th>
<th>&lt;200% FPL share decrease 10% or more; &gt;=200% FPL people increase 15% or more</th>
</tr>
</thead>
<tbody>
<tr>
<td>48453002109</td>
<td>3080</td>
<td>1542</td>
<td>1538</td>
<td>0.5006494</td>
<td>3846</td>
<td>1393</td>
<td>2453</td>
<td>0.3621945</td>
<td>-0.138455</td>
<td>0.5949285</td>
<td>Yes</td>
</tr>
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</table>
2020 Declared Disaster Areas
Counties Eligible under §11.9(d)(3) of the 2020 QAP
as of November 22, 2019

| Andrews   | Comanche | Hansford | Leon | Rains | Washington |
| Angelina  | Concho   | Hardeman | Liberty | Randall | Webb |
| Aransas   | Coryell  | Hardin   | Limestone | Real | Wharton |
| Archer    | Cottle   | Harris   | Lipscomb | Refugio | Wheeler |
| Armstrong | Crockett | Hartley  | Live Oak | Roberts | Wichita |
| Atascosa  | Crosby   | Haskell  | Llano | Robertson | Wilbarger |
| Austin    | Dallam   | Hays     | Loving | Rockwall | Willacy |
| Bandera   | Dallas   | Hemphill | Lubbock | Runnels | Williamson |
| Bastrop   | Dawson   | Hidalgo  | Lynn | Rusk | Wilson |
| Baylor    | Deaf Smith | Hill    | Madison | Sabine | Winkler |
| Bee       | DeWitt   | Hood     | Martin | San Augustine | Wood |
| Bell      | Dickens  | Hopkins  | Mason | San Jacinto | Yoakum |
| Bexar     | Dimmit   | Houston  | Matagorda | San Patricio | Young |
| Blanco    | Donley   | Howard   | Maverick | San Saba | Zapata |
| Borden    | Duval    | Hunt     | McCulloch | Schleicher | Zavala |
| Bosque    | Eastland | Hutchinson | McLennan | Scurry | |
| Brazoria  | Edwards  | Irion    | McMullen | Shackelford | |
| Brazos    | Ellis    | Jackson  | Medina | Shelby | |
| Briscoe   | Erath    | Jasper   | Menard | Sherman | |
| Brooks    | Falls    | Jefferson | Midland | Somervell | |
| Brown     | Fannin   | Jim Hogg | Milam | Starr | |
| Burleson  | Fayette  | Jim Wells | Mills | Stephens | |
| Burnet    | Fisher   | Johnson  | Mitchell | Sterling | |
| Caldwell  | Floyd    | Jones    | Montgomery | Stonewall | |
| Calhoun   | Foard    | Karnes   | Moore | Sutton | |
| Callahan  | Fort Bend | Kaufman | Motley | Swisher | |
| Cameron   | Freestone | Kendall | Nacogdoches | Tarrant | |
| Carson    | Frio     | Kenedy   | Navarro | Taylor | |
| Cass      | Gaines   | Kent     | Newton | Terry | |
| Castro    | Galveston | Kerr    | Nolan | Throckmorton | |
| Chambers  | Garza    | Kimble   | Nueces | Tom Green | |
| Cherokee  | Gillespie | King    | Ochiltree | | |
| Childress | Glasscock | Kinney  | Oldham | Trinity | |
| Cochran   | Goliad   | Kleberg  | Orange | Tyler | |
| Coke      | Gonzales | Knox     | Palo Pinto | Uvalde | |
| Coleman   | Gray     | La Salle | Panola | Val Verde | |
| Collin    | Grimes   | Lamar    | Parker | Van Zandt | |
| Collingsworth | Guadalupe | Lampasas | Parmer | Victoria | |
| Colorado  | Hall     | Lavaca   | Polk  | Walker | |
| Comal     | Hamilton | Lee      | Potter | Waller | |
1. **Site Acreage**

   Please identify site acreage as listed in each of the following exhibits/documents.

<table>
<thead>
<tr>
<th>Site Control</th>
<th>Site Plan</th>
<th>Appraisal</th>
<th>ESA</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.27</td>
<td>6.27</td>
<td>TBD</td>
<td>6.27</td>
</tr>
</tbody>
</table>


   (*) Should equal acreage indicated in site control documents less acreage intended to be dedicated, sold or used for public purpose and not to be encumbered by LURA (net acreage). The net acreage will be used for calculating density for all purposes.

   **Please provide an explanation of any discrepancies in site acreage below:**

   Describe any reductions except as a result of dedication of land for roadways, easements or other changes that may occur during development. Explain ALL factors that may affect the probability of the engineer’s or architect’s site plan actually being the final size of the development site.

2. **Site Control [10 TAC §11.204(10)]**

   The current owner of the Development Site is (If scattered site & more than one owner refer to Tab 13):

   **St. James Missionary Baptist Curch of Austin, Texas**

<table>
<thead>
<tr>
<th>Entity Name</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. James Missionary Baptist Curch of Austin, Texas</td>
<td>Thomas Owens</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Date of Last Sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>3417 East MLK Blvd</td>
<td>Austin</td>
<td>TX</td>
<td>78721</td>
<td>4/12/2000</td>
</tr>
</tbody>
</table>

   Is the seller affiliated with the Applicant, Principal, sponsor, or any Development Team member, as described in §11.302(e)(1)(B) (Identity of Interest)?

   If “Yes,” please explain:

   If "Yes", the Application must include the documentation required by 10 TAC §11.302(e)(1)(B)(iii), as applicable.

   Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?  No

   Identify all of the sellers of the proposed property for the 36 months prior to the first day of the Application Acceptance Period and their relationship, if any, to members of the Development Team:

<table>
<thead>
<tr>
<th>Name</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Seller</td>
<td>No Relationship</td>
</tr>
</tbody>
</table>

   Site Control is in the form of:

   - **X** Contract for sale.
   - [ ] If Direct Loan funds are requested, contract includes required language in 10 TAC §13.5(e).
   - [ ] Recorded Warranty Deed with corresponding executed closing/settlement statement.
   - [ ] Contract for lease.
   - Expiration of Contract or Option:  
   - Anticipated Closing Date:  
   - **X** Title Commitment or Title Policy is included behind this tab (per 10 TAC §11.204(12)).
   - **X** The Property has the following encumbrance(s):

   No recorded title encumbrances. Site plan indicates access easement as noted in section 3 below.
If the property will be subject to any kind of ownership other than fee simple ownership by the Applicant upon closing on financing, please explain in the box below:

N/A

3. **Ingress/Egress and Easements [10 TAC §11.204(10)(D)]**
   - [X] Ingress and egress to a public right of way are not part of the Property described in the site control documentation, and at the time of Commitment, the Applicant will provide:
     - [X] Evidence of an easement, leasehold, or similar documented access; and
     - [X] Evidence that the fee title owner of the property agrees that the LURA may extend to the access easement.

4. **Re-platting or Vacating Requirement [10 TAC §11.204(10)(E)]**
   - [ ] Control of the entire proposed Development Site requires that a plat or right of way be vacated, and evidence that the vacation/re-platting process has started is included.

5. **30% increase in Eligible Basis "Boost" (9% and 4% HTC Only) [10 TAC §11.4(c)]**

   Development qualifies for the boost for:
   - [X] Qualified Census tract that has less than 20% HTC Units per household
   - [ ] New Construction or Adaptive Reuse Development is in a QCT with 20% or greater Housing Tax Credit Units per household, and a resolution from the Governing Body of the appropriate municipality or county allowing the construction of the Development is included behind Tab 8. †*

   †Rehabilitation Developments located in a QCT with 20 percent or greater Housing Tax Credit Units per total households are eligible to qualify for the boost and are not required to obtain such a resolution from the Governing Body.

   * Resolution not due until Resolutions Delivery Date for Tax-Exempt Bond Developments

   - [ ] Development is located in a Small Area Difficult Development Area (SADDA)
   - [ ] Development is entirely Supportive Housing (Competitive HTC Only)
   - [ ] Development meets the criteria for the Opportunity Index as identified in §11.9(c)(4) of the Qualified Allocation Plan (Competitive HTC only)
   - [ ] Development elects to restrict 10% of units at 30% AMI. These units may not be used to meet any scoring criteria, or used to meet any Multifamily Direct Loan program requirement. (Competitive HTC only)
   - [ ] Development is in an area covered by a concerted revitalization plan and elects and is eligible for points under 10 TAC §11.9(d)(7), is not Elderly, and is not located in a QCT. (Competitive HTC only)
   - [X] Development is located in a Qualified Opportunity Zone designated under the Bipartisan Budget Act of 2018 (H.R. 1892). (Competitive HTC only)

If a revised form is submitted, date of submission: ________________

2/25/2020
Support Documentation from Site Information Part III Should be Included Behind this Tab.

Site Control Documentation

- Evidence of Site Control as described in 10 TAC §11.204(10)
  - Recorded warranty deed, includes corresponding executed settlement statement (or functional equivalent).

- Contract or option for lease (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).
- Contract for sale or option for purchase (must include language required by 10 TAC §13.5(e) if requesting Direct Loan funds).
- If identity of interest, includes documentation described in 10 TAC §11.302(e)(1)(B)(ii), as applicable.

Ingress/Egress and Easements

- Documentation required by 10 TAC §11.204(10)(D) is included, as applicable.

Re-platting or Vacating Requirement

- Documentation required by 10 TAC §11.204(10)(E) is included, as applicable.

Title Commitment or Policy

- Documentation required by 10 TAC §11.204(12) is included.

Increase in Eligible Basis (30% Boost)

- Resolution from the governing body of the appropriate municipality or county allowing the construction of the Development, if applicable.
- Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within a QCT, if applicable.
- SADDA map clearly showing the Development is located within the boundaries of a SADDA, if applicable.
- Census tract map that includes the 11-digit census tract number and clearly shows that the proposed Development is located within the boundaries of a Qualified Opportunity Zone, if applicable.

List of Opportunity Zones can be found at:

https://www.cdfifund.gov/Documents/Copy%20of%20Designated%20QOZs.6.14.18.xlsx
TEXAS ASSOCIATION OF REALTORS®
COMMERCIAL CONTRACT - UNIMPROVED PROPERTY
USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
CTexas Association of REALTORS®, Inc. 2016

1. PARTIES: Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: St. James Missionary Baptist Church of Austin, Texas

Address: 3417 East MLK Blvd, Austin, Texas 78721
Phone: ___________________________ E-mail: tjo
Fax: ___________________________ Other: ___________________________

Buyer: Housing Trust Group, LLC or its Permitted Assigns

Address: 3225 Aviation Avenue, 6th Floor Coconut Grove, FL 33133
Phone: 305-860-8188 E-mail: matr@htg.com
Fax: ___________________________ Other: ___________________________

2. PROPERTY:

A. "Property" means that real property situated in Travis County, Texas at 3417 East MLK Blvd. Austin, TX 78721 and that is legally described on the attached Exhibit or as follows:

B. Seller will sell and convey the Property together with:

(1) all rights, privileges, and appurtenances pertaining to the Property, including Seller’s right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
(2) Seller’s interest in all leases, rents, and security deposits for all or part of the Property; and
(3) Seller’s interest in all licenses and permits related to the Property.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)
(If mineral rights are to be reserved an appropriate addendum should be attached.)

3. SALES PRICE:

A. At or before closing, Buyer will pay the following sales price for the Property:

(1) Cash portion payable by Buyer at closing. $ __________________________
(2) Sum of all financing described in Paragraph 4. $ __________________________
(3) Sales price (sum of 3A(1) and 3A(2)). $ __________________________

(TAR-1802) 1-1-16 Initialed for Identification by Seller _________ and Buyer _______
B. Adjustment to Sales Price: (Check (1) or (2) only.)

☐ (1) The sales price will not be adjusted based on a survey.
✓ (2) The sales price will be adjusted based on the latest survey obtained under Paragraph 6B.

21.97

(a) The sales price is calculated on the basis of $___________ per:
✓ (i) square foot of total area ☑ net area.
☐ (ii) acre of total area ☑ net area.

(b) "Total area" means all land area within the perimeter boundaries of the Property. "Net area" means total area less any area of the Property within:
□ (i) public roadways;
☐ (ii) rights-of-way and easements other than those that directly provide utility services to the Property; and
☐ (iii) ____________________________

(c) If the sales price is adjusted by more than _____% of the stated sales price, either party may terminate this contract by providing written notice to the other party within _____ days after the terminating party receives the survey. If neither party terminates this contract or if the variance is less than the stated percentage, the adjustment to the sales price will be made to the cash portion of the sales price payable by Buyer.

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3A(2) as follows:

✓ A. Third Party Financing: One or more third party loans in the total amount of $6,000,0000. This contract:
✓ (1) is not contingent upon Buyer obtaining third party financing.
☐ (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TAR-1931).

☐ B. Assumption: In accordance with the attached Commercial Contract Financing Addendum (TAR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be $___________.

☐ C. Seller Financing: The delivery of a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TAR-1931) in the amount of $__________________.

5. EARNEST MONEY:

A. Not later than 3 days after the effective date, Buyer must deposit $160,000 as earnest money with Independence Title Company at 5900 Shepherd Mountain Ccy. Bldg. 2 Suite 200 (address) Dan Phares (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.

B. Buyer will deposit an additional amount of $180,000 with the title company to be made part of the earnest money on or before:
□ (i) _______ days after Buyer's right to terminate under Paragraph 7B expires; or
✓ (ii) _______ upon the expiration of the Entitlement Contingency Period, as may be extended.

Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.

(TAR-1802) 1-1-16 Initialed for Identification by Seller _______ and Buyer _______ _______
C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY AND SURVEY:

A. Title Policy:

(1) Seller, at Seller’s expense, will furnish Buyer an Owner’s Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
   (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
   (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.

(2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
   ☑ (a) will not be amended or deleted from the title policy,
   ☐ (b) will be amended to read “shortages in areas” at the expense of ☐ Buyer ☑ Seller.

(3) Within 15 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer’s address.

B. Survey: Within 60 days after the effective date:

(1) Buyer will obtain a survey of the Property at Buyer’s expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/ACSM Land Title Survey standards, or (ii) Texas Society of Professional Surveyors’ standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer $0.00 (insert amount) of the cost of the survey at closing, if closing occurs.

(2) Seller, at Seller’s expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/ACSM Land Title Survey standards, or (ii) Texas Society of Professional Surveyors’ standards for a Category 1A survey under the appropriate condition.

(3) Seller will deliver to Buyer and the title company a true and correct copy of Seller’s most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, Seller, at Seller’s expense, will obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to Buyer and the title company within 20 days after Seller receives notice that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 20 days if necessary for Seller to deliver an acceptable survey within the time required. Buyer will reimburse Seller (insert amount) of the cost of the new or updated survey at closing, if closing occurs.

C. Buyer’s Objections to the Commitment and Survey:

(1) Within 10 days after Buyer receives the commitment, copies of the documents evidencing the title exceptions, and any required survey, Buyer may object in writing to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title other than those permitted by this contract or liens that Seller will satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If Paragraph 6B(1) applies,

(TAR-1802) 1-1-16 Initialed for Identification by Seller _______ and Buyer _______ _______  Page 3 of 13

DMA Property Advisors, LLC, 4101 Parkstone Heights Drive, Suite 310, Austin, TX 78746 | Phone: (512) 326-3232 | Fax: (512) 326-3233
Diana Moyer
Buyer is deemed to receive the survey on the earlier of: (i) the date of Buyer's actual receipt of the survey; or (ii) of the deadline specified in Paragraph 6B.

(2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6C is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing:

NONE

See Addendum.

B. Feasibility Period: Buyer may terminate this contract for any reason within _______ days after the effective date (feasibility period) by providing Seller written notice of termination. (Check only one box.)

☑️ (1) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less $______00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

☐ (2) Not later than 3 days after the effective date, Buyer must pay Seller $______00 as independent consideration for Buyer's right to terminate by tendering such amount to Seller or Seller's agent. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(2) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

C. Inspections, Studies, or Assessments:

(1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.

(2) Buyer must:

(a) employ only trained and qualified inspectors and assessors;
(b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
(c) abide by any reasonable entry rules or requirements of Seller;
(d) not interfere with existing operations or occupants of the Property; and
(e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.

(TAR-1802) 1-1-16 Initiated for Identification by Seller TDB and Buyer ACR

DM Property Advisors, LLC, 4101 Parkway Heights Drive, Suite 310, Austin, TX 78746 | Phone: (512) 328-3032 | Fax: ()

Clara Muñoz
(3) Except for those matters that arise from the negligence of Seller or Seller’s agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer’s inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller’s agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

(1) Delivery of Property Information: Within 30 days after the effective date, Seller will deliver to Buyer: (Check all that apply.)

☐ (a) copies of all current leases pertaining to the Property, including any modifications, supplements, or amendments to the leases;
☐ (b) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
☑ (c) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;
☐ (d) copies property tax statements for the Property for the previous 2 calendar years;
☑ (e) plats of the Property;
☐ (f) copies of current utility capacity letters from the Property’s water and sewer service provider; and
☐ (g) ..........................................................

(2) Return of Property Information: If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: (Check all that apply.)

☐ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
☑ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied; and
☑ (c) deliver copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. Contracts Affecting Operations: Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer’s written approval.

8. LEASES:

A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer’s written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

(1) any failure by Seller to comply with Seller’s obligations under the leases;
(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
(3) any advance sums paid by a tenant under any lease;
(4) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and

(TAR-1802) 1-1-16 Initiated for Identification by Seller [Signature] and Buyer [Signature]
B. **Estoppel Certificates**: Within ______ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than ______ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TAR Form 1938 – Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

9. BROKERS:

A. The brokers to this sale are:

   **Providia Commercial Real Estate**
   
   **Principal Broker:**
   
   **Agent:**
   
   **Address:**
   
   **Phone & Fax:**
   
   **E-mail:**
   
   **License No.:**

   **Cooperating Broker: JLL**
   
   **Agent:**
   
   **Address:**
   
   **Phone & Fax:**
   
   **E-mail:**
   
   **License No.:**

   Principal Broker: *(Check only one box)*
   - [ ] represents Seller only.
   - [ ] represents Buyer only.
   - [ ] is an intermediary between Seller and Buyer.

   Cooperating Broker represents Buyer.

B. **Fees**: *(Check only (1) or (2) below.)*

*(Complete the Agreement Between Brokers on page 13 only if (1) is selected.)*

- [ ] (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties’ signatures to this contract.

- [ ] (2) At the closing of this sale, Seller will pay:

   **Principal Broker**
   - [ ] ______ % of the sales price.
   - [ ] ____________________________________________

   **Cooperating Broker**
   - [ ] ______ % of the sales price.
   - [ ] ____________________________________________

   The cash fees will be paid in ______________________________ County, Texas. Seller authorizes the title company to pay the brokers from the Seller’s proceeds at closing.

   **NOTICE**: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

(TM-1802) 1-1-16  Initiated for Identification by Seller _____, ______ and Buyer ______, ______
10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:
   (1) ____________ days after the expiration of the feasibility period. 
   (2) 90 days after the expiration of the Entitlement Contingency Period 

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

C. At closing, Seller will execute and deliver, at Seller's expense, a ☑ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
   (1) with no liens, assessments, or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
   (2) without any assumed loans in default; and
   (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
   (1) tax statements showing no delinquent taxes on the Property;
   (2) an assignment of all leases to or on the Property; See Addendum
   (3) to the extent assignable, an assignment to Buyer of any licenses and permits related to the Property;
   (4) evidence that the person executing this contract is legally capable and authorized to bind Seller;
   (5) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply applicable tax law; and (ii) deliver the amount to the Internal Revenue Service (IRS) together with appropriate tax forms; and
   (6) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and issuance of the title policy, all of which must be completed by Seller as necessary.

E. At closing, Buyer will:
   (1) pay the sales price in good funds acceptable to the title company;
   (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
   (3) sign and send to each tenant in a lease for any part of the Property a written statement that:
      (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
      (b) specifies the exact dollar amount of the security deposit;
   (4) sign an assumption of all leases then in effect; and
   (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale. See Addendum

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. POSSESSION: Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.
12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

See Addendum

13. SALES EXPENSES:

A. **Seller's Expenses**: Seller will pay for the following at or before closing:
   (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
   (2) release of Seller’s loan liability, if applicable;
   (3) tax statements or certificates;
   (4) preparation of the deed;
   (5) one-half of any escrow fee;
   (6) costs to record any documents to cure title objections that Seller must cure; and
   (7) other expenses that Seller will pay under other provisions of this contract.

B. **Buyer’s Expenses**: Buyer will pay for the following at or before closing:
   (1) all loan expenses and fees;
   (2) preparation of any deed of trust;
   (3) recording fees for the deed and any deed of trust;
   (4) premiums for flood insurance as may be required by Buyer’s lender;
   (5) one-half of any escrow fee;
   (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. **Prorations**:
   (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
   (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
   (3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. **Rollback Taxes**: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of the Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

C. **Rent and Security Deposits**: At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

(TAR-1802) 1-1-16
Initiated for Identification by Seller and Buyer

Diana Moles
15. DEFAULT:

A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(3) which Seller may pursue, or

☐ enforce specific performance, or seek such other relief as may be provided by law.

B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:

1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
2) extend the time for performance up to 15 days and the closing will be extended as necessary.

C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:

1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CONDEMNATION: If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:

A. terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration paid under Paragraph 7B(1), will be refunded to Buyer; or

B. appear and defend in the condemnation proceedings and any award will, at Buyer's election, belong to:

1) Seller and the sales price will be reduced by the same amount; or
2) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

18. ESCROW:

A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.

B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.

C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.

D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursal of the earnest money.

(TAR-1802) 1-1-16 Initialed for Identification by Seller [Signature] and Buyer [Signature]
E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.

F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

G. ☐ Seller ☑ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: (Check only one box.)

☐ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TAR-1408).

☑ B. Except as otherwise provided in this contract, Seller is not aware of:
   (1) any subsurface: structures, pits, waste, springs, or improvements;
   (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
   (3) any environmental hazards or conditions that materially affect the Property;
   (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
   (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
   (6) any wetlands, as defined by federal or state law or regulation, on the Property;
   (7) any threatened or endangered species or their habitat on the Property;
   (8) any present or past infestation of wood-destroying insects in the Property's improvements;
   (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;
   (10) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(10) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, or sent by facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

☑ A. Seller also consents to receive any notices by e-mail at Seller’s e-mail address stated in Paragraph 1.

☑ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas.

(TAR-1802) 1-1-16 Initialed for Identification by Seller ___ and Buyer ___

DMC Property Advisors, LLC, 4101 Parkstone Heights Drive, Suite 310, Austin, TX 78746 | Phone: (512) 328-3232 | Fax: ()
Diana Motley
If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: (Check all that apply.)
   □ (1) Property Description Exhibit identified in Paragraph 2;
   □ (2) Commercial Contract Financing Addendum (TAR-1931);
   □ (3) Commercial Property Condition Statement (TAR-1408);
   □ (4) Commercial Contract Addendum for Special Provisions (TAR-1940);
   □ (5) Notice to Purchaser of Real Property in a Water District (MUD);
   □ (6) Addendum for Coastal Area Property (TAR-1915);
   □ (7) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TAR-1916);
   □ (8) Information About Brokerage Services (TAR-2501); and
   ☑ (9) Addendum

(Note: Counsel for the Texas Association of REALTORS® (TAR) has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by TAR are appropriate for use with this form.)

E. Buyer ☑ may □ may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all obligations and liability of Buyer under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or legal holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or legal holiday.

24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receives this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.

B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.

C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property. The real property is described in Paragraph 2 of this contract.

(TAR-1802) 1-1-16 Initialed for Identification by Seller ___ and Buyer ___
D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135 of the Texas Natural Resources Code requires a notice regarding coastal area property to be included as part of this contract.

E. If the Property is located seaward of the Gulf Intracoastal Waterway, §81.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract.

F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality’s ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.

G. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties.

H. NOTICE OF WATER LEVEL FLUCTUATIONS: If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 5,000 acre-feet at the impoundment’s normal operating level, Seller hereby notifies Buyer: “The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions.”

26. CONTRACT AS OFFER: The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on January 15, 2020, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. CONSULT your attorney BEFORE signing.

St James Missionary Baptist Church of Austin, Texas
Seller:

By: ________________________________
By (signature): __________________________
Printed Name: Thomas Owens
Title: Deacon/Church Administrator

Buyer: Housing Trust Group, LLC or assigns

By: ________________________________
By (signature): __________________________
Printed Name: Matt Rieger
Title: Manager

By: ________________________________
By (signature): __________________________
Printed Name: __________________________
Title: __________________________
AGREEMENT BETWEEN BROKERS
(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay ______________ (Cooperating Broker) a fee when the Principal Broker’s fee is received. The fee to be paid to Cooperating Broker will be:

☐ $____________________________ or
☐ __________% of the sales price, or
☐ __________% of the Principal Broker’s fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker’s fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: ____________________________ Cooperator Broker: ____________________________

By: ____________________________ By: ____________________________

ATTORNEYS

Seller’s attorney: Eric J.W. Visser, J.D., CCIM
Eric J.W. Visser, P.C.
Address: 2802 Flintrock Trace, Suite 280
Austin, TX 78738
Phone & Fax: 512-795-0600/512-233-5894
E-mail: eric@visserlaw.com

Buyer’s attorney: Coats Rose
Scott Marks
Address: 901 South MoPac Expressway, Building 1 Suite 500
Austin, TX 78746
Phone & Fax: 512-684-3843
E-mail: smarks@coatsrose.com

Seller’s attorney requests copies of documents, notices, and other information:
☑ the title company sends to Seller.
☑ Buyer sends to Seller.

Buyer’s attorney requests copies of documents, notices, and other information:
☑ the title company sends to Buyer.
☑ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:
☐ A. the contract on this day ________________ (effective date);
☐ B. earnest money in the amount of $______________ in the form of ________________ on ________________.

Title company: ________________

Address: 5700 Shepard Mountain Cove
Austin, TX 78730
Phone & Fax: 512-279-7273; 512-767-6350
E-mail: dh@deanescottlaw.com

By: ____________________________

Assigned file number (GF#): 2000898-com
ADDENDUM TO
COMMERCIAL CONTRACT – UNIMPROVED PROPERTY
(“COMMERCIAL CONTRACT”)  
BETWEEN ST. JAMES MISSIONARY BAPTIST CHURCH OF AUSTIN, TEXAS,  
A TEXAS NON-PROFIT CORPORATION, AS SELLER,  
AND HOUSING TRUST GROUP, LLC, AS BUYER

This Addendum to Commercial Contract – Improved Property (this Addendum”) is  
attached to and made a part of the above captioned Commercial Contract and this Addendum and  
the above captioned Commercial Contract together shall comprise and are collectively defined as  
the “Contract” between Buyer and Seller, provided, however, that in the event of any conflict  
between the terms and provisions of the above captioned Commercial Contract and this  
Addendum, the terms and provisions of this Addendum shall control. All capitalized terms used  
in this Addendum shall have the same definition as set forth in the above captioned Commercial  
Contract, unless otherwise specified herein. All terms set forth in this Addendum shall survive  
closing of the Contract only as expressly indicated herein.

Buyer and Seller agree to the following amendments or additions to the Contract:

1. The following provision is added to Section 2.A.: The property is described as:

   6.27 acres of land, more or less, to be subdivided out of Lot One (1), Block “A”,  
of ST. JAMES MISSIONARY BAPTIST CHURCH SUBDIVISION, an  
Addition in Travis County, Texas, according to the map or plat thereof  
recorded in Doc. No. 200200217 of the Plat Records of Travis County, Texas,  
and as configured per the depiction on Exhibit “C” attached and incorporated  
into this Addendum for all purposes.

2. The following is added to Sections 5.A. and 5.B.:

   The earnest money deposited with the title company pursuant to this Section 5.A.  
will be referred to herein as the “Initial Earnest Money Deposit.” The earnest  
money deposited with the title company pursuant to this Section 5.B. will be  
referred to herein as the “Additional Earnest Money Deposit”.

3. The following is added as Section 5.D:

   The Initial Earnest Money Deposit and the Additional Earnest Money Deposit,  
together with all interest earned thereon, shall collectively be referred herein as the  
"Earnest Money") to be held and disbursed by the title company as follows:

   (i) Upon the expiration of one hundred and fifty (150) calendar days following  
the Effective Date of the Contract, if the Contract has not theretofore been  
terminated by Buyer, Sixty Thousand and No/100 Dollars ($60,000.00) of  
the Initial Earnest Money Deposit shall become non-refundable, be  
immediately payable to the Seller and applicable to Purchase Price.
(ii) Upon the expiration of two hundred and forty (240) calendar day following the Effective Date of the Contract, if the Contract has not theretofore been terminated by Buyer, One Hundred Thousand and No/100 Dollars ($100,000.00) of the Initial Earnest Money Deposit, shall become non-refundable, be immediately released by the Title Company to the Seller and applicable to Purchase Price.

Upon the expiration of the Entitlement Contingency Period, if the Contract has not theretofore been terminated by Buyer, Buyer shall deposit with the Title Company the Additional Earnest Money Deposit of One Hundred and Eighty Thousand and No/100 Dollars ($180,000.00), which shall become non-refundable, be immediately payable to the Seller and applicable to Purchase Price upon Buyer’s deposit of the same with the Title Company.

Notwithstanding the ultimate disposition of the Earnest Money pursuant to the terms of this Contract, all interest thereon shall accrue to Buyer upon the release, return or application of the Earnest Money as provided hereunder.

In the event of: (a) any termination of this Contract by Buyer on or before the expiration of the Entitlement Contingency Period (as defined below); or (b) any breach of this Agreement by Seller, the balance of all Earnest Money, except for non-refundable amounts thereof disbursed to and earned by Seller pursuant to Sections 3(i) and (ii) above, and any other monies held in escrow by Escrow Agent for the benefit of Buyer, shall be immediately refunded to Buyer without consent of Seller and Buyer shall have no further liability under this Contract, except for the survival of certain provisions as herein specifically provided. In the event of any termination of this Agreement not falling within Sections 3(a) or (b) above, all Earnest Money and any other monies held in escrow by Escrow Agent shall be delivered to Seller.

4. The following is added to Section 7.D.(1):

Seller shall deliver the information to Buyer to the extent such information exists, is within the Current Actual Knowledge of Seller, and in the actual possession of Seller.

6. Buyer’s Post-Termination Obligations. Buyer’s, and all of Buyer’s employees’ and agents’ entry onto Seller’s property is at Buyer’s sole risk, and Buyer hereby releases and agrees to indemnify and hold harmless Seller from all claims, actions, damages, liability, loss, costs, attorney’s fees and expenses (collectively, the “Damages”) in connection therewith unless (a) the Damages solely result from the negligence of Seller or (b) the Damages are attributable to the discovery by Buyer of hazardous materials hereof or similar material not placed or discharged onto Seller’s property by, through or under Buyer. All costs and expenses related to Buyer’s inspection of Seller’s property shall be paid for by Buyer, and Buyer agrees to indemnify and hold Seller harmless from and against all such costs and expenses. Buyer shall not permit any liens to attach to Seller’s property by reason of the
exercise of Buyer’s rights hereunder. Neither the Contract nor any memorandum thereof shall be recorded in the public records of Travis County, Texas. This paragraph shall survive termination of the Contract or closing, as the case may be.

7. **Brokers.** The following subsection 9D is added to Section 9:

D. **Indemnity.** The only broker, finder, or other intermediary involved in the transaction contemplated by this Contract is named in this Section 9. Each party shall indemnify, defend and hold the other harmless from and against all claims, demands, causes of action, losses, damages, liabilities, costs and expenses (including without limitation attorneys’ fees and court costs) arising from any claims for commissions made by any other broker, finder or other intermediary claiming through the indemnifying party. The provisions of this Section 9(D) shall survive closing.

8. **Entitlement Contingency Period and Extension Payments.** The following provisions supplement the terms of the Contract:

A. **Entitlement Contingency Period.** During the period of time (the “Entitlement Contingency Period”) commencing on the effective date of the Contract and continuing for a period of two hundred and forty (240) days thereafter, Buyer shall exercise commercially reasonable efforts to (i) secure a final allocation of sufficient housing tax credits from the Texas Department of Housing and Community Affairs (“TDHCA”) for Buyer’s Project (as defined below) (the “Tax Credits Application”); and (ii) submit an application to subdivide the property from Seller’s adjacent property (the “Plat Application”) being the current legal lot owned by Seller, and to apply with the City of Austin, Texas, and Travis County, Texas, for a Site Development Permit (the “Site Permit Application”) allowing for the construction of a residential low income housing project consistent with plans to be developed by Buyer for the development and use of Seller’s property (the “Buyer’s Project”). Buyer covenants and agrees with Seller that: (i) no applications, site plans or other materials in connection with the Tax Credits Application, the Plat Application or the Site Permit Application will be submitted to TDHCA, or the City of Austin and Travis County, as applicable, until the same have been submitted in their entirety to Seller and approved in writing by Seller (such approval not to be unreasonably withheld or delayed); (ii) Buyer will use diligent and commercially reasonable efforts to obtain approval from TDHCA and the City of Austin and Travis County, Texas, of the Tax Credit Application and the Plat Application and the Site Permit Application; (iii) Buyer will deliver to Seller written notice of the filing of any applications for approvals of any kind with TDHCA, the City of Austin, Texas, or Travis County, Texas, or any other governmental agency within seven (7) days of the date of any such filing, and Buyer will keep Seller fully informed on a timely basis of all material matters which come to Buyer’s attention with respect to the Tax credits Application, the Plat Application and the Site Permit Application, or any other applications for governmental approvals, including, without limitation, all comments or responses received by
Buyer from TDHCA, the City of Austin or Travis County; and (iv) Buyer will pay all expenses of any kind or nature in connection with the Tax Credits Application, the Plat Application, the Site Permit Application and/or any other requested governmental approvals, including, without limitation, all fees or expenses incurred in connection with the preparation of plans, specifications, studies, assessments, and other application materials prepared in connection with any application for Buyer's Project, and all application fees and other fees or expenses incurred to process the Tax Credits Application, the Plat Application, the Site Permit Application, and/or any other requested governmental approvals. Seller will cooperate with Buyer in this application process and Seller shall not unreasonably withhold, condition or delay any approval required of Seller under this Section 8; and in any event if Seller fails to respond to Buyer's request for approval of any submission item in furtherance of the Tax Credits Application, the Plat Application or the Site Permit Application within three (3) business days of Buyer's request therefore, Seller shall be deemed to have consented to such request for approval. Seller shall not be required to incur any expense or initiate or pursue any litigation related to the aforementioned applications. Buyer will not amend or modify any applications for the Tax Credits Application, the Plat Application, the Site Permit Application, or any other requested governmental approvals in any way without Seller's prior written consent, which shall not be unreasonably withheld, conditioned or delayed; and in any event if Seller fails to respond to Buyer's request for approval of any such amendment or modification in furtherance of the Tax Credits Application, the Plat Application or the Site Permit Application within three (3) business days of Buyer's request therefore, Seller shall be deemed to have consented to such request for approval. Buyer will not agree to any access restrictions, water detention or filtration improvement construction obligations, or any other agreements of any kind or nature which would be binding upon Seller or Seller's property or Seller's remainder of the legal lot from which the property is to be platted, without Seller's prior consent, which shall not be unreasonably withheld, conditioned or delayed. In the event Buyer has not obtained final approval of each of the Tax Credits Application, the Plat Application and the Site Permit Application from TDHCA and the City of Austin and from Travis County, Texas, upon the expiration of the Entitlement Contingency Period, then Buyer shall have the unilateral option to terminate the Contract, and any Earnest Money unearned by Seller at such time will be refunded to Buyer, and neither party will have any further rights or obligations under the Contract thereafter, save and except those provisions that survive termination thereof.

9. The following language is added to Section 10.C.

The Special Warranty Deed to be executed and delivered to Buyer by Seller at closing will contain the following language:

LIMITATION OF GRANTOR'S WARRANTIES AND REPRESENTATIONS. GRANTEE ACKNOWLEDGES AND AGREES THAT, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN, GRANTOR HAS
NOT MADE, AND GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, OR CONCERNING (i) THE NATURE AND CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON; (ii) EXCEPT FOR ANY WARRANTY OF TITLE CONTAINED IN THIS DEED AND, IF APPLICABLE, ANY BILL OF SALE, TO BE DELIVERED BY GRANTOR PURSUANT HERETO, THE EXISTENCE, NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, RIGHT TO POSSESSION OR USE, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHER MATTER AFFECTING TITLE TO THE PROPERTY; AND (iii) THE COMPLIANCE OF THE PROPERTY OR ITS OPERATION WITH ANY LAWS, ORDINANCES, ORDERS, RULES OR REGULATIONS OF ANY GOVERNMENTAL OR OTHER BODY. GRANTEE AGREES TO ACCEPT THE PROPERTY AND ACKNOWLEDGES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE BY GRANTOR ON AN "AS IS, WHERE IS AND WITH ALL FAULTS" BASIS, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN. GRANTEE EXPRESSLY ACKNOWLEDGES THAT, IN CONSIDERATION OF THE AGREEMENTS OF GRANTOR HEREBY, GRANTOR MAKES NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, TENANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, WITH RESPECT TO THE PROPERTY.

FURTHER, AND WITHOUT IN ANY WAY LIMITING ANY OTHER PROVISION OF THIS DEED, GRANTOR MAKES NO REPRESENTATION OR WARRANTY WITH RESPECT TO THE PRESENCE ON OR BENEATH THE PROPERTY (OR ANY PARCEL IN PROXIMITY THERETO) OF HAZARDOUS SUBSTANCES OR MATERIALS WHICH ARE CATEGORIZED AS HAZARDOUS OR TOXIC UNDER ANY LOCAL, STATE OR FEDERAL LAW, STATUTE, ORDINANCE, RULE OR REGULATION PERTAINING TO ENVIRONMENTAL OR SUBSTANCE REGULATION, CONTAMINATION, CLEANUP OR DISCLOSURE AND SHALL HAVE NO LIABILITY TO GRANTEE THEREFOR. BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTEE'S OPPORTUNITY FOR INSPECTION AND INVESTIGATION OF THE PROPERTY (AND OTHER PARCELS IN PROXIMITY THERETO) HAS BEEN ADEQUATE TO ENABLE GRANTEE TO MAKE GRANTEE'S OWN DETERMINATION WITH RESPECT TO THE PRESENCE ON OR BENEATH THE PROPERTY (AND OTHER PARCELS IN PROXIMITY THERETO) OF SUCH HAZARDOUS SUBSTANCES OR MATERIALS, AND EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, GRANTEE ACCEPTS THE RISK OF THE PRESENCE OF ANY SUCH SUBSTANCE OR MATERIALS.
10. Section 10.D.(2) is deleted in its entirety and following is inserted in its place.

(2) an assignment of leases (if any) to or on the Property.

11. Section 10.E.(3), the words "if any," are inserted after the word "lease."

12. Section 10.F is deleted in its entirety and the following is substituted therefor:

The forms of conveyance documents to be executed and delivered by Seller and Buyer at closing are attached hereto and incorporated herein for all purposes as Exhibit "A" and Exhibit "B", and will be prepared by Seller's counsel.

13. Prorations. Section 14A (2) is deleted in its entirety and replaced with the following:

Ad valorem taxes shall be prorated on the basis of taxes due and payable for the year in which the sale closes. If the amount of ad valorem taxes for the year in which the sale closes are not available on the closing date, taxes will be prorated on the basis of the most recent approved tax rates available (e.g. the previous year) applied to the most recent appraised value of the Property noticed by the Travis County Appraisal District. If taxes and assessments for the current year have not been paid before closing, Seller shall be charged at closing an amount equal to that portion of such taxes and assessments which relates to the period before closing and Buyer shall pay the taxes and assessments prior to their becoming delinquent. To the extent that the actual taxes and assessments for the current year differ from the amount apportioned at closing the parties shall make all necessary adjustments by appropriate payments between themselves following closing.

14. Default. The following sentence is added as subsection D to the end of Section 15:

Remedies set forth in this Section 15 shall constitute the sole remedies of the parties. Notwithstanding the foregoing, in the event of any breach by Buyer of paragraphs 6, 7 or 8, or any Seller default under paragraph 7 of this Addendum, the parties shall not so be limited and may pursue any and all remedies at law or in equity to recover their respective damages.

15. Material Facts, Representations and Warranties. Information in Section 19 is limited to Seller's current actual knowledge. As applied herein, the "Current Actual Knowledge" of Seller shall be the current actual knowledge of Deacon Thomas Owens, without inquiry or investigation. The sale of the Property contemplated under this Contract is on as "AS IS, WHERE IS BASIS, WITH ALL ITS FAULTS." Seller makes no representations as the condition of the Property or its suitability for any particular purpose. To that end, Buyer has been afforded ample time under the Contract to fully investigate the condition and suitability of the Property for Buyer's intended purposes. The Special Warranty Deed to be executed and delivered by Seller hereunder will contain the language specified in Section 10.C. as modified by paragraphs 9 and 12 of this Addendum.
A. Survival. The following representations and warranties of Seller set forth in Section B, and the representations and warranties of Buyer set forth in Section C below shall survive closing for a period of one year.

B. Limited Representations and Warranties of Seller. Seller hereby represents to Buyer that:

(1) to Seller’s Current Actual Knowledge, there are no pending condemnation proceedings or deeds in lieu of condemnation affecting the Property;

(2) to Seller’s Current Actual Knowledge, there is no pending litigation against Seller with respect to the Property;

(3) Seller has not commenced a voluntary case, or had entered against it a petition, for relief under the federal bankruptcy code or any similar petition.

(4) Seller has not received any notice of any violation of any law or ordinance.

C. Limited Representations and Warranties of Buyer. Buyer covenants, represents and warrants to Seller as follows:

(1) There is no litigation or proceeding pending or, to the actual knowledge of Buyer, threatened against Buyer which would impair Buyer’s ability to enter into the Contract or consummate the transaction contemplated therein.

(2) Buyer is now, and at the closing will be, authorized and permitted to enter into the Contract and to perform all covenants and obligations of Buyer hereunder, and Buyer’s right to execute the Contract is not limited by any other agreements. The person signing the Contract has been authorized by Buyer to do so; the execution and delivery of this Agreement, the consummation of the transaction described therein and compliance with the terms of the Contract will not conflict with, or constitute a default under any agreement to which Buyer is a party or by which Buyer is bound, or to Buyer’s actual knowledge violate any regulation, law, court order, judgment or decree applicable to Buyer.

(3) As part of the material consideration expressed in the Contract, Buyer warrants and covenants that it shall not encumber or otherwise cloud title to the property which is the subject matter of this Contract before the Closing Date. Such encumbrances or clouds on title shall include, without limitation, affidavits claiming mechanic’s and materialmen’s liens or constitutional liens by, through or under Buyer or any other instrument filed of record
against such property with the Clerk of Travis County, Texas by or on behalf of Buyer.

16. Assignment. The Contract may not be assigned by either party unless such assignment is first approved in writing by the non-assigning party. Notwithstanding the foregoing, Buyer may assign its rights and obligations hereunder without Seller’s prior written consent if such assignment is to an entity which is a subsidiary, controlled by, or an affiliate of Buyer (each herein defined as a “Permitted Assigns”); provided such third party expressly assumes all of Buyer’s obligations hereunder and Buyer agrees to remain liable for Buyer’s obligations expressed in this Agreement through the Closing Date; thereafter, Buyer, provided Buyer is not in default, shall be relieved of all obligations except those that expressly survive closing under the Contract.

17. General Provisions:
A. Time. Time is of the essence in all things pertaining to the performance of the Contract. If any date or any period provided in the Contract ends on a Saturday, Sunday or legal holiday, the applicable period shall be extended to the first business day following such Saturday, Sunday or legal holiday.

B. Severability. If any provision of the Contract is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of the Contract shall not be affected thereby, and it is also the intention of the parties to the Contract that in lieu of each provision of the Contract that is illegal, invalid, or unenforceable, there be added as a part of the Contract a provision as similar in terms to such illegal, invalid, or unenforceable provision as may be possible, and be legal, valid, and enforceable.

C. Any failure by a party hereto to insist, or any election by a party hereto not to insist, upon strict performance by the other party of any of the terms, provisions, or conditions of the Contract shall not be deemed to be a waiver thereof or of any other term, provision, or condition hereof, and such party shall have the right at any time or times thereafter to insist upon strict performance of any and all of the terms, provisions, and conditions hereof.

D. Applicable Law and Venue. The construction and validity of the Contract shall be governed by the laws of the State of Texas. Venue shall be in a court of appropriate jurisdiction in Travis County, Texas.

E. Section Headings. The section headings contained in the Contract are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several sections hereof.

F. Grammatical Construction. Wherever appropriate, the masculine gender may include the feminine or neuter, and the singular may include the plural, and vice versa.

G. No Construction Rule as to Authorship. No party will be penalized for authorship of any particular provision of the Contract.
H. Relationship of the Parties. Nothing contained in the Contract shall be construed to create any partnership or joint venture agreement between Buyer and Seller. The relationship of Buyer and Seller shall be that of independent contracting parties.

I. Consult with Counsel. THE PARTIES EACH WARRANT AND REPRESENT THAT THEY HAVE ENTERED INTO THE CONTRACT OF THEIR OWN FREE WILL AND IN ACCORDANCE WITH THEIR OWN JUDGMENT, AND AFTER CONSULTATION OR A REASONABLE OPPORTUNITY TO CONSULT WITH THEIR RESPECTIVE COUNSEL.

J. Final Agreement. THE CONTRACT REPRESENTS THE FINAL AGREEMENT OF SELLER AND BUYER AND MAY NOT BE CONTRADICTED BY ANY PRIOR OR CONTEMPORANEOUS ORAL OR WRITTEN REPRESENTATIONS OR UNDERSTANDINGS WITH RESPECT TO THE SUBJECT MATTER CONTAINED HEREIN.

K. Counterpart Execution. The Contract may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document, and all counterparts will constitute one and the same agreement.

EXECUTED by the undersigned on the dates set forth hereinbelow, to be effective on the Effective Date.

SELLER:  
ST. JAMES MISSIONARY BAPTIST CHURCH OF AUSTIN, TEXAS  
By: Thomas Owens  
Name: Thomas Owens  
Title: Deacon/Church Administrator  
Date: January 1, 2020 1/8/2020

BUYER:  
HOUSING TRUST GROUP, LLC  
By: Matt Rieger  
Name: Matt Rieger  
Title: President and CEO  
Date: January 1, 2020 1/8/2020
EXHIBIT “A”
FORM SPECIAL WARRANTY DEED

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

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

ST. JAMES MISSIONARY BAPTIST CHURCH OF AUSTIN, TEXAS, a Texas non-profit corporation (“Grantor”), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by _____________________________ (“Grantee”), whose mailing address is ____________________________________________, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, subject to all of the reservations, exceptions and other matters set forth or referred to herein, the real property, together with all appurtenances thereto and improvements thereon, if any (the “Property”), described as Lot ____, Block ____, the Resubdivision of Lot One (1), Block “A”, of ST. JAMES MISSIONARY BAPTIST CHURCH SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Doc. No. 201 ______________________ of the Plat Records of Travis County, Texas.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, and Grantee’s successors or assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee’s successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor but not otherwise; provided, however that this conveyance is made by Grantor and accepted by Grantee subject to the matters described in Exhibit “A” attached hereto and made a part hereof for all purposes.

GRANTOR HAS EXECUTED AND DELIVERED THIS SPECIAL WARRANTY DEED AND HAS CONVEYED THE PROPERTY AND GRANTEE HAS RECEIVED AND ACCEPTED THIS SPECIAL WARRANTY DEED AND HAS PURCHASED THE PROPERTY "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT REPRESENTATIONS OR WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED, WRITTEN OR ORAL (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN). WITHOUT LIMITATION ON THE FOREGOING, GRANTEE, BY ACCEPTANCE OF THIS DEED, ACKNOWLEDGES THAT (EXCEPT FOR THE WARRANTY OF TITLE EXPRESSLY SET FORTH HEREIN) GRANTOR HAS NOT
MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ACREAGE, WATER, SOIL OR GEOLOGY OF THE PROPERTY OR ANY SURROUNDING AREAS, (B) THE VALUE OF THE PROPERTY OR THE ANTICIPATED INCOME TO BE DERIVED FROM THE PROPERTY INCLUDING WITHOUT LIMITATION THE DEVELOPMENT POTENTIAL OF THE PROPERTY, THE STATUS OF GOVERNMENTAL APPROVALS OR UTILITY COMMITMENTS WITH RESPECT TO THE PROPERTY, THE ANTICIPATED DENSITIES WHICH MAY BE OBTAINED IN CONNECTION WITH THE DEVELOPMENT OF THE PROPERTY, OR ANY OTHER SIMILAR MATTERS, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING WITHOUT LIMITATION ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, (E) THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY ASBESTOS, PCB EMISSIONS, HYDROCARBONS, RADON GAS, OR HAZARDOUS OR TOXIC MATERIALS, (F) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (G) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (H) THE STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. GRANTEE EXPRESSLY ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED TO GRANTEE BY GRANTOR WITH RESPECT TO THE PROPERTY HAS NOT BEEN INDEPENDENTLY INVESTIGATED OR VERIFIED BY GRANTOR; THAT GRANTOR IS MAKING NO REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION; AND THAT GRANTOR IS NOT, AND SHALL NOT BE, LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, REPORTS, SURVEYS OR OTHER INFORMATION OF ANY KIND OR NATURE PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT, OR OTHER PERSON. GRANTOR AND GRANTEE EXPRESSLY CONFIRM AND AGREE THAT THE PURCHASE PRICE PAID BY GRANTEE TO GRANTOR FOR THE PROPERTY HAS BEEN ADJUSTED AND AGREED UPON BY GRANTEE AND GRANTOR IN PART AS A RESULT OF GRANTEE'S AGREEING TO PURCHASE THE PROPERTY IN ITS CURRENT CONDITION, AND SUBJECT TO THE DISCLAIMER OF REPRESENTATIONS AND WARRANTIES SET FORTH HEREIN.

EXECUTED AND DELIVERED the _____ day of __________, 20____.
GRANTOR:

ST JAMES MISSIONARY BAPTIST
CHURCH OF AUSTIN, TEXAS, a Texas
non-profit corporation

TO BE SIGNED AT CLOSING

By:

Name: __________________________
Title: __________________________

ATTACH APPROPRIATE ACKNOWLEDGEMENTS AND EXHIBIT "A" (permitted exceptions)
EXHIBIT "B"
BILL OF SALE

STATE OF TEXAS

知悉所有人均得按照以下陈述：

COUNTY OF TRAVIS

此项“Bill of Sale”于 ____ 年 ___ 月 ___ 日已签订并交付，于20___年，由ST. JAMES MISSIONARY BAPTIST CHURCH OF AUSTIN, TEXAS（一个Texas非营利性公司（“sell”），授予在 favor of ___________________________（“seller-assignee”），

RECITALS

Housing Trust Group, LLC，作为买方，与卖方，已经签署了一份特定的Commercial Contract—Improved Property with an Effective Date of ___________________, (as supplemented by the certain Addendum to Contract and as subsequently amended，the “Contract”) for the purchase and sale of the real property and improvements more particularly described as follows (the “Real Property”):

[insert legal description of subdivided land]

By means of that certain Assignment of Contract effective ____________________, Purchaser assigned all of its rights and obligations under the Contract to Purchaser-Assignee, a “Permitted Assigns” under the terms and conditions expressed in the Contract.

Concurrently with the execution and delivery of this Bill of Sale, Seller has conveyed the Real Property to Purchaser-Assignee, by Special Warranty Deed, pursuant to and under the terms and conditions of the Contract.

In connection with such conveyance, and accordance with the further terms and conditions of the Contract, Seller desires to transfer and convey to Purchaser-Assignee and Purchaser-Assignee desires to accept from Seller, all of Seller’s right, title and interest in and to (i) all personal property located on the Real Property and the improvements ("Improvements") thereon (if any); (ii) all plans and specifications, site plans, surveys, soil and substrata studies, architectural drawings, engineering plans and studies, floor plans, landscape plans and other plans or studies of any kind which are in Seller’s possession and which relate to the Real Property or the Improvements; and (iii) all building permits, certificates of occupancy, utility commitments, licenses or permits, development rights and entitlements and other property or rights relating to the operation, ownership, construction, repair or maintenance of the Improvements or the Real Property (the “Personal Property”);

AGREEMENTS

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby confessed and
acknowledged, Seller does hereby GRANT, CONVEY, SET OVER and ASSIGN unto Purchaser-Assignee all of the right, title and interest of Seller in and to the Personal Property.

The Personal Property is conveyed, sold, transferred and delivered "AS IS" and "WITH ALL FAULTS," with any and all latent and patent defects. Seller makes and has made NO REPRESENTATION OR WARRANTY, express or implied, as to the existence, amount, condition, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, or otherwise as to the Personal Property. Purchaser-Assignee acknowledges that it is not relying upon any representations, statements, assertions or non-assertions by Seller with respect to the existence or the condition of the Personal Property but is relying solely upon its own investigation and examination of the Personal Property.

IN WITNESS WHEREOF, Seller has caused this Bill of Sale to be executed effective as of the date first above written.

SELLER:

ST JAMES MISSIONARY BAPTIST CHURCH
OF AUSTIN, TEXAS

By: ________________________
Name: ________________________
Title: ________________________
EXHIBIT “C”

RENDERING OF THE PROPERTY

[insert depiction of 6.27 acres]
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We FIRST AMERICAN TITLE GUARANTY COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

First American Title Guaranty Company

Christopher M. Leavell
President

Jeffrey S. Robinson
Secretary

By: __________________________

Authorized Countersignature

(This Commitment is valid only when Schedules A, B, C, and D are attached)
COMMITMENT FOR TITLE INSURANCE  T-7

ISSUED BY

FIRST AMERICAN TITLE GUARANTY COMPANY

SCHEDULE A

Effective Date:  January 28, 2020, 8:00 am  GF No. 2000898-COM

Commitment No. 2000898-COM, issued February 4, 2020

1. The policy or policies to be issued are:

   a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
      (Not applicable for improved one-to-four family residential real estate)
      Policy Amount:  $6,000,000.00
      PROPOSED INSURED:  Housing Trust Group, LLC, a Florida limited liability company

   b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
      ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
      Policy Amount:
      PROPOSED INSURED:

   c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
      Policy Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
      Binder Amount:
      PROPOSED INSURED:
      Proposed Borrower:

   f. OTHER
      Policy Amount:
      PROPOSED INSURED:

2. The interest in the land covered by this Commitment is:
   Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
   St. James Missionary Baptist Church of Austin, Texas, a Texas non-profit corporation
4. Legal description of land:***See Schedule C for requirements

Being that certain tract of land estimated to contain 6.27 acres, more or less, out of Lot 1, Block A, ST. JAMES MISSIONARY BAPTIST CHURCH SUBDIVISION, according to the map or plat thereof, recorded in Document No. 200200217, Official Public Records, Travis County, Texas as said 6.27 acres generally depicted on Exhibit A attached hereto and incorporated herein. ***See Below

***The above description is for general location purposes only and is not sufficient for policy issuance. See Schedule C for requirements.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

   Plat in Document No. 200200217, Official Public Records, Travis County, Texas.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.

3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)

4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
   a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
   b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
   c. to filled-in lands, or artificial islands, or
   d. to statutory water rights, including riparian rights, or
   e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.
   (Applies to the Owner's Policy only.)

5. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")

6. The terms and conditions of the documents creating your interest in the land.

7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)

8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)

9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

See continuation.
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

.1 Easements, building lines and other provisions set forth on plat recorded in Document No. 200200217, Official Public Records, Travis County, Texas.

.2 Easement:
   Recorded: Volume 1814, Page 288, Deed Records, Travis County, Texas.
   To: City of Austin
   Purpose: Sanitary sewer

.3 Drainage Easement for Highway Purposes:
   Recorded: Document No. 2001033027, Official Public Records, Travis County, Texas.
   To: State of Texas

.4 Notice Concerning Construction of Subdivision Improvements
   Recorded: Document No. 2002158188, Official Public Records, Travis County, Texas.

.5 Electric Utility Easement:
   Recorded: Document No. 2004192051, Official Public Records, Travis County, Texas.
   To: City of Austin

.6 Right of Entry and Possession Agreement:
   Recorded: Document No. 2008044939, Official Public Records, Travis County, Texas.
   To: City of Austin

.7 Wastewater Easement:
   Recorded: Document No. 2008069927, Official Public Records, Travis County, Texas.
   To: City of Austin

.8 All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.

.9 Any visible and/or apparent unrecorded easement, either public or private, located in, on, over or across the land.

End of Schedule B.
SCHEDULE C

Your Policy will not cover loss, costs, attorneys’ fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.

2. Satisfactory evidence must be provided that:
   a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
   b. all standby fees, taxes, assessments and charges against the property have been paid,
   c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
   d. there is legal right of access to and from the land,
   e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.

3. You must pay the seller or borrower the agreed amount for your property or interest.

4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Requirement is made that a satisfactory release be provided for the following:
   Deed of Trust:
   Recorded:   Document No. 2012090689, Official Public Records, Travis County, Texas
   Grantor:    St. James Missionary Baptist Church of Austin, Texas
   Trustee:    Keith Gamel
   Beneficiary: University Federal Credit Union
   Amount:     $5,200,000.00
   Dated:      6/4/2012
   Together with: Financing Statement:
   Recorded:   Document No. 2012090690, Official Public Records, Travis County, Texas.
   Debtor:     St. James Missionary Baptist Church of Austin, Texas
   Secured Party: University Federal Credit Union

6. Requirement is made that a satisfactory description and survey of the land to be insured be provided. Upon review and approval of said description and survey, requirement is made that this commitment be re-issued to utilize said description; such revised commitment may contain additional exceptions and/or requirements not currently set forth herein.

7. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of St. James Missionary Baptist Church of Austin, Texas, a Texas non-profit corporation.

8. Requirement is made that satisfactory documentation be provided as to the authority, authorization and capacity of the person(s)/entity(ies) executing documents on behalf of Housing Trust Group, LLC, a Florida limited liability company.
9. Company requires current titleholders to execute a satisfactory closing affidavit confirming what encumbrances on the property to be insured are known to the current titleholder as of the date of closing.

10. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.

11. ARBITRATION: The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. 2000898-COM Effective Date: January 28, 2020, @ 8:00 AM

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

   UNDERWRITER: First American Title Guaranty Company, a Texas Corporation.

   Shareholder owning or controlling, directly or indirectly, ten percent or more of the share of the Underwriter: First American Title Guaranty Company is a wholly owned subsidiary of First American Title Insurance Company, a Nebraska Corporation.

   Directors: Dennis J. Gilmore, Christopher M. Leavell, Jeffrey S. Robinson, Mark E. Seaton

   Officers: President: Christopher M. Leavell; Vice President, Secretary: Jeffrey S. Robinson; and Vice President, Treasurer: H. Matthew McCreadie

2. The following disclosures are made by the Title Insurance Agent Secured Land Transfers, LLC dba Independence Title issuing this commitment:

   (a) A listing of each shareholder, owner, partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

      TRG Maryland Holdings LLC

   (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%)

      or more of an entity that has, owns or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium.

      Title Resource Group LLC

   (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

      Scott Storck, President; Donald J. Casey, Chief Executive Officer; Sriram Someshwara, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wass, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Senior Vice President; Robert Fitzpatrick, Senior Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Thomas N. Rispoli, Senior Vice President and Assistant Secretary; Seth I. Truwit, Senior Vice President and Assistant Secretary; Walter Patrick Mullen, Senior Vice President; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.

   (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.

   (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).
3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium is:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner's Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Loan Policy</td>
<td>$0.00</td>
</tr>
<tr>
<td>Endorsement Charges</td>
<td>$0.00</td>
</tr>
<tr>
<td>Other</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$0.00</strong></td>
</tr>
</tbody>
</table>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<table>
<thead>
<tr>
<th>Amount</th>
<th>To Whom</th>
<th>For Services</th>
</tr>
</thead>
</table>

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner’s Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is $2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE  DATE
Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information—particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms, and in other communications to us, whether in writing, in person, by telephone or any other manner;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except (1) as necessary for us to provide the products or services you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any consumer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title companies, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and asset management companies. Furthermore, we may also provide all of the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American’s Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. Before it is important that you know how we treat the information about you we receive on the Internet.

In general, we can collect information in two ways. We can collect from the World Wide Web site without telling you who we are or collecting any information about you yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profit information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation’s site and its affiliates’ sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices of the other sites.

Cookies

Some of First American’s Web sites may make use of "cookie" technology to measure use activity and to customize information to your personal interests. A cookie is a fragment of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

First American’s use of cookies: The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness: We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a fair balance between consumer benefits and consumer privacy.

Public Record: We believe that an open public record creates significant value for society, enhances consumer choice and enables consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use: We believe you should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy: We will take reasonable steps to help ensure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. Where, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can correct the required corrections.

Education: We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security: We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.

©2010 First American Financial Corporation. All rights reserved. 1  •  NYSE: FAF
INDEPENDENCE TITLE COMPANY

PRIVACY NOTICE

You have chosen to do business with Independence Title Company and we are obligated to honor the relationship with great care, beginning with the confidential information that may come into our possession during the course of your transaction with us. We believe that your privacy should not be compromised and are committed to maintaining the confidentiality of that information.

You can be assured that we are respecting your privacy and safeguarding your “nonpublic personal information”. Nonpublic personal information is information about you that we collect in connection with providing a financial product or service to you. Nonpublic personal information does not include information that is available from Public sources, such as telephone directories or government records.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms
- Information about your transaction with us
- Information about your transactions with nonaffiliated third parties
- Information we receive from a consumer-reporting agency

We respect the privacy of our customers, and we will not disclose nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need that information to provide products or services to you.

We maintain physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

We will not disclose nonpublic personal information about our customers or former customers to nonaffiliated third parties, except as permitted by law.

Independence Title Company recognizes and respects the privacy expectations of our customers. We want our customers to understand our commitment to privacy in our use of customer information. Customers who have any questions about this Privacy Policy or have any questions about the privacy of their customer information should call Independence Title Company at (512) 454-4500.
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title.
The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a perdas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.
El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

- MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- EXCEPTIONS are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

- EXCLUSIONS are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

- CONDITIONS are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.
You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-888-632-1642 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

**CONDITIONS AND STIPULATIONS**

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.

2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.
IMPORTANT NOTICE

To obtain information or make a complaint:

You may call First American Title Guaranty Company’s toll-free telephone number for information or to make a complaint at:

1-888-632-1642

You may also write to First American Title Guaranty Company at:

1 First American Way
Santa Ana, California 92707

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIM DISPUTES:
Should you have a dispute concerning your premium or about a claim you should contact First American Title Guaranty Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY:
This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede llamar al número de teléfono gratuito de First American Title Guaranty Company para información o para presentar una queja al:

1-888-632-1642

Usted también puede escribir a First American Title Guaranty Company:

1 First American Way
Santa Ana, California 92707

Usted puede comunicarse con el Departamento de Seguros de Texas para obtener información sobre compañías, coberturas, derechos, o quejas al:

1-800-252-3439

Usted puede escribir al Departamento de Seguros de Texas a:

P.O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: http://www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov

DISPUTAS POR PRIMAS DE SEGUROS O RECLAMACIONES:
Si tiene una disputa relacionada con su prima de seguro con una reclamación, usted debe comunicarse con el First American Title Guaranty Company primero. Si la disputa no es resuelta, usted puede comunicarse con el Departamento de Seguros de Texas.

ADJUNTE ESTE AVISO A SU PÓLIZA:
Este aviso es solamente para propósitos informativos y no se convierte en parte o en condición del documento adjunto.
The 2020 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2020. The 2020 designations use data from the 2010 Decennial census and three releases of 5-year tabulations from the American Community Survey (ACS): 2010-2014; 2011-2015; and 2012-2016. The designation methodology is explained in the federal Register notice published September 25, 2019.
# Multiple Site Information Form

This exhibit is required if a development site is assembled by aggregating noncontiguous tracts conveyed by one contract, or tracts conveyed by more than one contract whether contiguous or not. For each contract, list the address, legal description and acreage of each tract. The sum of the acreages must equal or exceed the acreage of the corresponding site plan(s) before dedications and other foreseeable reductions. Provide a reconciliation of any discrepancy (dedications, takings, reserves for other uses, etc.).

**Behind this form, provide a plat of the acquisitions that correspond to each distinct development site. The plat should state the dimensions of each tract and identify the address, legal description and acreage. If the development site boundaries do not match the boundaries of the platted acquisitions, provide an overlay plat of the development site.**

<table>
<thead>
<tr>
<th>Contract Number</th>
<th>Census Tract</th>
<th>Acreage</th>
<th>Date of Sale</th>
<th>Street Address</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

**Contact Name for Seller**

Only list if owner has owned <36 mos.

**Name of Seller Entity**

Only list if owner has owned <36 mos.

**Contact Name for Previous Seller**

**Name of Previous Seller Entity**

**Seller Address**

City

State

Zip

Did the seller acquire the property through foreclosure or deed in lieu of foreclosure?

Is the seller affiliated with the Applicant, Principal, sponsor, or Development Team?

If yes above, describe relationship:

*Contract includes more than one tract/lot. Address, legal description, and acreage are below.*

<table>
<thead>
<tr>
<th>Address</th>
<th>Abbreviated Legal</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>a.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>b.</td>
<td></td>
<td></td>
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<tr>
<td>c.</td>
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</tbody>
</table>

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</tr>
</tbody>
</table>

**Contact Name for Seller**

Only list if owner has owned <36 mos.

**Name of Seller Entity**

Only list if owner has owned <36 mos.

**Contact Name for Previous Seller**

**Name of Previous Seller Entity**

**Seller Address**

City

State

Zip

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If yes above, describe relationship:

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<tr>
<td>b.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>c.</td>
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</tbody>
</table>

If a revised form is submitted, date of submission: 2/25/2020
Elected Officials

** Elected officials were identified in the Pre-Application, and there have been no changes. (If box above is checked, the rest of the form may be left BLANK.)

☐ Elected officials have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below.

☐ No Pre-Application was submitted.

Please identify all elected officials which represent the Development Site.

<table>
<thead>
<tr>
<th>** US Representative</th>
<th>District</th>
</tr>
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</table>

** While Applicants are not required to notify US Representatives, the Department is required to notify them. Therefore, Applicant must identify the appropriate US Representative of the district containing the Development.

<table>
<thead>
<tr>
<th>State Senator</th>
<th>District</th>
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</table>

<table>
<thead>
<tr>
<th>State Representative</th>
<th>District</th>
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<table>
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<tr>
<th>Support Letter</th>
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<table>
<thead>
<tr>
<th>City Mayor</th>
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<table>
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<tr>
<th>County Judge</th>
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<table>
<thead>
<tr>
<th>School Superintendent</th>
<th>District Name</th>
<th>Email</th>
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<table>
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<tr>
<th>Address</th>
<th>City</th>
<th>Zip</th>
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<table>
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<tr>
<th>Presiding officer of Board of Trustees</th>
<th>Email</th>
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<table>
<thead>
<tr>
<th>Address</th>
<th>City</th>
<th>Zip</th>
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<th>District/Precinct</th>
<th>Email or Phone</th>
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<tr>
<th>District/Precinct</th>
<th>Email or Phone</th>
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</thead>
</table>

2/25/2020
Organizations were identified in the Pre-Application, and there have been no changes. (If above is checked, the rest of the form may be left BLANK.)

Organizations have changed since the Pre-Application was submitted, and information regarding notifications or re-notifications is entered below. Insert an explanation behind this tab.

No Pre-Application was submitted.

Identify all Neighborhood Organizations on record with the county or Texas Secretary of State as of the beginning of the Application Acceptance Period whose boundaries include the Development Site.

<table>
<thead>
<tr>
<th>Name of Organization</th>
<th>Contact Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>City</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone</td>
</tr>
<tr>
<td>Fax or Email</td>
<td></td>
</tr>
</tbody>
</table>

1. Name of Organization | Contact Name |
   Address              | City         |
   Zip                  | Phone        |
   Fax or Email         |

2. Name of Organization | Contact Name |
   Address              | City         |
   Zip                  | Phone        |
   Fax or Email         |

3. Name of Organization | Contact Name |
   Address              | City         |
   Zip                  | Phone        |
   Fax or Email         |

4. Name of Organization | Contact Name |
   Address              | City         |
   Zip                  | Phone        |
   Fax or Email         |

5. Name of Organization | Contact Name |
   Address              | City         |
   Zip                  | Phone        |
   Fax or Email         |

Neighborhood Organizations (Continued)
CERTIFICATION OF NOTIFICATIONS (ALL PROGRAMS)

Pursuant to 10 TAC §11.203 of the Qualified Allocation Plan, evidence of notifications includes this sworn affidavit, and the Elected Officials and Neighborhood Organizations Forms. All Applicants must complete Parts 1 through 4 below:

Part 1. Notifications made at Pre-Application (Competitive HTC only):

I (We) certify that the pre-application included evidence of these notifications pursuant to 10 TAC §11.203, the pre-application met all threshold requirements, and no additional notifications were required with this full Application.

Re-notifications made at Application (Competitive HTC only):

I (We) certify that the pre-application for this full Application met all threshold requirements, but all required entities were re-notified as required by 10 TAC §11.203.

Notifications made at Application:

No pre-application was submitted, and I (We) certify that the all required entities were notified as required by 10 TAC §11.203.

One or more entities described changed between the submission of the pre-application and the Application, and I (We) certify that the new entity was notified as required by 10 TAC §11.203.

As applicable, all re-notifications or notifications made at Application are indicated in the Application on the Elected Officials and/or Neighborhood Organizations Form(s).

Part 2. Notifications - Form and Content:

I (we) certify that the notifications are not older than 3 months from the first day of the Application Acceptance Period for Competitive HTC Applications and not older than three (3) months prior to the date the complete Application is submitted for Tax Exempt Bond Developments, and not older than three (3) months prior to the date the Application is submitted for all other Applications.

I (we) certify that the notifications do not contain any false or misleading statements. Without limiting the generality of the foregoing, the notification does not create the impression that the proposed Development will serve a Target Population exclusively or as a preference without such targeting or preference being documented in the Application and is or will be in full compliance with all applicable state and federal laws, including state and federal fair housing laws.

I (we) certify that the notifications or any other communications do not contain any statement that violates Department rules, statute, code, or federal requirements.

I (We) certify that, in addition to all of the required neighborhood organizations, the following entities were notified in accordance with 10 TAC §11.203. The notifications were in the format provided in the Application Notification Template. All of the following entities were notified and are correctly listed on the Elected Officials Form and Neighborhood Organizations Form:

- Superintendent of the school district containing the Development;
- Presiding officer of the board of trustees of the school district containing the Development;
- Mayor of any municipality containing the Development;
- All elected members of the Governing Body of any municipality containing the Development;
- Presiding officer of the Governing Body of the county containing the Development;
- All elected members of the Governing Body of the county containing the Development;
- State senator of the district containing the Development; and
- State representative of the district containing the Development.

While not required to be submitted in this Application, I have kept evidence of all notifications made and this evidence may be requested by the Department at any time during the Application review.

Part 3. Neighborhood Organizations (competitive HTC only):

Pursuant to 10 TAC §11.203, I (We) certify that a reasonable search for applicable entities has been conducted and all Neighborhood Organizations for which this Application would be eligible to receive points under 10 TAC §11.9(d)(4) of the QAP or for which notification is required have been listed in the pre-application and/or the Application.

Certify on next page
CERTIFICATION OF NOTIFICATIONS (continued)

Part 4. Certification

By: Matthew Rieger, Manager of Managing Member

Signature of Applicant/Development Owner

2/28/2020

Date

Printed Name

Florida

My Commission expires

Miami-Dade

County of

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that name is signed to the foregoing statement, and who is known to be one in the same, has acknowledged before me on this date, that being informed of the contents of this statement, executed the same voluntarily on the date same foregoing statement bears.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28 day of February, 2020

Notary Public Signature

Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA
Commi# GG182997
Expires 4/30/2022

Seal
Development Narrative

1. The proposed Development is: (Check all that apply)

- New Construction
- and/or: (adaptive reuse select New Construction here and adaptive reuse in next box)

Previous TDHCA # If Acquisition/Rehab or Rehab, original construction year:
If Reconstruction, Units Demolished Units Reconstructed

2. The Target Population will be:

- Elderly

If Elderly is selected (10 TAC §11.1(d)(47)):

- [X] Development meets the requirements of the Housing for Older Persons Act under the Fair Housing Act
- Development receives federal funding that has a requirement for a preference or limitation for elderly persons or households, but must accept qualified households with children.
  Selection is based on funding from (select from list):

- Development will receive other funding that has a requirement for a preference or limitation with regard to the population(s) served. If so, please explain in the box below.

Certification for Supportive Housing Applications

If Supportive Housing is selected (10 TAC §11.1(d)(122)), the Applicant or General Partner confirms that:

- The proposed Development is intended for and targets occupancy for households in need of specialized and specific non-medical services in order to maintain housing or transition into independent living.
- Supportive services are tailored for members of a household with specific non-medical needs (select all that apply):
  - Homeless or Persons at-risk of homelessness
  - Persons with physical, intellectual, and/or developmental disabilities
  - Youth aging out of foster care
  - Persons eligible to receive primarily non-medical home or community-based services
  - Persons transitioning out of institutionalized care
  - Persons unable to secure permanent housing elsewhere due to high barriers
  - Persons with Special Housing Needs (alcohol and/or drug addictions, VAWA protections, HIV/AIDS, Veterans with Disabilities
  - Other target populations that are served by a federal or state housing program (provide documentation behind this Tab)
  Describe:

- Services will be provided by the Applicant or an Affiliate of the Applicant.
- Services will be provided by a Third Party provider and evidence that the provider has at least a three-year record of providing substantive services similar to those proposed in the subject Application in residential settings is provided behind this Tab.

NOTE: If “Elderly Development”, review 10 TAC §11.1(d)(47) to ensure compliance.

NOTE: Definition of “Adaptive Reuse” has changed. Review 10 TAC §11.1(d)(1) to ensure compliance.

2/25/2020
Supportive services will meet the minimum requirements provided in clauses (i) – (iv) of §11.1(d)(122)(D) of the Qualified Allocation Plan.

Documentation that the Applicant or General Partner has secured or will secure sufficient funds necessary to maintain the Supportive Housing Development’s operations throughout the entire Affordability Period is included behind this Tab.

Evidence of the Applicant’s or General Partner’s history of fundraising activities reasonably deemed to be sufficient to address any unanticipated operating losses is included behind this Tab.

As a condition of the Underwriting Report, the Applicant or General Partner will provide a fully executed guaranty agreement whereby the Applicant or its Affiliate assume financial responsibility of any outstanding operating deficits, as they arise, and throughout the entire Affordability Period.

Development is not financed, except for construction financing, with debt containing foreclosure provisions or debt that contains must-pay repayment provisions (including cash-flow debt).

Development has permanent foreclosable, must-pay debt sourced from federal funds.

Development has permanent foreclosable, cash flow debt provided by an Affiliate that was originally sourced from charitable contributions or pass-through local government, non-federal funds.

If the Development is financed with debt that does not meet the requirements above, Application must include:

- Evidence of project-based rental or operating subsidies for a minimum of 25% of Units;
- Documentation of how resident feedback has been incorporated into Development design;
- Evidence that the Development is located less than ½ mile from regularly-scheduled public transportation, including evening and weekend service;
- Evidence that at least 10% of the Units in the proposed Development meet the 2010 ADA standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 Federal Register 29671 for persons with mobility impairments;

and the Applicant or General Partner confirms that:

- Multiple systems will be in place for residents to provide feedback to Development staff;
- A resident is or will be a member of the Development Owner or service provider board of directors;
- The Development’s Tenant Selection Criteria will include a clear description of any credit, criminal conviction, or prior eviction history that may disqualify a potential resident. The disqualification cannot be a total prohibition, unless such a prohibition is required by federal statute or regulation (i.e. the Development must have an appeal process for non federally required criteria;
- The Development will have a comprehensive written eviction prevention policy that includes an appeal process; and
- The Development will have a comprehensive written services plan that describes the available services, identifying whether they are provided directly or through referral linkages, by whom, and in what location and during what days and hours. A copy of the services plan will be readily accessible to residents.

3. Staff Determinations regarding definitions of development activity obtained?

If a determination under 10 TAC §11.1(k) was made prior to Application submission, provide a copy of such determination behind this tab.

4. Narrative

- The Development will not provide continual or frequent nursing, medical or psychiatric services to the residents.
- The Development does not violate the general public use requirement of Treasury Regulation §1.42-9 regarding units for use by the general public.
- The Development does violate TR 1.42-9 and the Application includes a private letter ruling ("PLR").
- Development financing includes a funding source that specifically allows for the intended Target Population. A copy of that funding sources’ authority to target the intended population is included behind this tab.
- Development does not violate the Department’s Integrated Housing Rule under 10 TAC §1.15 regarding restricting occupancy to persons with disabilities or in combination with other populations with special needs.

If a revised form is submitted, date of submission: 2/25/2020
5. **Funding Request:**

Complete the table below to describe this Application’s funding request. If applying for Multifamily Direct Loan funds, please select only one type of loan.

<table>
<thead>
<tr>
<th>Department Funds applying for with this Application</th>
<th>Requested Amount</th>
<th>If funds will be in the form of a Direct Loan by the Department or for Private Activity Bonds, the terms will be:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Repayable)</td>
<td></td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Construction Only (Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>Multifamily Direct Loan: Const. to Perm. (Soft Repayable)</td>
<td></td>
<td>0.00%</td>
</tr>
<tr>
<td>CHDO Operating Expenses Grant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing Tax Credits</td>
<td>$1,500,000</td>
<td></td>
</tr>
<tr>
<td>Private Activity Mortgage Revenue</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

6. **Set-Aside (For Competitive HTC (10 TAC §11.5) and/or Multifamily Direct Loan (10 TAC §13.4(a)) Applications Only)**

Identify any and all set-asides the application will be applying under with an "x". Set-Asides can not be added or dropped from pre-application to full Application for Competitive HTC Applications.

<table>
<thead>
<tr>
<th>Competitive HTC Only</th>
<th>Multifamily Direct Loan Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Select Set-Aside if applicable</td>
<td>Select NOFA and Set-Aside</td>
</tr>
<tr>
<td>At-Risk</td>
<td>Nonprofit</td>
</tr>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Selections for At-Risk and USDA are independent of each other. Only select both if both apply.

By selecting the set-aside above, I, individually or as the general partner(s) or officers of the Applicant entity, confirm that I (we) are applying for the above-stated Set-Aside(s) and Allocations. To the best of my (our) knowledge and belief, the Applicant entity has met the requirements that make this Application eligible for this (these) Set-Aside(s) and Allocations and will adhere to all requirements and eligibility standards for the selected Set-Aside(s) and Allocations.

7. **Previously Awarded State and Federal Funding**

Has this site/activity previously applied for TDHCA funds? **No**

Has this site/activity previously received TDHCA funds? **No**

If "Yes" Enter Project Number: and TDHCA funding source:

Has this site/activity previously received non-TDHCA federal funding? **No**

Akins East is a proposed New Construction senior apartment community that will consist of 181 units, of which 145 will be for low-income tenants. The development consist of one (1) apartment building and three (3) sixplex over a 6.27 acre site.
If yes, source: 

Will this site/activity receive non-TDHCA federal funding for costs described in this Application? 

8. **Qualified Low Income Housing Development Election (HTC Applications only)**

Pursuant to §42(g)(1)(A) - (C), the term “qualified low income housing development” means any project for residential rental property, if the Development meets one of the requirements below, whichever is elected by the taxpayer. Once an election is made, it is irrevocable. Select only one:

- [ ] At least 20% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 50% or less of the area median gross income, adjusted for family size.
- [X] At least 40% or more of the residential units in such development are both rent restricted and occupied by individuals whose income is 60% or less of the median gross income, adjusted for family size.
- [ ] Applicant elects to use the Average Income for the Development.

If a revised form is submitted, date of submission: 

2/25/2020
1. Common Amenities (ALL Multifamily Applications) [10 TAC §11.101(b)(5)]

<table>
<thead>
<tr>
<th># of Units</th>
<th>must qualify for</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Development will provide sufficient common amenities to qualify for the number of points indicated above, pursuant to 10 TAC §11.101(b)(5). Applications for scattered site developments should refer to 10 TAC §11.101(b)(5)(B).

2. Unit Requirements (ALL Multifamily Applications) [10 TAC §11.101(b)(6)(A) and (B)]

A. Unit Sizes

- Development is New Construction or Reconstruction and will meet the minimum Unit Size requirements:
  
<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Footage</td>
<td>500</td>
<td>600</td>
<td>800</td>
<td>1,000</td>
<td>1,200</td>
</tr>
</tbody>
</table>

OR:

- Development is proposing Rehabilitation (excluding Reconstruction) or Supportive Housing, and is not required to meet the size requirements above.

B. Unit Requirements (For Competitive HTC Applications, see Tab 19 for Unit and Development Features scoring)

- Application is a Tax Exempt Bond Development and will meet a minimum of nine (9) points as outlined in 10 TAC §11.101(b)(6)(B).
- Application is requesting Direct Loan and not concurrently layered with Housing Tax Credits and will meet a minimum of four (4) points as outlined in 10 TAC §11.101(b)(6)(B).

** Rehabilitation Developments and Supportive Housing Developments will start with a base score of five (5) points. **

3. Resident Supportive Services (For Competitive HTC Applications and Direct Loan Applications seeking to qualify for points under 10 TAC §13.6(2), see Tab 19 for Resident Services scoring elections)

- Application is a Tax Exempt Bond Development and will meet a minimum of eight (8) points as outlined in 10 TAC §11.101(b)(7).
- Application is Direct Loan not layered with Housing Tax Credits and will meet a minimum four (4) points as outlined in 10 TAC §11.101(b)(7).

4. Development Accessibility Requirements (ALL Multifamily Applications) [10 TAC §1.207]; [10 TAC §11.101(b)(8)]

- Development will meet all specifications and accessibility requirements reflected in the Certification of Development Owner form pursuant to 10 TAC §11.101(b)(8).
  
<table>
<thead>
<tr>
<th>Yes</th>
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</thead>
</table>

  All Units accessed by the ground floor or by elevator (“affected units”) comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).

and

- Development will meet all specifications and accessibility requirements reflected in 10 TAC Chapter 1, Subchapter B, §1.207.
  
<table>
<thead>
<tr>
<th>Yes</th>
</tr>
</thead>
</table>

  Development has a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% set aside for the hearing and/or visually impaired.

Regardless of building type, **ALL Units accessed by the ground floor or by elevator (“affected units”) must comply with the visitability requirements in clauses (i) – (iii) of 10 TAC §11.101(b)(8)(B).**
Development Activities II

1. Size and Quality of Units (Competitive HTC Applications only) [10 TAC §11.9(b)(1)]
   - Points claimed: 6
   - Development is Rehabilitation (excluding Reconstruction), Supportive Housing, or USDA financed; OR meets the minimum size requirements below: (6 points)
     - Bedroom Size: 0, 1, 2, 3, 4
     - Square Footage: 550, 650, 850, 1,050, 1,250
   - Points claimed: 9
   - Specific amenities and quality features will be provided in every Unit at no extra charge to the resident; Development will maintain the points selected and associated with those amenities as outlined in 10 TAC §11.101(b)(6)(B).* (9 points)

   * Direct Loan applicants proposing new construction or rehabilitation should be prepared to comply with requirements of 81 FR 92626, which requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD.

2. Rent Levels of Residents and Tiebreaker (Direct Loan Applications only) [10 TAC §13.6(5) and (6)]
   - At least 20 percent of all low-income Units at 30% or less of AMGI* Points claimed: 0
   - At least 10 percent of all low-income Units at 30% or less of AMGI or, for a Development located in a Rural Area, 7.5 percent of all low-income Units at 30% or less of AMGI* Points claimed: 0
   - At least 5 percent of all low-income Units at 30% or less of AMGI* Points claimed: 0
   - In the event of a tie with another application or applications, this percentage of 30% AMGI MFDL units within the Development would be converted to be available to households at 15% AMGI.

   * Applicants electing to restrict units at 30% AMGI for Competitive HTC or income averaging purposes may not count those same units for scoring points under §13.6(5). However, units restricted to <40% AMGI for HTC purposes that are layered with 30% AMGI units for Direct Loan purposes may count for point scoring under §13.6(5). Points claimed here will appear on the MFDL Self Score tab.

3. Subsidy Per Unit (Direct Loan Applications only) [10 TAC §13.6(4)]
   - Direct Loan Request/ Direct Loan or NHTF Units ≤ 60,000 Points claimed: 0
   - Direct Loan Request/ Direct Loan or NHTF Units = 60,001 - 80,000 Points claimed: 0
   - Direct Loan Request/ Direct Loan or NHTF Units = 80,001 - 100,000 Points claimed: 0

   Applicants should confirm any point selections in this section by using the 2020 Direct Loan Unit Calculator Tool on the Apply for Funds page on the TDHCA website: https://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm. Points claimed here will appear on the MFDL Self Score tab.

4. Income Levels of Residents (Competitive HTC Applications only) [10 TAC §11.9(c)(1)]
   - *30% boost Units and 30% Units used for other scoring items must not be included in the units needed to achieve the Application’s scoring elections here.
   - Application proposes to use the 20-50 or 40-60 election under §42(g)(1)(A) or §42(g)(1)(B) of the Code, respectively.
     - 73 Total Number of Units at 50% or less of AMGI COMPLETE THIS SECTION!
     - 15 Number of 30% Units used to score points under §11.9(c)(2)* CHECK YOUR MATH!
     - 58 Number of Units at 50% or less of AMGI available to use for points under §11.9(c)(1)
     - 40.00% Percentage used for calculation of eligible points under §11.9(c)(1)

   A. Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA, and
      - Development is Supportive Housing proposed by a Qualified Nonprofit (16 points) 0
      - Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts) 15
   B. Development proposed in all other areas.
      - Development is Supportive Housing proposed by a Qualified Nonprofit (16 points) 0
      - Development is NOT Supportive Housing proposed by a Qualified Nonprofit (up to 15 pts) 0

   OR (DO NOT COMPLETE BOTH)

Self Score Total: 89

2/25/2020
C. Development located in Non-Rural Area of Dallas, Fort Worth, Houston, San Antonio or Austin MSA

- The Average Income for the proposed Development will be 54% or lower (15 points).
- The Average Income for the proposed Development will be 55% or lower (13 points).
- The Average Income for the proposed Development will be 56% or lower (11 points).

OR

D. Development proposed in all other areas.

- The Average Income for the proposed Development will be 55% or lower (15 points).
- The Average Income for the proposed Development will be 56% or lower (13 points).
- The Average Income for the proposed Development will be 57% or lower (11 points).

Application is seeking points for Income Levels of Residents.

Points Claimed: 15

5. Rent Levels of Residents (Competitive HTC Applications only) [§11.9(c)(2)]

If selecting points from §11.9(c)(1)(A) or §11.9(c)(1)(B), these levels are in addition to those committed under paragraph (1) of this subsection. If selecting points from §11.9(c)(1)(C) or §11.9(c)(1)(D), these levels are included in the income average calculation under paragraph (1) of this subsection. These units must be maintained at this rent level throughout the Affordability Period regardless of the Average Income calculation. Mark only one box below:

- Development is Supportive Housing proposed by a Qualified Nonprofit, and at least 20% (less Units used for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (13 points)
- Development is Urban, and at least 10% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
- Development is Rural, and at least 7.5% (less Units used for eligibility for boost or in A or B above) of all low-income Units are restricted at 30% or less of AMGI; or (11 points)
- At least 5% (less Units used for eligibility for boost or in A or B above) of all low-income Units at 30% or less of AMGI. (7 points)

Application is seeking points for Rent Levels of Residents.

Points Claimed: 11

6. Resident Services [Competitive HTC Applications and Direct Loan Applications] [§11.9(c)(3) and §13.6(2)]

- Development will provide a combination of supportive services as identified in §11.101(b)(7) and those services will be recorded in the Development’s LURA. (10 points)
- Applicant certifies that the Development will contact local service providers, and will make Development community space available to them on a regularly-scheduled basis to provide outreach services and education to the tenants. (1 point)

Application is seeking points for Resident Services.

Points Claimed: 11

7. Residents with Special Housing Needs [Competitive HTC Applications only] [§11.9(c)(6)]

A. Applicant elects to commit at least 5% of the total Units for Persons with Special Housing Needs. The Units identified for this scoring item may not be the same Units identified previously for the Section 811 PRA Program. The Development Owner agrees to specifically market Units to Persons with Special Housing Needs. The Department will require an initial minimum twelve-month period during which Units must either be occupied by Persons with Special Housing Needs or held vacant, unless the units receive HOME funds from any source. (2 points)

B. Applicant elects to commit at least an additional 2% of the total Units to Persons referred from the Continuum of Care or local homeless service providers to be made available for those experiencing homelessness. Applications in the At-risk or USDA setasides are not eligible for this scoring item. Applications are not eligible under this paragraph unless points have also been selected under A above. The Development Owner agrees to specifically market the 2% of Units through the Continuum of Care and other homelessness providers local to the Development Site. In addition, the Department will require an initial minimum twelve-month period in Urban subregions, and an initial six-month period in Rural subregions, during which Units must either be occupied by Persons referred from the Continuum of Care or local homelessness service providers, or held vacant, unless the Units receive HOME funds from any source. (1 point)

Application is seeking points for Residents with Special Housing Needs.

Points Claimed: 3

8. Pre-Application Participation [Competitive HTC Applications only] [§11.9(e)(3)]

- Development is requesting Pre-Application Points. (6 points)

9. Extended Affordability [Competitive HTC Applications only] [§11.9(e)(5)]

- Development will maintain a 35 year Affordability Period. (0 points)
- Development will maintain a 40 year Affordability Period. (0 points)
- Development will maintain a 45 year Affordability Period. (4 points)

Application is seeking points for Extended Affordability.

Points Claimed: 4

10. Historic Preservation [Competitive HTC Applications only] [§11.9(e)(6)]

Application proposes to use the Average Income election under §42(g)(1)(C) of the Code (if so, complete the average income worksheet at Tab 24)
Application requests points for Historic Preservation.

Application contains a letter from the Texas Historical Commission (THC) determining preliminary eligibility for federal or state historic (rehabilitation) tax credits.

Application includes documentation from the THC that the property is currently a Certified Historic Structure or determining preliminary eligibility for status as a Certified Historic Structure.

Application includes evidence that the THC received the request for determination of preliminary eligibility and supporting information on or before February 1 of the current year.

Development will be able to document receipt of historic tax credits by the time Forms 8609 are issued.

At least 75% of the residential units will be within the Certified Historic Structure.

Attached behind this tab are the THC letter and other documentation described above.

Application is eligible for five (5) points.

<p>| | | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>11. Right of First Refusal (Competitive HTC Applications only) [§11.9(e)(7)]</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Development Owner agrees to provide a Right of First Refusal to purchase the Development upon or following the end of the Compliance Period.</td>
<td>1</td>
<td></td>
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</tbody>
</table>

<p>| | | | |</p>
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</tr>
</thead>
<tbody>
<tr>
<td>12. Funding Request Amount (Competitive HTC Applications only) [§11.9(e)(8)]</td>
<td>☑</td>
<td>☑</td>
<td>☑</td>
</tr>
<tr>
<td></td>
<td>Application reflects funding request for no more than 100% of the amount available in the subregion or set-aside as of 12/2/2019.</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
1. **At-Risk Set-Aside (Competitive HTC Applications Only) [§11.5(3)]**

**Qualification:** Must meet the requirements of an At-Risk Development in §11.5(3) of the Qualified Allocation Plan. Documentation must be submitted behind this tab showing that the Development meets the requirements of Texas Government Code §2306.6702(a)(5) and §11.5(3) of the 2020 Qualified Allocation Plan.

**PART A:** **DOCUMENTATION MUST SHOW THAT THE SUBSIDY OR BENEFIT IS FROM ONE OF THE FOLLOWING APPROVED PROGRAMS** (mark all that apply):

- Sections 221(d)(3) and (5), National Housing Act (12 U.S.C. Section 1715l)
- Section 236, National Housing Act (12 U.S.C. Section 1715z-1)
- Section 202, Housing Act of 1959 (12 U.S.C. Section 1701q)
- Section 101, Housing and Urban Development Act of 1965 (12 U.S.C. Section 1701s)
- The Section 8 Additional Assistance Program for housing developments with HUD-Insured and HUD-Held Mortgages administered by the U.S. Department of Housing and Urban Development as specified in 24 CFR Part 886, Subpart A.
- The Section 8 Housing Assistance Program for the Disposition of HUD-Owned Projects administered by the U.S. Department of Housing and Urban Development as specified by 24 CFR Part 886, Subpart C.
- Sections 514, 515, and 516, Housing Act of 1949 (42 U.S.C. Sections 1484, 1485 and 1486)
- Section 42, of the Internal Revenue Code of 1986 (26 U.S.C. Section 42)

**IN ADDITION, THE DEVELOPMENT IS SUBJECT TO THE FOLLOWING CONDITIONS** (mark all that apply):

- The stipulation to maintain affordability in the contract granting the subsidy indicated above is nearing expiration (i.e. expiration will occur within two calendar years of July 31. See §11.5(3)(E) and (F) of the QAP.
- The HUD-insured or HUD-held mortgage on the Development is eligible for prepayment or is nearing the end of its term (the term will end within two calendar years of July 31, 2020).

**PART B:** **DOCUMENTATION MUST SHOW THAT THE APPLICATION PROPOSES TO REHABILITATE OR RECONSTRUCT HOUSING UNITS THAT:**

- Are owned by a public housing authority (PHA) or a public facility corporation (PFC) created by a public housing authority under Chapter 303, Local Government Code and receive assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g); OR
- Received assistance under Section 9, United States Housing Act of 1937 (42 U.S.C. Section 1437g) **AND**
- Are proposed to be disposed of or demolished by a PHA or a PFC created by a PHA under Chapter 303, Local Government Code; OR
- Were disposed of or demolished within the 2 years preceding the application by a PHA or a PFC created by a PHA under Chapter 303, Local Government Code; OR
- Receive assistance or will receive assistance through the Rental Assistance Demonstration (RAD) program of HUD as specified by the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55) and its subsequent amendments, if the application for assistance through RAD is included in the applicable PHA’s plan that was most recently approved by HUD as specified by 24 C.F.R. Section 903.23.

**PART C:** **THE APPLICATION PROPOSES RELOCATION OF EXISTING UNITS IN AN OTHERWISE QUALIFYING AT-RISK DEVELOPMENT AND DOCUMENTATION MUST SHOW THAT:**

- The affordability restrictions and any At-Risk eligible subsidies are approved to be transferred with the Units proposed for Rehabilitation or Reconstruction prior to the tax credit Carryover deadline; **AND**
- The Application proposes the same number of restricted units; **AND EITHER**
- The new Development Site qualifies for points under §11.9(c)(4) related to Opportunity Index; **OR**
PART D: REGULATORY BARRIERS NECESSITATE ELIMINATION OF ALL OR A PORTION OF THE FINANCIAL BENEFIT FOR THE DEVELOPMENT, AND:

- Evidence of the legal requirements that will unambiguously cause the loss of affordability is included.
- Development qualifies under §2306.6702(a)(5)(B); AND
  - No less than 25 percent of the proposed Units are public housing units supported by public housing operating subsidy, AND
  - Less than 100 percent of the public housing benefits are being transferred to the proposed Development and the Application includes an explanation of the disposition of the remaining public housing benefits along with a copy of the HUD-approved plan for demolition and disposition.

PART E: THE PROPOSED DEVELOPMENT IS ELIGIBLE TO REQUEST A QUALIFIED CONTRACT UNDER §42, AND THE APPLICATION INCLUDES:

- A copy of the recorded LURA and the first years' IRS Forms 8609 for all buildings showing Part II of the form completed; AND
- If applicable, documentation from the original application regarding the right of first refusal.

Applications proposing the demolition and Reconstruction of Units will be considered New Construction.

2. Existing Development Assistance

Part A.
The existing Property is expected to have or continue the following benefit: ____________________________________________

Provide a brief description of the restrictions or subsidies the existing Property will have or continue in the space below:

Property has an existing TDHCA LURA  TDHCA LURA Amendment request has been submitted

- A copy of the contract or agreement securing the funds identified above is provided behind this form.
  - The source of funds is: ____________________________________________
  - The annual amount of funds is: ____________________________________________
  - The number of units receiving assistance: ____________________________________________
  - The term of the contract or agreement is (date): ____________________________
  - The expiration of the contract or agreement is (date): ____________________________

Part B. Acquisition Of Existing Buildings (applicable only to HTC applications with Acquisition credits requested)

Date of the most recent sale or transfer of the building(s): ____________________________

In the last ten years, did the previous owner perform rehabilitation work greater than 25% of the building’s adjusted basis? [ ] Yes [ ] No

Was the building occupied at any time during the last ten years? [ ] Yes [ ] No

Was the building occupied or suitable for occupancy at the time of purchase? [ ] Yes [ ] No

Will the acquisition meet the requirements of §42(d)(2)(B)(ii) relating to the 10-year placed in service rule? [ ] Yes [ ] No

If “Yes”, provide a copy of a title commitment that the Development meets the requirements of §42(d)(2)(B)(ii) as to the 10 year period.

If “No”, does the property qualify for a waiver under §42(d)(6)? [ ] Yes [ ] No

If “Yes”, provide the waiver and/or other documentation.

How many buildings will be acquired for the Development? ____________________________

2/25/2020
Are all the buildings currently under control by the Development Owner?

If “No”, how many buildings are under control by the Development Owner?

When will the remaining buildings be under control?

<table>
<thead>
<tr>
<th>Identification or address(es) of Building(s) under Owner’s Control</th>
<th>Type of Control (Ownership, Option, Purchase Contract)</th>
<th>Expiration Date</th>
<th># of Units</th>
<th>Acquisition Cost of Building</th>
</tr>
</thead>
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</table>

Provide the information listed below concerning the acquisition of building(s) for the Development:

1. Building(s) acquired or to be acquired from:
   - [ ] Related Party
   - [ ] Unrelated Party

2. Building(s) acquired or to be acquired with Buyer’s Basis:
   - [ ] Determined with reference to Seller’s Basis
   - [ ] Not Determined with reference to Seller’s Basis

List below by building address, the date the building was placed in service (PIS), the date the building was or is planned for acquisition, and the number of years between the date the building was placed in service and acquisition. Attach separate sheet(s) with additional information if necessary.

<table>
<thead>
<tr>
<th>Building Address(es)</th>
<th>PIS date of building by most recent owner</th>
<th>Proposed Acquisition date by the Applicant</th>
<th>Years between PIS &amp; Acquisition</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

3. **Lead Based Paint (Direct Loan Applications Only)**

Development constructed before January 1, 1978

If yes, check each of the following that applies [24 CFR 35.115]:

- [ ] Emergency repairs to the property are being performed to safeguard against imminent danger to human life, health or safety, or to protect the property from further structural damage due to natural disaster, fire or structural collapse. The exemption applies only to repairs necessary to respond to the emergency.

- [ ] The property will not be used for human residential habitation. This does not apply to common areas such as hallways and stairways of residential and mixed-use properties.

- [ ] Housing “exclusively” for the elderly or persons with disabilities, with the provision that children less than six years of age will not reside in the dwelling unit.

- [ ] An inspection performed according to HUD standards found the property contained no lead-based paint.

- [ ] According to documented methodologies, lead-based paint has been identified and removed; and the property has achieved clearance.

- [ ] The rehabilitation will not disturb any painted surface.

- [ ] The property has no bedrooms.

- [ ] The property is currently vacant and will remain vacant until demolition.

2/25/2020
**Occupied Developments**

Pursuant to §11.204(8)(G) of the QAP, for any Application where any structure on the Development Site is occupied at any time after the beginning of the Application Acceptance Period, even if demolition is proposed, or if a federal subsidy is being transferred from another site and the costs of relocation will be part of the Total Development Costs, the following items must be provided:

- Historical monthly operating statements of the Development for twelve (12) consecutive months ending no more than three (3) months from the first day of the Application Acceptance Period; or
- The two (2) most recent consecutive annual operating statement summaries; or
- The most recent consecutive six (6) months of operating statements and the most recent available annual operating summary; or
- All monthly or annual operating summaries available.

**AND**

- **UPLOAD SEPARATELY FROM THE APPLICATION**, a rent roll not more than six (6) months old as of the first day of the Application Acceptance Period that discloses the terms and rate of the lease, rental rates offered at the date of the rent roll, Unit mix, and any vacant units; and
- A written explanation of the process used to notify and consult with the tenants in preparing the Application; (§2306.6705(6)); and
- If applicable, evidence that the relocation plan has been submitted to the appropriate legal or governmental agency. (§2306.6705(6)); and
- A relocation plan outlining relocation requirements and a budget with an identified funding source that clearly describes relocation process, actions, and costs to the displaced and those not (§2306.6705(6)).

**Uniform Relocation Act (URA) Applicability for Direct Loan Applications**

- Application includes a request for Direct Loan funding. If yes, General Information Notice templates and the Voluntary Acquisition Notification can be found here: (if not, skip the remainder of this section)
  [https://www.tdhca.state.tx.us/program-services/ura/relocation.htm](https://www.tdhca.state.tx.us/program-services/ura/relocation.htm)

- Number of housing units (including Manufactured Housing Units) on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of businesses on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of nonprofit organizations on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

- Number of farms on the site:
  - Owned or controlled by the Seller
  - Rented to another person or entity

**Each of the following items, as applicable, is provided behind this tab:**

- Dated General Information Notice(s) given to current occupant(s) (other than owner occupied structures) that have active lease(s) at the time of this Application, including verification of tenant receipt;
- Dated Voluntary Acquisition Notification to Owner; and
- HUD Relocation Brochure issued to tenants that will be displaced (if known).
Relocation Certification for Direct Loan Applications

The New Construction, Rehabilitation (including Adaptive Reuse), or demolition and Reconstruction of the proposed Development must be carried out in accordance with policies and procedures governing implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”), as amended, for the Direct Loan Program under the Section 104(d) of the Housing and Community Development Act of 1974 (“Section 104(d)), and the optional relocation policies adopted pursuant to 24 CFR 92.253(d).

A displaced person, business, farm, or nonprofit is covered under URA, regardless of income, if they are displaced by acquisition, rehabilitation, or demolition.

Signature of Applicant

Printed Name

Date

For Direct Loan Applications: A displaced person is covered under Section 104(d) if they are a low-income person displaced by demolition (including acquisition involving demolition) OR conversion (if market rent of the dwelling did not exceed the fair market rent before conversion).

Check all that apply:

☐ The activity involves demolition of existing occupied structures.

☐ The activity involves conversion of occupied rental property occupied by any tenant.

Applicants for Direct Loan funds that plan to rehabilitate, demolish and/or reconstruct occupied housing units must comply with the Section 104(d). By signing below, the Applicant certifies that they will comply with the Residential Anti-Displacement and Relocation Assistance Plan (RARAP) approved by the Department on June 1, 2012.

https://www.tdhca.state.tx.us/program-services/ura/docs/RARAP.pdf

The RARAP, as approved follows the Housing and Community Development Act of 1974, and HUD regulations at 24 CFR §42.325. The Department, through its subgrantees, will offer relocation assistance for lower-income tenants who, in connection with an activity assisted under a Direct Loan move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR §42.350.

The purpose and goals of the RARAP is to:

1. Provide (through its subgrantees) Relocation Assistance
2. Minimize Displacement
3. Ensure a One-for-One Replacement of Lower-Income Dwelling Units

I (we) certify that I (we) have read and understand the Department's approved Residential Anti-Displacement and Relocation Assistance Plan (RARAP), and I (we) will comply will all parts of the plan as they apply to this Application.

Signature of Applicant

Printed Name

Date
### Specifications and Building/Unit Type Configuration

Unit types should be entered from smallest to largest based on "# of Bedrooms" and "Sq. Ft. Per Unit." "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AF.

#### Specifications and Amenities (check all that apply)

- Single Family Construction
- SRO
- Transitional (per §42(i)(3)(B))
- Duplex
- Scattered Site
- Fourplex
- ≥ 4 Units Per Building
- Townhome

#### Development will have:

- Fire Sprinklers
- Elevators

#### Number of Elevators

**Building Configuration (Check all that apply):**

- Number of Stories: 5
- Building Label: 1
- Number of Buildings: 1
- Total # of Residential Buildings: 1
- Building Label: 2
- Number of Buildings: 3
- Total # of Residential Buildings: 3

#### Number of Units Per Building

<table>
<thead>
<tr>
<th>Unit Type</th>
<th># of Buildings</th>
<th>Building Label</th>
<th>Number of Stories</th>
<th>Number of Units Per Building</th>
<th>Total # of Units</th>
<th>Total Sq. Ft for Unit Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>90</td>
<td>90</td>
<td>65,250</td>
</tr>
<tr>
<td>B1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>12</td>
<td>36</td>
<td>40,500</td>
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<tr>
<td>B2</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>47</td>
<td>47</td>
<td>49,914</td>
</tr>
<tr>
<td>B3</td>
<td>2</td>
<td>2</td>
<td>1</td>
<td>6</td>
<td>18</td>
<td>26,550</td>
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<td>B4</td>
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<td>2</td>
<td>1</td>
<td>10</td>
<td>10</td>
<td>11,530</td>
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<tr>
<td>B5</td>
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<td>2</td>
<td>1</td>
<td>16</td>
<td>16</td>
<td>17,600</td>
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<tr>
<td>Totals</td>
<td>163</td>
<td>54</td>
<td>-</td>
<td>217</td>
<td>211,344</td>
<td></td>
</tr>
</tbody>
</table>

If a revised form is submitted, date of submission: 2/28/2020

#### Totals

- Net Rentable Square Footage from Rent Schedule: 166,644
- Common Area Square Footage (as specified on Architect Certification): -

Information below to be used by Supportive Housing Applicants only.

- Total development Common Area as specified on Architect Certification: -
- Ensure that this number matches your architectural drawings.
- The additional square footage allowed for Supportive Housing per 11.9(e)(2) is: -
- The lesser of these two numbers added to NRA: 166,644
- Use this number to figure points under 11.9(e)(2)

2/28/2020
Accessible Mobility Units Calculation

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

1. Distributed throughout the Unit types AND the Development; and
2. Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired AND an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Mobility</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Description</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (725sqft)</td>
<td>90</td>
<td>5%</td>
<td>4.5</td>
<td>4.5</td>
<td>4</td>
</tr>
<tr>
<td>1/1 (1125sqft)</td>
<td>12</td>
<td>5%</td>
<td>0.6</td>
<td>0.6</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (1062 - 1100sqf)</td>
<td>73</td>
<td>5%</td>
<td>3.65</td>
<td>3.65</td>
<td>4</td>
</tr>
<tr>
<td>2/2 (1475sqft)</td>
<td>6</td>
<td>5%</td>
<td>0.3</td>
<td>0.3</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>181</td>
<td>5%</td>
<td>9.05</td>
<td>10.15</td>
<td>10</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which Unit(s) not to include Under "Units Proposed"*

**EXAMPLE:**

<table>
<thead>
<tr>
<th>Unit Description</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/1 (874sqft &amp; 806)</td>
<td>28</td>
<td>5%</td>
<td>1.4</td>
<td>1.4</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (950 sqft &amp; 100)</td>
<td>36</td>
<td>5%</td>
<td>1.8</td>
<td>1.8</td>
<td>2</td>
</tr>
<tr>
<td>3/2 (1120 sqft &amp; 11)</td>
<td>4</td>
<td>5%</td>
<td>0.2</td>
<td>0.2</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>5%</td>
<td></td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>68</td>
<td>5%</td>
<td>3.4</td>
<td>4.2</td>
<td>4</td>
</tr>
</tbody>
</table>

*NOTE: Required is 4, but calculation yields 4.2. Applicant selected which to round down Under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments.

By: ___________________________ Matthew Rieger
Signature Printed Name

02/28/2020 Firm Name (If applicable)

Date
**Accessible Hearing/Visual Units Calculation**

Include this worksheet in the Application (or a signed and certified worksheet provided by your accessibility professional that shows the calculations).

To the maximum extent feasible and subject to reasonable health and safety requirements, accessible units must be:

1. Distributed throughout the Unit types AND the Development; and
2. Made available in a sufficient range of sizes and amenities so that the choice of living arrangements of qualified persons with Disabilities is, as a whole, comparable to that of other persons eligible for housing assistance under the same program.

Multifamily Housing Developments covered by 10 TAC 11.101(b)(8)(A) must have a minimum of 5% of all units in the development set aside for the mobility impaired and an additional 2% must be set aside for the hearing and/or visually impaired.

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Description</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1 (725sqft)</td>
<td>90</td>
<td>2%</td>
<td>1.8</td>
<td>1.8</td>
<td>1</td>
</tr>
<tr>
<td>1/1 (1125sqft)</td>
<td>12</td>
<td>2%</td>
<td>0.24</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (1062 - 1100sqft)</td>
<td>73</td>
<td>2%</td>
<td>1.46</td>
<td>1.46</td>
<td>1</td>
</tr>
<tr>
<td>2/2 (1475sqft)</td>
<td>6</td>
<td>2%</td>
<td>0.12</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>181</td>
<td>2%</td>
<td>3.62</td>
<td>5.26</td>
<td>4</td>
</tr>
</tbody>
</table>

*NOTE: If total is more than what is required, Applicant will select which to include under "Units Proposed"*

**EXAMPLE**

<table>
<thead>
<tr>
<th>Hearing/Visual</th>
<th>Total Units</th>
<th>Required %</th>
<th>Calculated Units</th>
<th>Units Required (Rounded)</th>
<th>Units Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Unit Description</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/1</td>
<td>28</td>
<td>2%</td>
<td>0.56</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2/2</td>
<td>36</td>
<td>2%</td>
<td>0.72</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>3/3</td>
<td>4</td>
<td>2%</td>
<td>0.08</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>D</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E</td>
<td>2%</td>
<td>0</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>68</td>
<td>2%</td>
<td>1.36</td>
<td>3</td>
<td>2</td>
</tr>
</tbody>
</table>

*NOTE: Required is 2, but calculation yields 3. Applicant selected which Unit(s) to include under "Units Proposed"*

By signing below, I (WE) certify that the information above meets the requirements in Section 504 of the Rehabilitation Act of 1973 and implemented at 24 C.F.R. Part 8 as described in 10 TAC Chapter 1, Subchapter B. At least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing and/or visual impairment.

By: ________________________
Signature

Matthew Rieger
Printed Name

02/28/2020
Date

Firm Name (If applicable)

2/28/2020
Architectural Drawings Must be Submitted Behind this Tab [§11.204(b)(9)]
(If development is scattered site, consult staff.)

In order to reduce the file size and speed review of drawings, Applicants are encouraged to submit plans as 300dpi images. Follow these steps in Adobe Acrobat to convert most plans: File > Print > Printer: Adobe PDF > Advanced > Settings: Custom > [v] Print As Image 300dpi > OK Properties > Adobe PDF Settings > Default Settings: High Quality Print

- Site Plan which:
  - states the size of the site on its face;
  - includes a unit and building type table matrix that is consistent with the Rent Schedule and Building and Unit Configuration forms in labeling the buildings and Units, stating sizes, etc.;
  - includes a table matrix specifying the square footage of Common Area space on a building by building basis;
  - identifies all residential and common buildings, in place on the Development Site, and labels them consistently with the Building/Unit Type Configuration form;
  - shows the locations (by unit and floor) of mobility and hearing/visual accessible units (unless included in residential building floor plans);
  - indicates the location and number of parking spaces, garages and carports, as applicable;
  - indicates the location and number of accessible parking spaces, including van accessible spaces;
  - includes information regarding local parking requirements, as applicable;
  - indicates compliant accessible routes or, if a route is not accessible, a cite to the provision in the Fair Housing Design Manual providing for its exemption;
  - Indicates placement of detention/retention pond(s) or states there are no detention ponds;
  - clearly delineates the flood plain boundary lines or states there is no floodplain;
  - describes, if applicable, how flood mitigation or other required mitigation will be accomplished;
  - identifies all pipeline easements on or adjacent to the Development Site (§11.101(2)(l)); and
  - identifies all Amenities.

- Residential Building floor plans should include the following, building by building:
  - separate tabulation of the square footage of each of these areas: breezeways, corridors, utility closets, balconies, porches and patios, and any other square footage not included in NRA; and
  - location of accessible units (unless included on Site Plan).

- Common Building floor plans should include tabulations of the square footage of the following spaces that are outside of Net Rentable Area, whether conditioned or unconditioned, building by building:
  - spaces that are accessible to tenants, e.g., offices for tenant/management contact, resident services offices, clubrooms, kitchens, community restrooms, exercise rooms, laundries, porches, patios, mailbox areas, etc. (state each area separately);
  - spaces that are restricted to employees, only, e.g., administrative offices, maintenance areas, equipment rooms, storage areas, etc. (state each area separately); and
  - For Supportive Housing only, specification of space to be used for 75 sq. ft./unit common space. NOTE: In order to qualify for points under 10 TAC §11.9(e)(2), of the 75 square feet, at least 50 square feet must be conditioned space.

- Unit floor plans for each type of Unit:
  - must include the square footage of each type of Unit; and
  - must include floor plans for the accessible Units.

- Elevations for each side of each building type which include:
  - a percentage estimate of the exterior composition of each elevation; and
  - roof pitch.

- Photos of building elevations for Rehab and Adaptive Reuse developments not altering the unit configuration.

2/28/2020
### Rent Schedule

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit". If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units.

#### Private Activity Bond Priority (For Tax-Exempt Bond Developments ONLY):

- **Total Monthly Rent**

<table>
<thead>
<tr>
<th>Rent Designations (select from Drop down menu)</th>
<th>TC 30%</th>
<th>TC 30%</th>
<th>TC 50%</th>
<th>TC 50%</th>
<th>TC 60%</th>
<th>TC 60%</th>
<th>MR</th>
<th>MR</th>
</tr>
</thead>
<tbody>
<tr>
<td>HTC Units</td>
<td>7</td>
<td>1</td>
<td>1.0</td>
<td>725</td>
<td>5,075</td>
<td>532</td>
<td>54</td>
<td>478</td>
</tr>
<tr>
<td>MFDL HOME Units</td>
<td>1</td>
<td>1</td>
<td>1.0</td>
<td>1,125</td>
<td>1,125</td>
<td>532</td>
<td>54</td>
<td>478</td>
</tr>
<tr>
<td>MFDL -NHTF Units</td>
<td>34</td>
<td>1</td>
<td>1.0</td>
<td>725</td>
<td>24,650</td>
<td>887</td>
<td>54</td>
<td>833</td>
</tr>
<tr>
<td>TDHCA MRB Units</td>
<td>4</td>
<td>1</td>
<td>1.0</td>
<td>1125</td>
<td>4,500</td>
<td>887</td>
<td>54</td>
<td>833</td>
</tr>
<tr>
<td>Other/ Subsidy Units</td>
<td>30</td>
<td>1</td>
<td>1.0</td>
<td>725</td>
<td>21,750</td>
<td>1,065</td>
<td>54</td>
<td>1,011</td>
</tr>
<tr>
<td># of Units</td>
<td>3</td>
<td>1</td>
<td>1.0</td>
<td>1125</td>
<td>3,375</td>
<td>1,065</td>
<td>54</td>
<td>1,011</td>
</tr>
<tr>
<td># of Bedrooms</td>
<td>19</td>
<td>1</td>
<td>1.0</td>
<td>725</td>
<td>13,775</td>
<td>1,065</td>
<td>1,065</td>
<td>1,065</td>
</tr>
<tr>
<td># of Baths</td>
<td>4</td>
<td>1</td>
<td>1.0</td>
<td>1125</td>
<td>4,500</td>
<td>1,065</td>
<td>1,065</td>
<td>1,065</td>
</tr>
<tr>
<td>Unit Size (Net Rentable Sq. Ft.)</td>
<td>725</td>
<td>1,125</td>
<td>725</td>
<td>1125</td>
<td>725</td>
<td>1125</td>
<td>725</td>
<td>1125</td>
</tr>
<tr>
<td>Total Net Rentable Sq. Ft.</td>
<td>5,075</td>
<td>1,125</td>
<td>24,650</td>
<td>4,500</td>
<td>21,750</td>
<td>3,375</td>
<td>13,775</td>
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<td>Program Rent Limit</td>
<td>532</td>
<td>54</td>
<td>887</td>
<td>54</td>
<td>1,065</td>
<td>887</td>
<td>1,065</td>
<td>1,065</td>
</tr>
<tr>
<td>Tenant Paid Utility Allow.</td>
<td>54</td>
<td>478</td>
<td>54</td>
<td>478</td>
<td>54</td>
<td>478</td>
<td>54</td>
<td>478</td>
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<tr>
<td>Rent Collected /Unit</td>
<td>478</td>
<td>478</td>
<td>833</td>
<td>833</td>
<td>1,011</td>
<td>1,011</td>
<td>1,065</td>
<td>1,065</td>
</tr>
</tbody>
</table>

- **Non Rental Income $20.00 per unit/month for:**
  - 3,620
- **Provision for Vacancy & Collection Loss:**
  - 13,837
- **Rental Concessions (enter as a negative number):**
  - 170,662

#### Self Score Total:

- 130

#### Non Rental Income

- **TC 30%**
  - 181
  - 166,644
- **TC 30%**
  - 181
  - 166,644
- **TC 30%**
  - 181
  - 166,644
- **TC 50%**
  - 181
  - 166,644
- **TC 50%**
  - 181
  - 166,644
- **TC 60%**
  - 181
  - 166,644
- **TC 60%**
  - 181
  - 166,644
- **MR**
  - 181
  - 166,644
- **MR**
  - 181
  - 166,644

- **Non Rental Income $20.00 per unit/month for:**
  - 3,620
- **Provision for Vacancy & Collection Loss:**
  - 13,837
- **Rental Concessions (enter as a negative number):**
  - 170,662

- **TOTAL NONRENTAL INCOME:**
  - 184,499

- **POTENTIAL GROSS MONTHLY INCOME:**
  - 170,662

- **EFFECTIVE GROSS MONTHLY INCOME:**
  - 2,047,939

- **EFFECTIVE GROSS ANNUAL INCOME:**
  - 2,047,939

If a revised form is submitted, date of submission: 

---

400501.075

2/28/2020
<table>
<thead>
<tr>
<th>Percentage</th>
<th>% of Li</th>
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<tbody>
<tr>
<td>TC20%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>TC30%</td>
<td>10%</td>
<td>8%</td>
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<tr>
<td>TC40%</td>
<td>40%</td>
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<td>50%</td>
<td>40%</td>
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<tr>
<td>TC60%</td>
<td>0</td>
<td>0</td>
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<tr>
<td>TC70%</td>
<td>40%</td>
<td>32%</td>
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<tr>
<td>TC80%</td>
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<tr>
<td>HTC LI Total</td>
<td>145</td>
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<tr>
<td>EO</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>25%</td>
<td>20%</td>
</tr>
<tr>
<td>MR Total</td>
<td>20%</td>
<td>36%</td>
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<tr>
<td>Total HTC Units</td>
<td>181</td>
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### Housing

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<tbody>
<tr>
<td>MRB20%</td>
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<tr>
<td>MRB30%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB40%</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>MRB50%</td>
<td>0</td>
<td>0</td>
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<tr>
<td>MRB60%</td>
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<tr>
<td>MRB70%</td>
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<td>0</td>
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<tr>
<td>MRB80%</td>
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<td>MRB MR Total</td>
<td>0</td>
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<tr>
<td>MR MR Total</td>
<td>0</td>
<td>36%</td>
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<tr>
<td>MR Total</td>
<td>20%</td>
<td>36%</td>
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<tr>
<td>Total HTC Units</td>
<td>181</td>
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</tbody>
</table>

### Direct Loan (NHTF)

<table>
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<tr>
<th>Percentage</th>
<th>% of Li</th>
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<tbody>
<tr>
<td>HTF30%</td>
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<tr>
<td>NHTF LI Total</td>
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<tr>
<td>MR</td>
<td>0</td>
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<td>MR Total</td>
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<tr>
<td>HTF Total</td>
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### Rent Schedule (Continued)

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>MRB MR Total</td>
<td>0</td>
</tr>
<tr>
<td>MR MR Total</td>
<td>0</td>
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<tr>
<td>MR Total</td>
<td>20%</td>
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<tr>
<td>Total HTC Units</td>
<td>181</td>
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</table>

### Mortgage Revenue

<table>
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<td>0</td>
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<tr>
<td>MR MR Total</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>20%</td>
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<tr>
<td>Total HTC Units</td>
<td>181</td>
</tr>
</tbody>
</table>

### Direct Loan (HOME, TCAP RF, and/or NSP1 PI)

<table>
<thead>
<tr>
<th>% of Li</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>30%</td>
<td>0</td>
</tr>
<tr>
<td>40%</td>
<td>0</td>
</tr>
<tr>
<td>LH/50%</td>
<td>0</td>
</tr>
<tr>
<td>HH/60%</td>
<td>0</td>
</tr>
<tr>
<td>HH/80%</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan LI Total</td>
<td>0</td>
</tr>
<tr>
<td>EO</td>
<td>0</td>
</tr>
<tr>
<td>MR</td>
<td>0</td>
</tr>
<tr>
<td>MR Total</td>
<td>0</td>
</tr>
<tr>
<td>Direct Loan Total</td>
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</table>

### Other

<table>
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<tr>
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</thead>
<tbody>
<tr>
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</tr>
</tbody>
</table>

### Causes

<table>
<thead>
<tr>
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<th>% of Total</th>
</tr>
</thead>
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<tr>
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<tr>
<td>1</td>
<td>102</td>
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<tr>
<td>2</td>
<td>79</td>
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<tr>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>5</td>
<td>0</td>
</tr>
</tbody>
</table>
### Allowances for Tenant-Furnished Utilities and Other Services

#### Locality:

Housing Authority of the City of Austin, TX

#### Unit Type:

Multi-Family (Elevator)

#### Monthly Dollar Allowances

<table>
<thead>
<tr>
<th>Utility or Service</th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Heating</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$8.00</td>
<td>$9.00</td>
<td>$10.00</td>
<td>$11.00</td>
<td>$12.00</td>
<td>$13.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$6.00</td>
<td>$7.00</td>
<td>$9.00</td>
<td>$11.00</td>
<td>$12.00</td>
<td>$14.00</td>
</tr>
<tr>
<td>d. Oil / Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Cooking</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a. Natural Gas</td>
<td>$2.00</td>
<td>$2.00</td>
<td>$3.00</td>
<td>$4.00</td>
<td>$5.00</td>
<td>$6.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>c. Electric</td>
<td>$3.00</td>
<td>$4.00</td>
<td>$5.00</td>
<td>$7.00</td>
<td>$9.00</td>
<td>$10.00</td>
</tr>
<tr>
<td><strong>Other Electric &amp; Cooling</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Electric (Lights &amp; Appliances) <em>Includes Monthly Charge</em></td>
<td>$22.00</td>
<td>$24.00</td>
<td>$30.00</td>
<td>$35.00</td>
<td>$41.00</td>
<td>$46.00</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>$10.00</td>
<td>$11.00</td>
<td>$16.00</td>
<td>$20.00</td>
<td>$25.00</td>
<td>$29.00</td>
</tr>
<tr>
<td><strong>Water Heating</strong></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>a. Natural Gas</td>
<td>$4.00</td>
<td>$4.00</td>
<td>$6.00</td>
<td>$8.00</td>
<td>$10.00</td>
<td>$12.00</td>
</tr>
<tr>
<td>b. Bottle Gas/Propane</td>
<td></td>
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</tr>
<tr>
<td>c. Electric</td>
<td>$7.00</td>
<td>$8.00</td>
<td>$11.00</td>
<td>$13.00</td>
<td>$15.00</td>
<td>$18.00</td>
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<tr>
<td>d. Oil / Other</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Water, Sewer, Trash Collection</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water</td>
<td>$37.00</td>
<td>$38.00</td>
<td>$45.00</td>
<td>$53.00</td>
<td>$60.00</td>
<td>$67.00</td>
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<tr>
<td>Sewer</td>
<td>$69.00</td>
<td>$71.00</td>
<td>$84.00</td>
<td>$97.00</td>
<td>$111.00</td>
<td>$124.00</td>
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<tr>
<td>Trash Collection</td>
<td>$29.00</td>
<td>$29.00</td>
<td>$29.00</td>
<td>$30.00</td>
<td>$30.00</td>
<td>$36.00</td>
</tr>
<tr>
<td><strong>Tenant-supplied Appliances</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Range / Microwave Tenant-supplied</td>
<td>$11.00</td>
<td>$11.00</td>
<td>$11.00</td>
<td>$11.00</td>
<td>$11.00</td>
<td>$11.00</td>
</tr>
<tr>
<td>Refrigerator Tenant-supplied</td>
<td>$12.00</td>
<td>$12.00</td>
<td>$12.00</td>
<td>$12.00</td>
<td>$12.00</td>
<td>$12.00</td>
</tr>
<tr>
<td><strong>Other--specify: Monthly Charges</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Natural Gas Charge $19.87</td>
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<td>$20.00</td>
<td>$20.00</td>
<td>$20.00</td>
<td>$20.00</td>
<td>$20.00</td>
</tr>
</tbody>
</table>

---

### Actual Family Allowances

To be used by the family to compute allowance. *Complete below for the actual unit rented.*

**Utility or Service**  | **per month cost**
--- | ---
Heating | $  
Cooking | $  
Other Electric | $  
Air Conditioning | $  
Water Heating | $  
Water | $  
Sewer | $  
Trash Collection | $  
Range / Microwave | $  
Refrigerator | $  
Other | $  
Total | $  

**Number of Bedrooms**  | **Other**  | **Total**
--- | --- | ---
Number of Bedrooms | $  
Other | $
Total | $
### ANNUAL OPERATING EXPENSES

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>General &amp; Administrative Expenses</strong></td>
<td></td>
</tr>
<tr>
<td>Accounting</td>
<td>$10,000</td>
</tr>
<tr>
<td>Advertising</td>
<td>$3,000</td>
</tr>
<tr>
<td>Legal fees</td>
<td>$2,500</td>
</tr>
<tr>
<td>Leased equipment</td>
<td>$1,200</td>
</tr>
<tr>
<td>Postage &amp; office supplies</td>
<td>$15,000</td>
</tr>
<tr>
<td>Telephone</td>
<td>$8,500</td>
</tr>
<tr>
<td>Other Credit Checks, professional fees</td>
<td>$10,000</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td><strong>Total General &amp; Administrative Expenses</strong></td>
<td>$50,200</td>
</tr>
<tr>
<td><strong>Management Fee:</strong></td>
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</tr>
<tr>
<td>Percent of Effective Gross Income</td>
<td>4.93%</td>
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<tr>
<td><strong>Payroll, Payroll Tax &amp; Employee Benefits</strong></td>
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<tr>
<td>Management</td>
<td>$85,000</td>
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<tr>
<td>Maintenance</td>
<td>$133,622</td>
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<tr>
<td>Other Insurance and Benefits</td>
<td>$45,000</td>
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<tr>
<td>Other</td>
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<tr>
<td><strong>Total Payroll, Payroll Tax &amp; Employee Benefits</strong></td>
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<tr>
<td><strong>Repairs &amp; Maintenance</strong></td>
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<tr>
<td>Elevator</td>
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<td>Exterminating</td>
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<td>Grounds</td>
<td>$30,000</td>
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<td>Make-ready</td>
<td>$40,000</td>
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<tr>
<td>Repairs</td>
<td>$25,000</td>
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<td>Pool</td>
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<td>Other Garage Cleaning</td>
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<td>Fire Alarms</td>
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<tr>
<td><strong>Total Repairs &amp; Maintenance</strong></td>
<td>$173,000</td>
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<td><strong>Utilities (Enter Only Property Paid Expense)</strong></td>
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<tr>
<td>Natural gas</td>
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</tr>
<tr>
<td>Trash</td>
<td>$10,000</td>
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<tr>
<td>Water/Sewer</td>
<td>$60,079</td>
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<tr>
<td>Other</td>
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<td><strong>Total Utilities</strong></td>
<td>$120,079</td>
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<td><strong>Annual Property Insurance:</strong></td>
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<tr>
<td>Rate per net rentable square foot</td>
<td>$0.57</td>
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<tr>
<td><strong>Property Taxes:</strong></td>
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<td>Annual Property Taxes</td>
<td>$170,000</td>
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<td>Payments in Lieu of Taxes</td>
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<td><strong>Total Property Taxes:</strong></td>
<td>$170,000</td>
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<tr>
<td><strong>Reserve for Replacements:</strong></td>
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<td>Annual reserves per unit</td>
<td>$300</td>
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<td><strong>Other Expenses</strong></td>
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<td>Cable TV</td>
<td>$10,000</td>
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<td>Supportive Services (Staffing/Contracted Services)</td>
<td>$15,000</td>
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<tr>
<td>TDHCA Compliance fees ($40/HTC unit)</td>
<td>$5,800</td>
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<tr>
<td>TDHCA Direct Loan Compliance Fees ($34/MDL unit)</td>
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<tr>
<td>TDHCA Bond Compliance Fees (TDHCA as Bond Issuer Only - $25/MRB unit)</td>
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<tr>
<td>Bond Trustee Fees (ALL Tax-Exempt Bond Developments)</td>
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<tr>
<td>Security</td>
<td>$14,079</td>
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<td>Other</td>
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<td><strong>Total Other Expenses:</strong></td>
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<td><strong>TOTAL ANNUAL EXPENSES</strong></td>
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<tr>
<td>Expense per unit:</td>
<td>$5922</td>
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<tr>
<td>Expense to Income Ratio:</td>
<td>52.34%</td>
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<tr>
<td><strong>NET OPERATING INCOME (before debt service)</strong></td>
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</tr>
<tr>
<td><strong>Annual Debt Service</strong></td>
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<tr>
<td>Term Debt Service</td>
<td>$811,224</td>
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<tr>
<td>TDHCA Bond-Issuer Admin Fee (0.10%)</td>
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<tr>
<td><strong>TOTAL ANNUAL DEBT SERVICE</strong></td>
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<tr>
<td>Debt Coverage Ratio:</td>
<td>1.20</td>
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<tr>
<td><strong>NET CASH FLOW</strong></td>
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<tr>
<td>$164,745</td>
<td></td>
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</table>

If a revised form is submitted, date of submission: 2/28/2020
### 15 Year Rental Housing Operating Pro Forma (All Programs)

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

<table>
<thead>
<tr>
<th>INCOME</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>POTENTIAL GROSS ANNUAL RENTAL INCOME</td>
<td>$2,170,548</td>
<td>$2,213,959</td>
<td>$2,258,238</td>
<td>$2,303,403</td>
<td>$2,349,471</td>
<td>$2,594,006</td>
<td>$2,863,992</td>
</tr>
<tr>
<td>Secondary Income</td>
<td>$43,440</td>
<td>$44,309</td>
<td>$45,195</td>
<td>$46,099</td>
<td>$47,021</td>
<td>$51,915</td>
<td>$57,318</td>
</tr>
<tr>
<td>POTENTIAL GROSS ANNUAL INCOME</td>
<td>$2,213,988</td>
<td>$2,258,268</td>
<td>$2,303,433</td>
<td>$2,349,502</td>
<td>$2,396,492</td>
<td>$2,645,921</td>
<td>$2,921,310</td>
</tr>
<tr>
<td>Provision for Vacancy &amp; Collection Loss</td>
<td>$(166,049)</td>
<td>$(169,370)</td>
<td>$(172,757)</td>
<td>$(176,213)</td>
<td>$(179,737)</td>
<td>$(198,444)</td>
<td>$(219,098)</td>
</tr>
<tr>
<td>Rental Concessions</td>
<td>$0</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EFFECTIVE GROSS ANNUAL INCOME</td>
<td>$2,047,939</td>
<td>$2,088,898</td>
<td>$2,130,676</td>
<td>$2,173,289</td>
<td>$2,216,755</td>
<td>$2,447,477</td>
<td>$2,702,212</td>
</tr>
</tbody>
</table>

### EXPENSES

<table>
<thead>
<tr>
<th>Expenses</th>
<th>YEAR 1</th>
<th>YEAR 2</th>
<th>YEAR 3</th>
<th>YEAR 4</th>
<th>YEAR 5</th>
<th>YEAR 10</th>
<th>YEAR 15</th>
</tr>
</thead>
<tbody>
<tr>
<td>General &amp; Administrative Expenses</td>
<td>$50,200</td>
<td>$51,706</td>
<td>$53,257</td>
<td>$54,855</td>
<td>$56,501</td>
<td>$65,500</td>
<td>$75,922</td>
</tr>
<tr>
<td>Management Fee</td>
<td>$100,890</td>
<td>$102,908</td>
<td>$104,966</td>
<td>$107,065</td>
<td>$109,207</td>
<td>$120,573</td>
<td>$133,122</td>
</tr>
<tr>
<td>Payroll, Payroll Tax &amp; Employee Benefits</td>
<td>$263,622</td>
<td>$271,531</td>
<td>$279,677</td>
<td>$288,067</td>
<td>$296,709</td>
<td>$343,967</td>
<td>$398,752</td>
</tr>
<tr>
<td>Repairs &amp; Maintenance</td>
<td>$173,000</td>
<td>$178,190</td>
<td>$183,536</td>
<td>$189,042</td>
<td>$194,713</td>
<td>$225,726</td>
<td>$261,678</td>
</tr>
<tr>
<td>Electric &amp; Gas Utilities</td>
<td>$50,000</td>
<td>$51,500</td>
<td>$53,045</td>
<td>$54,636</td>
<td>$56,275</td>
<td>$65,239</td>
<td>$75,629</td>
</tr>
<tr>
<td>Water, Sewer &amp; Trash Utilities</td>
<td>$70,079</td>
<td>$72,181</td>
<td>$74,347</td>
<td>$76,577</td>
<td>$78,875</td>
<td>$91,437</td>
<td>$106,001</td>
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<tr>
<td>Annual Property Insurance Premiums</td>
<td>$95,000</td>
<td>$97,850</td>
<td>$100,786</td>
<td>$103,809</td>
<td>$106,923</td>
<td>$123,955</td>
<td>$143,696</td>
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<tr>
<td>Property Tax</td>
<td>$170,000</td>
<td>$175,100</td>
<td>$180,353</td>
<td>$185,764</td>
<td>$191,336</td>
<td>$221,811</td>
<td>$257,140</td>
</tr>
<tr>
<td>Reserve for Replacements</td>
<td>$54,300</td>
<td>$55,929</td>
<td>$57,607</td>
<td>$59,335</td>
<td>$61,115</td>
<td>$70,849</td>
<td>$82,134</td>
</tr>
<tr>
<td>Other Expenses</td>
<td>$44,879</td>
<td>$46,225</td>
<td>$47,612</td>
<td>$49,040</td>
<td>$50,512</td>
<td>$58,557</td>
<td>$67,884</td>
</tr>
<tr>
<td>TOTAL ANNUAL EXPENSES</td>
<td>$1,014,190</td>
<td>$1,031,120</td>
<td>$1,135,185</td>
<td>$1,168,191</td>
<td>$1,202,166</td>
<td>$1,387,612</td>
<td>$1,601,968</td>
</tr>
</tbody>
</table>

| NET OPERATING INCOME         | $975,969     | $985,777     | $995,491     | $1,005,099   | $1,014,589   | $1,059,865   | $1,100,244   |

### DEBT SERVICE

<table>
<thead>
<tr>
<th>Debt Service</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>First Deed of Trust Annual Loan Payment</td>
<td>$811,224</td>
<td>$811,224</td>
<td>$811,224</td>
<td>$811,224</td>
<td>$811,224</td>
<td>$811,224</td>
<td>$811,224</td>
</tr>
<tr>
<td>Second Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Third Deed of Trust Annual Loan Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Annual Required Payment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### ANNUAL NET CASH FLOW

<table>
<thead>
<tr>
<th>ANNUAL NET CASH FLOW</th>
<th>$164,745</th>
<th>$174,553</th>
<th>$184,267</th>
<th>$193,875</th>
<th>$203,365</th>
<th>$248,641</th>
<th>$289,020</th>
</tr>
</thead>
<tbody>
<tr>
<td>CUMULATIVE NET CASH FLOW</td>
<td>$164,745</td>
<td>$339,308</td>
<td>$523,565</td>
<td>$717,440</td>
<td>$920,805</td>
<td>$2,050,820</td>
<td>$3,394,971</td>
</tr>
</tbody>
</table>

### Debt Coverage Ratio

- Debt Coverage Ratio: 1.20
- Other (Describe): 1.22
- Other (Describe): 1.23
- Other (Describe): 1.24
- Other (Describe): 1.25
- Other (Describe): 1.31
- Other (Describe): 1.36

By signing below I (we) are certifying that the above 15 Year pro forma, is consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on the bank's current underwriting parameters and consistent with the loan terms indicated in the term sheet and preliminarily considered feasible pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. (Signature only required if using this pro forma for points under §11.9(e)(1) relating to Financial Feasibility)

Signature, Authorized Representative, Construction or Permanent Lender  
Signature, Authorized Representative, Syndicator

**Bill Fazzano**  
Printed Name: **Bill Fazzano**  
Phone: **617 624 8511**  
Email: **Bfazzano@29stoucafdital.com**  
**Scott Hright**  
Printed Name: **Scott Hright**  
Date: **2.27.20**  
Signature, Authorized Representative, Syndicator

If a revised form is submitted, date of submission: **2.27.20**
Off-Site Cost Breakdown

This form must be submitted with the Development Cost Schedule if the development has offsite costs, whether those costs are included in the budget as a line item, embedded in the acquisition costs, or referenced in utility provider letters. Therefore, the total costs listed on this worksheet may or may not exactly correspond with those off-site costs indicated on the Development Costs Schedule. However, all costs listed here should be able to be justified in another place in the application.

**Column A**: The offsite activity reflected here should correspond to the offsite activity reflected in the Development Cost Schedule or other supporting documentation.

**Columns B and C**: In determining actual construction cost, two different methods may be used:

**Column D**: To arrive at total construction costs in Column D:

**Column E**: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F**: Engineering/architectural costs must be broken out by the offsite work activity.

**Column G**: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

**ALL contingency must be included in the Contingency line item on the Development Cost Schedule and NOT on this form**

**This form must be completed by a professional engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.**

<table>
<thead>
<tr>
<th>A. Activity</th>
<th>B. Labor or Unit Price</th>
<th>C. Materials or # of Units</th>
<th>D. Total Construction Costs</th>
<th>E. Acquisition Costs</th>
<th>F. Engineering / Architectural Costs</th>
<th>G. Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Asphalt paying and road base site access</td>
<td>$21/square yard</td>
<td>630 square yards</td>
<td>$13,230.00</td>
<td>$25,000.00</td>
<td>$38,230.00</td>
<td></td>
</tr>
<tr>
<td>Clear and Grub</td>
<td>$3/square yard</td>
<td>700 square yards</td>
<td>$2,100.00</td>
<td>$2,000.00</td>
<td>$4,100.00</td>
<td></td>
</tr>
<tr>
<td>Culvert Head Walls</td>
<td>$8,500 each</td>
<td>2</td>
<td>$17,000.00</td>
<td>$8,000.00</td>
<td>$25,000.00</td>
<td></td>
</tr>
<tr>
<td>Precast Culvert</td>
<td>$800/ LF</td>
<td>30 LF</td>
<td>$24,000.00</td>
<td>$8,000.00</td>
<td>$32,000.00</td>
<td></td>
</tr>
<tr>
<td>Concrete Curbs</td>
<td>$10/LF</td>
<td>225 LF</td>
<td>$2250.00</td>
<td>$1,000.00</td>
<td>$3,250.00</td>
<td></td>
</tr>
<tr>
<td>Electrical Primary</td>
<td>$40/LF</td>
<td>250 LF</td>
<td>$1,000.00</td>
<td>$3,000.00</td>
<td>$4,000.00</td>
<td></td>
</tr>
<tr>
<td>Electrical Secondary</td>
<td>$ -</td>
<td>0 LF</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td></td>
</tr>
<tr>
<td>Site Lighting</td>
<td>$3000/pole</td>
<td>4 poles</td>
<td>$12,000.00</td>
<td>$5,000.00</td>
<td>$17,000.00</td>
<td></td>
</tr>
<tr>
<td>Lines 35-37 Hidden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$123,580.00</td>
<td></td>
</tr>
</tbody>
</table>

**Megan Silva**
Signature of Registered Engineer responsible for Budget Justification

Note: to the best of our knowledge, given the limited scope of design work done to date, these off site costs are reasonable estimates

Printed Name: Megan Silva

Date: 2/28/2020

If a revised form is submitted, date of submission:
## Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

**Column A:** The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

**Columns B and C:** In determining actual construction cost, two different methods may be used:
- The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; **OR**
- The use of unit price (Column B) and the number of units (Column C) data for the activity.

**Column D:** To arrive at total construction costs in Column D:
- If based on labor and materials, add Column B and Column C together to arrive at total construction costs.
- If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

**Column E:** Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

**Column F:** Engineering/architectural costs must be broken out by the Site Work activity.

**Column G:** Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

---

**For Site Work costs that exceed $15,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Labor or Unit Price</th>
<th>Materials or # of Units</th>
<th>Total Construction Costs</th>
<th>Acquisition Costs</th>
<th>Engineering / Architectural Costs</th>
<th>Total Activity Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rough grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 300,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 300,000</td>
</tr>
<tr>
<td>On-site concrete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 500,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 250,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 350,000</td>
</tr>
<tr>
<td>On-site utilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 250,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 100,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$ 100,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td><strong>$ 2,150,000</strong></td>
</tr>
</tbody>
</table>

---

Eduardo Ardavin, CPE  
Seal  
Printed Name  
Date: 2/27/2020

---

2/28/2020

**Signature of Registered Engineer**  
2/27/2020

**Date** If a revised form is submitted, date of submission:
### Development Cost Schedule

This Development Cost Schedule must be consistent with the Summary Sources and Uses of Funds Statement. All Applications must complete the Total Cost column. Direct Loan Applicants should review costs ineligible for reimbursement with Direct Loan funds in 10 TAC §13.3(e), while all HTC Applicants must complete the Eligible Basis columns and the Requested Credit calculation below.

<table>
<thead>
<tr>
<th></th>
<th>Total Cost</th>
<th>Eligible Basis (If Applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ACQUISITION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site acquisition cost</td>
<td>6,000,000</td>
<td></td>
</tr>
<tr>
<td>Existing building acquisition cost</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; acq. legal fees</td>
<td>200,000</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Acquisition Cost</strong></td>
<td>6,200,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>OFF-SITES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site concrete</td>
<td>42,330</td>
<td></td>
</tr>
<tr>
<td>Storm drains &amp; devices</td>
<td>60,250</td>
<td></td>
</tr>
<tr>
<td>Water &amp; fire hydrants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site utilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sewer lateral(s)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site paving</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Off-site electrical</td>
<td>21,000</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Off-Sites Cost</strong></td>
<td>123,580</td>
<td>$0</td>
</tr>
<tr>
<td><strong>SITE WORK</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demolition</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement (Demolition Only)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detention</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rough grading</td>
<td>300,000</td>
<td>270,000</td>
</tr>
<tr>
<td>Fine grading</td>
<td>300,000</td>
<td>270,000</td>
</tr>
<tr>
<td>On-site concrete</td>
<td>500,000</td>
<td>400,000</td>
</tr>
<tr>
<td>On-site electrical</td>
<td>250,000</td>
<td>225,000</td>
</tr>
<tr>
<td>On-site paving</td>
<td>350,000</td>
<td>245,000</td>
</tr>
<tr>
<td>On-site utilities</td>
<td>250,000</td>
<td>225,000</td>
</tr>
<tr>
<td>Decorative masonry</td>
<td>100,000</td>
<td>90,000</td>
</tr>
<tr>
<td>Bumper stops, striping &amp; signs</td>
<td>100,000</td>
<td>33,000</td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Site Work Cost</strong></td>
<td>2,150,000</td>
<td>$0</td>
</tr>
<tr>
<td><strong>SITE AMENITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>400,000</td>
<td>240,000</td>
</tr>
<tr>
<td>Pool and decking</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Athletic court(s), playground(s)</td>
<td>100,000</td>
<td>100,000</td>
</tr>
<tr>
<td>Fencing</td>
<td>200,000</td>
<td>66,000</td>
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<tr>
<td>Other (specify) - see footnote 1</td>
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</tr>
<tr>
<td><strong>Subtotal Site Amenities Cost</strong></td>
<td>1,000,000</td>
<td>$0</td>
</tr>
</tbody>
</table>

ALL OFF-SITE COSTS REQUIRE DOCUMENTATION. THOSE ENTERED IN BASIS REQUIRE MORE DOCUMENTATION!!! SEE 10 TAC §11.204(8)(E)(ii).

Eligible Basis (If Applicable)

- Total Cost
- Acquisition
- New/Rehab.

Self Score Total: 130

2/28/2020
## BUILDING COSTS*

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost 1</th>
<th>Cost 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concrete</td>
<td>400,000</td>
<td>400,000</td>
</tr>
<tr>
<td>Masonry</td>
<td>700,000</td>
<td>700,000</td>
</tr>
<tr>
<td>Metals</td>
<td>550,000</td>
<td>550,000</td>
</tr>
<tr>
<td>Woods and Plastics</td>
<td>1,800,000</td>
<td>1,800,000</td>
</tr>
<tr>
<td>Thermal and Moisture Protection</td>
<td>1,100,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td>Roof Covering</td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td>Doors and Windows</td>
<td>1,100,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td>Finishes</td>
<td>1,500,000</td>
<td>1,500,000</td>
</tr>
<tr>
<td>Specialties</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Equipment</td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Furnishings</td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td>Special Construction</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Conveying Systems (Elevators)</td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td>Mechanical (HVAC; Plumbing)</td>
<td>1,200,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td>Electrical</td>
<td>1,200,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td><strong>Thermal and Moisture Protection</strong></td>
<td>1,100,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td><strong>Roof Covering</strong></td>
<td>500,000</td>
<td>500,000</td>
</tr>
<tr>
<td><strong>Doors and Windows</strong></td>
<td>1,100,000</td>
<td>1,100,000</td>
</tr>
<tr>
<td><strong>Finishes</strong></td>
<td>1,500,000</td>
<td>1,500,000</td>
</tr>
<tr>
<td><strong>Specialties</strong></td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td><strong>Equipment</strong></td>
<td>250,000</td>
<td>250,000</td>
</tr>
<tr>
<td><strong>Furnishings</strong></td>
<td>200,000</td>
<td>200,000</td>
</tr>
<tr>
<td><strong>Special Construction</strong></td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>Conveying Systems (Elevators)</strong></td>
<td>300,000</td>
<td>300,000</td>
</tr>
<tr>
<td><strong>Mechanical (HVAC; Plumbing)</strong></td>
<td>1,200,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td><strong>Electrical</strong></td>
<td>1,200,000</td>
<td>1,200,000</td>
</tr>
</tbody>
</table>

### Individually itemize costs below:
- Detached Community Facilities/Building
- Carports and/or Garages
- Lead-Based Paint Abatement
- Asbestos Abatement (Rehabilitation Only)
- Structured Parking
- Commercial Space Costs

**Subtotal Building Costs Before 11.9(e)(2)**

|                      | $12,126,420 | $0 | $12,126,420 |

Voluntary Eligible Building Costs (After 11.9(e)(2))

|                      | $72.01 psf | $12,000,000 |

If NOT seeking to score points under §11.9(e)(2), E77:E78 should remain BLANK. True eligible building cost should be entered in line items E33:E74. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E77:E78 that produces the target cost per square foot in D77:D78. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.

**TOTAL BUILDING COSTS & SITE WORK (including site amenities)**

|                      | $15,276,420 | $0 | $14,464,000 |

**TOTAL HARD COSTS**

|                      | $16,478,000 | $0 | $15,476,480 |

### OTHER CONSTRUCTION COSTS

<table>
<thead>
<tr>
<th>Cost</th>
<th>% THC</th>
<th>% THC</th>
<th>% EHC</th>
</tr>
</thead>
<tbody>
<tr>
<td>General requirements (&lt;6%)</td>
<td>6.00%</td>
<td>988,680</td>
<td>928,589</td>
</tr>
<tr>
<td>Field supervision (within GR limit)</td>
<td>2.00%</td>
<td>329,560</td>
<td>309,530</td>
</tr>
<tr>
<td>G &amp; A Field (within overhead limit)</td>
<td>6.00%</td>
<td>988,680</td>
<td>928,589</td>
</tr>
</tbody>
</table>

**TOTAL CONTRACTOR FEES**

|                      | $2,306,920 | $0 | $2,166,707 |

**TOTAL CONSTRUCTION CONTRACT Before 11.9(e)(2)**

|                      | $18,784,920 | $0 | $17,643,187 |

Voluntary Eligible "Hard Costs" (After 11.9(e)(2))

|                      | $0.00 psf | $0 | $0.00 psf |

If NOT seeking to score points under §11.9(e)(2), E96:E97 should remain BLANK. True eligible cost should be entered in line items E83 and E87:E91. If requesting points under §11.9(e)(2) related to Cost of Development per Square Foot, enter the true or voluntarily limited costs in E96:E97 that produces the target cost per square foot in D96:D97. Enter Requested Score for §11.9(e)(2) at the bottom of the schedule in D202.
## SOFT COSTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural - Design fees</td>
<td>490,000</td>
<td>490,000</td>
</tr>
<tr>
<td>Architectural - Supervision fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Engineering fees</td>
<td>75,000</td>
<td>75,000</td>
</tr>
<tr>
<td>Real estate attorney/other legal fees</td>
<td>38,000</td>
<td>38,000</td>
</tr>
<tr>
<td>Accounting fees</td>
<td>35,000</td>
<td></td>
</tr>
<tr>
<td>Impact Fees</td>
<td>476,412</td>
<td>476,412</td>
</tr>
<tr>
<td>Building permits &amp; related costs</td>
<td>49,709</td>
<td>49,709</td>
</tr>
<tr>
<td>Appraisal</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Market analysis</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Environmental assessment</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Soils report</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>Survey</td>
<td>20,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Marketing</td>
<td>150,000</td>
<td></td>
</tr>
<tr>
<td>Hazard &amp; liability insurance</td>
<td>250,808</td>
<td></td>
</tr>
<tr>
<td>Real property taxes</td>
<td>100,000</td>
<td></td>
</tr>
<tr>
<td>Personal property taxes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Relocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Subtotal Soft Cost: $1,782,929

## FINANCING:

### CONSTRUCTION LOAN(S)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td>1,150,625</td>
<td>985,950</td>
</tr>
<tr>
<td>Loan origination fees</td>
<td>219,100</td>
<td>219,100</td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>55,000</td>
<td>35,000</td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Inspection fees</td>
<td>35,292</td>
<td>35,292</td>
</tr>
<tr>
<td>Credit Report</td>
<td>5,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Discount Points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PERMANENT LOAN(S)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loan origination fees</td>
<td>150,373</td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td>40,000</td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td>30,000</td>
<td></td>
</tr>
<tr>
<td>Bond premium</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit report</td>
<td>3,500</td>
<td></td>
</tr>
<tr>
<td>Discount points</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Prepaid MIP</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### BRIDGE LOAN(S)

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount 1</th>
<th>Amount 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loan origination fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Title &amp; recording fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closing costs &amp; legal fees</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### OTHER FINANCING COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tax credit fees</td>
<td>63,450</td>
</tr>
<tr>
<td>Tax and/or bond counsel</td>
<td></td>
</tr>
<tr>
<td>Payment bonds</td>
<td></td>
</tr>
<tr>
<td>Performance bonds</td>
<td>102,584</td>
</tr>
<tr>
<td>Credit enhancement fees</td>
<td></td>
</tr>
<tr>
<td>Mortgage insurance premiums</td>
<td></td>
</tr>
<tr>
<td>Cost of underwriting &amp; issuance</td>
<td></td>
</tr>
<tr>
<td>Syndication organizational cost</td>
<td>80,000</td>
</tr>
<tr>
<td>Tax opinion</td>
<td>20,000</td>
</tr>
<tr>
<td>Refinance (existing loan payoff amt)</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td>Other (specify) - see footnote 1</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Financing Cost</strong></td>
<td>$2,004,924</td>
</tr>
</tbody>
</table>

### DEVELOPER FEES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing consultant fees</td>
<td></td>
</tr>
<tr>
<td>General &amp; administrative</td>
<td></td>
</tr>
<tr>
<td>Profit or fee</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Developer Fees</strong></td>
<td>$3,251,334</td>
</tr>
</tbody>
</table>

### RESERVES

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent-up - new funds</td>
<td>600,000</td>
</tr>
<tr>
<td>Rent-up - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Operating - new funds</td>
<td>942,144</td>
</tr>
<tr>
<td>Operating - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Replacement - new funds</td>
<td></td>
</tr>
<tr>
<td>Replacement - existing reserves*</td>
<td></td>
</tr>
<tr>
<td>Escrows - new funds</td>
<td></td>
</tr>
<tr>
<td>Escrows - existing reserves*</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal Reserves</strong></td>
<td>$1,542,144</td>
</tr>
</tbody>
</table>

*Any existing reserve amounts should be listed on the Schedule of Sources.

### TOTAL HOUSING DEVELOPMENT COSTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL HOUSING DEVELOPMENT COSTS</strong></td>
<td>$33,566,251</td>
</tr>
</tbody>
</table>

### Deduct From Basis

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Federal grants used to finance costs in Eligible Basis</td>
<td></td>
</tr>
<tr>
<td>Non-qualified non-recourse financing</td>
<td></td>
</tr>
<tr>
<td>Non-qualified portion of higher quality units §42(d)(5)</td>
<td></td>
</tr>
<tr>
<td>Historic Credits (residential portion only)</td>
<td></td>
</tr>
<tr>
<td><strong>Total Eligible Basis</strong></td>
<td>$0</td>
</tr>
<tr>
<td><strong>High Cost Area Adjustment (100% or 130%)</strong></td>
<td>130%</td>
</tr>
<tr>
<td><strong>Total Adjusted Basis</strong></td>
<td>$0</td>
</tr>
</tbody>
</table>

### Total Qualified Basis

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Fraction</td>
<td>80%</td>
</tr>
<tr>
<td><strong>Total Qualified Basis</strong></td>
<td>$23,915,335</td>
</tr>
</tbody>
</table>

### Credits Supported by Eligible Basis

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicable Percentage</td>
<td>9.00%</td>
</tr>
<tr>
<td><strong>Credits Supported by Eligible Basis</strong></td>
<td>$2,152,380</td>
</tr>
</tbody>
</table>

### Credit Request (from 17. Development Narrative)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Credit Request</strong></td>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

*11.9(c)(2) Cost Per Square Foot: DO NOT ROUND! Applicants are advised to ensure that the figure is not rounding down to the maximum dollar figure to support the elected points.

Name of contact for Cost Estimate: **Eduardo Ardavin**

Phone Number for Contact: 

If a revised form is submitted, date of submission: 2/28/2020
# Schedule of Sources of Funds and Financing Narrative

Describe all sources of funds. Information must be consistent with the information provided throughout the Application (i.e. Financing Narrative, Term Sheets and Development Cost Schedule).

<table>
<thead>
<tr>
<th>Financing Participants</th>
<th>Funding Description</th>
<th>Construction Period</th>
<th>Lien Position</th>
<th>Permanent Period</th>
<th>Lien Position</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
<td>Loan/Equity Amount</td>
<td>Interest Rate (%)</td>
</tr>
<tr>
<td>Debt</td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>TDHCA</td>
<td>$0</td>
<td>0.00%</td>
<td>$0</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>Boston Capital</td>
<td>$21,910,000</td>
<td>4.50%</td>
<td>1st</td>
<td>15,037,278</td>
</tr>
<tr>
<td></td>
<td>Boston Capital</td>
<td>$3,500,000</td>
<td>0.00%</td>
<td>$3,500,000</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>Third Party Equity</td>
<td>HTG</td>
<td>$1,500,000</td>
<td>$7,253,272</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>Grant</td>
<td>$11,961(2)</td>
<td>0.00%</td>
<td>$381,656</td>
<td>0.00%</td>
</tr>
<tr>
<td></td>
<td>Deferred Developer Fee</td>
<td>HTG Akins Developer, LLC</td>
<td>$698,717</td>
<td>AFR CF 15</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other</td>
<td>Direct Loan Match</td>
<td>$33,044,928</td>
<td>$33,566,251</td>
<td></td>
</tr>
</tbody>
</table>

**Total Sources of Funds:** $33,044,928

**Total Uses of Funds:** $33,566,251

**INSTRUCTIONS:** Describe the sources of funds that will finance development. The description must include construction, permanent, and bridge loans, and all other types of funds to be used for development. The information must be consistent with all other documentation in this section. Provide sufficient detail to identify the source and explain the use (in terms of the timing and any specific uses) of each type of funds to be contributed. In addition, describe/explain replacement reserves. Finally, describe/explain operating items. The narrative must include rents, operating subsidies, project based assistance, and all other sources of funds for operations. In the foregoing discussion of both development and operating funds, specify the status (dates and deadlines) for applications, approvals and closings, etc., associated with the commitments.

By signing below I acknowledge that the amounts and terms of all anticipated sources of funds as stated above are consistent with the assumptions of my institution as one of the providers of funds.

**Signature, Authorized Representative, Construction or Permanent Lender:**

**Printed Name:**

**Date:** 2.27.20

**Telephone:** 617 624 8511

**Email address:** RFA22A03@BOSTONCAPITAL.COM

If a revised form is submitted, date of submission: 2/27/2020
Financial Capacity, Owner Equity, and Loan-to-Cost Requirements

10 TAC §13.8(c)(8) and (9) and/or 10 TAC §11.204(7)(C) as applicable

Financial Capacity (10 TAC §13.8(c)(8))

If the Department’s Direct Loan amounts to more than 50% of the Total Housing Development Cost, except for Developments also financed through the USDA §515 program, the Application MUST include:

- A letter from a Third Party Certified Public Accountant verifying the capacity of the Applicant, Developer, or Development Owner to provide at least 10% of the Total Housing Development Cost as a short term loan for Development; OR
- Evidence of a line of credit or equivalent tool in the sole determination of the Department equal to at least 10% of the Total Housing Development Cost from a financial institution that is available for use during the proposed development activities.

Owner Equity and Appraisal Requirements (10 TAC §13.8(c)(9))

If the Direct Loan is the only source of Department funding for the Development (no HTC being requested), the Development Owner MUST provide:

- equity in an amount not less than 10% of Total Housing Development Costs; and
- evidence through submission of this Application that the Direct Loan amount requested is not greater than 80% of the Total Housing Development Costs.

Owner Equity Requirements for ALL Applications (10 TAC §11.204(7)(C))

As a result of providing owner equity in an amount greater than 5% of Total Housing Development Costs, the following must be provided in accordance with 10 TAC §11.204(7)(C):

- A letter - not older than 6 months from the date of Application submission - from a Third Party CPA verifying the capacity of the Development Owner to provide the proposed financing with funds that are not otherwise committed or pledged; and
- A letter - not older than 6 months from the date of Application submission - from the Development Owner's bank or banks confirming that such funds are and will remain available at commitment and until the required investment is completed.

2/28/2020
**Match Funds (Multifamily Direct Loan Applications Only) [§13.2(9)]**

Match as required by the applicable NOFA must be documented with a letter from the anticipated provider of Match indicating the provider’s willingness and ability to make a financial commitment should the Development receive an award of Multifamily Direct Loan funds. The information provided must be consistent with all other documentation in the Application.

Indicate the amount and source of Match funds in the appropriate spaces in the table below.

Generally, a Related Party contribution to the Development is not considered eligible Match. Please see 10 TAC §13.2(9) as well as the Match Guidance below.

<table>
<thead>
<tr>
<th>Type of Match Pledged</th>
<th>Pledged Amount</th>
<th>Source of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Federal Grants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Waived, foregone or deferred fees and charges (ex: debris removal and container fees, tap fees, building permits, other mandatory fees charged by the local municipality) <strong>CANNOT INCLUDE DEVELOPER FEES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Below Market Interest Rate Loan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Property Tax Abatement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Non-Professional Labor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Federally Funded Infrastructure</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Value of Donated Use of Site Preparation or Construction Equipment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Construction Materials</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Site Preparation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Demolition Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Donated Real Property</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Value of Match Pledged</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Total Amount of MF Direct Loan funds Requested</td>
<td>$</td>
<td>-</td>
</tr>
<tr>
<td>Percentage of MF Direct Loan Funds to be Matched (Total Value of Match /MF Direct Loan Funds Requested)</td>
<td>#DIV/0!</td>
<td></td>
</tr>
</tbody>
</table>
# Finance Scoring (for Competitive HTC Applications ONLY)

## 1. Commitment of Development Funding by Local Political Subdivision (§11.9(d)(2))

Name of the Local Political Subdivision providing the funding:

City of Austin

- A letter from an official of the political subdivision stating that the political subdivision will provide a loan, grant, reduced fees or contribution of other value type, and the terms under which it will be provided is in the application.
- The dollar value of the contribution must be in the letter and must equal $500 or more if Urban and $250 or more if Rural or USDA.
- The commitment of development funding is reflected in the Application as a financial benefit to the Development, i.e. reported as a source of funds on the Sources and Uses Form and/or reflected in a lower cost in the Development Cost Schedule, such as notation of a reduction in building permits and related costs.

Total Points Claimed: 1

## 2. Financial Feasibility (§11.9(e)(1))

- Eligible Pro-Forma and letter stating the Development is financially feasible. 0
- Eligible Pro-Forma and letter stating Development and Principals are acceptable. 26

Total Points Claimed: 26

## 3. Leveraging of Private, State, and Federal Resources (§2306.6725(a)(3); §11.9(e)(4))

- Percent of Units restricted to serve households at or below 30% of AMGI 8.29%
- HTC funding request as a percent of Total Housing Development Cost 4.47%

Eligibility for points:

- Development Leverages CDBG Disaster Recovery, HOPE VI, RAD or Choice Neighborhood Funding 0
- Housing Tax Credit Request 3
- Housing Tax Credit Request 2
- Housing Tax Credit Request 1

* Be sure no more than 50% of Developer fees are deferred.

Total Points Claimed: 3

City of Austin 2/28/2020
February 27, 2020

Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, Texas 78701

RE: TDHCA Application No. 20030 – Akins East

Dear Ms. Holloway:

I am writing to confirm the de minimis contribution of development funding by the City of Austin (the "City") for Housing Trust Group’s proposed Austin Travis County Development – Akins East.

This project is eligible to have certain development fees waived through the City’s S.M.A.R.T. Housing Ordinance. The ordinance allows full or partial fee waivers in developments in which a portion of the units are affordable for households who earn no more than 80% of the median family income.

Contingent upon the development’s compliance with the City’s S.M.A.R.T. Housing Ordinance, the fee waivers the City will provide are for a direct benefit of the project by reducing development costs approximately $476,412.

Please contact Alex Radtke by phone 512.974.3173 or by email at alex.radtke@austintexas.gov if you need additional information.

Sincerely,

[Signature]

Regina M. Copin, Real Estate Manager  
Neighborhood Housing and Community Development
Boston Capital Finance LLC

February 27, 2020

Mr. Matthew Rieger
Housing Trust Group
3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133

RE: Akins East Apartments
Construction Loan
Austin, Texas

Dear Matthew:

Boston Capital Finance LLC ("BCF"), as Originator for the Boston Capital Intermediate Term Income Fund II (BCITIF II), is pleased to inform you that it has agreed to fund your request for a fixed rate, first fee mortgage for the construction financing of the above captioned property as follows:

Construction Lender: BCITIF II

Construction Loan Amount: $22,000,000

Tax Credit Equity Syndicator: Amy nationally recognized tax credit equity syndicator or direct tax credit equity buyer

Interest Rate: The interest rate will be fixed for the construction period of the loan. By accepting this commitment, the interest rate will be locked at 4.50%

Application Fee: $5,000; waived if BCF provides both construction and permanent loan.

Construction Commitment Fee: $219,100 paid at construction loan closing.

Construction Monitoring Fees: $27,000. All construction monitoring fees will be paid by the borrower.

Legal Fees: Borrower pays all legal fees at cost. Holland & Knight will be counsel for the construction loan closing. Fees will be capped at $55,000.
Rate Lock: There is no fee for the Borrower to lock the interest rate on this transaction. Upon your acceptance of this letter, the rate is locked.

Construction Loan Term: Twenty-four (24) months. The borrower will have the right to extend the construction loan term for an additional six months for a half-point fee.

Property To Be Mortgaged: The Mortgage will be given on the property to be built and known as Akins East Apartments located in Austin, Texas together with all improvements constructed thereon and all fixtures, equipment and personal property which is essential to or used in the management, maintenance, or operation of the property (collectively, the "Mortgaged Properties").

Construction Amortization Term: Interest only.

Guaranty: Full recourse during the construction loan term.

Construction Contingency: BCF will require a 5% construction contingency.

Bonding / Letter of Credit: BCF will require either a payment and performance bond or a letter of credit during the construction of the property. Terms to be negotiated.

Interest Reserve: An interest reserve will be required at closing. The reserve will be used to fund all construction interest payments during the construction phase of the project. Terms to be negotiated.

Permanent Financing: Permanent financing that is acceptable to Lender must be secured prior to or in conjunction with the construction closing.

Additional Terms and conditions: Other terms to be negotiated.

Proposal Expiration: Ten (10) business days from the date of this letter.

Outside Closing Date: A date mutually agreeable to both Lender and Borrower.
BCF confirms that it will permit the Declaration of Land Use Restrictive Covenants Agreement to be filed in the county deed records as a restrictive covenant on the project as long as the lender has the right to terminate such agreement in the event of foreclosure.

This letter is written on the part of BCF to originate construction financing for the above captioned property. Please be informed that this letter is based on our review and evaluation of the operating proforma and development budget which you provided. If prior to closing any new or undisclosed information arises, which in the sole opinion of BCF, is detrimental to the making of this Loan, this commitment will be one of no further force and effect. BCF shall be entitled to retain all fees and charges collected from the Borrower pursuant to this proposal and the Borrower shall reimburse BCF for all fees and expenses incurred by BCF in connection with this proposal, including all fees and expenses of Lender’s counsel.

Please feel free to contact me at (617) 624-8511 with questions or for more information.

Sincerely,

[Signature]

Bill Fazzaro
Vice President
Boston Capital Finance LLC

HTG Akins, LLC,
a Texas limited liability company

By: HTG Akins Member, LLC,
a Florida limited liability company,
its Managing-Member

Agreed To and Accepted

By: __________________________Date_________
Agreed To and Accepted

Matthew Rieger, Manager
Boston Capital | Finance LLC

February 27, 2020

Mr. Matthew Rieger
Housing Trust Group
3225 Aviation Avenue, 6th Floor
Coconut Grove, Florida 33133

RE: Akins East Apartments
Permanent Loan
Austin, Texas

Dear Matthew:

Boston Capital Finance LLC ("BCF"), as Originator for the Boston Capital Long Term Mortgage Fund ("BCLTMF") is pleased to inform you that it has agreed to fund your request for a fixed rate, first fee mortgage for the permanent financing of the above captioned property as follows.

Permanen Lender: BCLTMF

Permanent Loan Amount: $15,040,000

Tax Credit Equity Syndicator: Amy nationally recognized tax credit equity syndicator or direct tax credit equity buyer

Loan to Cost: The maximum loan to cost will be 75% of the eligible basis plus land.

Loan to Value: The maximum loan to value will be 90%, as determined by an MAI appraisal utilizing the applicable restricted rents without assigning a value to the tax credits.

Interest Rate: Fixed at 4.50%

Application Fee: $5,000; waived if BCF provides both construction and permanent loan.

Permanent Commitment Fee: $39,946 paid at construction loan closing
Conversion Fee: None
Hidden Fees: None
Legal Fees: Borrower pays all legal fees at cost. Holland & Knight will be counsel for the permanent loan closing. Legal fees will be capped at $25,000.

Rate Lock: The permanent loan can be rate locked at any time after receipt of the signed loan application and the payment of the permanent commitment fee outlined above. There is a 1% standby deposit required to rate lock. This deposit can be in the form of a letter of credit or cash. It will be returned at the permanent loan closing.

Property To Be Mortgaged: The Mortgage will be given on the property to be built and known as The Park Tower located in Fort Worth, Texas, together with all improvements constructed thereon and all fixtures, equipment and personal property which is essential to or used in the management, maintenance, or operation of the property (collectively, the "Mortgaged Properties").

Permanent Loan Forward Term: Twenty-four (24) months

Permanent Loan Term: Fifteen (15) years

Permanent Amortization Term: Forty (40) years

Conditions for Conversion: Property must have maintained three consecutive months of 90% plus occupancy and minimum 1.15x DSCR to convert from the construction phase to the permanent phase.

Guaranty: Non-recourse with the exception of customary carveouts including, but not limited to, fraud, misappropriation of funds, breach of “special entity provisions”, breach of reporting requirements, environmental matters and sale, transfer or encumbrance of the property or certain beneficial interests in the borrower. Recourse to the Borrower and Key Principals is limited to the extent described in the Loan Documents. A funding guaranty is required for the permanent loan.

Prepayment: Lockout for the first 10 years; yield maintenance thereafter. No prepayment penalty during the last three (3) months.
Professional Reports: BCF will require an MAI appraisal, a Phase I Environmental report and an Architect and Engineering report.

Additional Terms and conditions: Other terms to be negotiated.

Proposal Expiration: Ten (10) days from the date of this letter.

Outside Closing Date: A date mutually agreeable to both Lender and Borrower.

The attached 15-year pro forma was prepared by the applicant, HTG Akins, LLC for Akins East located at 3417 East MLK Blvd., Austin, Texas 78721. The pro forma appears to be consistent with the unit rental rate assumptions, total operating expenses, net operating income, and debt service coverage based on BCLTMF current underwriting parameters and consistent with the loan terms indicated in the term sheet and is preliminarily considered feasible, pending further diligence review. The debt service for each year maintains no less than a 1.15 debt coverage ratio. Additionally, we have performed a customary initial review of the credit worthiness of HTG Akins, LLC and its Principals. At this time, BCLTMF has no reservations with the Development Owner or any of the Principals. We anticipate no additional guarantors or financial strength will be needed to facilitate a loan to this borrower at this time, other than those requirements disclosed herein.

BCF confirms that it will permit the Declaration of Land Use Restrictive Covenants Agreement in the county deed records as a restrictive covenant on the project as long as the lender has the right to terminate such agreement in the event of foreclosure.

This letter is written on the part of BCF to provide leasehold mortgage loan financing for the above captioned property. Please be informed that this letter is based on our review and evaluation of the operating proforma and development budget which you provided. If prior to closing any new or undisclosed information arises, which in the sole opinion of BCF, is detrimental to the making of this Loan or if the borrower does not accept any revised loan terms, this commitment will be of no further force and effect. BCF shall be entitled to retain all fees and charges collected from the Borrower pursuant to this proposal and the Borrower shall reimburse BCF for all fees and expenses incurred by BCF in connection with this proposal, including expenses of Lender’s counsel.
Please feel free to contact me at (617) 624-8511 with questions or for more information.

Sincerely,

Bill Fazzano
Vice President
Boston Capital Finance LLC

HTG Akins, LLC,
a Texas limited liability company

By: HTG Akins Member, LLC,
a Florida limited liability company,
its Managing-Member

By: _____________________ Date __________
Agreed To and Accepted

Matthew Rieger, Manager
February 27, 2020

Mr. S. Quinn Gormley  
Housing Trust Group  
7035 Bee Caves Road  
Austin, Texas 78746  

RE: HTG AKINS LLC (the “Company”)  
Akins Apartments, Austin, Texas (the “Property”)  

Dear Quinn:  

On behalf of Boston Capital ("BC"), I would like to thank you for the opportunity to present a proposal (this "Proposal Letter") for the equity financing of the Property (the "Transaction"). The parties intend to negotiate and execute binding agreements that reflect the terms of this Proposal Letter and certain other customary provisions subject to the conditions set forth below. Certain capitalized terms are more fully defined in Exhibit A attached.  

**Project Assumptions**  

Based on information we have received from you, we have made the following assumptions:  

**Development Structure**  

- The Company will acquire, construct, own and operate the Property, which will consist of 181 units in 4 buildings, including 102 one-bedroom units and 79 two-bedroom units.  
- BC will purchase a 99.99% member interest in the Company. An affiliate of BC will be the Special Member.  
- The managing members of the Company will be HTG Akins Member LLC and Mane Development LLC (referred to as the "Managing Members" even if there is only one).  
- All of the obligations of the Managing Members set forth in the operating agreement of the Company (the "Operating Agreement") will be guaranteed by Randy Rieger, LLC ("Guarantor"). The Guarantor must demonstrate to BC, in its sole and absolute discretion, its ability to provide meaningful guarantees.  
- The management agent will be HTG Management or a third party management firm acceptable to BC.  
- The contractor will be satisfactory to BC. Construction will be fully bonded. In lieu of payment and performance bonds, BC will consider a 10%-15% letter of credit to which BC is the named beneficiary.  

AOS19004SC  
#40945843_v2
Development Schedule

- BC's agreement to purchase the member interest at the pricing, terms and conditions contained in this proposal is based on the assumption that the Company closing, and if applicable, the financing closing, will occur on or before February 15, 2021.
- Construction will begin in February 2021 and completion will occur in August 2022.
- Initial lease up will begin in July 2022.
- 100% qualified occupancy of the residential units will occur by January 2023.
- Permanent loan closing will occur by January 2023.
- Rental Achievement will occur by March 2023.

Financing/Assistance

- The Property will receive construction financing in the minimum amount of $21,893,887 from BC Finance.
- The Property will receive permanent financing from BC Finance in the amount of $15,040,000, with an interest rate of approximately 4.50%, a 40-year amortization schedule and an 18-year term. The maximum amount of mortgage financing will be subject to a 1.15 DSC utilizing BC's underwritten rents, other income, operating expenses, replacement reserves and a 7% vacancy factor.
- The Property will also receive secondary financing totaling $3,500,000, none of which will consist of Federal funds. All of the secondary loans will have 30-year terms with interest at 0% and no required debt service, although cash flow (after payment of the BC asset management fee) may be used to pay accrued interest. All of the loans will be non-recourse during the compliance period and will be made by lenders unaffiliated with the Managing Members.

Reserves

- An operating reserve in the amount of $942,144 will be funded from capital sources at or before the time of the permanent loan closing. In any event, the amount of the operating reserve must represent a minimum of six months of BC's underwritten operating expenses, replacement reserve deposits and hard debt service. The operating reserve will be held by BC. Any draws on the operating reserve will be replenished with cash flow from operations.
- A replacement reserve will be funded in the amount of at least $300 per unit per year, or such greater amount as may be required pursuant to applicable loan documents.
- A construction contingency in an amount of not less than 5% of the construction contract amount will be budgeted for the sole use of the Company.
Tax Credits

- The Property expects to receive a reservation of tax credits for the year 2020 in the amount of $1,500,000 ("Projected Credit") from TDHCA. Based upon the projected development costs, the applicable fraction of the development with tax credit-qualified units and the overall qualified basis of the development, it is anticipated that the final cost certification will support full use of this reservation amount.
- The Property is eligible for the 130% basis stepup.
- Tax credits will be generated from the Property for the Company as follows:
  
  $299,694 for 2022  
  $1,483,425 for 2023  
  $1,500,000 per year for each of the years 2024 - 2032  
  $1,200,306 for 2033  
  $16,575 for 2034

Other Assumptions

- We have assumed 30-year depreciation for building improvements, and immediate expensing for land improvements and personal property.
- The tax credits, depreciation and operating profits and losses of the Company will be allocated 99.99% to BC and .01% to the Managing Members.
- Pricing is based on a 21% corporate tax rate and the material assumptions detailed in the proposal. Any change in these assumptions will have to be evaluated based on the yield to BC.
- Satisfactory review of 704B capital accounts and residual value analysis by BC counsel.
**Investment Terms**

**Capital Contributions**

Based upon these and other assumptions contained in the materials you submitted and subject to the satisfactory completion of BC's due diligence, BC will raise equity to make capital contributions to the Company in the aggregate amount of $13,948,600 ($0.93 per dollar of tax credit) in the installment amounts and subject to the conditions set forth below:

<table>
<thead>
<tr>
<th>Conditions</th>
<th>Amount</th>
<th>Percent</th>
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<tbody>
<tr>
<td>1st on the latest to occur of (i) the tax credit reservation, (ii)</td>
<td>$2,789,720</td>
<td>20%</td>
</tr>
<tr>
<td>closing of the construction financing, (iii) receipt of a commitment</td>
<td></td>
<td></td>
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<tr>
<td>acceptable to BC for the permanent financing, (iv) receipt of all</td>
<td></td>
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<tr>
<td>building permits and an approved set of construction drawings or (v)</td>
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<td>admission of BC;</td>
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<tr>
<td>2nd on the latest to occur of (i) 50% Partial Completion, (ii)</td>
<td>$1,673,832</td>
<td>12%</td>
</tr>
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<td>updated title, (iii) November 1, 2021 or (iv) satisfaction of all</td>
<td></td>
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<td>of the conditions to the payment of all prior Installments;</td>
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<tr>
<td>3rd on the latest to occur of (i) 95% Partial Completion, (ii)</td>
<td>$2,789,720</td>
<td>20%</td>
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<td>updated title, (iii) July 1, 2022 or (iv) satisfaction of all of the</td>
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<td>conditions to the payment of all prior Installments;</td>
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<tr>
<td>4th on the latest to occur of (i) the Completion Date, (ii) Cost</td>
<td>$6,416,356</td>
<td>46%</td>
</tr>
<tr>
<td>Certification, (iii) updated insurance certificates, (iv) updated</td>
<td></td>
<td></td>
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<tr>
<td>title insurance policy satisfactory to BC, which policy in no event</td>
<td></td>
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<tr>
<td>shall contain a survey exception, (v) Initial Full Occupancy Date, (vi)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Permanent Mortgage Commencement, (vii) receipt of satisfactory tenant</td>
<td></td>
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<tr>
<td>file compliance review, (viii) Rental Achievement, (ix) March 1, 2023</td>
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<tr>
<td>or (x) satisfaction of all of the conditions to the payment of all</td>
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<tr>
<td>prior Installments; and</td>
<td></td>
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<tr>
<td>5th on the latest to occur of (i) State Designation, (ii) July 1,</td>
<td>$278,972</td>
<td>2%</td>
</tr>
<tr>
<td>2023 or (iii) satisfaction of all of the conditions to the payment of</td>
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<td></td>
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<tr>
<td>all prior Installments.</td>
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The first installment shall be held by the construction lender and disbursed upon submission of draw requests and site inspection reports, in forms approved by BC, as construction progresses.
Adjusters

The capital contributions shown above shall be subject to adjustment based on the following circumstances. Reductions in capital contributions will be affected by reductions in future installments and then, if necessary, by a payment by the Managing Members back to BC at the time of determination of any excess:

Initial Basis Shortfall Adjuster – In the event that the annual tax credit which will apply for each year in the credit period, as determined at cost certification, the issuance of 8609s or at anytime thereafter by the accountants or the IRS, is less than the Projected Credit, the capital contributions will be decreased by $0.93 per dollar of the total credit shortfall aggregated for all ten years in the credit period.

Upward Basis Increase Adjuster - In the event that the annual tax credit which will apply for each year in the credit period, as determined at cost certification or the issuance of 8609s by the accountants, is greater than the Projected Credit, BC shall use its best efforts to raise equity to make additional capital contributions, payable at the time of the final installment, in an amount equal to the then current prevailing market price for the increased credit, as determined in its sole and absolute discretion, up to a maximum increase of 10% of the total capital contribution.

Performance Adjuster - In the event that there is a credit shortfall or recapture of credits for any year after the Completion Date, the capital contributions will be decreased by the sum of (1) $0.93 per dollar of the credit shortfall for such year, plus (2) the amount of any applicable recapture interest and penalties.

Managing Members Obligations

In addition to the Adjuster obligations noted above and certain standard obligations set forth in the Operating Agreement, the Managing Members will have the following obligations:

Development Obligation. The Managing Members will guarantee delivery of a completed, lien-free project (including all final certificates of occupancy), in accordance with plans and specifications approved by BC. The Managing Members will be obligated to fund without reimbursement any overruns or development deficiencies incurred to achieve project delivery and Rental Achievement and to pay the full development fee (provided that a portion of the development fee, up to the amount projected for deferral at investment closing, may be deferred and paid from cash flow).

Operating Obligation. If the Company incurs an Operating Deficit for any period prior to Rental Achievement, the Managing Members will furnish funds to cover the Operating Deficit on a non-reimbursable basis. Thereafter, Operating Deficits incurred after Rental Achievement will be met by Managing Member advances ("Operating Deficit Loans") up to a maximum outstanding amount of $1,000,000. This operating obligation will be released 60 months after Rental Achievement, provided that the project has averaged 115% debt service coverage (based upon audited financials) for the twelve consecutive months occurring immediately prior to the release of this obligation and that the operating reserve is fully funded. Operating Deficit Loans will bear no interest and will be repayable from future available cash flow or sale proceeds. Notwithstanding the foregoing, the obligation to
advance funds to pay the Asset Management Fee and to fund the replacement reserve shall not be subject to the Operating Deficit Loan cap above and shall continue for the duration of BC's investment.

**Repurchase Obligation.** If certain development, operational or tax credit benchmarks (such as placement in service, issuance of 8609s, Permanent Mortgage Commencement or Rental Achievement) are not achieved by outside dates to be specified in the operating agreement for the Company, or in the event of a foreclosure, the Managing Members will be obligated to repurchase BC's interest in the Company for a price equal to the excess of BC's Invested Amount less capital contributions not yet paid by BC to the Company plus any BC loans made to the Company to date.

**Fees**

**Development Fee.** The developer shall earn a development fee in the amount of $2,321,472. Any portion thereof which is permitted to be deferred shall be paid from cash flow, provided that the Managing Members shall be obligated to provide funds to pay any deferred amount outstanding on the tenth anniversary after the Completion Date.

**Company Management Fee.** The Managing Members shall receive an annual fee in the amount of $10,000 for each year starting with 2022, payable from cash flow for such year if available.

**Incentive Management Fee.** The Managing Members shall receive a noncumulative annual fee equal to 12% of net revenues from the Property less the base management fee, provided that it shall be paid only from the Managing Members' share of cash flow under clause Sixth below. The total of the base management fee and the incentive management fee shall not exceed 12% of Property revenues.

**Asset Management Fee.** BC or its affiliate shall receive a guaranteed annual fee in the amount of $10,000 for each year starting with 2022 (which fee shall increase based on any annual consumer price index increases and shall be cumulative).

**Allocation and Distributions**

Cash flow from operations after payment of operating expenses, required mortgage debt service and funding of required replacement reserves shall be distributed as follows:

1. **First.** To BC as payment of the Asset Management Fee for the current and any prior years;
2. **Second.** To replenish the operating reserve;
3. **Third.** To the developer as payment of the deferred development fee if any;
4. **Fourth.** To the Managing Members to repay any Operating Deficit Loans;
5. **Fifth.** To the Managing Members as payment of the Company Management Fee for the current year; and
Sixth. The remainder, 90% to the Managing Members (first as payment of the Incentive Management Fee and thereafter as a distribution) and 10% to BC.

The net proceeds of a sale or refinancing shall be distributed as follows:

First. To BC as payment of the Asset Management Fee for the current and any prior years;

Second. To the payment of all debts and liabilities of the Company not otherwise provided for, first those due to BC and then those due to the Managing Members or their affiliates;

Third. To the Managing Members to repay any Operating Deficit Loans; and

Fourth. 90% to the Managing Members and 10% to BC.

Notwithstanding the foregoing, in the event that an adjuster payment is due and payable to BC, cash flow and/or net proceeds, as applicable, shall be applied first to repay the adjuster amount and any accrued interest prior to being distributed.

Disposition of the Property

If requested by BC, and provided the Company has not waived such right as part of the tax credit application process, after the fourteenth year of the compliance period, the Managing Members shall request the credit agency to find a purchaser for the Property pursuant to a “qualified contract” or to terminate the extended use agreement, and if acceptable to BC the Property shall be sold to such purchaser.

If the Managing Members are otherwise unable to arrange a sale of the Property after the end of the tax credit compliance period on terms satisfactory to BC, then the Managing Members shall have the option (“Purchase Option”) to purchase BC’s interest. The purchase price under such option shall be equal to the amount that would have been paid and distributed to BC under the operating agreement in the event the Property was sold for its then fair market value, as determined by appraisal. The Purchase Option may be exercised by the Managing Members during a period commencing at the end of the tax credit compliance period and expiring one year after the end of the tax credit compliance period; and the purchase of BC’s interest must close no later than one year after the date the Managing Members exercise the Purchase Option.

In the event that the Managing Members do not exercise the Purchase Option and/or the Managing Members do not close the transaction under the Purchase Option within one year after exercising the Purchase Option, BC shall have the right to require (“Required Sale Notice”) that the Managing Members initiate the sale of the Property to a third party. If a sale of the Property does not occur within one year from the Required Sale Notice, BC shall have the option of purchasing the Managing Members interest based on the fair market value of the Property.

Reporting and Other Provisions

The Company shall furnish BC with quarterly unaudited financial statements and annual audited financial statements and tax returns prepared by an independent firm of certified public accountants, approved by
BC, who are familiar with reporting requirements applicable to tax credit properties, under a timetable to be specified in the operating agreement for the Company.

**Due Diligence and Closing Process**

Upon receipt of an executed copy of this Proposal Letter and the Due Diligence Documents, the parties will agree upon a mutually acceptable due diligence period and closing schedule. Admission of BC to the Company is subject to a customary due diligence review, which includes, but may not be limited to, the following:

a) Satisfactory due diligence, including a review of plans, specifications and related construction documents.

b) Satisfactory Phase I environmental report (ASTM Standards), addressed to the Company, dated within six months of admission and/or within six months of property conveyance, if prior to admission, and with a reliance letter in favor of BC.

c) BC market study that will evaluate the Property's suitability and marketability as a tax credit property.

d) Satisfactory financial statements of the Managing Members, Company, Guarantor and affiliates.

e) Satisfactory review of the backgrounds and credit worthiness of the Managing Members and Guarantor.

f) Site inspection by BC.

g) Approval by BC Investment Committee in its sole and absolute discretion.

h) Receipt of satisfactory commitment for construction and permanent financing and rental assistance.

i) Receipt of satisfactory insurance policies.

j) ALTA owner's policy of title insurance.

k) Receipt of an acceptable limited liability company and local law opinion, to be provided by your counsel, and an acceptable tax opinion, to be provided by our counsel.

l) Negotiation and execution of satisfactory limited liability company/operating agreement documentation, the parties acknowledging that such documentation is the only documentation intended to create a binding agreement between BC and the Managing Members with respect to the Transaction.
Costs and Expenses

The Company will reimburse BC in an amount not to exceed $50,000 for costs incurred by BC to conduct its due diligence, specifically reimbursement for costs of BC's own market study, its counsel (including tax opinion) and any third party professionals hired to aid it in the performance of its due diligence. BC will deduct this amount from its first capital contribution.

Confidentiality/Prohibition of Marketing

Until the execution of final, binding documentation for the Transaction, the Managing Members agree not to disclose any of the terms of this Proposal Letter to anyone who is not a participant or potential lender to the Transaction. Notwithstanding anything to the contrary contained herein, (i) each party may disclose the tax structure of the proposed Transaction to any party without restriction, and (ii) BC shall have the right to disclose any information, financial projections and documentation received in conjunction with its proposed syndication of an equity investment in the Property to any prospective investor considering such investment.

The Managing Members, on behalf of itself and its affiliates, hereby certifies that there are no other executed equity proposals or letters of intent with respect to the equity financing of the Property. Further, during the term of this Proposal Letter, neither the Managing Members nor any affiliate shall solicit any other person or entity to provide, structure, arrange or syndicate an investment in the Property without the advance written consent of BC and the reimbursement of BC's actual out-of-pocket expenses incurred in connection with the Transaction.

Proposal Letter

This Proposal Letter expresses the intent of and summarizes only the major terms and conditions pursuant to which BC is prepared to provide equity financing for the Property. While this Proposal Letter reflects our mutual understanding, each party acknowledges that the provisions of this Proposal Letter (other than the sections entitled Costs and Expenses and Confidentiality/Prohibition of Marketing) are non-binding, and not intended to create or constitute any legally binding obligation between the parties. Neither party shall have any liability or obligation with respect to the non-binding provisions.

If the Managing Members accept and approve the terms set forth in this Proposal Letter, please have the authorized party indicate by signing below. This Proposal Letter shall expire 14 calendar days from the date of the tax credit reservation. Furthermore, in the event that for whatever reason the Transaction proposed herein does not close on or before March 31, 2021, this Proposal Letter shall be deemed terminated with no further action by either party and shall be of no further force and effect. Upon such termination, all of the terms contained in this Proposal Letter shall be subject to change to reflect then-current market conditions. This Proposal Letter shall be governed by and construed in accordance with the laws of the Commonwealth of Massachusetts and any dispute or action arising in connection with this Proposal Letter shall be brought only in the courts located in Boston, Massachusetts.
We look forward to working with you on this exciting project. Thank you very much for your consideration.

Sincerely,

Scott M. Arrighi
Vice President, Assistant Director, Acquisitions

ACCEPTED ON THE ___ DAY OF ______________ 2020 FOR

HTG Akins Member, LLC
A Florida limited liability company,
Its Managing Member

By: __________________________
Matthew Rieger, Manager
Defined Terms

“Completion Date” means the date upon which the Property has been completed as evidenced by (i) the issuance by the inspecting architect and by each governmental agency having jurisdiction of certificates of substantial completion and certificates of occupancy with respect to all units in the Property, and (ii) satisfaction of all due diligence recommendation and receipt of lender estoppel letters, an as-built survey and a contractor's payoff letter.

“Cost Certification” means the receipt by BC of certification of the accountants as to the itemized amounts of the construction and development costs of the Property and its tax credit eligible basis and applicable percentage.

“Initial Full Occupancy Date” means the first date, after BC has received documentation evidencing that tax credits have begun to flow for all units, on which at least 95% of all units are leased and physically occupied.

“Invested Amount” means for BC, an amount equal to its total capital contribution divided by 0.90, and for any other Member, an amount equal to its capital contribution.

“Operating Deficit” means any shortfall in operating revenue and funds available from the operating reserve necessary to pay all operating expenses (including full payment of the Asset Management Fee to BC, replacement reserve deposits of at least $300 per unit per year or any greater amount required by the permanent lender) and debt service.

“Partial Completion” means partial completion, at the specified percentage of hard costs, of construction of the Property.

“Permanent Mortgage Commencement” means occurrence of the Completion Date, closing of the permanent financing and commencement of permanent loan debt service payments.

“Rental Achievement” means the first time, based upon three consecutive full calendar months of operation after Permanent Mortgage Commencement, with each month taken individually, that debt service coverage (based on the greater of actual or projected future operating expenses) equals or exceeds 115%.

“State Designation” means the date upon which the Company receives the final tax credit allocation for the Property pursuant to Form(s) 8609.
Valentin DeLeon has over twelve years of affordable housing experience in Texas. Valentin spent six years at the Texas Department of Housing and Community Affairs (TDHCA) in the Multifamily Finance Department. Most recently, Valentin worked for DMA Companies as development coordinator, assistant project manager, and project manager. While at DMA Valentin assisted in the development of over 700 units of affordable housing throughout Texas.

EXPERIENCE
Project Manager, DMA Development Company, LLC, Austin, TX
September 2013 – March 2019
- Identify sites for development, including market research, entitlements, environmental aspects, and community and governmental approval processes.
- Conduct diligence to establish feasibility by obtaining third party proposals from engineers, architects, market analyst, and environmental.
- Establish initial financial feasibility projections and maintain such projections throughout the course of the development.
- Complete applications for housing tax credit financing and various local and state governmental gap financing.
- Manage the due diligence process for land acquisition and loan closings, including coordinating title and survey, zoning, platting, and permitting.
- Coordinate architect, engineer, and general contractors during construction to ensure compliance with state and federal guidelines, construction timeline, and adherence to construction budget.
- Coordinate initial lease-up with property management and oversee tax credit delivery schedules.

Multifamily Housing Specialist, Texas Dept. of Housing & Community Affairs, Austin, TX
July 2007 – September 2013
- Administer the Low-Income Housing Tax Credit (LIHTC) program and other HUD multifamily programs.
- Review project applications for feasibility and adherence to federal and state guidelines.
- Developed program application, still in use today by TDHCA.

EDUCATION
Texas State University – San Marcos, TX
- Master of Public Administration – 2012, Focus on Urban Planning
- Bachelor of Arts – 2007, Political Science
Material Participation of HUB – Mane Development LLC

Mane Development, LLC has been selected to serve as the HUB partner for this development. The principal of Mane Development is Valentin DeLeon. Please see Mr. DeLeon’s attached resume, which illustrates his qualifications and experience in the Texas affordable housing industry.

To date, Mane Development, LLC has coordinated site identification, and scoring pursuant to TDHCA rules and guidelines. Mane Development has run initial feasibility pro forma models, entitlement research, and third-party engagements (Architect, engineer, Phase I ESA, Market Study & Financing Partners) for this development. Additionally, Mane Development has been tasked with outreach efforts with neighborhood organization, and elected officials.

Moving forward, Mane development will assist with closing diligence, all TDHCA post award activities, and project management through receipt of 8609s. Mane Development will coordinate with property management to ensure any and all compliance issues are promptly identified and addressed.
<table>
<thead>
<tr>
<th><strong>Vendor ID / Vendor Number</strong></th>
<th>1842813003500 / 519284</th>
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<tbody>
<tr>
<td><strong>Vendor Name</strong></td>
<td>MANE DEVELOPMENT, LLC</td>
</tr>
<tr>
<td><strong>Vendor Address</strong></td>
<td>1306 TRAVIS HEIGHTS BLVD AUSTIN, TX 78704-2529 USA</td>
</tr>
<tr>
<td><strong>county</strong></td>
<td>TRAVIS</td>
</tr>
<tr>
<td><strong>Contact</strong></td>
<td>Valentin Deleon</td>
</tr>
<tr>
<td><strong>Phone/Fax</strong></td>
<td>512-417-0985 /</td>
</tr>
<tr>
<td><strong>Email Address</strong></td>
<td><a href="mailto:vdeleon1008@gmail.com">vdeleon1008@gmail.com</a></td>
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<tr>
<td><strong>Website</strong></td>
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<tr>
<td><strong>Business Description</strong></td>
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<td><strong>Business Category</strong></td>
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<td><strong>Small Business</strong></td>
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<tr>
<td><strong>Service Disabled Veteran</strong></td>
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<td><strong>CMBL Status</strong></td>
<td>Inactive ( N -Not on CMBL )</td>
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<tr>
<td><strong>HUB Status</strong></td>
<td>Active Bidder ( A-Approved; Active Texas certified HUB )</td>
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<td><strong>HUB Expires</strong></td>
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<td><strong>HUB Eligibility</strong></td>
<td>HI ( Hispanic American )</td>
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<td>Gender</td>
<td>Commodity items shown above are available for district(s)</td>
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<td>M</td>
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The Texas Comptroller of Public Accounts (CPA) administers the Statewide Historically Underutilized Business (HUB) Program for the State of Texas, which includes certifying minority, woman, and service disabled veteran-owned businesses as HUBs and facilitates the use of HUBs in state procurement and provides them with information on the state's procurement process.

We are pleased to inform you that your application for certification/re-certification as a HUB has been approved. Your company's profile is listed in the State of Texas HUB Directory and may be viewed online at https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp. Provided that your company continues to meet HUB eligibility requirements, the attached HUB certificate is valid for the time period specified.

You must notify the HUB Program in writing of any changes affecting your company's compliance with the HUB eligibility requirements, including changes in ownership, day-to-day management, control and/or principal place of business. Note: Any changes made to your company's information may require the HUB Program to re-evaluate your company's eligibility.

Please visit our website at http://comptroller.texas.gov/procurement/prog/hub/ and reference our publications (i.e. Grow Your Business pamphlet, HUB Brochure and Vendor Guide) providing addition information on state procurement resources that can increase your company's chances of doing business with the state.

Thank you for your participation in the HUB Program! If you have any questions, you may contact a HUB Program representative at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

---

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: 519284
File/Vendor Number: 21-FEB-2020
Approval Date: 21-FEB-2020
Scheduled Expiration Date: 21-FEB-2024

The Texas Comptroller of Public Accounts (CPA), hereby certifies that

MANE DEVELOPMENT, LLC

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed 21-FEB-2020, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, business location) provided in the submission of the business’ application for registration/certification as a HUB, you must immediately (within 30 days of such changes) notify the HUB Program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibility.

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Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp) or by contacting the HUB Program at 512-463-5872 or toll-free in Texas at 1-888-863-5881.

Rev. 06/19
Org 4
Guarantor
Randy Rieger, LLC,
a Florida limited liability company

Manager
Randy Rieger

Org. 4.1
100% Member
Randy Rieger Revocable Trust u/a/d December 8, 2005, as amended

Trustee/Beneficiary
Randy Rieger
February 25, 2020

Val DeLeon
Housing Trust Group
7035 Bee Caves Road, Suite 203
Austin, TX 78746

Via Email

Re: Akins East, TDHCA# 20030

Dear Mr. DeLeon,

Rainbow Housing Assistance Corporation (Rainbow) is pleased to present this letter of support for Akins East. Akins East is proposing a new construction development of 181 units to be located at 3417 E Martin Luther King Boulevard, Austin, Texas.

Rainbow is a 501(c)(3) tax exempt entity, with a mission to create and preserve quality, affordable housing for families and individuals of diverse ethnic, social, and economic backgrounds; while supporting their well-being through the delivery of onsite social services programs. These services are available for residents of Austin, and will serve the community located in the E Martin Luther King Boulevard neighborhood.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Flynann Janisse at (602) 903-1843.

Sincerely,

Flynann Janisse
Executive Director
Rainbow Housing Assistance Corporation
fjanisse@rainbowhousing.org
(602) 903-1843
www.rainbowhousing.org
February 25, 2020

Val DeLeon  
Housing Trust Group  
7035 Bee Caves Road, Suite 203  
Austin, TX 78746

Re: Akins East, TDHCA# 20030

Dear Mr. DeLeon:

The East Austin Conservancy (EAC) is pleased to present this letter of support for Akins East. Akins East is proposing a new construction development of 181 units to be located at 3417 E Martin Luther King Boulevard, Austin, Texas.

EAC is a 501(c)(3) tax exempt entity, with the mission to strengthen the fabric of East Austin neighborhoods by:

- promoting housing affordability and economic diversity;
- preserving and enhancing the history, culture and natural environment; and
- investing in small businesses and public space that are unique to the neighborhoods that make up this community.

These services are available for residents of Austin, and we serve the E Martin Luther King Boulevard neighborhood, for which the Akins East will be located.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me at (512) 785-0402 or ralvarez@canatx.org.

Sincerely,

Raul Alvarez  
East Austin Conservancy  
Board President
## Development Team Members

The requested information on all known Development Team members must be provided. In addition to the categories listed below, the “Other” category should be used to list all known Development Team members that are included in the “Development Cost Schedule.” If the team member that will be utilized is not yet known, indicate “TBD.” If it is anticipated that the Development Team category will not be utilized, indicate “N/A.”

*If there is a direct or indirect, financial, or other interest with Applicant or other team members, provide an attachment behind this form in the Application that explains the relationship(s).*

### Developer:

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Matthew Rieger</th>
<th>Phone</th>
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</thead>
<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:operation_contact_TX@htgf.com">operation_contact_TX@htgf.com</a></td>
<td></td>
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<tr>
<td>Certified Texas HUB?</td>
<td>No</td>
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| This is a direct or indirect, financial, or other interest with Applicant or other team members* | Yes |}

### Housing General Contractor:

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### Infrastructure General Contractor:

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| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |}

### Cost Estimator:

<table>
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<tr>
<th>Contact Name</th>
<th>Eduardo Ardavin</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:eduardoa@htgf.com">eduardoa@htgf.com</a></td>
<td></td>
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| This is a direct or indirect, financial, or other interest with Applicant or other team members* | No |}

### Architect:

<table>
<thead>
<tr>
<th>Contact Name</th>
<th>Joel Albea</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Email</td>
<td><a href="mailto:jca@overlandpartners.com">jca@overlandpartners.com</a></td>
<td></td>
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<tr>
<td>Engineer:</td>
<td>Contact Name</td>
<td>Phone</td>
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<th>Civil Engineer:</th>
<th>Contact Name</th>
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<tbody>
<tr>
<td>WGI</td>
<td>Grayson Hughes</td>
<td>(214) 307-4767</td>
</tr>
<tr>
<td><a href="mailto:grayson.hughes@whinc.com">grayson.hughes@whinc.com</a></td>
<td>TBD</td>
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<tr>
<th>Market Analyst:</th>
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<tbody>
<tr>
<td>Novogradac</td>
<td>Rebecca S. Arthur</td>
<td>(913) 312-4615</td>
</tr>
<tr>
<td><a href="mailto:rebecca.arthur@novoco.com">rebecca.arthur@novoco.com</a></td>
<td>TBD</td>
<td>95-3108253</td>
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<tr>
<th>Attorney:</th>
<th>Contact Name</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Coats Rose</td>
<td>Scott Marks</td>
<td>(512) 684-3843</td>
</tr>
<tr>
<td><a href="mailto:smarks@coatsrose.com">smarks@coatsrose.com</a></td>
<td>TBD</td>
<td>76-0294490</td>
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<tr>
<td>Property Manager:</td>
<td>Bryan Schneider</td>
<td>(512) 637-1684</td>
</tr>
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<tr>
<td>Contact Name</td>
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<tr>
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<td><a href="mailto:bryan.schneider@sandalwoodmgt.com">bryan.schneider@sandalwoodmgt.com</a></td>
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2/28/2020
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<th>Title Company</th>
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</tr>
<tr>
<td><a href="mailto:dphares@independencetitle.com">dphares@independencetitle.com</a></td>
</tr>
<tr>
<td>Email</td>
</tr>
<tr>
<td>Certified Texas HUB?</td>
</tr>
<tr>
<td>This is a direct or indirect, financial, or other interest with Applicant or other team members*</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Application Consultant:</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
<tr>
<td>Email</td>
</tr>
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<tr>
<th>ESA Provider:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Phase Engineering</strong></td>
</tr>
<tr>
<td><a href="mailto:tracy@phaseengineering.com">tracy@phaseengineering.com</a></td>
</tr>
<tr>
<td>Email</td>
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<thead>
<tr>
<th>Scope and Cost Review (formerly PCA) Provider:</th>
</tr>
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<tbody>
<tr>
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<tr>
<td>Email</td>
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<tr>
<th>Preservation Consultant:</th>
</tr>
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2/28/2020
The form for the certification will be posted to the Department's website at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm.

NOTE: The certification requires a separate statement be submitted that describes how the accessibility requirements for the physically accessible/hearing and visual impaired Units will be met, along with related parking requirements. Be sure this statement is attached to this certification. Forms signed by the architect in Tabs 23(a), (b), and (c) may meet this requirement.
Engineer/Architect Certification

I (We) certify that in my professional opinion, the Development will be designed and built to meet the accessibility requirements of the Federal Fair Housing Act as implemented by HUD at 24 CFR Part 100 and the Fair Housing Act Design Manual, Titles II and III of the Americans with Disabilities Act (42 U.S.C. Sections 12131-12189) as implemented by the Department of Justice regulations at 28 CFR Parts 35 and 36, and the Department’s Accessibility rules in 10 TAC Chapter 1, Subchapter B, in effect at the time of certification.

I (we) certify that in my professional opinion, all materials submitted to the Department by the Architect or Applicant constitute records of the Department subject to Chapter 552, Tex. Gov’t Code, and the Texas Public Information Act.

I (We) certify that in my professional opinion, in accordance with Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8, if the Development includes the New Construction or substantial rehabilitation of multifamily units (4 or more units), at least five percent (5%) of all dwelling units will be designed and built to be accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise compliant with the 2010 ADA Standards with the exceptions listed in “Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities” (Federal Register 79 FR 29671) meets this requirement. In addition, at least two percent (2%) of all dwelling units will be designed and built to be accessible for persons with hearing or vision impairments.

I (We) certify that in my professional opinion, the requirements of Section 504 of the Rehabilitation Act of 1973 and implemented at 24 CFR. Part 8 and Tex. Gov’t Code §§2306.6722 and 2306.6730, will be met as described in 10 TAC Chapter 1, Subchapter B, including the accessibility requirements relating to Unit Type distribution.

I (We) certify that in my professional opinion, I (We) have reviewed and understand the Department’s fair housing educational materials posted on the Department’s website as of the beginning of the Application Acceptance Period.

I (We) acknowledge that the Department may publish the full Development Plan on the Department’s website, release the Development Plan in response to a request for public information and make other use of the Development Plan as authorized by law.

I (We) certify that in my professional opinion, if the Development includes the New Construction or Rehabilitation of single family units (1 to 3 units per building), every unit will be designed to be built to meet the accessibility requirements of Tex. Gov’t Code §2306.514, as it may be amended from time to time.

I (We) have attached a statement describing how, regardless of building type, and based on my professional opinion, all Units accessed by the ground floor or by elevator (“affected
§units”) meet the requirements at 10 TAC11.101(b)(8)(B), or the Applicant has requested a waiver of specific provisions of 10 TAC11.101(b)(8)(B) as necessary for Rehabilitation Developments.

I(We) certify that in my professional opinion, all accessible Units under 10 TAC Chapter 1, Subchapter B will be dispersed throughout the Development.

If the Applicant is applying for Multifamily Direct Loan funds, I (We) further certify that in my professional opinion, the Development meets the Property Standards in 24 CFR §92.251 or 24 CFR §93.301 and as further outlined in 10 TAC Chapters 11 and 13, as applicable.

If the Applicant is applying for Housing Tax Credits, Tex. Gov’t Code §2306.6712(d)(4) requires that the board by vote approve or reject an amendment that would result in a reduction of 3% or more in the square footage of the units or common areas. I(We) certify that in my professional opinion, the net rentable square footage of the Development is 169,758 square feet, and the common area square footage (to include all enclosed space for resident use such as interior corridors, property management offices, resident services offices, 24 hour front desk offices, clubrooms, lounges, community kitchens, community restrooms, exercise rooms, laundry rooms, mailbox areas, food pantries, meeting rooms, libraries, computer labs, classrooms, maintenance areas, break rooms, and flex space for resident use) is 28,927 square feet. This certification will be applied for square footage comparison at Cost Certification, unless the application is amended prior to Cost Certification.

This certification meets the requirement that the Applicant provide a certification from the Development engineer or an accredited architect after careful review of the Department’s accessibility requirements, including Tex. Gov’t Code §§2306.6722 and 2306.6730.

By: ________________________________
   Signature

2/27/2020___________________________
   Date

Joel Albea__________________________
   Printed Name

21316 Texas_________________________
   License Number and State

Overland Partners, Inc.________________
   Firm Name (If applicable)
Evidence of Experience Must be Provided Behind this Tab

Pursuant to §11.204(6) of the QAP, a Principal of the Developer, Development Owner, or General Partner must establish that they have experience in the development of 150 units or more.

Evidence of experience behind this tab includes:

- [x] An Experience certificate issued by the Department under the 2014-2019 Uniform Multifamily Rules.
- [ ] An Experience certificate issued by the Department under the 2020 QAP.
- [ ] An Application for experience and supporting documentation in accordance with §11.204(6)(A)(i)-(ix).
- [ ] Evidence from the Department that the application for experience was received and is being processed by the Department.

Alternatively, pursuant to §13.5(h)(1) of the Multifamily Direct Loan Rule, Applicants requesting MFDL as the only source of Department funds may meet the Experience Requirement by providing evidence of the successful development and operation for at least 5 years of at least twice as many affordability restricted units as requested in the Application.

- [ ] Documentation provided behind this tab meets the alternative Experience Requirement in §13.5(h)(1).

DUNS Number and System for Award Management (SAM.gov) registration (Direct Loan Applications Only)

The Office of Management and Budget (OMB) requires grant applicants to provide a Dunn and Bradstreet (D&B) Data Universal Numbering System (DUNS) number when applying for Federal grants, including Direct Loan funds, on or after October 1, 2003. The DUNS number will supplement other identifiers required by statute or regulation, such as tax identification numbers. To apply for a DUNS number applicants can go to the Dunn & Bradstreet website:

[http://fedgov.dnb.com/webform](http://fedgov.dnb.com/webform)

Once applicants have obtained a DUNS number, they must register with the SAM database:

[https://sam.gov/portal/public/SAM](https://sam.gov/portal/public/SAM)

Applicants may provide this information with the Application or upon award.

- [ ] Evidence of SAM.gov registration for the applicant entity is attached behind this tab.
- [ ] Evidence of SAM.gov registration for the applicant entity will be provided upon award.

Davis Bacon Labor Standards (Direct Loan Applications Only)

24 CFR §92.354, Davis-Bacon Act (40 U.S.C. §§276(a)-276(a)(5), the Davis-Bacon Related Acts, the Contract Work Hours and Safety Standards Act, and the Copeland (Anti-Kickback) Act (40 U.S.C. §276(c)) apply to developments being assisted with Direct Loan funds if (Select all that apply):

- [ ] Twelve (12) or more Direct Loan-assisted units will be rehabilitated or constructed under one construction contract.
- [ ] Community Development Block Grant (CDBG) funds (including NSP1 PI) are being used to support the Development, which requires a lower number of units (8) be used as a threshold.

2/28/2020
June 27, 2019

Mr. Matthew Rieger
c/o Val DeLeon
1306 Travis Heights Boulevard
Austin, Texas 78704

RE: REQUEST FOR EXPERIENCE CERTIFICATE UNDER 2019 QUALIFIED ALLOCATION PLAN

Dear Mr. Rieger:

We have reviewed your request for an experience certificate, which is provided to individuals that meet the requirements of §11.204(6) of the 2019 Qualified Allocation Plan. In order to meet the experience requirements an individual must establish that they have experience in the development and placement in service of at least 150 residential units. We find that the documentation you have provided is sufficient to establish this required experience. Additionally, you have certified to compliance with the requirements of §11.204(6)(B), including the following requirements:

(ii) Experience may not be established for a Person who at any time within the preceding three years has been involved with affordable housing in another state, in which the Person or Affiliate has been the subject of issued IRS Form 8823 citing non-compliance that has not been or is not being corrected with reasonable due diligence. ...

(iv) Notwithstanding the foregoing, no person may be used to establish such required experience if that Person or an Affiliate of that Person would not be eligible to be an Applicant themselves.

Should you choose to participate as a member of the Development Team or an individual providing experience for any Application submitted for funding, a Previous Participation Review (10 TAC §1.5) may be conducted prior to any award of funds. Additionally, should it be determined at any point in time that the information provided in your request for experience is fraudulent, knowingly falsified, intentionally or negligibly materially misrepresented, or omits relevant information, this
certificate of experience is null and void and you may be subject to other sanctions under the Texas Department of Housing and Community Affairs’ rules and requirements.

If you have any questions or concerns regarding this certificate or the experience requirements, please contact Marni Holloway at marni.holloway@tdhca.state.tx.us.

Sincerely,

[Signature]

Marni Holloway
Director of Multifamily Finance

EBH
## Applicant Credit Limit Documentation (Competitive HTC Only)

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of Competitive Housing Tax Credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor (unless the Guarantor is also the General Contractor, and is not a Principal of the Applicant, Developer, or Affiliate of the Development Owner). All Applications must be identified herein to ensure that the Department is advised of all Applications, Applicants, Affiliates, Developers, General Partners or Guarantors involved to avoid any statutory violation of Texas Government Code, §2306.6711(b).

### Instructions:

Complete Part I of this form. For each person or entity in Part I that answers "Yes" to Part I b., a Part II form must be submitted (i.e. if 4 persons/entities answer "Yes" to Part I b., then 4 separate Part II forms must be provided).

### Part I. Applicant Credit Limit Documentation

<table>
<thead>
<tr>
<th></th>
<th>Applicant, Developers, Affiliates, and Guarantors - List below all entities or Persons meeting the definition of Applicant, Affiliate, Developer or Guarantor.</th>
<th>b. Person/entity has at least one other application in the current Application Round.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>HTG Akins, LLC</td>
<td>No</td>
</tr>
<tr>
<td>2.</td>
<td>HTG Akins Member, LLC</td>
<td>No</td>
</tr>
<tr>
<td>3.</td>
<td>Mane Development, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>4.</td>
<td>Matthew Rieger</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>5.</td>
<td>Randy Rieger</td>
<td>Yes Submit Part II</td>
</tr>
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<td>6.</td>
<td>MAR Family Partnership, LP</td>
<td>Yes Submit Part II</td>
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<td>7.</td>
<td>Balogh Affordable Housing, LLC</td>
<td>Yes Submit Part II</td>
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<tr>
<td>8.</td>
<td>MGM Properties, LLC</td>
<td>Yes Submit Part II</td>
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<tr>
<td>9.</td>
<td>HTG Akins Developer, LLC</td>
<td>No</td>
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<td>10.</td>
<td>HTG Texas Developer, LLC</td>
<td>Yes Submit Part II</td>
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<tr>
<td>11.</td>
<td>Randy Rieger, LLC</td>
<td>Yes Submit Part II</td>
</tr>
<tr>
<td>12.</td>
<td>Balogh Family Partnership, LLC</td>
<td>Yes Submit Part II</td>
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<td>30.</td>
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</table>

Individually, or as the General Partner(s) of officer(s) of the Applicant entity, I (we) certify that we are submitting behind this tab one signed Credit Limit Certification form for each person and/or entity that answered "Yes" to Part b. above.

By: [Signature of Applicant]  
Date: 2/28/2020  
Its: Manager of the Managing Member
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form:  

Name: Mane Development, LLC - Member/HUB

Which is:  

☐ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)  

☒ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant  

☐ a Developer for the Applicant for this specific Application  

☐ an Affiliate to the Applicant  

☐ a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Region:</th>
<th>City:</th>
<th>% Ownership:</th>
<th>% of Dev. Fee:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Park Tower</td>
<td>3</td>
<td>Fort Worth</td>
<td>40.00%</td>
<td>5.00%</td>
</tr>
<tr>
<td>Akins East</td>
<td>7</td>
<td>Austin</td>
<td>40.00%</td>
<td>5.00%</td>
</tr>
</tbody>
</table>

I acknowledge that: Matthew Rieger is authorized to terminate the Application in the event of a conflict with §11.4(a) of the Qualified Allocation Plan.

I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

I acknowledge that if the Department determines that an Applicant, Developer, Affiliate or Guarantor, has received (in the aggregate) allocations in the current Application Round from the Department exceeding $3 million, the Department must refuse to issue one or more Commitments or Carryover Allocations, or must terminate one or more Commitments or Carryover Allocations.

Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)  

Mane Development, LLC - Member/HUB  

Printed Name  

Date: 2/28/2020

2/28/2020
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Matthew Rieger, Manager of Managing Member

Which is:

- [X] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- a Developer for the Applicant for this specific Application
- an Affiliate to the Applicant
- a Guarantor on the Application

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: Matthew Rieger, Manager of Managing Member

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) Matthew Rieger, Manager of Managing Member

Date: 2/28/2020
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Randy Rieger, Manager of Managing Member

Which is: ☒ the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)

☐ a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant

☐ a Developer for the Applicant for this specific Application

☐ an Affiliate to the Applicant

☐ a Guarantor on the Application

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

Randy Rieger, Manager of Managing Member

Printed Name

Date: 2/28/2020
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: MAR Family Partnership, LP - Affiliate

Which is:

- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
- [ ] a Developer for the Applicant for this specific Application
- [x] an Affiliate to the Applicant
- [ ] a Guarantor on the Application

Pursuant to §11.4(a) of the Qualified Allocation Plan, the Department shall not allocate more than $3 million of tax credits from the current Application Round to any Applicant, Developer, Affiliate or Guarantor. The undersigned represents to the Department that the following is a list of all developments for which the Applicant, the Developer, Affiliate, or Guarantor, has applied for an allocation of tax credit authority from the Department in the current Application Round.

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I hereby certify that the foregoing is a complete list of Developments with respect to which I am seeking a current allocation of tax credit authority from the Department. I certify that, if the Department makes a recommendation to the Board or issues a commitment which may cause Applications for which I am the Applicant, the Developer, Affiliate or Guarantor, to receive credits in excess of $3 million, I will notify the Department in writing within three business days of the recommendation or issuance of the Commitment.

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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: MAR Family Partnership, LP - Affiliate 2/28/2020

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate) Printed Name Date
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: Balogh Affordable Housing, LLC - Affiliate

Which is:
- [ ] the Applicant (Entity that generally manages or controls the "Applicant," i.e. General Partner, Managing Partner, etc.)
- [ ] a Special Limited Partner or Class B Limited Partner or equivalent of the Applicant
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Under penalty of perjury, I certify that this information and these statements are true, complete, and accurate:

By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

Balogh Affordable Housing, LLC - Affiliate

Date: 2/28/2020
Part II. Credit Limit Certification

Instructions:
Each Person and/or Entity that answered "Yes" to Part 1 (b) must complete this form.

Name and role of Person or Entity completing this form: MGM Properties, LLC - Affiliate

Which is:
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Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

MGM Properties, LLC - Affiliate

Printed Name

Date: 2/28/2020
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By: ____________________________

Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)

HTG Texas Developer, LLC - Developer

Printed Name

Date: 2/28/2020

2/28/2020
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Instructions:
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Name and role of Person or Entity completing this form:  
Randy Rieger, LLC - Guarantor

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Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate):  
Randy Rieger, LLC - Guarantor  
Printed Name:  
Date: 2/28/2020
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Instructions:
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Name and role of Person or Entity completing this form: [Balogh Family Partnership, LLC - Guarantor]

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By: [Signature of Applicant, Developer, Affiliate or Guarantor (as appropriate)]

[Balogh Family Partnership, LLC - Guarantor]

2/28/2020
Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, for some helpful information about your responsibilities as an exempt organization.

Sincerely,

Lois G. Lerner
Director, Exempt Organizations

Enclosure: Publication 4221-PC
EG Needs Your Help

The magnitude of change being experienced by the Eastside necessitate decisive action and help from all quarters of our community. Help EG meet the needs of Eastside families:

- Contributing $50 to become an Eastside Guardian
- Holding a fundraiser at your home with 10 or 12 of your closest friends
- Contributing or raising $4500 to help one Eastside family for a 3 year period
- Donate $100 per year to join a “circulo de esperanza” (Circle of Hope) that helps the same Eastside family every year.
Eligibility Criteria for Tax Payment Assistance

Applicants must:
- have owned their East Austin home for 20 years
- Live in the 78702, 78721 or 78741 zip codes
- earn less than 50% of our area’s median family income:
  - $47,300 for a family of 4
  - $42,600 for a family of 3

Mission

The purpose of the Eastside Guardians is to strengthen the fabric of East Austin by:
- Promoting housing affordability & economic diversity
- Preserving and enhancing the history, culture and natural environment
- Investing in small businesses and public spaces that are unique to East Austin

Best of the Barrio Awards

In 2014, EG launched a business recognition program for businesses in 78702 called the Best of the Barrio Awards. Through this program the EG seek to:
- Select award winners in a broad range of award categories. Visit our website for a list of winners.
- Establish an Eastside Business Hall of Fame; and
- Use a variety of strategies to promote award winners.

Preserve Eastside Affordability Campaign

In 2012, the EG launched the Preserve Eastside Affordability Campaign (PEAC) to preserve housing affordability in Central East Austin. The program provides financial assistance to long-time Eastside homeowners with tax delinquencies and to identify strategies to help them avoid future delinquencies.

Program Results

Since the program was established, the program has provided more than $100,000 worth of tax assistance to 30 different families.

Program Expansion

For tax year 2020, Eastside Guardians intends to provide assistance to at least 24 families.
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Rainbow Housing Assistance Corporation (Rainbow) is a national nonprofit organization committed to creating and preserving quality affordable multifamily rental housing and resident services for low- and moderate-income families. Serving several thousand units of affordable housing, from the East Coast to the West Coast, Rainbow Housing has led the way in preserving and protecting rental housing for working families. Since its inception, Rainbow has been committed to delivering the best quality affordable housing, coupled with onsite social services that give our residents opportunities to improve their lives. A nationally recognized Board of Directors sets Rainbow's policy and direction, while a small, high-caliber professional staff works to fulfill its charitable mission.

**Mission Statement**

The mission of Rainbow is to create and preserve quality, affordable housing for families and individuals of diverse ethnic, social, and economic backgrounds; while supporting their well-being through the delivery of onsite social services programs. We seek to physically rehabilitate deteriorating apartment complexes and preserve safe, affordable housing units, while building thriving communities. Rainbow also seeks to provide onsite services staff and/or collaborate with community-based service agencies to create programs that meet the needs of our diverse resident populations.

**Rebuilding and Revitalization**

Rainbow pursues renovation and rehabilitation strategies that set the standard for neighborhood redevelopment and community revitalization. Rainbow often partners with financial institutions and private investors to provide the appropriate financial resources to rehabilitate and reposition affordable housing communities. We tackle challenging properties in difficult areas.

Our goal is to be a catalyst for revitalization, both to the community and our residents. In addition to renovating housing, we have built parks, playgrounds, community and computer learning centers. Rainbow is an adept manager: revenues in excess of costs generated from property operations are reinvested to support improvements to the properties and resident services.

Rainbow is committed to delivering supportive services and resources which will strengthen families and revitalize communities. Rainbow enables onsite services staff to assist and empower resident families, children, and seniors through
onsite delivery of social services programs. Rainbow offers a “menu of services” tailored to each property, following the administration of a resident survey to assess and prioritize areas of greatest need.

**Service-Enriched Housing**

The term service-enriched housing defines a social mechanism which provides housing linked to social services for low- and moderate-income residents. Service-enriched housing may provide a simple, cost-effective mechanism for the integration of stable housing and social support services.

Through case management, support groups, vocational training, life skills, and other supportive services, residents are able to live in quality, safe, affordable housing and live stable and productive lives. At a minimum, affordable housing with services may produce a safe place for individuals to live, with constant exposure to opportunities that may produce an enhanced quality of life.
Executive Leadership

Flynann Janisse, Executive Director – Serving as the Executive Director of Rainbow Housing Assistance Corporation (Rainbow), President and Executive Director of Equality Community Housing Corporation, and President and Chairman of the Board of Rainbow Housing Texas, Inc., Ms. Flynann Janisse (“Flyn”) supports the national operations of an award-winning Resident Services Division of Rainbow and the asset management for an extensive affordable housing portfolio. Prior to joining Rainbow, Ms. Janisse served as Director of Property Management at Community Services of Arizona, a fully-integrated management company specializing in the management of multifamily, service-enriched affordable housing. Ms. Janisse has extensive experience in managing market rate (REIT), Section 42 Tax Credit, Project Section 8, and HUD and RD-financed housing communities. As an Advisory Board member for Novogradac’s Journal of Tax Credits, Ms. Janisse is honored to provide industry knowledge through publications reaching over 45,000 readers and to serve as a judge for their industry Development of Distinction Awards at the Tax Credit Developers Conference recognizing excellence and ingenuity in the development of tax credit projects across the country using the LIHTC program. With 30+ years of experience in asset management with an emphasis on the development and implementation of social service programs for service-enriched affordable housing, she has assembled a team of professionals to serve the mission of Rainbow with integrity and passion.

Justin M. Walker, Director of Business Development and Media – Mr. Walker brings a decade’s worth of business management experience to Rainbow. Prior to joining, he led an effort that expanded a web services product into seven countries for a Fortune 500 company. He also brings to bear extensive expertise in marketing techniques and media management having organized national acquisition campaigns as well as coordinating media events with elected officials and CEOs. Additionally, Mr. Walker remains engaged in our nation’s political landscape and legislative affairs. His political portfolio includes working for elected officials on both state and federal levels, campaign advance logistics, and being appointed to serve as vice-chair of technology during an election cycle. Mr. Walker holds an MBA from Regis University.

Stephanie J. Foster, Executive Systems and Relations Director – Ms. Foster brings nearly three decades of administrative management experience to Rainbow, joining the team in 2008. In addition to her regular duties such as supporting and setting up new sites’ technological infrastructure, Ms. Foster also organizes specialty events which help
raise awareness. One such event included an inaugural run/walk in 2010 which raised over $5,000 for the organization. Ms. Foster further supports Rainbow’s mission to preserve affordable housing by interfacing directly with city, county, state, and federal governments to ensure Rainbow and its partners continually operate within the limits of the appropriate governing agency’s regulations.

Mike White, Project Manager – Mr. White manages finance and asset operations for Rainbow’s service-enriched housing and guides the development of social impact investment data collection and reporting for Rainbow’s award-winning services. Prior to Rainbow, he was a Financial Analyst for a San Francisco-based private equity group, providing support to asset management, fund management, and real estate financing for an 8,000-unit multifamily portfolio. Mr. White experience in Section 8 and LIHTC asset management ensures efficient operations and stable physical integrity of Rainbow assets. His passion for social impact investing leads Rainbow’s industry-first efforts in the realm of mega data development and reporting analysis and visualizations. Mr. White holds a Bachelor of Science in Urban Planning and Development from the University of Southern California.

Sally Enteman, Director of Administration – As a highly recognized judicial court clerk, Ms. Enteman is a 19-year veteran of the Maricopa County Superior Court (judicial branch) in and for the state of Arizona. She has served the criminal administration as a trainer and mentor to the judicial branch, courtroom clerks, the criminal bench, and collaboration of all justice agencies. An Arizona native with a Bachelor of Arts in the Administration of Justice, she continues to pursue her law degree at Arizona State University. Joining Rainbow in 2016, Ms. Enteman will complement the advancing administration needs of our organization and enhance the growing formalities of our compliance obligations. She has served as a 911 operator and works to continue her civic duty and passion with local organizations benefiting autistic children and the elderly.

David Burkley, National Director of Resident Services – As a native Houstonian, Mr. Burkley matriculated at the University of Houston where his major field of study was Political Science with a minor focus in Africana Studies. In conjunction with his position at Rainbow Housing Assistance Corporation, for the last 10 years he has served his community through spiritual leadership as a member of the clergy. He is a firm believer in, “exposure changes your perception and your perception creates your reality.” Coming from a community identical to those he serves, Mr. Burkley attributes his success in life to the exposure he received from caring individuals who, despite his surroundings, saw his potential. In January 2010, he founded the Fellowship of Faith Church where he currently serves as the Lead Pastor. Mr. Burkley has committed his life to serving others and creating the same opportunities he was afforded by supporting
national program development within the organization and onsite resident services coordinator training.

*Trevor Stokes, Director of Economic Workforce Development* – Mr. Stokes is making the world of work understandable, accessible, and manageable. He served for six years as the Workforce Programs Manager for the Governor’s Office of Economic Opportunity, Arizona’s labor market information and workforce policy hub. There, his groundbreaking innovations included the Arizona Advanced Technologies Network, the Maryvale Workforce Initiative, and the Arizona Career Readiness Credential. Before coming to Arizona, Mr. Stokes provided leadership to some of the country’s most innovative and successful career-driven education and workforce development initiatives, including Go Build Alabama, Florida Ready to Work and the Kentucky Career and College Readiness Transformation. His extensive background in labor market analysis includes more than 350 regional studies conducted for school districts, economic development organizations and workforce boards across the country. Mr. Stokes is a member of the National Storytelling Network and has performed several times at the International Storytelling Center in Jonesborough, TN. He is an alum of Lee University and now resides in Peoria, Arizona with his wife and four daughters where he supports organizations and initiatives which seek to make career success attainable for all.

*Kady DeWees, Co-Director of Business Development* – Ms. DeWees began her housing career on the acquisition team of a syndication firm, focusing on affordable housing developments as well as historic rehab properties for tax credit equity investment. While serving in that role, she spearheaded the creation of a company-sponsored scholarship and employee volunteer program to facilitate a more holistic form of community investment within the company’s affordable housing portfolio, reigniting a passion for community service which ultimately led her to join the Rainbow team. Ms. DeWees’ business acumen and disposition as a consummate “people-person” help facilitate a more connected and holistic form of community investment within the affordable housing industry and make her a stellar example of stewardship for the affordable housing movement overall. She is a graduate of the University of Texas at Austin, and lives in Atlanta, where she is an active member of Women’s Affordable Housing Network, volunteers monthly at Nicholas House Family Shelter, and serves on the board of the Ascent Project, a nonprofit dedicated to providing support for underserved children, adults, and seniors through community engagement and non-traditional education avenues.
Resident Services Leadership Team

Sheri Garcia, Director of Training and Compliance – Ms. Garcia has been working in the multifamily industry since 1998. Her career includes the asset management of over 4,000 units in multiple states. Her experience with low-income Bond, Section 8, LIHTC assets, and market rate housing communities provides her with the knowledge and skills necessary to understand the importance of service-enriched housing. Prior to her tenure with Rainbow she supported the onsite regional training for property management teams for multifamily communities in the area of accounting and marketing. As the Director of Training and Compliance, she is responsible for creating and implementing training programs and overseeing the development of Resident Service Coordinators nationally. Additionally, Ms. Garcia establishes performance metrics, evaluates productivity, and ensures the organization is in compliance with all contractual obligations to the provision of resident services for city, state, and federal agencies.

Matt Curtis, Director of Educational Services – Mr. Curtis is a native to Battle Creek in southwest Michigan. He holds a Bachelor of Secondary Education Social Studies and Geography degree from Western Michigan University. He has taught elementary, middle, and high school grades in public schools for over 10 years between Michigan and Phoenix, AZ. While holding these teaching positions, Mr. Curtis became greatly involved in community outreach projects. He has worked with Tumbleweed Youth Shelters, Maricopa County Justice Department, Junior Achievement, MicroSociety, and Kids-At-Hope organizations to enhance the lives of his students and their families. He created The Patriot Challenge, which was an experiential History education program designed to build patriotism through volunteer work with veterans. The program culminated in a cross-country trip to experience first-hand United States history. For his efforts, Mr. Curtis was nominated twice for the Gilder-Lehrman Arizona State History Teacher of the Year. He has since transitioned into the adult education field by designing and delivering engaging, relevant, and impactful lessons through the various enrichment programs supported by Rainbow Housing.

Lynn Walsh, National Community Outreach Manager – Ms. Walsh holds a Bachelor’s in early childhood development and a Master’s in business management, both from Arizona State University. Prior to joining Rainbow Housing Assistance Corporation, Ms. Walsh was Director of Operations and Facilities for the Children’s Museum of Phoenix. Her duties included the original design, planning, and reconstruction of the Historic Monroe School building into what is now the Children’s Museum of Phoenix. After their grand opening, she continued her duties of staffing, training, and managing the day-to-day operations of the Museum for over two years. Ms. Walsh was also instrumental in the annual and ongoing fundraisers for the museum. With over 10 years working with low-
income individuals and families her experiences have proven invaluable to Rainbow, as her duties serve the area of resource center development and program delivery.

**Tyler Jackson, Resident Services Regional Director** – Prior to joining the Rainbow Resident Programs and Services Division as the Senior Resident Services Coordinator, Mr. Jackson served in the United States Marine Corps for seven years from which he was honorably discharged. Upon his release from the armed forces, Mr. Jackson went into the private sector where his talents could be best utilized. In a previous position at the City of Houston Parks, Mr. Jackson served in the Recreation Assistance Department assisting community centers with after-school programs and sports activities. While employed at Ujima, Inc., Mr. Jackson served as the Site Coordinator for the Yvette W. Scales Neighborhood Network Center. Duties there included development of onsite programs and activities and long-term case management for residents striving for greater social and economic self-sufficiency. Mr. Jackson holds a degree in Communication from Houston Community College.

**Barbara Johnson, Resident Services Leadership Team** – Ms. Johnson a true native, born and raised in Georgia. Over 40 years she has volunteered and worked in the Georgia counties of Cobb, Fulton, DeKalb, and the city of Atlanta, as well in the state of Maryland serving in an outreach capacity in communities. Prior to being a member of the Rainbow family, she worked with two management companies as a Resident Services Coordinator and at DeKalb County District Attorney’s office in child support, administration, and victim witness assistant. Ms. Johnson has been associated with several organizations for many years, such as Nesting Place (Executive Director – home for teen mothers under the care of DFCS), DeKalb Fatherhood Program (public relations and advocate), Smyrna Neighborhood Collaborative (Director), Jackson Memorial Family Outreach and Food Co-op (organizer), Eagle’s Nest Homeless Program (Board Member), Fisherman’s Net Family Life Center (Assistant Executive Director), Granny’s House in The Bowens Homes Housing Project (Board Member – program for abandoned children), Fortis College (Community Outreach Board), and Cobb County Youth Council Advisory Board.

**Sabrina Halsey, Resident Services Leadership Team** – Prior to starting her career in social services, Ms. Halsey was honorably discharged from the United States Air Force as a Security Specialist. Before joining the Rainbow Team in 2011, Ms. Halsey worked for three years for the largest community action agency in Texas. She started as a Case Worker and was promoted to a Case Worker Team Lead due to her leadership and ability to help multiple clients transition out of poverty. During her time with the community action agency, her efforts were focused on providing services to her clients to assist them and their families to become self-motivated and independent. Ms. Halsey is a former Head Start parent and has worked for Head Start as a Family
Service Specialist. She has a child with special needs and understands the difficulties in raising a family and maintaining a professional and personal balance in her life. She provides onsite services in Houston as well as services to remote sites in Texas. In 2014, Ms. Halsey had the honor of receiving the highest Rainbow achievement award, Resident Services Coordinator of the Year. Her goal and passion in life has always been to give back to the community and help others to identify their goals and mentoring them to become self-sufficient.

**Sarah Skeen, Resident Services Leadership Team** – As a competitive volleyball enthusiast, coach, make-up artist, owner of a local health supplement company, and mother of two boys, Ms. Skeen enjoys a very active lifestyle. She found her passion in Rainbow through volunteering in 2008 and then relocated to Michigan. She relocated back to Arizona and joined Rainbow in 2014 to support the remote delivery of programs and services. Her career as a physical therapist technician fostered a strong desire to help people strive for more from themselves even in the most difficult of circumstances. As part of the resident services leadership team with Rainbow, Ms. Skeen supports the delivery of programs and services to Texas, New Mexico, Florida, and Missouri. Her responsibilities include a variety of duties to assisting in developing, implementing, and providing a framework for the residents to work toward self-sufficiency to the greatest possible extent, recognizing the strengths and limitations of each resident.

**Resident Services Coordinators (RSC) – By State**

**Full-time, Part-time, and Remote**

<table>
<thead>
<tr>
<th>State</th>
<th>Full-time</th>
<th>Part-time</th>
<th>Remote</th>
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<td><strong>Texas Sites Served</strong></td>
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<td><strong>Florida Sites Served</strong></td>
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<td><strong>Maryland Site Served</strong></td>
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</tbody>
</table>
RAINBOW HOUSING ASSISTANCE CORPORATION
BOARD OF DIRECTORS, OFFICERS, AND ADVISORS

Board of Directors and Officers

**Joseph L. Sherman, President** – Mr. Sherman is the President and co-founder of Reliant Group Management, a sophisticated team of investment and management specialists, focusing on tax-exempt finance, tax credits, construction and rehabilitation, and adaptive re-use projects. Mr. Sherman founded Rainbow in 2002. He has founded several other nonprofit housing organizations and serves on the Board of the Bay School in San Francisco, an independent high school focusing on science and technology.

**Gary Silversmith, Secretary and Chief Financial Officer** – Mr. Silversmith has served since 1991, as President and owner of P&L Investments, an asset management, investment, and advisory company based in Washington, D.C. Mr. Silversmith has been at the forefront of The Brownfield movement, by remediating environmentally challenged properties throughout the country. Mr. Silversmith serves on the boards of numerous nonprofits, including The Boy Scouts of America, (the largest youth organization in the United States) and he is a Trustee of both National Jewish Hospital in Denver and Washington University in St. Louis. He is also on the Advisory Board of the Georgetown University Law Center, where he graduated with two degrees.

**Joshua Allen, Sr., Director** – Mr. Allen is the President of J. Allen Management Company, a fully integrated management firm operating in Texas and New Mexico which specializes in affordable multifamily properties. He has over 40 years of experience in all types of multifamily apartment properties. As the President of J. Allen Management, he is extremely qualified to handle all phases of apartment management and development. His experience exemplifies integrity, performance excellence, and quality. These personal commitments have contributed to the success of J. Allen Management Co., Inc. Mr. Allen is a CAM (Certified Apartment Manager), CAPS (Certified Apartment Property Supervisor), CAMT II (Certified Apartment Maintenance Technician II), and NAHP (National Assisted Housing Professional) executive. He has served 38 years on the Board of Directors of the Texas Apartment Association, served 6 terms on the Executive Committee, and served in the capacity of State President in 2007-2008 where he was the first African American to hold that position. Currently, he serves on the Board of the Houston Apartment Association and was recently awarded the status of Director Emeritus. Locally, he has served 3 times as the President of the Apartment Association of Southeast Texas and for 38 years on the Board of Jefferson County Drainage District 6, of which, he served 5 years as President. Mr. Allen was awarded
“President of the Year” by the National Apartment Association and “Contractor of the Year” by Triplex Minority Business Council. In honor of his far-reaching community service in Southeast Texas, a highway has been renamed in Beaumont to Joshua W. Allen Sr. Highway. At Lamar University, Mr. Allen established the Joshua Allen Scholarship in Criminal Justice to reflect his commitment not only to the Criminal Justice field, but to education itself. Mr. Allen continues to seek opportunities to serve and volunteer in his community and state.

**Hugh Cobb, Director** – Mr. Cobb is a Principal and Owner of Alpha-Barnes Real Estate Services. The ABRES management portfolio consist of over 20,000 multifamily conventional, affordable, and senior-independent units. Mr. Cobb has over 30 years of real estate experience and has held executive positions with such notable companies as The Trammell Crow Company and Integrity Properties. He earned a Bachelor of Business Administration from Texas Wesleyan University, and achieved the Certified Property Manager® designation. Mr. Cobb has served as a board member of several non-profit organizations, focused to help those less fortunate. He is the past President of the Apartment Association of Greater Dallas. An active National Apartment Association Delegate, he presently serves as Secretary of the Texas Apartment Association, as he enjoys being an advocate for the housing industry at the State and Federal level.

**K. Nicole Asarch, Director** – After a 25-year career in the affordable housing industry, which encompassed both management, development, and ownership of a large, multi-state portfolio along with 15 years as a senior executive in commercial real estate debt and equity financing nationwide, Ms. Asarch retired in late 2017 from investment banking to pursue other opportunities. Now involved in work on the policy and advocacy side of housing and politics as well as overseeing companies in the developing world in both East Africa and South America via her newest company Staffable Uganda, Ms. Asarch continues to build on past success via her expansion of holdings for Rock Real Estate, LLC and Rock Real Estate SAS (Colombia) created in 2014 and 2018 respectively. Ms. Asarch remains civicly engaged as the immediate Past President for the Texas Affiliation of Affordable Housing Providers (TAAHP), serves as an advisor to the Coalition Against Global Genocide based in Denver, and recently accepted a position on the Board for the Women’s Bakery based in Kigali, Rwanda and St. Louis, Missouri. She is also an early investor and sits on the Advisory Board for Bye Aerospace based on Denver. Ms. Asarch travels extensively to many parts of the world in support of her various businesses, causes, and political issues.

**Keith B. Rosenthal, Director** – Mr. Rosenthal is the Co-Founder and President of Phoenix Realty Group (PRG), where he oversees strategic planning and implementation, and new business development. Prior to forming PRG, Mr. Rosenthal had extensive experience with tax credit syndication, and created a tax-exempt bond conduit program and
formed significant joint venture relationships with community-based development organizations. Mr. Rosenthal has been an adjunct professor at the Real Estate Institute of New York University, a board member of the Affordable Housing Tax Credit Coalition, and the National Housing and Rehabilitation Association.

**Donna Jones Daley, Director** – Ms. Daley is Managing Partner of Noble Resource Associates, LLC, a consulting firm, located in Washington, D.C. She provides leadership development, executive coaching, and strategic leadership consulting services to professionals across industries and business functions. Her global clients are responsible for building diverse teams of innovative thinkers, who achieve business outcomes in today’s complex business environments.

Leveraging her corporate and international management consulting experience, Ms. Daley was State Tax Counsel for Turner Broadcasting System, where she implemented tax planning strategies for operations and facilities of more than 100 subsidiaries. She also previously worked in Legal Affairs, National Association of Home Builders Association. Ms. Daley holds a Juris Doctorate from Georgetown University Law Center.

**Raynold Richardson, Director** – Mr. Richardson formerly worked with the U.S. Department of Housing and Urban Development (HUD) in several positions and is J. Allen Management’s multifamily expert. He was the Director, Fort Worth Asset Management Division, Southwest Multifamily Regional Center for HUD over a 5-state jurisdiction with 6 offices and managed an unpaid principle balance of $10 billion which consisted of 3,484 developments. Mr. Richardson was the Director, Multifamily Housing Program Center, Houston and managed both development and asset management programs including underwriting, asset management, and preservation activities for the assigned 35-county jurisdiction in east and southeast Texas. The Houston Program Center closed 374 insured loans (i.e., 221d4, 221d3, 223f, 241, 231, 232, 242, some inclusive of LIHTC, HOME, CDBG and Historical Tax Credit dollars), resulting in a total mortgage amount of $2,751,330,500 and 65,622 total units. The Program Center initially/finally endorsed 34 Section 202/811 developments totaling 1570 units in the amount of $111,751,880. He was also the Director, Office of Public and Indian Housing, Houston, managing all Public Housing programs including the Section 8 Housing Voucher, Certificate and Moderate Rehabilitation Programs; Capital Fund Programs (HOPE 6, development, modernization, and HQS compliance), Management Assessment Programs; Operating Fund programs; resident self-sufficiency and economic independence programs. In addition, as a former Chief of Asset Management, Multifamily Housing, Project Manager and Occupancy Specialist, his in-depth knowledge of HUD/FHA policy, production, asset management, public housing and community and planning development programs make him a key component of the J. Allen Management’s successful client and government relationships.
Kipling A. Sheppard, Director – Kip Sheppard, President and CEO, Development and Construction Division of The Wasatch Group, is one of the affordable tax credit housing industries’ most respected leaders. Before joining The Wasatch Group, he served as Executive Vice President at Long Beach, California-based Simpson Housing Solutions LLC, then a division of Denver-based Simpson Housing Limited Partnership. Sheppard has overseen the acquisition and development of more than 3,100 units of affordable housing, over 3,300 units of market-rate housing, approximately 230,000 square feet of office, and over 500 stalls of structured parking. His geographical focus area includes most of the Western states: California, Oregon, Washington, Nevada, Arizona, Utah, Idaho and Colorado. Mr. Sheppard directs all day-to-day activities and responsibilities. He is a frequently invited speaker at industry related conferences nationwide.

Sheppard started at SHS’ predecessor firm in 1995 as a project manager, helped build the firm’s tax credit development, acquisition and syndication business into a nationally known operation as well as a major profit center within the company. During his tenure, he was directly involved in more than 250 separate multifamily and senior housing developments representing some 23,850 units nationwide. He was responsible for the development, acquisition and resale of $1.475 billion in federal low-income housing tax credits and other types of federal and state tax credits, as well as, securing more than $500 million in both construction and permanent financing. His experience extends across the entire affordable housing development spectrum and includes land acquisition and entitlement; coordinating design and engineering consultants; obtaining project approvals; securing tax credit reservations and tax-exempt bond allocations; permitting; obtaining construction financing; supervising construction and construction management personnel; permanent financing; asset management; tax credit syndication; investor relations; and joint ventures.

Sheppard served as director of tax credits for ARV Assisted Living, Inc., a Costa Mesa, California-based developer and syndicator of multifamily and senior housing projects. Prior to joining ARV, he was a senior staff tax accountant with Novogradac, Fortenbach & Co., specializing in tax credit financing. While there, he edited the second and third editions of the firm’s Low-Income Housing Tax Credit Handbook, and was managing editor of the LIHTC Monthly Report, a nationally distributed publication.

He earned his bachelor’s degree in business with an emphasis in accounting from Colorado State University.

Michael A. Costa, Director – Mr. Costa, President and Chief Executive Officer, is responsible for overseeing all activities at Highridge Costa Housing Companies, which include Highridge Costa Housing Partners LLC (“HCHP”) and Highridge Costa Investors LLC (“HCI”). The companies specialize in the development, financing, construction, and asset management of affordable and mixed-income housing for families and seniors.
throughout the U.S., utilizing low-income housing tax credits, as well as other types of public and private financing. The companies were created in 2010 as a joint venture between Mr. Costa, President and Chief Executive Officer and founder of the Companies’ predecessor firms, and Highridge Partners, a diversified, privately held investment firm that has acquired, developed and/or financed assets totaling more than $7 billion. Over the past 17 years, Mr. Costa and his team, under the companies’ various identities, have been responsible for developing and growing a portfolio of approximately 27,000 housing units in more than 275 communities throughout the U.S. and Puerto Rico, all of which were financed using tax credits. Throughout a career spanning nearly 3 decades, Mr. Costa has supervised the development and financing of nearly 40,000 units of multifamily affordable and market-rate housing. Through his extensive utilization of both federal and various state tax credit programs over the years, Mr. Costa has gained a wealth of specialized knowledge of the intricacies of tax credit financing and syndication. He is considered an industry expert in tax credit-based asset management, including the myriad of compliance issues associated with managing tax credit properties. Mr. Costa was named the Freddie Mac Multifamily Builder of the Year in 2000 and the 1999 Builder of the Year by Multifamily Executive magazine. He is currently a member of the NAHB Multifamily Leadership Board, and also serves as Vice-Chairman of the Board of Directors of the Community Financial Resource Center for Los Angeles, one of California’s most active nonprofit CDFIs. He also holds the CAASH (Certified Active Adult Specialist in Housing) designation from the NAHB. Mr. Costa earned a Bachelor of Science degree in Engineering from California Polytechnic State University at San Luis Obispo, and also holds a general contractor’s license from the State of California.

Advisory Board

*Cynthia L. Bast, ESQ* – A partner in the Austin office of Locke Lord LLP, Ms. Bast is nationally recognized as a preeminent attorney in the area of affordable housing finance. She leads her firm’s Affordable Housing Section and is Co-Chair of the Firm’s Board of Directors. For more than 20 years, Ms. Bast has been assisting clients with complex affordable housing and community development transactions using a variety of financing tools, particularly the low-income housing tax credit. She devotes much of her time to helping clients with respect to ad valorem tax exemption, regulatory matters with the Texas Department of Housing and Community Affairs, and repositioning tax credit properties through refinancing, workouts, or Year 15 dispositions.

*S. Quinn Gormley* – Mr. Gormley serves as Executive Vice-President of HTG America. The firm has appointed veteran developer Quinn Gormley to head its new national development division—HTG America. He most recently served as a partner in Tidwell Group’s Austin, TX office and has more than 20 years of commercial real estate development experience principally centered on affordable housing, tax-oriented investments, and economic
development. Prior to joining Tidwell Group, Gormley was director of multifamily housing and real estate finance at Adolfson & Peterson Construction and also worked as VP with JP Morgan Chase, N.A., where he was responsible for community development lending and client relationships in southwestern states. Mr. Gormley has successfully provided multi-level oversight on the development and initial operation on more than 6,000 units of multifamily and single-family affordable housing. He holds a BA from the University of Phoenix and served in the United States Marine Corps. He is based in Austin, TX.

**Peter Nichol** – Mr. Nichol is currently a Managing Director within the Commercial Real Estate division of SunTrust Bank, where he co-manages a multifamily finance practice with a focus on affordable and mixed-income housing. Prior to co-founding his current Agency-lending affordable housing division, he served in real estate development roles for The Reliant Group, Inc., BRIDGE Housing Corporation, and The Community Builders, Inc. In addition to his primary work in housing finance, Mr. Nichol has active interests in housing policy and education. He currently serves as the national Co-Chair of the Affordable and Workforce Housing Council for the Urban Land Institute. In the fall of 2018, he began teaching a Real Estate Development Finance course as a lecturer within the newly created Master’s in Real Estate Development plus Design (MRED+D) program within the College of Environmental Design at U.C. Berkeley. Mr. Nichol also serves as a member of the Policy Advisory Board for the Fisher Center for Real Estate and Urban Economics at U.C. Berkeley’s Hass School of Business.

**Christopher Thomas, Advisor** – Mr. Thomas is the Office Managing Partner at Tidwell Group’s Austin office. With over 20 years of public accounting experience, Chris is responsible for providing domestic tax, financial accounting, and tax consulting services to individuals, corporations, and partnerships in a multitude of industries. He is also responsible for federal and state compliance with partnership tax allocation requirements; tax planning and tax compliance for partnerships and corporations, with a focus on low-income housing tax credit projects and real estate developers. He has a strong focus and active role in FCTG’s tax-incentivized real estate and commercial real estate practice. Clients served include publicly-held Fortune 100 companies, nonprofit housing organizations and developers across the United States. Mr. Thomas leads the firm’s cost segregation study practice and also served as a member of the University of Texas McCombs School of Business Advisory Council for the Department of Accounting.

**Mr. Tom Dixon** – Based in Boston Capital’s Los Angeles office, Mr. Dixon is responsible for establishing new developer relationships, assisting developers with feasibility and financial structuring using the Low-Income Housing Tax Credit (LIHTC) and analyzing all real estate and Section 42 properties in California, Arizona, New Mexico and Texas. During his 20-year tenure at Boston Capital, Mr. Dixon has originated and closed
approximately $850 million in tax credit transactions in 15 states. He currently serves on the boards of the Texas Affiliation of Affordable Housing Providers and California Housing Consortium. Mr. Dixon has also represented Boston Capital on numerous other national committees and various state associations including the New York State Association for Affordable Housing, the National Association of Home Builders Housing Credit Group and the California Council for Affordable Housing. Mr. Dixon holds a B.A. in Political Science and History from The George Washington University.

Mr. Kerry Kirby – Mr. Kirby is a renowned entrepreneur, speaker, and technology innovator. He is the founder and CEO of New Orleans-based 365 Connect (established 2003), a leading provider of award-winning marketing, leasing, and resident technology platforms for the multifamily housing industry. Mr. Kirby has propelled 365 Connect from a scrappy bootstrapped startup to an internationally recognized company, which has won an array of highly acclaimed international, national, and, regional awards; including the Louisiana Governor’s Technology Award. He has been a guest lecturer, featured speaker, and panelist at numerous universities, national conferences, and events and has been featured on the BBC Digital Planet program, NPR News, and various media outlets. Mr. Kirby has written the forward to a nationally published book on real estate and technology, presented in over 100 industry webcasts reaching over 1-million listeners, and is often quoted as an expert in technology. He has been named to the Silicon Bayou 100 List of most influential entrepreneurs for eight consecutive years.
Rainbow collaborates with residents to create programs and services that can help eliminate barriers and assist in expanding educational and employment opportunities. Rainbow is committed to delivering support services and resources that help to strengthen families and create vibrant and healthy communities. Rainbow offers a “menu of services” designed specifically for each community.
Adult Learning Modules

Financial Literacy
Banking
Best Way to Get a College Education on a Budget
Building Wealth and Happiness
How to Raise a Saver
CAAB Training
  • Know Your Financial Rights
  • Pay Yourself First
  • Take Charge of Your Credit
  • The Art of Budgeting
  • Understanding Your Financial Relationship
Pay Yourself First, Purchasing a Car
Putting Spending on a Diet
Saving Money on Healthy Food
Teaching Your Teen about Money
Money Management

Crisis Intervention
Be Poison Smart
Breast Cancer Awareness
Coping Strategies Related to Drugs and Alcohol
Coping with Grief
Fire Safety
Gun Safety
Hand-in-Hand Asthma/Allergies
Healthy Home Safety
Identity Theft
Non-Violent Crisis Intervention
Robbery Prevention
Water Safety

Education/Job Readiness
Explore Career Interest and Opportunities
Fundamental Business and Economic Concepts
Understand Why Education is Important
Work Readiness
Voter Registration
Automotive Maintenance – 1 and 2
Better Me, Better We
  • Continuing Education
  • Effective Communication
  • Job Interview
  • Self-Sufficiency
  • Money Management
Microsoft Excel
Microsoft Outlook Beginner/Intermediate
Microsoft PowerPoint
Microsoft Word
Resume Writing Tips
Writing a Cover Letter
Basic Typing Skills
MM2E – Move Men to Employment

Community Enrichment
Arts and Crafts
Bingo
Tax Preparation
Tips for Container Gardening, Vegetable Container
Choosing Plants for Garden Pots
Container Gardening with Herb and Vegetables
Crime Prevention

Health/Nutrition
Cooking 101
Dental Care
Healthy Eating Habits
10 Ideas to Stay Active
5 Daily Nutrition Needs
8 Ways to Eat Healthy
Get Active
Healthy Eating, Importance of Diet and Exercise
Top 10 Healthy Ways to Cook Fruits and Vegetables
Eating On a Budget

Quarterly Programs
Bed Bug Prevention
Fire Safety
Housekeeping
Parenting Classes
Green Initiatives/Recycling
  • Water Conservation
  • Energy Conservation
  • Recycle and Waste Programs
The Resource Center is designed to offer the youth a safe haven and increase their personal academic and social achievements through programs and services implemented to enhance their educational experience and personal growth.
Youth Learning Modules

Financial Literacy
Banking
How to Count Money
Money Management – Lemonade Day
Understanding a Checkbook
Grocery List – Understand Cost of Items
Junior Achievement

Crisis Intervention
Coping Strategies Related to Drugs and Alcohol
Coping with Grief
Fire Safety
Gun Safety
Water Safety

Education/Job Readiness
Bugs and Insects
Dolphins and Sharks
Emphasis on Mathematics
Emphasis on Reading
Emphasis on Writing Skills
Explore Career Interest and Opportunities
Fundamental Business and Economic Concepts
Understanding what is City and State
Understand Why Education is Important
Work Readiness
Automotive Maintenance – 1 and 2
Microsoft Excel
Microsoft Outlook Beginning
Microsoft Word
What is Entrepreneurship?
Tie Me a Future

Community Enrichment
Arts and Crafts
Bingo
Importance of City Planning and Economic Development
Tips for Container Gardening, Vegetable Container
Choosing Plants for Garden Pots
Container Gardening with Herb and Vegetables
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Health/Nutrition
Cooking 101
Dental Care
Healthy Eating Habits
10 Ideas to Stay Active
5 Daily Nutrition Needs
8 Ways to Eat Healthy
Get Active
Healthy Eating Importance of Diet and Exercise
Top 10 Healthy Ways to Cook Fruits and Vegetables
Head Lice

Personal Development
Bullying
Differences between Needs and Wants
Stand Tall for RESPECT
Understand Different Characteristics
Working Together and Ways to Work as a Team
When working with older adults, the purpose is simple: *provide the services necessary to help older adults remain independent for as long as possible – to healthily age in place in the community.*

Older adults also love to learn. Keeping them actively engaged in learning situations helps provide purpose and keeps the mind sharp – which helps to fend off depression, dementia, and other negative life altering conditions.
Senior Learning Modules

Financial Literacy
Banking
Helping Seniors Achieve Their Personal Financial Objectives
Building Wealth and Happiness
CAAB Training
• Know Your Financial Rights
• Pay Yourself First
• Take Charge of Your Credit
• The Art of Budgeting
• Understanding Your Financial Relationship
Pay Yourself First, Purchasing a Car
Putting Spending on a Diet
Saving Money on Healthy Food
Saving for Your Retirement
Pre-Planning and Pre-Funding a Funeral

Crisis Intervention
Be Poison Smart
Breast Cancer Awareness
Coping Strategies Related to Drugs and Alcohol
Coping with Grief and Loss
Fire Safety
Gun Safety
Disaster Preparedness for Seniors
Hand-in-Hand Asthma/Allergies
Home Safety for Seniors
Identity Theft
Non-Violent Crisis Intervention
Robbery Prevention
Water Safety
Heart Disease

Education/Job Readiness
Medicare Annual Enrollment
Elderly Abuse and Neglect
Dementia and Alzheimer’s
Hoarding
Blood Pressure Management
Voter Registration
Understanding the Aging Process
Automotive Maintenance – 1 and 2
Better Me, Better We
• Continuing Education
• Effective Communication
• Job Interview
• Self-Sufficiency
• Money Management
Microsoft Excel
Microsoft Outlook Beginner/Intermediate
Microsoft PowerPoint
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New Resident Socials
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Crime Prevention
Bereavement Support Social
Senior Proms

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Oral Health for Seniors
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5 Daily Nutrition Needs
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Get Active
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Eating On a Budget

Quarterly Programs
Bed Bug Prevention
Senior Fire Safety
Housekeeping
Parenting Classes

Microsoft Excel
Microsoft Outlook Beginner/Intermediate
Microsoft PowerPoint
Microsoft Word
UNIQUE RAINBOW PROGRAMS HIGHLIGHTS

GED Preparation and Study Program: Rainbow provides a General Education Diploma (GED) preparation program for those interested in obtaining their GED, HiSET, or TASC certificates. This program is delivered 100% online and is accessible from most Internet-connected devices. What makes our program stand out is that Rainbow provides testing at no cost to residents once they complete our courses.

Vocational Education/Workforce Development: Rainbow’s Workforce Development program provides targeted career readiness and vocational training which improves the economic well-being of the families we serve.

English as a Second Language (ESL): Rainbow’s English as a Second Language class is designed to enrich the lives of residents through an online class which is focused on functional language skills. Our program utilizes a webinar format to give residents live instruction and support as they develop their abilities.

SAT/ACT Prep: Rainbow offers an online and self-paced SAT/ACT preparation program facilitated in part by our partner, The Kranse Institute. The program is designed for high school juniors and seniors who need academic support to attain their higher education goals.

Move Men to Employment (MM2E): Rainbow engages male participants in an employment assistance program which encourages full-time employment or promotion. Focus areas are self-sufficiency, resume assistance, computer literacy, personal development, and job assistance.

Return on Ingenuity for Females (ROI): This program is designed to enhance education and employability for women who are the head of their households. Focus areas include transforming self-image, guiding personal thought processes, impacting life choices, and leveraging leadership skills.

Tie Me a Future: This Rainbow-developed program engages and empowers youth to explore their fullest potential. Focus areas include transforming self-image, guiding personal thought processes, impacting life choices, and leveraging leadership skills.

Youth Enrichment Program (YEP): This program focuses on academic advancement, cultural awareness, character building, conflict resolution, health and nutrition, life skills, budgeting, and hygiene.

Age of Wisdom: This program caters to seniors focusing on social engagement, health and wellness, computer skills, food programs, medical care resources, and physical activity.
DATE: MAY 8 2002

RAINFOREST ASSISTANCE CORPORATION
556 COMMERCIAL ST STE 300
SAN FRANCISCO, CA 94111

Dear Applicant:

Our letter dated November 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely yours,

[Signature]
Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Letter 1050 (DO/CG)
State of California
Secretary of State

I, BRUCE McPHERSON, Secretary of State of the State of California, hereby certify:

That the attached transcript of ___ page(s) has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of

APR 24 2006

BRUCE McPHERSON
Secretary of State
CERTIFICATE OF AMENDMENT AND RESTATEMENT
OF THE
ARTICLES OF INCORPORATION

Joseph Sherman and Gary Silversmith certify that:

1. They are the President and the Secretary, respectively, of Rainbow Housing Assistance Corporation, a California nonprofit public benefit corporation.

2. The Articles of Incorporation of this corporation are hereby amended and restated as set forth in the attached Articles of Incorporation, which are incorporated by this reference as if set forth in full in this Certificate.

3. The foregoing amendment and restatement has been duly approved by this corporation's Board of Directors.

4. This corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true of our own knowledge.

DATED: March 21, 2006

Joseph Sherman, President

DATED: 2-1, 2006

Gary Silversmith, Secretary
ARTICLES OF INCORPORATION
OF
RAINBOW HOUSING ASSISTANCE CORPORATION

ARTICLE I

The name of this corporation is: Rainbow Housing Assistance Corporation.

ARTICLE II

A. This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes.

B. The specific and primary purpose of this corporation is to engage in charitable and educational activities within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, or the corresponding provisions of any future United States internal revenue law (the "Code"), including, without limitation, to acquire, own, operate or manage housing facilities targeted to the poor and distressed and thereby facilitate the provision of safe, decent, and sanitary affordable housing to lower income individuals and families.

ARTICLE III

A. This corporation is organized and operated exclusively for exempt purposes within the meaning of Section 501(c)(3) of the Code.

B. Notwithstanding any other provision of these Articles, this corporation shall not carry on any activities not permitted to be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Code, or (ii) by a corporation, contributions to which are deductible under Sections 170(c)(2), 2055(a)(2), 2106(a)(2)(A)(ii), 2522(a)(2), or 2522(b)(2) of the Code.

C. Except as permitted by law, no substantial part of the activities of this corporation shall consist of the carrying on of propaganda or otherwise attempting to influence legislation, nor shall this corporation participate in, or intervene in (including the publishing or distribution of statements), any political campaign on behalf of or in opposition to any candidate for public office.
ARTICLE IV

A. The property of this corporation is irrevocably dedicated to charitable purposes, and no part of the net income or assets of this corporation shall ever inure to the benefit of (or be distributable to) any director or officer of this corporation, or to the benefit of any private person, except that this corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of its charitable purposes.

B. Upon the winding up and dissolution of this corporation and after paying or adequately providing for the debts and obligations of this corporation, the remaining assets shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and that has established its tax-exempt status under Section 501(c)(3) of the Code.
The mission of Rainbow is to create and preserve quality, affordable housing for families and individuals of diverse ethnic, social, and economic backgrounds; while supporting their well-being through the delivery of onsite social services programs.

Measurable Return On Investment
Independent studies confirm properties with resident services outperform those without.

- Year 1 = 124%
- Year 2 = 144%
- Year 3 = 147%

Free GED Test Passing Rates by Subject

- English: 86%
- Social Studies: 89%
- Science: 69%
- Math: 71%

Outcomes for Adult Residents

- Moved Out to Market-Rate Housing: 1%
- Higher Education: 17%
- Financial Assistance: 30%
- Medical Assistance: 7%
- Health and Nutrition Assistance: 35%
- Job Promotion/Raise: 10%

Web-Based Resident Applied Programming (WRAP) Participation

- Community Enrichment: 13%
- Educational Enrichment: 24%
- Personal Development: 41%
- Job Readiness: 12%
- Health / Nutrition: 6%
- Financial Literacy: 4%

Job Placement and Vocational Skills Development

- Secured Employment: 86%
- Household Income Increase: 50%

(888) 299-8915 | rainbowhousing.org
Benefits to Owners
We work with owners and investors to implement a serviced-enriched housing model for affordable communities. Tailored programming stabilizes resident populations, reduces key expense line items, and improves bottom-line performance.

Benefits to Residents
Specific programs support residents in achieving tenant stability and personal growth, and with these programs, service-enriched housing has been found to achieve much better housing stability for residents than case management without rental assistance.

LINK (Leveraging Innovative Netting Knowledge) reflects our philosophy for meeting the needs of all of our residents, wherever they are in life, and whatever their unique set of circumstances.

Leveraging
- Live Mobile Application
- Rainbow Scholars
- Vocational Training
- Call Center
- Interns
- Partners
- Portal System
- Volunteers
- Referrals

Netting Knowledge
Monthly Workshops:
- Financial Literacy
- Health and Nutrition
- Job Readiness
- Computer Workshops
- Continuing Education
- Personal Development
- Health Screening

Innovation
- Web-Based Resident Applied Programming (WRAP)
- Move Men to Employment (MM2E)
- Return on Female Ingenuity (ROI"
- Youth Enrichment Program (YEP)
- Age of Wisdom
- Tie Me a Future
- Online GED Program
- Opportunity Reviews - Knock-n-Talk

Quarterly Workshops:
- Green LEED
- Housekeeping
- Bed Bug Awareness
- Parenting
- Home Ownership
- Alcohol and Drug Awareness
- Domestic Violence

(888) 299-8915 | rainbowhousing.org

RAINFOREST
(888) 299-8915 | rainbowhousing.org
Dear Applicant:

Our letter dated November 2002, stated you would be exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code, and you would be treated as a public charity, rather than as a private foundation, during an advance ruling period.

Based on the information you submitted, you are classified as a public charity under the Code section listed in the heading of this letter. Since your exempt status was not under consideration, you continue to be classified as an organization exempt from Federal income tax under section 501(c)(3) of the Code.

Publication 557, Tax-Exempt Status for Your Organization, provides detailed information about your rights and responsibilities as an exempt organization. You may request a copy by calling the toll-free number for forms, (800) 829-3676. Information is also available on our Internet Web Site at www.irs.gov.

If you have general questions about exempt organizations, please call our toll-free number shown in the heading.

Please keep this letter in your permanent records.

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely yours,

Robert Choi
Director, Exempt Organizations Rulings and Agreements
February 25, 2020

Val DeLeon
Housing Trust Group
7035 Bee Caves Road, Suite 203
Austin, TX 78746

Via Email

Re: Akins East, TDHCA# 20030

Dear Mr. DeLeon,

Rainbow Housing Assistance Corporation (Rainbow) is pleased to present this letter of support for Akins East. Akins East is proposing a new construction development of 181 units to be located at 3417 E Martin Luther King Boulevard, Austin, Texas.

Rainbow is a 501(c)(3) tax exempt entity, with a mission to create and preserve quality, affordable housing for families and individuals of diverse ethnic, social, and economic backgrounds; while supporting their well-being through the delivery of onsite social services programs. These services are available for residents of Austin, and will serve the community located in the E Martin Luther King Boulevard neighborhood.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Flynann Janisse at (602) 903-1843.

Sincerely,

Flynann Janisse
Executive Director
Rainbow Housing Assistance Corporation
fjanisse@rainbowhousing.org
(602) 903-1843
www.rainbowhousing.org
02/27/2020

Marnie Holloway
Director of Multifamily Finance
Texas Dept. of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

RE: Akins East, TDHCA# 20030: 3417 E. MLK Blvd. Austin, TX 78721

Dear Ms. Holloway,

I would like to express my support of the proposed TDHCA #20030, Akins East apartment community, located at 3417 E. MLK Blvd., Austin, TX 78721. This development for active seniors will benefit the city of Austin, House District 46, and further the revitalization in East MLK Combined Neighborhood Plan.

I stand with other East Austin leaders in supporting this investment in affordable housing. This is absolutely something that we need more of in our region, and I applaud the community for coming together to support this new development.

Sincerely,

Sheryl Cole
State Representative, House District 46
RESOLUTION NO. 20200206-014

WHEREAS, HTG Akins, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be known as Akins East and located at or near 3417 Martin Luther King Jr. Blvd., Austin, TX 78721 (Proposed Development) within the City; and

WHEREAS, the Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development; and

WHEREAS, a municipality may create a Concerted Community Revitalization Plan for a specific area within the municipality that requires concerted revitalization efforts (CRP Area); and

WHEREAS, the TDHCA awards two points to an applicant with a resolution from the municipality that confirms the applicant’s proposed tax credit development will contribute “more than any other” to the municipality’s “concerted revitalization efforts” in a CRP Area; and

WHEREAS, on November 7, 2002, the City Council adopted Ordinance No. 021107-Z-11 that created a Concerted Community Revitalization Plan for the area commonly known as East MLK Combined Neighborhood Plan; and

WHEREAS, the Proposed Development is located within the East MLK Combined Neighborhood Plan area; NOW, THEREFORE,
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council confirms that the Applicant’s Proposed Development is the development that will contribute most significantly to the concerted revitalization efforts of the East MLK Combined Neighborhood Plan area.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 6, 2020

ATTEST: Jannette S. Goodall
City Clerk
Tab 47. Third Party

HTG Akins, LLC has read understands the Phase I engineering report dated February 17, 2020. We certify that we will comply with all recommendations made by the report provider.
IV. PRIMARY & SECONDARY MARKET INFORMATION
PRIMARY & SECONDARY MARKET INFORMATION

REGIONAL AND LOCAL AREA SUMMARY
The Subject is located in the western portion of Austin, Travis County, Texas. Travis County is part of the Austin-Round Rock, TX Metropolitan Statistical Area (MSA), which consists of Bastrop, Caldwell, Hays, Travis, and Williamson Counties in Texas.

Based on TDHCA guidelines, the boundaries of the PMA were defined by census tracts. Thus, for the purposes of this study, the Subject’s Primary Market Area (PMA) is comprised of the following whole census tracts, which includes a portion of eastern Austin:

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<tr>
<th>PMA CENSUS TRACTS</th>
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<tr>
<td>48453002105</td>
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General boundaries of this PMA include:

- **North:** US 290
- **South:** Colorado River
- **East:** US 183
- **West:** IS 35/Manor Road/Cherrywood Road/Airport Road

This area comprises the eastern portion of Austin and was defined based on conversations with local property managers, including the Subject’s, city and county officials, and overall similarities in market characteristics observed during the field investigation.

Many comparable property managers reported that tenants come from all over the Austin metropolitan area. The PMA boundaries encompass approximately 17.6 square miles and radiates approximately 3.0 miles from the Subject property. We believe that given the target tenancy and limited availability of affordable housing in the region, the size of the PMA is reasonable. Further, the many local amenities offered in the area will continue to attract tenants from nearby neighborhoods of Austin. The PMA does not cross county lines and only consists of the eastern portion of Austin. Given that the Subject will be in excellent condition upon completion, we believe the Subject development will continue to draw tenants from throughout these census tracts to reside at the property. For the purpose of our analysis, we are assuming that 90 percent of the income qualified demand for the Subject will be generated from within the PMA. Per TDHCA guidelines, the base year (2019) population of the PMA is 88,812, and does not exceed 100,000 persons.
PMA Map – Census Tracts

The PMA encompasses approximately 17.6 square miles.

PMA CENSUS TRACTS

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Subject Site (30°16'53.21"N, 97°41'59.42"W)

Source: Google Earth, February 2020
PMA Map – Roadways

3.0-mile radius
Valentin DeLeon has over twelve years of affordable housing experience in Texas. Valentin spent six years at the Texas Department of Housing and Community Affairs (TDHCA) in the Multifamily Finance Department. Most recently, Valentin worked for DMA Companies as development coordinator, assistant project manager, and project manager. While at DMA Valentin assisted in the development of over 700 units of affordable housing throughout Texas.

EXPERIENCE
Project Manager, DMA Development Company, LLC, Austin, TX
September 2013 – March 2019
- Identify sites for development, including market research, entitlements, environmental aspects, and community and governmental approval processes.
- Conduct diligence to establish feasibility by obtaining third party proposals from engineers, architects, market analyst, and environmental.
- Establish initial financial feasibility projections and maintain such projections throughout the course of the development.
- Complete applications for housing tax credit financing and various local and state governmental gap financing.
- Manage the due diligence process for land acquisition and loan closings, including coordinating title and survey, zoning, platting, and permitting.
- Coordinate architect, engineer, and general contractors during construction to ensure compliance with state and federal guidelines, construction timeline, and adherence to construction budget.
- Coordinate initial lease-up with property management and oversee tax credit delivery schedules.

Multifamily Housing Specialist, Texas Dept. of Housing & Community Affairs, Austin, TX
July 2007 – September 2013
- Administer the Low-Income Housing Tax Credit (LIHTC) program and other HUD multifamily programs.
- Review project applications for feasibility and adherence to federal and state guidelines.
- Developed program application, still in use today by TDHCA.

EDUCATION
Texas State University – San Marcos, TX
- Master of Public Administration – 2012, Focus on Urban Planning
- Bachelor of Arts – 2007, Political Science
February 27, 2020

Development Name: Akins East
TDHCA#: 20030
Concerted Revitalization Plan: East MLK Combined Neighborhood Plan

Akins East is located at 3417 East Martin Luther King Blvd. and is within the East MLK Combined Neighborhood Plan, which was adopted by Austin City Council in 2002 (Resolution 021107-Z-11). East Austin has been home to a large portion of the city’s African American population for several generations. In 1928, the City of Austin approved public policy that all but ensured African Americans lived in East Austin, by cutting off city services to any African American in Austin who refused to move to East Austin.

While African American owned businesses, and entertainment thrived in East Austin, city investment in schools, infrastructure, and amenities was lacking. East Austin residents witnessed a slow decline in their neighborhoods as lack of opportunity furthered the disparity between East Austin and other parts of the city.

In 2002 residents of the MLK, Pecan Springs/Springdale, and MLK/183 neighborhoods met with city of Austin staff over twenty times at various locations around east Austin. The purpose of these meetings was to combine their neighborhood efforts and address with city staff the priorities of the neighborhood. What emerged from hours of meetings, outreach, and discussion was the East MLK Combined Neighborhood Plan.

The East MLK Combined Neighborhood Planning Area is bounded by Airport Boulevard, Anchor Lane and Manor Road on the west, Loyola Lane, Ed Bluestein Boulevard, and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, and the Austin & NW Railroad on the south. The Combined Planning Area includes three individual planning areas – MLK, MLK-183, and Pecan Springs/Springdale.

When city Council adopted the East MLK Combined Neighborhood Plan in 2002, several goals were identified as priorities for the plan and the ongoing efforts that would be needed to begin revitalizing these neighborhoods in East Austin. The plan identified Thirteen Goals broken out into three subgroups, of which a few have been highlighted below.

- **Land Use, Urban Design, and Historic Preservation**
  - Goal Five – Provide housing that helps maintain the social and economic diversity of residents.

- **Transportation**
  - Goal Eight – Provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation.
- Services and Infrastructure
  - Goal Ten – Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.

The above stated goals are evidence that these East Austin residents were forced to action to address lack of housing, public transportation and infrastructure improvements, and police presence in the neighborhoods.

The East MLK Combined Neighborhood Plan has been provided in its entirety and annotated as necessary to highlight the public input process, including the problems identified, and how those problems were used to craft goals of the plan.

The East MLK Combined Neighborhood Plan Implementation Tracking Chart (“Tracking Chart”) has also been provided as an additional exhibit. The Tracking Chart clearly illustrates the progress that has been made over the years and what work is still in the queue for consideration.

Exhibits

- Concerted Revitalization Application Packet Form
- City of Austin Resolution 021107-Z-11
- Letter from City of Austin – Measurable Improvements
- East MLK Combined Neighborhood Plan
- East MLK Combined Neighborhood Plan Tracking Chart
Concerted Revitalization Plan ("CRP") Application Packet

The purpose of the packet is to formalize the process by which Concerted Revitalization Plans ("CRP") are described and submitted pursuant to 10 TAC §11.9(d)(7) of the Qualified Allocation Plan ("QAP"). The CRP and all supporting documentation must be uploaded to the Department’s ServU system along with this packet, as a separate document from the Application. Refer to the Multifamily Programs Procedures Manual posted at http://www.tdhca.state.tx.us/multifamily/apply-for-funds.htm for an explanation of the process to set-up a Serv-U Account if needed.

Application #20030 Development Name Akins East
Development City Austin Development County Travis
☒ The Application claims no points under 10 TAC §11.9(c)(4) related to Opportunity Index.
My Development Site is located in an area that is:
☒ Urban
☐ Rural (skip to page 4 of the packet)
☒ My Development Site is located in a distinct area known locally as (or named by the CRP as) The East MLK Combined Neighborhood Plan that is larger than the assisted housing footprint.
☒ This packet includes a description of the area targeted for revitalization, including common attributes and problems, which can be found at (document name, page number(s), etc) East MLK Neighborhood Plan Page 2-5.
☒ This packet includes a description of how this area was once vital and how it has lapsed into a condition requiring concerted revitalization, which can be found at (document name, page number(s), etc) ______.
☒ A CRP covering the area mentioned above has been developed and executed. The CRP consists of the following local planning document(s):

   The East MLK Combined Neighborhood Plan
   MLK Jr. Blvd TOD Station Area Plan

☒ The document(s) is included in its entirety.
☒ The document(s) can be found online at http://www.austintexas.gov/page/adopted-neighborhood-planning-areas-0.


NOTE: Per the requirements of 10 TAC §11.9(d)(7)(A)(ii), a plan may consist of one or multiple, but complementary, local planning documents that together create a cohesive agenda for the plan’s specific area. No more than two (2) local plans may be submitted for each proposed Development. A Consolidated Plan, One-year Action Plan or any other plan prepared to meet HUD requirements will not meet the requirements, unless evidence is presented that additional efforts have been undertaken to meet the requirements in the QAP. The concerted revitalization plan may be a Tax Increment Reinvestment Zone ("TIRZ") or Tax Increment Finance ("TIF") or similar plan. A city- or county-wide comprehensive plan, by itself, does not equate to a concerted revitalization plan.
The URBAN CRP meets the following criteria as required by 10 TAC §11.9(d)(7)(A)(iii)(I-IV):

1. The concerted revitalization plan, or each of the local planning documents that compose the plan, must have been adopted by the municipality or county in which the Development Site is located.
   - This packet includes the resolution(s) adopting the plan or local planning documents that compose the plan; or
   - This packet includes the resolution(s) of delegation and other evidence in the form of certifications by authorized persons confirming the adoption of the plan(s) and budget(s).

2. The problems in the revitalization area must be identified through a process in which affected local residents had an opportunity to express their views on problems facing the area, and how those problems should be addressed and prioritized. A description of eligible problems for a CRP are found at 10 TAC §11.9(d)(7)(A)(iii)(II)(a) through (c).
   - A description of the process for public input on the problems in the plan can be found at (document name, page number(s), etc) East MLK Combined Neighborhood Plan – Appendix B – Record of Public Meetings (pgs. 109-111).
   - A description of the problems identified by the process can be found at (document name, page number(s), etc) East MLK Combined Neighborhood Plan – Pages 6-8, Appendix C – Survey Results (pg/ 112).
   - A description of how the process determined how the problems should be addressed and prioritized can be found at (document name, page number(s), etc) East MLK Combined Neighborhood Plan (Pages 3-5).

3. The goals of the adopted plan must have a history of sufficient, documented and committed funding to accomplish its purposes on its established timetable. This funding must be flowing in accordance with the plan, such that the problems identified within the plan are currently being or have been sufficiently addressed.
   - A description of the goals of the plan can be found at (document name, page number(s), etc) Pages 3-5.
   - A description of the plan's timetable can be found at (document name, page number(s), etc) Cover Letter.
   - A description of sufficient, documented and committed funding for the plan can be found at (document name, page number(s), etc) East MLK Combined Neighborhood Plan Implementation Tracking Chart (Pages 26-38), which documents at least $_____ in funding for the plan.
   - Evidence that the funding has been flowing to address the problems identified in the plan, or that the problems have been sufficiently addressed, can be found at (document name, page number(s), etc) _____.

4. The plan must either be current at the time of Application and must officially continue for a minimum of three years thereafter OR the work to address the items in need of mitigation or rehabilitation has begun and, additionally, the Applicant must include confirmation from a public official who oversees the plan that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles to accomplishing the purposes of the plan.
   - The plan is current at the time of Application, and the effective period for the plan is Ongoing and can be found at (document name, page number(s), etc) _____; or
   - Evidence that the work to address problems in the plan has begun can be found at (document name, page number(s), etc) East MLK Combined Neighborhood Plan Implementation Tracking Chart; AND.
   - Confirmation from a public official that accomplishment of those objectives is on schedule and there are no budgetary or other obstacles can be found at (document name, page number(s), etc) _____.

Provide any comments or additional information in the box below, if applicable.
**URBAN CRP Requested Scoring.** Points may be selected under 1, 2, and 3 below for no more than a total of 7 points.

1. Applications will receive four (4) points for a letter from the appropriate local official providing documentation of measurable improvements within the revitalization area based on the targeted efforts outlined in the plan and in reference to the requirements of 10 TAC §11.9(d)(7)(A)(iii)(I-IV). The letter must also discuss how the improvements will lead to an appropriate area for the placement of housing.
   - A letter from a public official is included in this packet (an adopted resolution may be submitted in place of a letter).

2. Applications may receive (2) points in addition to those above if the Development is explicitly identified in a resolution by the municipality or county as contributing more than any other to the concerted revitalization efforts of the municipality or county (as applicable).
   - An adopted resolution from the city of Austin is included in this packet (a letter MAY NOT be submitted in place of a resolution).
   - An adopted resolution from _____ county is included in this packet (a letter MAY NOT be submitted in place of a resolution).

**NOTE:** A municipality or county may only identify one Development per CRP area during each Application Round for the additional points under this subclause, unless the concerted revitalization plan includes more than one distinct area within the city or county, in which case a resolution may be provided for each Development in its respective area. The resolution from the Governing Body of the municipality or county that approved the plan is required to be submitted in the Application. If multiple Applications submit resolutions under this subclause from the same Governing Body for the same CRP area, none of the Applications shall be eligible for the additional points, unless the resolutions address the respective and distinct areas described in the plan.

3. Applications will receive (1) point in addition to those under 1. and 2. above if the development is in a location that would score at least 4 points under Opportunity Index, §11.9(c)(4)(B), except for the criteria found in §11.9(c)(4)(A) and subparagraphs §11.9(c)(4)(A)(i) and §11.9(c)(4)(A)(ii).
   - Development Site is within the required radius of the eligible amenities and/or services listed below, pursuant to §11.9(c)(4)(B)(i) of the QAP.
   - A map showing the Development Site, location of and distance to the amenities, and evidence that the amenity meets all requirements of the rule, as applicable, is included.

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Provide any comments or additional information in the box below, if applicable.
February 18, 2020

Ms. Marni Holloway  
Director of Multifamily Finance  
Texas Department of Housing and Community Affairs  
221 East 11th Street  
Austin, TX 78701

Re:  Akins East, TDHCA # 20030 Concerted Revitalization Plan  
The Combined East MLK Neighborhood Plan

Dear Ms. Holloway:

Akins East, a proposed development for active seniors, is located at 3417 East MLK Blvd., Austin, TX 78721, and lies wholly within the boundaries of the East MLK Combined Neighborhood Plan. The boundaries of the East MLK Combined Neighborhood Plan are Airport Blvd, Anchor Lane and Manor Road on the West, Loyola Lane, Ed Bluestein Blvd, and Little Walnut Creek on the North, the former Missouri-Kansas Railroad right-of-way on the East, and the Austin & NW Railroad on the South (Exhibit A). The East MLK Combined Neighborhood Plan combined three planning areas – MLK, MLK-183, and Pecan Springs/Springdale to coordinate a vision for east Austin and future development.

The East MLK Combined Neighborhood Plan was adopted by the Austin City Council via Ordinance No. 021107-Z-11 on November 18, 2002. Adoption of the plan was a culmination of nearly a year of community outreach with residents, business owners, property owners and City of Austin staff. The plan was amended in

The Neighborhood stakeholders and City of Austin staff developed Thirteen Goals for the East MLK Combined Neighborhood Plan to address growing concerns of crime and lack of investment into east Austin. The thirteen goals were divided into three separate sub-categories;

- Goals 1 through 6 – Land Use, Urban Design, and Historic Preservation
- Goals 7 through 9 – Transportation
- Goals 10 through 13 – Services and Infrastructure

In addition to the Plan goals, neighborhood stakeholders identified ten action items as the top priorities of the plan.

1. Conduct Quarterly Drug Sweeps in the Central East command area (Ongoing)
2. Address speeding traffic by utilizing increased radar enforcement and speed trailers on identified streets. (Ongoing)
3. Complete the sidewalk network on Springdale Road (West side) from Alf to Glomar. (Partially Complete)
4. Improve the appearance, walkability and traffic flow of Airport Boulevard. (Underway)
5. Complete the Fort Branch Improvement Project. (Complete)
6. Historically zone (city landmark designation) Plummer and Bethany Cemeteries and the 1936 Fort Colorado Historical Maker. (Ongoing)
7. Preserve Givens Park (Ongoing – Givens District Park Master Plan)
8. Add sidewalks to MLK Blvd. (south side) from Springdale to Ed Bluestein (Complete)
9. Provide increased protection and improvements for Plummer Cemetery (Not yet initiated)
10. Develop hike/bike trails along Walnut Creek, Little Walnut Creek, and the Former Mo-Kan Railroad right-of-way. (Partially Complete)

The City of Austin maintains and updates The East MLK Combined Neighborhood Plan Implementation Tracking Chart (Exhibit B), which succinctly illustrates the measurable improvements within the revitalization area based on the above stated goals and action items. While the measurable improvements are considerable, the plan would benefit from additional affordable housing. Considerable efforts have been made to develop affordable housing within the Mueller Redevelopment area, and M Station Apartments on Manor Road have also benefited the City of Austin. Of the MLK, Pecan Springs/Springdale, and MLK-183 neighborhoods, MLK is the only neighborhood to not have any new affordable housing developments. Akins East will provide much needed affordability for East Austin residents to age in place and combat the gentrification of East Austin.

The concerted revitalization of the East MLK Combined Neighborhood Plan would qualify for five points from the TDHCA Opportunity Index menu items §11.9(c)(4) for the following amenities:

- Within 1 mile of a pharmacy
- Within 3 miles of a health-related facility
- Within 1 mile of a public library
- Within 1 mile of an indoor recreation facility
- Within 1 mile of an outdoor recreation facility
- Within the delivery boundaries of Meals on Wheels

The City of Austin fully supports the proposed Akins East. The City Council affirmed in Resolution No. 20200206-014 that Akins East contributes more than any other to the concerted revitalization efforts of the East MLK Combined Neighborhood Plan. Project goals, and progress thus far has been made possible by Mobility Corridor, 2016 General Obligation, and 2018 General Obligation funds. Additional investment in the Combined East MLK Neighborhood Plan has been earmarked and several projects are currently underway.

Sincerely,

James May
Community Development Manager
Introduction

The East MLK Combined Neighborhood Planning Area is bounded by Airport Boulevard, Anchor Lane and Manor Road on the west, Loyola Lane, Ed Bluestein Boulevard, and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, and the Austin & NW Railroad on the south. The Combined Planning Area includes three individual planning areas – MLK, MLK-183, and Pecan Springs/Springdale. Residents, business owners, and property owners have been meeting with City staff since February 2002 to develop this plan to improve their neighborhood and to guide future development.
## Capital Improvement Project

### 29 Develop a destination park/natural preserve to the south of Little Walnut Creek.

<table>
<thead>
<tr>
<th>Rec #</th>
<th>#3</th>
<th>Status</th>
<th>Staff Comments</th>
<th>Contact Team Comments</th>
<th>Primary Resource</th>
<th>Secondary Resource</th>
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<tbody>
<tr>
<td>63</td>
<td># 1 Pecan Springs/Springdale, FY 2017-18</td>
<td>Underway</td>
<td>6/2017 (PARD): The central nature trail may open in about a month. Remaining items are bollards at the trail entrances, AWU repair of the asphalt road section and trail grading. Additional funding is needed for a master plan and further development. 4/2014 (PDRI): The City of Austin acquired property in this location in 2002-2003. However, the property has not yet been developed for public access. 1/2014 (PARD): PARD will coordinate with Watershed Protection along Little Walnut Creek for land acquisition opportunities.</td>
<td>9/2011: Priority #1 Pecan Springs/Springdale and Priority #8 MLK, FY 2012-13.</td>
<td>PARD</td>
<td>Public Works</td>
</tr>
</tbody>
</table>

### 30 Develop a hike/bike trail along Little Walnut Creek.

<table>
<thead>
<tr>
<th>Rec #</th>
<th>#3</th>
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</tr>
</thead>
<tbody>
<tr>
<td>63</td>
<td># 2 Pecan Springs/Springdale, FY 2017-18</td>
<td>Planned Project</td>
<td>3/2018: Little Walnut Creek Greenbelt master plan initiative will develop a plan for future improvements. The greenbelt was rezoned to public use in 2017. 11/2016: Southern Walnut Creek Trail is complete. Trail section along Little Walnut Creek Park is a Tier II trail in the Urban Trail Master Plan.</td>
<td>9/2011: Priority #2 Pecan Springs/Springdale and Priority #9 MLK, FY 2012-13.</td>
<td>PARD</td>
<td></td>
</tr>
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</table>
## East MLK Combined Neighborhood Plan Implementation Tracking Chart

<table>
<thead>
<tr>
<th>Action Item/ Recommendation</th>
<th>Action Item/ Rec #</th>
<th>Priority Ranking and Fiscal Year</th>
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</thead>
<tbody>
<tr>
<td><strong>48</strong> Continue development of Springdale Park.</td>
<td>69</td>
<td># 4 MLK-183, FY 2017-18</td>
<td>Partially Complete</td>
<td>6/2017 (PARD): PARD is working to acquire an easement to provide pedestrian access to the park from Lott Ave. 12/2014 (PARD): A playground and pavilion were installed in the park. The pavilion was provided by the Arts in Public Places program and dates to 2002. 6/2014 (PARD): Friends of Springdale Park obtained a Keep Austin Beautiful grant in 2010 to develop a habitat demonstration garden and plant new trees. 1/2014 (PARD): Prior comments still applicable. PARD continues to advocate for a master plan of this parkland prior to any development. Partnering opportunities are the most immediate funding available for further development of this park. 10/2013 (PARD): A streambank stabilization project is under construction with completion expected by 9/10/2016. 9/2011 (PARD): In a meeting with the NPCT and staff from PDR, Watershed, Public Works (NPP) and PARD about developing another entrance to the meeting, the NPCT discussed their desire to develop a master plan for the park. Initial discussion centered around pedestrian and mountain bike paths. This is a project that the NPCT is discussing taking on and staff from PARD will take the lead in providing staff support. 9/2011 (PARD): PARD recommends contact team become the primary resource and that they seek grant funding and adopt-a-park sponsorship to implement their recommendations. A sign has been installed at the park. 6/2011 (PDR): Continue Level 1 &amp; 2 Development of Springdale Neighborhood Park is ranked as the number 5 priority for the E. MLK neighborhood in the PARD Long Range Plan. It received a score of 6, which is relatively low compared to other priorities (See Page 363 of Parks Long Range Plan). The entrances to the Parks are included on Page 190 of the Parks Master Plan.</td>
<td>9/2011: Priority #1 MLK-183 and Priority #10 MLK, FY 2012-13. 6/2011 (Contact Team): Recommends development of Springdale Park to include: 1) a sign for the park 2) entries into the park from surrounding neighborhoods (for example, a Lott Ave. entrance and a bridge over the creek to connect the Fort Branch neighborhood to the park) 3) a larger trail network in Springdale Park, especially in the area undeveloped area. 4) clear out brush and encourage native plant growth, grasses plants and flowers (like Mueller). 5) additional picnic tables and benches along the trails 6) install a trail map to educate neighbors on the routes throughout the park 7) start discussions regarding a disc-golf park. The Contact Team also stated that safety is a concern with this park because of the illegal activities that occur. However, with more legal use of the park illegal activities are expected to decrease and neighbors will feel safer using the park.</td>
<td>PARD</td>
<td></td>
</tr>
</tbody>
</table>

<p>| <strong>53</strong> Lower Tannehill Branch--Develop public open space on the City-owned flood plain land near the railroad tracks. | 71 | Not Ranked | Not Yet Initiated | 2/2011 (PARD): Not currently included in the 5-Year CIP Plan. 2/25/2010 (PARD): PARD can assist with coordinating which department owns the land to facilitate the public use for open space. | 10/2008: Pecan Springs/Springdale's #10 priority for FY 2009-10. | PARD | Watershed Protection Department |</p>
<table>
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<tr>
<th>Action Item/Rec #</th>
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<tr>
<td>64</td>
<td>Cavalier Park--Develop Hike/Bike Trails along Walnut Creek, Little Walnut Creek, and the former Mo-Kan Railroad right-of-way.</td>
<td># 3 MLK-183, FY 2017-18</td>
<td>Partially Complete</td>
<td>11/2016: Southern Walnut Creek Trail is complete; trail section along Little Walnut Creek is Tier II trail in Urban Trail Master Plan. 4/2014 (PDRD): Portions of the trail opened in late 2013. 10/2013 (PORD): The Southern Walnut Creek Hike and Bike Trail is under construction. The trail will stretch 7.3 miles from Govalle Park to Johnny Morris Road and Daffin Lane and will consist of a 10 foot wide concrete trail with two foot shoulders. The project also includes construction of 5 bridges. Streambank stabilization, parking, and other amenities.</td>
<td></td>
<td>Public Works</td>
<td>PARD</td>
</tr>
<tr>
<td>79</td>
<td>Ensure that proposed city sidewalk project near Ft. Colorado Historical Marker (MLK ROW) provides turn-out at historical marker to provide vehicular pull-in access (complete with landscaping and bench), and consider adding pedestrian crosswalk to allow residents on north side of M.L.K. Boulevard access to the marker.</td>
<td># Not Ranked</td>
<td>Not Currently Feasible or Recommended</td>
<td>11/2013 (ATD): No pedestrian infrastructure or generators, other than historical marker, on the south side of MLK at this location. No justification for a PHB at this time.</td>
<td></td>
<td>Austin Transportation Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>83</td>
<td>Add sidewalks in the eastern ROW of 183 between MLK and 51st.</td>
<td># Not Ranked</td>
<td>Underway</td>
<td>11/2015 (ATD): The 8-mile shared use path along the Bergstrom Expressway is under construction. 5/2015 (PZD): This project is expected to break ground later this year. It will open in 2019-2021. 4/2014 (PDRD): The Central Texas Regional Mobility Authority (CTRMA) is proposing to build a tolled freeway called the Bergstrom Expressway in this location with a shared use path on the east side and a sidewalk on the west side. There would be a pedestrian bridge over the freeway at 51st Street. The environmental study is underway and is expected to be completed in 2015.</td>
<td></td>
<td>TxDOT</td>
<td>Public Works</td>
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<tr>
<td>84</td>
<td>Construct sidewalks on Anchor (south side) from Airport to Manor.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
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<td>Public Works</td>
<td></td>
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<tr>
<td>86</td>
<td>Complete the sidewalk network on Springdale Rd (west side) from Alf to Glomar.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>4/2015 (PZD): A sidewalk was installed in late 2014 from Webberville Road to the pre-existing sidewalk between Sara Drive and Prock Lane (1,707 feet). 9/2011 (Public Works): 5,000 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: Very High. All estimates are at today’s construction costs and subject to change in the future. 9/2011: Priority #9 MLK-183, FY 2012-13.</td>
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<td></td>
<td>Public Works</td>
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<tr>
<td>Complete the sidewalk network on Springdale Rd (east side) from MLK and 51st.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
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<td>Public Works</td>
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<tr>
<td>Complete the sidewalk network on Springdale Rd (east side) from 51st to Hycreek.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
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<td>Public Works</td>
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<tr>
<td>Complete the sidewalk network on 51st (both sides) from Manor to Springdale.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>4/2013 (PDRD): The South side of 51st between Manor Rd. and Springdale Rd. is complete. Sidewalk segment is still missing on the North side of 51st from Marymount Dr. to Springdale Rd. 9/2011 (Public Works): 5,500 linear feet @ $24/square foot or $120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High/Very High. All estimates are at today's construction costs and subject to change in the future.</td>
<td></td>
<td>Public Works</td>
<td></td>
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<tr>
<td>Add sidewalks on 51st (both sides) from Springdale to US 183/YMCA.</td>
<td># 3 Pecan Springs/Springdale, FY 2017-18</td>
<td>Partially Complete</td>
<td>12/2015 (PWD): A sidewalk extending about 250’ of Springdale is under construction. In addition, ramps will be provided so that pedestrians can access the new shared use path. 4/2014 (PDRD): The Central Texas Regional Mobility Authority is proposing to build a pedestrian bridge across US 183 at 51st Street as part of the Bergstrom Expressway project, which is in the environmental study phase. 9/2011 (Public Works): 25,000 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: Medium/High/Very High. All estimates are at today’s construction costs and subject to change in the future.</td>
<td></td>
<td>Public Works</td>
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<td>Add sidewalk on Oak Springs (north side) Airport to Springdale.</td>
<td># Not Ranked</td>
<td>Planned Project</td>
<td>1/2014 (PDRD): A portion of this sidewalk exists, but there are two gaps. 9/2011 (Public Works): 1,500 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: High/Very High. All estimates are at today’s construction costs and subject to change in the future.</td>
<td></td>
<td>Public Works</td>
<td></td>
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<tr>
<td>MLK NPA - Construct the following priority sidewalks: Deloney (either side) from 12th to MLK Blvd.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>9/2011 (Public Works): 2,200 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: High/Very High. All estimates are at today’s construction costs and subject to change in the future.</td>
<td></td>
<td>Public Works</td>
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<tr>
<td>Action Item/ Rec #</td>
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<td>95b 88</td>
<td>MLK NPA - Construct the following priority sidewalks: Leslie (either side) from Cometa to Springdale.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>9/2016: Sidewalk constructed from Springdale to Astor Pl.</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>95c 88</td>
<td>MLK NPA - Construct the following priority sidewalks: Gunther (either side) from Airport to Oak Springs.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>96a 88</td>
<td>MLK NPA - Construct a sidewalk on Luna (either side) from 12th to 16th.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>9/2011 (Public Works): 1,100 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: High/Very High. All estimates are at today’s construction costs and subject to change in the future.</td>
<td>9/2011: Priority #7 MLK FY 2012-13.</td>
<td>Public Works</td>
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<tr>
<td>96b 88</td>
<td>MLK NPA - Construct a sidewalk on Perez (either side) from 12th to 16th.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>96d 88</td>
<td>MLK NPA - Construct a sidewalk on Tillery (west side) from MLK Blvd. to 14th Street.</td>
<td># Not Ranked</td>
<td>Planned Project</td>
<td>8/2018: Construction of sidewalk planned.</td>
<td></td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>96f 88</td>
<td>MLK NPA - Construct a sidewalk on Greenwood (either side) from Manor to MLK Blvd.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>10/2013 (PDRD): GIS data show a sidewalk on the east side from MLK to Pershing. The remaining segment needed is 600'. 9/2011 (Public Works): 1,800 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: High. All estimates are at today’s construction costs and subject to change in the future.</td>
<td>9/2011: Priority #2 MLK FY 2012-13. 5/2011 (NPCT): Consider this item in the context of a larger street edge alternative design, which incorporates traffic control, bicycle pathway, and stormwater runoff control, in addition to pedestrian walkway. Possible funding spread between stakeholder city departments.</td>
<td>Public Works</td>
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<tr>
<td>96g 88</td>
<td>MLK NPA - Construct a sidewalk on JJ Seabrook (either side) MLK Blvd to Perez.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>96h 88</td>
<td>MLK NPA - Construct a sidewalk on EM Franklin (west side) from MLK Blvd to 12th.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>5/2009 (Public Works): 2,200 linear feet @ $24/SF or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: Low/High. All estimates are at today’s construction costs and subject to change in the future. 2/2011 (Public Works): No funding available.</td>
<td>10/2008: MLK’s #6 priority for FY 2009-10.</td>
<td>Public Works</td>
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<tr>
<td>96j 88</td>
<td>MLK NPA - Construct a sidewalk on Manorwood (either side) from Manor to Anchor.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<td>97c</td>
<td>MLK/183 NPA - Construct the following priority sidewalks: Craigwood (west side) at FM 969.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>98a</td>
<td>MLK/183 NPA - Construct a sidewalk on Downs (either side) from Webberville to Hillcrest.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Public Works</td>
<td></td>
</tr>
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<td>98b</td>
<td>MLK/183 NPA - Construct a sidewalk on Bunche Rd (either side) from Samuel Huston to Hillcrest.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>98c</td>
<td>MLK/183 NPA - Construct a sidewalk on Bandera (either side) from Springdale to Rhodes.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>100a</td>
<td>PS/S NPA - Construct sidewalks on Pecan Springs (either side) from 51st to Marlo.</td>
<td>5 Pecan Springs/Springdale, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>5/2009 (Public Works): 2,300 linear feet @ $24/5F or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: Low. All estimates are at today’s construction costs and subject to change in the future. 6/2009 (PDR): Planning Commission CIP Subcommittee recommended project for the FY 2009-10 CIP 5-Year Plan. 12/2009 (Public Works): Included in the sidewalk master plan; will be added to the 5-Year plan and constructed as funding becomes available. 9/2011 (Public Works): No funding available.</td>
<td>9/2011: Priority #9 Pecan Springs/Springdale, FY 2012-13. 10/2008: Pecan Springs/Springdale’s #3 priority for FY 2009-10.</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>100b</td>
<td>PS/S NPA- Construct sidewalks on Pecan Springs (either) from Marlo to Springdale.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>9/2011 (Public Works): 1,000 linear feet @ $24/square foot or $120 linear foot for the average 5’ sidewalk. Sidewalk matrix score: Medium. All estimates are at today’s construction costs and subject to change in the future.</td>
<td>9/2011: Priority #10 Pecan Springs/Springdale, FY 2012-13.</td>
<td>Public Works</td>
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<td>100d</td>
<td>PS/S NP- Construct a sidewalk on Eastdale (either side) from Northdale to MLK Blvd.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>Public Works</td>
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<tr>
<td>100e</td>
<td>PS/S NPA - Complete sidewalk network on Norwood Hill (either side) from Pecan Springs to Springdale.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>05/2019 (PA2): As part of the MAP, potential construction start date in 2021.</td>
<td></td>
<td>Public Works</td>
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City of Austin Planning and Development Review Department

Plan Adopted 11/7/2002
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<td>103a Improve the appearance, walkability, and traffic flow of Airport Boulevard by making the widening and improvement of the street a higher priority in the regional transportation plan.</td>
<td># 1 MLK-183, FY 2017-18</td>
<td>Underway</td>
<td>11/2011 (ATD): A corridor study is currently underway that is considering all modes of transportation including pedestrian facilities for Airport Blvd from N. Lamar to 183. 2/2010 (ATD): Corridor study required.</td>
<td>9/2011: Priority #7 Pecan Springs/Springdale FY 2012-13. 10/2008: MLK's #8 priority for FY 2009-10.</td>
<td>Austin Transportation Department</td>
<td>Planning &amp; Zoning Department</td>
</tr>
<tr>
<td>103b Add bike lanes and wider sidewalks on both sides of Airport Blvd.</td>
<td># 1 MLK, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>3/2014 (Public Works): Airport Blvd. corridor study recommends physically protected bicycle facilities along Airport. 8/2011 (TxDOT): While TxDOT is doing a milling and overlay layer, four foot wide shoulders are being added to both sides of Airport Blvd. from E. MLK to Shady Lane. 5/2009 (Public Works): Estimated cost reflects bike lanes only for resurfacing and restriping. Sidewalks exist--lacking project scope. All estimates are subject to change in the future.</td>
<td>9/2011: Priority #4 FY 2012-13. 10/2008: MLK's #7 priority for FY 2009-10.</td>
<td>Austin Transportation Department</td>
<td>Planning &amp; Zoning Department</td>
</tr>
<tr>
<td>103c Add raised, landscaped medians similar to those that exist north of 38 1/2 Street along Airport Blvd.</td>
<td># 2 MLK, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>9/2011: Priority #5 MLK and Priority #10 MLK-183, FY 2012-13.</td>
<td></td>
<td>Austin Transportation Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>103d.a Use the excess right-of-way at the Airport Blvd. and Manor Road intersection to improve turning movements and improve pedestrian safety.</td>
<td># 3 MLK, FY 2017-18</td>
<td>Not Yet Initiated</td>
<td>11/2013 (PDRD): Not in parkland, but improves pedestrian connectivity.</td>
<td>9/2011: Priority #8 Pecan Springs/Springdale, FY 2012-13.</td>
<td>Austin Transportation Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>104 Provide a pedestrian connection with a sidewalk or path from the Cavalier Park subdivision to the YMCA on Ed Bluestein Blvd. An unpaved path could be developed on the unimproved portion of Parliament Dr. between King Charles and US 183 and along US 183 between Parliament and the YMCA entrance.</td>
<td>Not Ranked</td>
<td>Not Yet Initiated</td>
<td>9/2011 (Public Works): 1,500 linear feet @ $24/square foot or $120 lineal foot for the average S’ sidewalk. Sidewalk matrix score: Low. All estimates are at today's construction costs and subject to change in the future.</td>
<td>9/2011: Priority #5 MLK-183 FY 2012-13.</td>
<td>Public Works</td>
<td>Austin YMCA</td>
</tr>
<tr>
<td>Action Item/Item/Recommendation</td>
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<td><strong>Action Item</strong></td>
<td><strong>Plan page #</strong></td>
<td><strong>Recommendation</strong></td>
<td><strong>Ranking and Fiscal Year</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>105</td>
<td>90</td>
<td>Add crosswalks across MLK Blvd. at Adriane to the bus stops.</td>
<td># 2, FY 2015-16</td>
<td>Not Yet Initiated</td>
<td>11/2013 (ATD); Added to the pedestrian hybrid beacon (PHB) request list and entered into the 3-1-1 system. CSR # 13-00229579.</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>106</td>
<td>90</td>
<td>Add bus shelters at bus stops in the vicinity of Sims Elementary.</td>
<td># 4 MLK, FY 2017-18</td>
<td>Partially Complete</td>
<td>12/2011 (CapMetro): Will evaluate these based on ridership. Most appear to have shelters.</td>
<td>Capital Metro</td>
</tr>
<tr>
<td>109</td>
<td>90</td>
<td>Extend bike lane from Springdale to 183 on MLK Blvd.</td>
<td># 2 MLK-183, 4 Pecan Springs/Spingdale, FY 2017-18</td>
<td>Planned Project</td>
<td>01/2019: As part of the E. Martin Luther King Jr Boulevard/FM 969 Mobility corridor plan, a raised bicycle lane proposed. 3/2014 (PDRD): The Austin Bicycle Plan calls for a wide shoulder in this location. 10/2008: MLK’s #4 priority for FY 2009-10.</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>112c</td>
<td>91</td>
<td>Conduct a traffic calming study for Pershing between MLK Blvd. and Manor Road.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>12/2014 (PDRD): Pershing Drive was converted from a one-way street to a two-way street, and the center median was removed. The result is a narrower street, which should discourage speeding traffic. 2/2010 (ATD): Will be added to request list for neighborhood traffic calming. Selection for the program, when there is funding, is on a priority basis based on a two-stage scoring system. 10/2008: MLK’s #2 priority for FY 2009-10.</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>113</td>
<td>91</td>
<td>Conduct a traffic calming study for the area including Deloney, Adriane, Luna and JJ Seabrook Streets between 12th Street and MLK Blvd</td>
<td># 5, FY 2012-13</td>
<td>Partially Complete</td>
<td>3/2013 (ATD): Speed Mitigation request 12A-0065 for Deloney Street from MLK Blvd. to E. 12th Street was determined to be ineligible for the Local Area Traffic Management Program because during the study period, the 85th percentile speed did not meet the speed requirement of 3 mph over the posted speed limit.</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>114</td>
<td>91</td>
<td>Request a traffic calming study for the area between MLK, Springdale, Scottsdale and Bandera Streets.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>8/2014 (PDRD): For information about the Local Area Traffic Management Program, including application instructions, please visit <a href="http://austintexas.gov/department/local-area-traffic-management">http://austintexas.gov/department/local-area-traffic-management</a>.</td>
<td>Austin Transportation Department</td>
</tr>
<tr>
<td>139</td>
<td>98</td>
<td>Add street lights on 2900 Block of Pecan Springs Road.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td>Austin Energy</td>
</tr>
</tbody>
</table>
Investigate erosion control options for other creeks in the East MLK Planning Area. For improvements, use natural looking solutions where possible.

8/2019 (WPD): Numerous stream restoration and erosion repair projects have been completed in the East MLK Planning Area, including recent projects at Givens Park and JJ Seabrook. 5/2015 (WPD): Tannehill Branch Creek at Givens Park Stream Restoration and GI Stormwater infrastructure in house project, design will be completed in 2016. 10/2013 (PDRD): The Southern Walnut Creek Hike and Bike Trail project includes streambank stabilization. Construction is scheduled for completion by 6/20/2014. Contact Richard Duane at 512-974-7730 for more information. Unknown date (WPD): More information needed for specifics as to status. No Neighborhood wide study/plan. JJ Seabrook & Greenbelt wrapping up design for water quality and erosion (see also ID # 1016)
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>166</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>08/2019 (WPD): WPD has numerous problems areas identified in the East MLK Planning Area, both through flood modeling as well as our database of community-reported flooding locations. Given the greater severity of other watershed problems across town, WPD does not currently have any large-scale projects funded for this area. However, small-scale solutions could be completed on a shorter time-scale through in-house projects. 1/28: (PAZ) WPD is looking into options to reduce risk of flooding for homes near Little Walnut Creek. 9/2014 (WPD): Updated floodplain models for Tannehill and Fort Branch are complete, no flood mitigation CIPs are planned in the next 5 years. 10/2013 (PDRD): Project 5789.033 was completed. Project 5848.057 is under construction. 2/2010 (WPD): A storm drain project is under construction for the Oak Lawn area in Fort Branch Watershed (5789.033). An erosion, flood water quality and storm drain project is in design and is fully funded for the True light area off of Springdale (5848.057) to address watershed problems along Reaches 6 &amp; 7 of Fort Branch. A flood control project to upgrade culverts for Springdale and MLK roadway crossings of Fort Branch watershed is a future planned project (preliminary engineering to start within the 5 year CIP plan horizon). A feasibility study was initiated by staff to study potential flood solutions for Lower Tannehill Branch (5754.058), along the reach of the creek that was previously channelized by the Corps of Engineers. Preliminary findings indicated that providing a higher level of flood protection (to address 25 year floodplain) is cost prohibitive. No feasible solution has been identified at this time for Lower Tannehill Branch.</td>
<td>10/2008: Pecan Springs/Springdale's #1 priority and MLK's #10 priority for FY 2009-10.</td>
</tr>
</tbody>
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<tr>
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<tbody>
<tr>
<td>170</td>
<td>Reduce street flooding by working with WPDRD to identify high need areas for storm drain improvements, and supporting WPDRD's funding requests for construction of storm drain improvements.</td>
<td>5 MLK, FY 2017-18</td>
<td>Underway</td>
<td>2/2017 (WPD) – significant funding still needed in MLK-TOD area. 1/27/2017 (WPD): A storm drain project was completed in the Oak Lawn area in Fort Branch Watershed (5789.033). Fort Branch Creek Reach 6&amp;7 Channel rehabilitation (5848.057) was completed 9/30/2015. Integrated project to make improvements for flooding, erosion and water quality with natural channel design approach for the Truelight area off of Springdale to address watershed problems. 10/2013 (PDRD): A storm drain project was completed in the Oak Lawn area in Fort Branch Watershed (5789.033). An erosion, flood, water quality, and storm drain project is under construction for the Truelight area off of Springdale to address watershed problems along Reaches 6 &amp; 7 of Fort Branch (5848.057) with completion anticipated on 9/10/2016.</td>
<td></td>
<td>Contact Team</td>
<td>Watershed Protection Department</td>
</tr>
<tr>
<td>182</td>
<td>Continue the development of Springdale Park with both recreational and natural open spaces</td>
<td>5 MLK-183, FY 2017-18</td>
<td>Underway</td>
<td>6/2014 (PDRD): Friends of Springdale Park obtained a Keep Austin Beautiful grant in 2010 to develop a habitat demonstration garden and plant new trees. 1/2014 (PARD): Prior comments still applicable. PARD continues to advocate for a master plan of this parkland prior to any development. Partnering opportunities are the most immediate funding available for further development of this park. 9/2011 (PARD): PARD recommends contact team become the primary resource and that they seek grant funding and adopt-a-park sponsorship to implement their recommendations. 2/25/2010 (PARD): Could be a future CIP project. However, funding for added maintenance will have to be identified in future budgets. 9/2011: Priority #4 MLK-183, FY 2012-13. 8/2011: In a meeting with the NPCT and staff from PDR, Watershed, Public Works (NPP) and PARD about developing another entrance to the meeting, the NPCT discussed their desire to develop a master plan for the park. Initial discussion centered around pedestrian and mountain bike paths. This is a project that the NPCT is discussing taking on and staff from PARD will take the lead in providing staff support. 10/2008: Pecan Springs/Springdale’s #8 priority for FY 2009-10.</td>
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### Action Item/Recommendation

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<tr>
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<tbody>
<tr>
<td>183</td>
<td>103</td>
<td>1/2014 (PARD): Prior comment still applicable. 8/2011 (PDR): Staff from PDR, Watershed, Public Works (Neighborhood Partnering Program), and PARD met with the Neighborhood Plan Contact Team at Springdale Park to discuss this priority on 8/22/11. An Eastern entrance was identified that connected the park with Fort Branch Blvd. through a property owned by Watershed. This would be the easiest route to develop. A southern route, which would connect another segment of the neighborhood, would be much more difficult, requiring a creek crossing and a pedestrian bridge. The NPCT decided they wanted to develop a proposed Master Plan for the Park, incorporating these entrances, and then work with staff to implement.</td>
<td>Not Ranked</td>
<td>Not Yet Initiated</td>
<td>9/2011: Priority #2 MLK-183, FY 2012-13. 6/2011 (Contact Team): Recommends development of Springdale Park to include: 1) a sign for the park 2) entries into the park from surrounding neighborhoods (for example, Lott Ave. dead ends into park land, but there is no entrance. Additionally, COA owns parcels of land on Fort Branch Blvd. It would be nice to have a bridge over the creek to connect the Fort Branch neighborhood to the park) 3) a larger trail network in Springdale Park, especially the area that is not developed. 4) while developing the trails, clear out brush and encourage native plant growth. 5) additional picnic tables and benches along the trails 6) install a trail map to educate neighbors on the routes throughout the park 7) start discussions regarding a disc-golf park 8) removal of brush and plant more native grasses, plants and flowers (like Mueller). The Contact Team also stated that safety is a concern with this park because of the illegal activities that occur. However, with more legal use of the park due to additional trails, brush clear out and tables/benches, illegal activities will decrease and neighbors will feel safer using the park.</td>
<td>PARD</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>45</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td># Not Ranked</td>
<td>NHCD</td>
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</table>

**Non-Capital Improvement Project**

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<tr>
<th>Action Item</th>
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<tr>
<td>2</td>
<td>45</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td># Not Ranked</td>
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<tr>
<td>9</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>2/2018: Both cemeteries are included in the City of Austin Historic Cemeteries Master Plan. 3/2016 (PAZ): 3/2016 (PAZ): Volunteers participated in planting, and mulching projects on March 5 for It's My Park Day 2016. 5/2015 (PZD): Resolution 20140612-075 directs the City Manager to explore with Travis County a transition of maintenance responsibility and ownership of Bethany Cemetery to the City and to identify potential costs and funding sources. 2/2015 (PDRD): The draft Cemetery Master Plan recommends several actions to maintain Evergreen Cemetery. 10/2013 (PDRD): Bethany Cemetery is privately owned; however, the Parks and Recreation Department has assumed maintenance and operation of Evergreen Cemetery and Plummers Cemetery. Call 311 for sales inquiries or to report a maintenance need.</td>
<td></td>
<td>PARD</td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>14</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>09/2019 (PAZ): The Parks Dept collaborated with the neighborhood to develop the Givens District Park Master Plan, adopted in 2019. The Master Plan was the recognized at the conference of International Association for Public Participation (IAP2). 12/2015 (PAZ): Funding from the 2012 bond has been designated for general park improvements consistent with park master plan. Project scope to include but not limited to ballfield renovation, basketball court, restrooms, pedestrian circulation, site improvements, lighting and site furnishings and signage.</td>
<td></td>
<td>PARD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>51</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
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<tr>
<td>54</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>Land has been zoned SF-3; however, appears to be in current use as an electrical distribution facility. (PDRD, 5/13)</td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
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<tr>
<td>57</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Travis County</td>
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<tbody>
<tr>
<td>61e</td>
<td>73</td>
<td>Ed Bluestein--For the “Hog Pens” area between Harold and Hudson: Flood plain and steep slope areas should remain as open space.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>63</td>
<td>77</td>
<td>Cavalier Park--Protect the environmental and recreational qualities of Walnut Creek by limiting impervious cover and ensuring public access.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>1/2017 (WPD) The COA Land Development Code limits impervious cover and requires setbacks from creeks and sensitive environmental features. PARD and PW neighborhood connectivity provide public access where feasible.</td>
<td></td>
<td>PARD Watershed Protection Department</td>
<td></td>
</tr>
<tr>
<td>69</td>
<td>77</td>
<td>Cavalier Park--Allow some limited industrial on FM 969 provided it is held to high performance standards and is well buffered from residentially zoned properties.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>70</td>
<td>79</td>
<td>Craigwood--Maintain single-family zoning in established residential areas</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>75</td>
<td>81</td>
<td>Provide information to neighborhood associations and interested individuals on how to identify historic resources and the process for landmark designation.</td>
<td>Not Ranked</td>
<td>Unknown</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>76a</td>
<td>81</td>
<td>Historically zone (provide city historic landmark designation) for Plummer Cemetery, 1152 Springdale Road (PARD city-owners site)</td>
<td>Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
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## East MLK Combined Neighborhood Plan Implementation Tracking Chart

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</tr>
</thead>
<tbody>
<tr>
<td>Historically zone (provide city historic landmark designation) for Bethany Cemetery, 1308 Springdale Road (non-profit owned site)</td>
<td>76b 81</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>Historically zone (provide city historic landmark designation) for 1936 Fort Colorado Historical Marker located in 5400 Block of E. MLK Boulevard (south side in public right-of-way)</td>
<td>76c 81</td>
<td># Not Ranked</td>
<td>Not Currently Feasible or Recommended</td>
<td>10/2013 (PORD): Public right-of-way is unzoned.</td>
<td></td>
<td>Planning &amp; Zoning Department</td>
<td></td>
</tr>
<tr>
<td>Provide increased protection for Plummer Cemetery (city-owned PARD site), including: Add protective fencing around cemetery perimeter.</td>
<td>77a 81</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>2/2015 (PDRD): The draft Cemetery Master Plan calls for a visible boundary of stone boulders or bollards to block vehicles.</td>
<td></td>
<td>PARD</td>
<td></td>
</tr>
<tr>
<td>Provide increased protection for Plummer Cemetery (city-owned PARD site), including: Add an entry gate off Springdale Road that is closed during evening hours to prevent dumping and vandalism.</td>
<td>77b 81</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>2/2015 (PDRD): The draft Cemetery Master Plan recommends providing one parking space at the entrance and otherwise closing the driveway to public use with boulders or bollards. 6/2014 (PDRD): The City's Parks and Recreation Department initiated a master planning process for city-owned cemeteries in April 2014. The process will help establish top priorities for preservation, promotion, and development of our cemeteries.</td>
<td></td>
<td>PARD</td>
<td></td>
</tr>
<tr>
<td>Provide increased protection for Plummer Cemetery (city-owned PARD site), including: Relocate bus stop further south so that it is located adjacent to the park rather than the cemetery.</td>
<td>77c 81</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>12/2011 (CapMetro): We can coordinate with PARD, but need details.</td>
<td></td>
<td>Capital Metro</td>
<td></td>
</tr>
<tr>
<td>Provide increased protection for Plummer Cemetery (city-owned PARD site), including: Provide historical interpretation/signage regarding the cemetery on-site.</td>
<td>77d 81</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td></td>
<td></td>
<td>PARD</td>
<td></td>
</tr>
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</tr>
<tr>
<td>77e</td>
<td>81</td>
<td>Provide increased protection for Plummer Cemetery (city-owned PARD site), including: Organize a friends group to help maintain the cemetery.</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>10/2013 (PDRD): The Parks and Recreation Department has assumed maintenance and operation of Evergreen Cemetery and Plummer's Cemetery. Call 311 for sales inquiries or to report a maintenance need. Interested members of the public are invited to attend quarterly stakeholder meetings. Visit the Cemetery Updates webpage for more information at <a href="http://austintexas.gov/blogs/programs/1343/cemetery-updates">http://austintexas.gov/blogs/programs/1343/cemetery-updates</a>.</td>
<td>Contact Team</td>
<td>PARD</td>
</tr>
<tr>
<td>78</td>
<td>81</td>
<td>Provide increased protection for intrusions to Bethany Cemetery from Springdale Road by repairing or replacing cemetery fence located in city rights-of-way along Springdale Road (burials most likely intrude into rights-of-way)</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
<td>5/2015 (PZD): There are gaps in the fence. This cemetery is privately owned, however. 10/2013 (PDRD): Fence appears in good repair in 2013 aerial imagery.</td>
<td>Property Owners</td>
<td></td>
</tr>
<tr>
<td>115a</td>
<td>95</td>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Craigwood.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
<td></td>
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<tr>
<td>115b</td>
<td>95</td>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Darlington.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
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<tr>
<td>115c</td>
<td>95</td>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Tillery between Airport and Manor.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
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<tr>
<td>115d</td>
<td>95</td>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Pershing between MLK and Manor per 311 request.</td>
<td># 1, FY 2015-16</td>
<td>Ongoing</td>
<td>5/2014 (PDRD): ATD will install additional speed limit signs along Pershing Drive.</td>
<td>APD</td>
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<tr>
<td>115e</td>
<td>95</td>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on EM Franklin between MLK and Manor.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>12/2015 (PAZ): Installation of traffic calming devices is proposed in conjunction with the Green Streets Project.</td>
<td>APD</td>
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<td>Action Item/ Recommendation</td>
<td>Priority Ranking and Fiscal Year</td>
<td>Status</td>
<td>Staff Comments</td>
<td>Contact Team Comments</td>
<td>Primary Resource</td>
<td>Secondary Resource</td>
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<tr>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on JJ Seabrook.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Adriane.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Luna.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on Springdale between MLK and Manor Road.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>APD should conduct quarterly drug sweeps in the Central East Command Area.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>APD should focus on repeat offenders by working in collaboration with the District Attorney’s Office to conduct quarterly arrests within the Central East Command Area.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>APD</td>
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<tr>
<td>Increase the number of directed patrols for reports of drug trafficking and prostitution. Neighborhood will report drug trafficking and prostitution to District Representative.</td>
<td>Not Ranked</td>
<td>Unknown</td>
<td># Not Ranked</td>
<td>Contact Team</td>
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<tr>
<td>Encourage the neighborhood to utilize the Narcotics Hotline by reporting illegal drug activity at 467-DRUG.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>Contact Team</td>
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<tr>
<td>Advocate for the expansion of the Weed &amp; Seed Program to the Central East Command area.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>Not Currently Feasible or Recommended</td>
<td>Contact Team</td>
<td></td>
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<tr>
<td>Action Item/Recommendation</td>
<td>Priority Ranking and Fiscal Year</td>
<td>Status</td>
<td>Staff Comments</td>
<td>Contact Team Comments</td>
<td>Primary Resource</td>
<td>Secondary Resource</td>
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<tr>
<td>APD will designate one of their commanders forum meetings within the next 12 months to issues related to the East MLK Planning Area.</td>
<td>Not Ranked</td>
<td>Unknown</td>
<td>10/2008: MLK-183’s #5 priority for FY 2009-10.</td>
<td>APD</td>
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<tr>
<td>Increase the level of participation in both the Commanders Forum and Neighborhood Association meetings as a vehicle for community collaboration with APD.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>10/2008: MLK-183’s #6 priority for FY 2009-10.</td>
<td>Contact Team Neighborhood Association</td>
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<tr>
<td>The neighborhood should partner with the Red Cross, the Austin Police Department and the Austin Fire Department to host an annual National Night Out event at the Red Cross building on Pershing Street.</td>
<td>Not Ranked</td>
<td>Unknown</td>
<td>Contact Team APD</td>
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<tr>
<td>Provide information to neighborhood groups about opportunities to have their District Representative meet with them.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>Contact Team APD</td>
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<tr>
<td>District Representatives (DRs) should make a special effort to build trust among seniors. DR’s should occasionally stop by a senior center or other location where seniors gather. DR’s should also assure seniors that any information given to the Police Department will remain confidential.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>APD</td>
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<tr>
<td>Increase community participation in Neighborhood Watch programs and establish block captains to identify criminal activities.</td>
<td>Not Ranked</td>
<td>Unknown</td>
<td>5/2014 (PDRD): The APD District Representative can help a community start a neighborhood watch program.</td>
<td>APD</td>
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<tr>
<td>Encourage area residents, business owners and employees to alert police to problem areas where action by APD Street Response Team is appropriate.</td>
<td>Not Ranked</td>
<td>Ongoing</td>
<td>Contact Team APD</td>
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<tr>
<td>Action Item/ Recommendation</td>
<td>Priority Ranking and Fiscal Year</td>
<td>Status</td>
<td>Staff Comments</td>
<td>Contact Team Comments</td>
<td>Primary Resource</td>
<td>Secondary Resource</td>
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<tr>
<td>Increase participation in the Blockwatch, Volunteers in Policing and Civil Defense Battalion programs.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>Contact Team</td>
<td>APD</td>
<td></td>
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</tr>
<tr>
<td>Create and promote crime awareness programs for residents and businesses; include policies and procedures for reporting crime, business and home security programs, Citizens Police Academy, personal safety first-aid training and self defense training for all ages.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
<td>Contact Team</td>
<td></td>
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<tr>
<td>Encourage apartment complexes to install security measures such as fences, adequate lighting, and security personnel.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
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<tr>
<td>APD will provide free home safety inspections to residents.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
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<tr>
<td>Promote the Office of Community Liaison’s crime prevention and personal safety programs and encourage city and private employees who work in the community to receive training.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>Contact Team</td>
<td>APD</td>
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<tr>
<td>Work with schools to present “stranger danger” program, by teaching kids how to recognize and report suspicious activity to an adult.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>Contact Team</td>
<td>AISD</td>
<td></td>
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<tr>
<td>Promote the victim services compensation program in the community.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>Contact Team</td>
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<tr>
<td>Work with APD’s Office of Community Liaison to educate the immigrant community on crime prevention.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>APD</td>
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<tr>
<td>Create and promote crime prevention and personal safety programs targeted specifically for seniors.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td>APD</td>
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<tr>
<td>Increase the number of directed patrols for reports of vacant houses where illegal drug activity is also occurring. Neighborhood residents will report drug trafficking and prostitution in vacant buildings to the District Representative.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>APD</td>
<td>Neighborhood Association</td>
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<tr>
<td>APD should aggressively pursue abatement of nuisance properties where illegal activities are occurring.</td>
<td># 2, FY 2015-16</td>
<td>Ongoing</td>
<td></td>
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<td>Code Compliance Department</td>
<td>APD</td>
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<tr>
<td>Develop and promote a housing rehab guide with information on City, County, State and non-profit resources.</td>
<td># Not Ranked</td>
<td>Partially Complete</td>
<td>11/2017: NHCD website includes info on programs to assist homeowners with home repairs.</td>
<td></td>
<td>NHCD</td>
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<tr>
<td>Promote East MLK as a target neighborhood for the organization Hands on Housing and for the City's &quot;Raise the Roof&quot; program.</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td>5/2014 (PDRD): Contact Interfaith Action of Central Texas to nominate individuals for assistance with housing rehabilitation.</td>
<td></td>
<td>Contact Team</td>
<td>Interfaith Action of Central Texas</td>
<td></td>
</tr>
<tr>
<td>Promote public programs available for home improvements and encourage the neighborhood to help identify homes in need.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td>NHCD</td>
<td></td>
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<tr>
<td>Recruit and train a pool of neighborhood volunteers to join the volunteer tagging program and canvass their area for abandoned vehicles. APD will expedite removal of junk vehicles.</td>
<td># Not Ranked</td>
<td>Unknown</td>
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<td></td>
<td>Contact Team</td>
<td>APD</td>
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</tr>
<tr>
<td>Educate neighborhood watch groups and other neighborhood groups to identify and report abandoned and junk vehicles.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td>APD</td>
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</tr>
<tr>
<td>Promote APD's new non-emergency number, 311, as a means of removing abandoned vehicles.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>Contact Team</td>
<td>APD</td>
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<td>150</td>
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<td>For rental properties that have junk vehicles on the property, educate the neighborhood on how to research property owners name and address so they can inform them of the problem.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>151</td>
<td>100</td>
<td>Increase awareness of procedures for ensuring that the names of complainants remain anonymous to prevent retaliation.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>10/2008 (PDR): MLK-183’s #1 priority for FY 2009-10. 2/2010 (Code Compliance): All requests for a complainant’s name through an open records request are subject to Attorney General rulings. Under current policy, complainant’s names are not divulged. A memo to staff can be drafted to re-iterate CCD policy.</td>
<td>Code Compliance Department</td>
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<td>152</td>
<td>100</td>
<td>APD will actively look for code violations where illegal activity is also occurring and report them to the appropriate department for enforcement.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>153</td>
<td>100</td>
<td>Encourage individuals and promote information through neighborhood associations to call Solid Waste Services to report illegal dumping.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>Contact Team</td>
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<td>154</td>
<td>100</td>
<td>Educate neighborhood watch groups and other neighborhood groups to identify and report code violations to Solid Waste Services.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>Code Compliance Department</td>
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<td>155</td>
<td>100</td>
<td>Partner with Keep Austin Beautiful for a community clean up.</td>
<td># 4, FY 2015-16</td>
<td>Ongoing</td>
<td>11/2017: These are ongoing</td>
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<td>Contact Team</td>
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<td>156</td>
<td>100</td>
<td>Educate neighborhood groups on code compliance services provided by Solid Waste Services.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
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<td>Code Compliance Department</td>
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<td>157</td>
<td>100</td>
<td>Start Adopt-A-Street program in the Planning area.</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td>5/2014 (PDRD): Contact Keep Austin Beautiful to start an Adopt-the-Street group.</td>
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<td>Contact Team</td>
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<td>158</td>
<td>100</td>
<td>Create a way of recognizing neighbors who are doing a good job keeping their yard clean.</td>
<td># Not Ranked</td>
<td>Unknown</td>
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<td>Contact Team</td>
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<tr>
<td>Action Item/Rec #</td>
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<td>159</td>
<td>100</td>
<td>Make a formal request to TxDot to have state roads put on a maintenance plan to be mowed regularly, especially MLK Blvd. (FM 969) near Regency.</td>
<td># 5, FY 2015-16</td>
<td>Not Yet Initiated</td>
<td>7/2015 (PAZ): TxDOT mows state roadways twice per year -- in December or January and again in June or July. 10/2008 (PDR): Pecan Springs/Springdale's #2 priority for FY 2009-10.</td>
<td>TxDOT</td>
<td>Contact Team</td>
</tr>
<tr>
<td>162</td>
<td>101</td>
<td>Partner with Keep Austin Beautiful and other organizations to conduct a neighborhood creek cleanup.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>11/2017: these are ongoing</td>
<td>Contact Team</td>
<td>Keep Austin Beautiful</td>
</tr>
<tr>
<td>163</td>
<td>101</td>
<td>Work with Watershed Protection to establish a program to monitor the creeks and assist with clean ups.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>08/2019 (WPD): WPD monitors the chemical, biological, and physical integrity of all creeks on a two-year rotating basis. Community cleanups, Adopt-a-Creek, and neighborhood beautification projects are coordinated by our partners at Keep Austin Beautiful (KAB). 4/2018 (PDRD): The City's Watershed Protection Department monitors the chemical, biological, and physical integrity of all creeks on a two-year rotating basis. Community cleanups and neighborhood beautification projects are coordinated by our partners at Keep Austin Beautiful (KAB): <a href="http://www.keepaustinbeautiful.org/">http://www.keepaustinbeautiful.org/</a></td>
<td>Watershed Protection Department</td>
<td>Keep Austin Beautiful</td>
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<tr>
<td>167</td>
<td>101</td>
<td>Establish resident contact or committee to collect periodic updates on CIP flood mitigation projects in East MLK creeks and distribute information to designated centers and neighborhood groups in East MLK Planning Area.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>5/2018 (WPD): In addition to CIVIC, the department’s master plan website is a good source of information for WPD efforts around the City: <a href="http://www.austintexas.gov/department/watershed-protection-master-plan">http://www.austintexas.gov/department/watershed-protection-master-plan</a>. 1/2017 (WPD): For information on CIP programs citywide, please see CIVIC (<a href="http://austintexas.gov/civic">http://austintexas.gov/civic</a>), Austin’s online resource for information on how the City leverages the Capital Improvements Program (CIP). CIVIC includes interactive maps &amp; project details, as well as spending reports and program updates.</td>
<td>Contact Team</td>
<td>Watershed Protection Department</td>
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</tbody>
</table>

City of Austin Planning and Development Review Department

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<thead>
<tr>
<th>Action Item/Rec #</th>
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<tbody>
<tr>
<td>169</td>
<td>Promote Watershed’s flooding and pollution hotlines.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>8/2019 (WPD): WPD routinely promotes the Pollution Hotline as well as ATXfloods.com through the web, brochures, public meetings, newsletters, community events, etc. 8/2013 (WPD) WPD routinely promotes the Pollution Hotline through the web, brochures, citizen meetings, special events, newsletters, community events, etc. Unknown date: Already in process. Flooding is 311 and Pollution Hotline is 974-2550. Also, see online resources: ATX Floods: real-time flooding &amp; road-closure map (<a href="http://www.atxfloods.com/index.php">http://www.atxfloods.com/index.php</a>) Flood Pro: floodplain map (<a href="http://www.austintexas.gov/floodpro/#/FloodProIntro">http://www.austintexas.gov/floodpro/#/FloodProIntro</a>) Twitter (@austinwatershed) Facebook (<a href="https://www.facebook.com/AustinWatershed">https://www.facebook.com/AustinWatershed</a>)</td>
<td># Not Ranked</td>
<td>Watershed Protection Department</td>
<td>Contact Team</td>
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<tr>
<td>171</td>
<td>Help to educate residents and potential buyers about properties that are in the floodplain by distributing floodplain maps and information to Neighborhood Associations, and informing residents that they are currently available at City of Austin libraries</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>12/2015 (WPD): Disaster preparedness, assistance, &amp; recovery information at: City's Office of Homeland Security &amp; Emergency Management (<a href="http://austintexas.gov/department/homeland-security-and-emergency-management">http://austintexas.gov/department/homeland-security-and-emergency-management</a>); FEMA's FAQ page (<a href="https://www.fema.gov/frequently-asked-questions">https://www.fema.gov/frequently-asked-questions</a>); and National Flood Insurance Program website FloodSmart.gov (<a href="http://www.floodsmart.gov/floodsmart/">http://www.floodsmart.gov/floodsmart/</a>). 10/2013 (WPD) WPD is in the process of completing new floodplain studies for seven watersheds. The department held public meetings in September, for which it mailed out 11,000 letters. During the course of the year, WPD mails out information to floodplain areas where studies are being done. Moreover, the department will attend neighborhood meetings to educate people about flood hazards and flood safety.</td>
<td># Not Ranked</td>
<td>Contact Team</td>
<td>Neighborhood Association</td>
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<td>Action Item/ Recommendation</td>
<td>Priority Ranking and Fiscal Year</td>
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<td>Communicate via neighborhood associations updates on to Austin flood plain maps.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>8/2019 (WPD): WPD is updating floodplain models citywide to reflect the new rainfall data from the Atlas 14 study. WPD mails out information to residents in floodplain areas where studies are being done in addition to providing information online. The department also attends neighborhood meetings to educate people about floodplain updates, flood hazards, and flood safety. 4/2018 (WPD) WPD is in the process of prioritizing new floodplain studies city-wide During the course of the year, WPD mails out information to residents in floodplain areas where studies are being done in addition to information on-line. 10/2013 (WPD) WPD is in the process of completing new floodplain studies for seven watersheds. The department held public meetings in September, for which it mailed out 11,000 letters. During the course of the year, WPD mails out information to floodplain areas where studies are being done. Moreover, the department will attend neighborhood meetings to educate people about flood hazards and flood safety.</td>
<td>Watershed Protection Department</td>
<td>Neighborhood Association</td>
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<td>174</td>
<td>Make available a list of resources for property owners or renters in or near flood plain zones including National Flood Insurance Program; WPDR website/resources and, National Disaster Declaration in Emergency Situations.</td>
<td>08/2019 (WPD): WPD provides information on current flooding and road closures at ATXfloods.com. Residents can also sign up for the flood hazard advance notification service to receive flood alerts in English (<a href="http://www.atxfloods.com/Alerts/">www.atxfloods.com/Alerts/</a>) or Spanish (<a href="http://www.atxfloods.com/Alertas/index.html">www.atxfloods.com/Alertas/index.html</a>). Additional disaster preparedness, assistance, and recovery information can also be found at: City’s Office of Homeland Security &amp; Emergency Management (austintexas.gov/department/homeland-security-and-emergency-management); FEMA’s FAQ page (<a href="http://www.fema.gov/frequently-asked-questions">www.fema.gov/frequently-asked-questions</a>); and the National Flood Insurance Program (<a href="http://www.floodsmart.gov/floodsmart">www.floodsmart.gov/floodsmart</a>).</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td># Not Ranked</td>
<td>Watershed Protection Department</td>
<td></td>
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<td>176</td>
<td>Promote existing youth and senior services and programs.</td>
<td>9/2019 (PAZ): Senior programming activities at the Givens Recreation Center started in 2017. Ongoing activities include: trips &amp; tours, arts &amp; crafts, bingo, dominos, board games, educational presentations, fitness rooms, and more. In 2019 they held a special event, the Senior Pinewood Derby.</td>
<td># Not Ranked</td>
<td>Underway</td>
<td># Not Ranked</td>
<td>Contact Team PARD</td>
<td></td>
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<tr>
<td>177.a</td>
<td>Increase senior recreational activities at the recreation centers in the East and Northeast parts of the planning area (e.g. Givens).</td>
<td>9/2019 (PAZ): Senior programming activities at the Givens Recreation Center started in 2017. Ongoing activities include: trips &amp; tours, arts &amp; crafts, bingo, dominos, board games, educational presentations, fitness rooms, and more. In 2019 they held a special event, the Senior Pinewood Derby.</td>
<td># Not Ranked</td>
<td>Underway</td>
<td># Not Ranked</td>
<td>PARD</td>
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<tr>
<td>177.b</td>
<td>Increase senior recreational activities at the recreation centers in the East and Northeast parts of the planning area (e.g., Dottie Jordan).</td>
<td># Not Ranked</td>
<td>Not Yet Initiated</td>
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<td>PARD</td>
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<tr>
<td>178</td>
<td>The neighborhood should partner with local churches to provide senior activities and explore the possibility of having the City of Austin provide or help fund senior activities at local churches.</td>
<td># Not Ranked</td>
<td>Unknown</td>
<td></td>
<td></td>
<td>Contact Team</td>
<td>PARD</td>
</tr>
<tr>
<td>180</td>
<td>Explore the possibility of utilizing vacant land for community gardens or other recreational purposes as an interim use.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>10/2014 (PDRD): The current website for the New Day Garden is <a href="http://www.newdaycommunitygarden.org/">http://www.newdaycommunitygarden.org/</a>. 10/2013 (PDRD): According to the Sustainable Food Center website, community gardens are also located at the Yellow Bike Project (1216 Webberville Road) and Pecan Springs Commons (off of Sweeney Lane and Manor Road). The Sustainable Food Center can provide support for community gardens. 2/25/2010 (PARD): This initiative is on-going. PARD is working with other departments to identify future sites for community gardens.</td>
<td></td>
<td>4/6/2011 (JJ Seabrook NA): New Day Community Garden was established on 3/27/11 at 2215 EM Franklin, located at the Austin Baha’i Center near J.J. Seabrook Neighborhood. Plans for the garden includes 20 member plots, irrigation system, compost and mulch, children’s garden, and a food pantry plot. More information can be found at newdaycommunitygarden.blogspot.com. 10/2008: Pecan Springs/Springdale and MLK’s #9 priority for FY 2009-10.</td>
<td></td>
</tr>
<tr>
<td>181</td>
<td>Promote Springdale Park to ensure that residents know about this amenity.</td>
<td># Not Ranked</td>
<td>Ongoing</td>
<td>6/2014 (PDRD): Friends of Springdale Park started a blog and Facebook page documenting improvements and clean-up efforts in the park.</td>
<td></td>
<td>Contact Team</td>
<td>PARD</td>
</tr>
</tbody>
</table>

**COMPLETE**

**Capital Improvement Project**

<table>
<thead>
<tr>
<th>Action Item/Rec #</th>
<th>Action Item/Recommendation</th>
<th>Priority Ranking and Fiscal Year</th>
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<th>Secondary Resource</th>
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</thead>
<tbody>
<tr>
<td>80 87</td>
<td>Add sidewalks to the south side of MLK from Perez to Springdale</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>9/2011 (Public Works): Sidewalk is complete.</td>
<td>8/2008 (NPCT): Under construction. There is a safety issue the neighborhood needs to resolve.</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>81 87</td>
<td>Add sidewalks to the south side of MLK from Springdale to US 183.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2008 (NPCT): Sidewalks have fully been installed.</td>
<td></td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>82 87</td>
<td>Add sidewalks to the both sides of MLK from 183 to east Planning Area boundary.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>9/2011 (Public Works): Sidewalk is complete.</td>
<td>8/2008 (NPCT): Under construction.</td>
<td>Public Works</td>
<td></td>
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<tr>
<td><strong>East MLK Combined Neighborhood Plan Implementation Tracking Chart</strong></td>
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<td>85</td>
<td>87</td>
<td>Construct sidewalks on Manor (south side) from EM Franklin to Creekwood.</td>
<td>Complete</td>
<td>12/2011 (Public Works): South side of Manor Road from Creekwood Road to EM Franklin was completed in 2011. Approximately, 4,577 feet of sidewalk were installed. 5/2009 (Public Works): 5,000 linear feet @ $24/SF or $120 linear foot for the average 5' sidewalk.</td>
<td>10/2008: Pecan Springs/Springdale's #4 priority for FY 2009-10.</td>
<td>Public Works</td>
<td></td>
</tr>
<tr>
<td>87</td>
<td>87</td>
<td>Complete the sidewalk network on Springdale Rd (east side) from Sara to Santa Anna.</td>
<td>Complete</td>
<td>1/2014 (PDRD): This sidewalk is complete as seen in City GIS data and Google streetview.</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>96c</td>
<td>88</td>
<td>MLK NPA - Construct a sidewalk on Tillery (west side) from Manor to MLK Blvd.</td>
<td>Complete</td>
<td>5/2015 (PZD): This sidewalk was completed in 2015. This project was awarded funding in January 2014 through the Neighborhood Partnering Program. Funds received from the sidewalk fee-in-lieu program supported this project. 6/2011 (PW): This sidewalk segment is a High Priority on the Sidewalk Master Plan. 9/2011 (Public Works): 3,200 linear feet @ $24/square foot or $120 linear foot for the average 5' sidewalk. Sidewalk matrix score: High. All estimates are at today's construction costs and subject to change in the future.</td>
<td>9/2011: Priority #1 MLK FY 2012-13.</td>
<td>Public Works</td>
<td></td>
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<tr>
<td>96e</td>
<td>88</td>
<td>Construct a sidewalk on Pershing (east side) from EM Franklin to MLK Blvd. (MLK NPA)</td>
<td>Complete</td>
<td>11/2015 (PA2): This project is substantially complete. Pershing Drive used to be a divided street with a median in the center. This year, the western half of the street was converted to an urban trail, and the eastern half was re-striped for two-way traffic. While the completed project differs slightly from the original request, it offers a higher level of pedestrian comfort. 12/2014 (PDRD): Pershing Drive is being reconfigured to include an urban trail.</td>
<td>Public Works</td>
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<tr>
<td>96i</td>
<td>88</td>
<td>MLK NPA - Construct a sidewalk on EM Franklin (either side) from Manor to MLK Blvd.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>4/2017: sidewalk completed March 2017. 5/2015 (PZD): Sidewalks are proposed as part of the green street project proposed by the JJ Seabrook Neighborhood Association and funded by the Neighborhood Partnering Program. 5/2009 (Public Works): 2,000 linear feet @ $24/SF or $120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: Medium. All estimates are subject to change in the future.</td>
<td>9/2011: Priority #3 MLK FY 2012-13. 10/2008: MLK's #5 priority for FY 2009-10. 5/2011 (NPCT): 2100 Parker Ln with its 3 SF-6 lots and 1 MF-3 lot with old growth live oaks &amp; pond would be an ideal pocket park. We encourage PARD/city negotiations to continue for the acquisition of this property.</td>
<td>Public Works</td>
</tr>
<tr>
<td>97a</td>
<td>88</td>
<td>MLK/183 NPA - Construct the following priority sidewalks: Ledesma (south side) from Webberville to Berger.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>10/2013 (PDRD): GIS data show that this sidewalk has been completed.</td>
<td></td>
<td>Public Works</td>
</tr>
<tr>
<td>97b</td>
<td>88</td>
<td>MLK/183 NPA - Construct the following priority sidewalks: Sara (north side) from Spur to Springdale.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (PDRD): This sidewalk was installed in 2014 - a total of 820 linear feet. 2/2014 (PDRD): A sidewalk will be constructed in this location by September 2014.</td>
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<td>Public Works</td>
</tr>
<tr>
<td>99a</td>
<td>88</td>
<td>PS/S NPA - Construct the following priority sidewalks: Bundyhill (east side) to first cul-de-sac.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>4/2013 (PDRD): Sidewalk gaps complete on the south side of Reicher from Hycreek to Manor Rd.</td>
<td></td>
<td>Public Works</td>
</tr>
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<td>99b</td>
<td>88</td>
<td>PS/S NPA - Construct the following priority sidewalks: Reicher (south side) existing gap to Hycreek</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>9/2015 (PDRD): This sidewalk is under construction. 9/2011 (Public Works): 2,400 linear feet @ $24/square foot or $120 lineal foot for the average 5' sidewalk. Sidewalk matrix score: Medium/High. All estimates are at today’s construction costs and subject to change in the future.</td>
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<td>Public Works</td>
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<td>99c</td>
<td>88</td>
<td>PS/S NPA - Construct the following priority sidewalks: Pecan Springs (either side) from Manor to 51st</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>100c</td>
<td>88</td>
<td>PS/S NPA - Construct sidewalks on Carson Hill (south side) to Walden.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>12/2011 (PW): Sidewalk completed in 2006.</td>
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<td>Public Works</td>
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<td>Extend bike lane on Springdale from MLK Blvd. to Loyola.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>10/2011 (Public Works): A road diet was completed on Springdale Road from E. MLK Blvd. to Manor Road in November 2011 to better accommodate bicycles.</td>
<td></td>
<td>Austin Transportation Department</td>
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<tr>
<td>Extend bike lane on 51st Street from Manor to US 183.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>12/2015 (PWD): A shared use path similar to a buffered bike lane was recently installed in this location. 7/2015 (PAZ): ATD will host a public meeting on 7/16/2015 to hear feedback regarding a proposal to re-stripe 51st Street from Manor Road to US 183 to include bike lanes, two general purpose lanes, and a center turn lane. 1/2015 (PWD): East 51st Street is scheduled for a seal coat this year. The Bicycle Program will evaluate if it is feasible to add a bike lane at that time and reach out to the community for additional input. 1/2014 (PDRD): The Bike Plan recommends a bike lane in this location. 5/2011 (Public Works): Bike lanes were installed from Berkman to Springdale in May 2011.</td>
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<td>Austin Transportation Department</td>
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<td>Install a bike lane on Oak Springs from Airport to Springdale.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>12/2010 (Public Works): Bike lanes have been completed on Oak Springs Drive from Hargrave to Springdale.</td>
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<td>Austin Transportation Department</td>
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<td>Conduct a traffic calming study for Tillery between Airport and Manor Road.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2015 (PZD): Traffic calming devices have been installed on Tillery Street between E. MLK Blvd and Manor Road per request 12B-0045. 10/2014 (PDRD): Request 14A-0027 is eligible for traffic calming but cannot be funded because the Evidence of Support Petition was not turned in or was incomplete. 3/2014 (PZD): Silver mitigation request 14A-0027 for Tillery Street from 13th St. to MLK Jr. Blvd. has already been approved by the Local Area Traffic Management Program. 10/2008 (PDRD): Request 12B-0045 is funded. 3/2013 (ATD): Speed mitigation request 12B-0045 for Tillery Street from MLK Blvd to Manor Road is eligible for the Local Area Traffic Management Program.</td>
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<td>Austin Transportation Department</td>
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<tr>
<td>Conduct a traffic calming study for EM Franklin between MLK Blvd. and Manor Road.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>5/2015 (PZD): Traffic calming for EM Franklin Avenue is in the preliminary design phase. 5/2015 (PZD): Traffic calming is proposed as part of the green street project proposed by the JJ Seabrook Neighborhood Association and funded by the Neighborhood Partnering Program. 4/2014 (PDRD): Speed mitigation request 13A-0029 is funded.</td>
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<td>Austin Transportation Department</td>
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<tr>
<td>137</td>
<td>98</td>
<td>Add street lights on Leslie Ave and Cometa.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td></td>
<td>Austin Energy</td>
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<tr>
<td>138</td>
<td>98</td>
<td>Add street lights on Deloney Between 12th and MLK.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td></td>
<td>Austin Energy</td>
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<td>160</td>
<td>101</td>
<td>Complete the Fort Branch Creek Improvement Project.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>8/2014 (WPD) Construction is complete as of 3/2014. 10/2013 (PDRD): This project is under construction. It will reduce flooding and erosion and enhance water quality with a natural channel design approach. The project includes approximately 1,600 linear feet of stream bank stabilization, construction of a new bridge on Fort Branch Blvd., upgrades to storm drain systems, and extensive landscape establishment and maintenance.</td>
<td>Watershed Protection Department</td>
<td>Public Works</td>
</tr>
<tr>
<td>164</td>
<td>101</td>
<td>Investigate JJ Seabrook greenbelt to determine if there is a flooding or erosion problem.</td>
<td># 3, FY 2015-16</td>
<td>Complete</td>
<td>2/2017 (WPD): Project compete as of 12/30/2016 Stabilization of 860 linear feet of Tannehill branch Tributary 1 and construction of rain gardens and swales to treat local stormwater runoff. Project also included construction of urban trail along Pershing Drive. 11/2015 (PAZ): This project is substantially complete. 5/2015 (WPD): JJ Seabrook Stream Restoration and Rain Garden Project is under construction. Anticipate completion by December 2015. 8/2014 (WPD): Construction will begin Fall 2014. A bridge will replace a culvert on Pershing Dr. Through field assessments erosion is not a concern but a restoration project is addressing hydrologic connectivity, ecological function, and pedestrian connectivity within the greenbelt. 3/2014 (PDRD): A project is in the design phase to establish a stable stream system along 860' of Tannehill Branch by re-grading existing stream banks, installing grade controls, establishing a riparian buffer along the stream corridor, and constructing an urban trail along Pershing Drive. Rain gardens will be used to treat local stormwater runoff.</td>
<td>Watershed Protection Department</td>
<td>Public Works</td>
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<tr>
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<td>Action Item/Recommendation</td>
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<tr>
<td>168</td>
<td>9/2015 (PAZ): Complete. 10/2013 (PDRD): The project is under construction. 9/2011 (WPD): The neighborhood meetings were conducted as indicated. The project is on hold until real estate acquisitions are resolved. Eminent domain is being used for one property, and that it's a lengthy process. 2/2010 (WPD): A neighborhood meeting was held in March of 2008 to discuss design alternatives. A neighborhood preconstruction meeting is anticipated in Fall of 2010.</td>
<td>Complete</td>
<td>Watershed Protection will hold a meeting in the community to provide a presentation on the design options for the Fort Branch Creek Improvement Project: and provide follow up opportunities for the neighborhood to stay informed about the progress of the project.</td>
<td>10/2008: Pecan Springs/Springdale's #6 priority for FY 2009-10.</td>
<td>Watershed Protection Department</td>
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<td>179</td>
<td>4/2014 (PDRD): Portions of the trail opened in late 2013. 10/2013 (PDRD): The Southern Walnut Creek Hike and Bike Trail is under construction. The trail will stretch 7.3 miles from Govalle Park to Johnny Morris Road and Daffin Lane and will consist of a 10 foot wide concrete trail with two foot shoulders. The project also includes construction of 5 bridges. Streambank stabilization, parking, and other amenities. 2/2011 (PARD): Project is in design phase and is funded. 2/25/2010 (PARD): Part of the Walnut Creek Trail currently in design.</td>
<td>Complete</td>
<td>Develop a hike and bike trail along Big Walnut Creek:</td>
<td>10/2008: Pecan Springs/Springdale's #7 priority for FY 2009-10.</td>
<td>Public Works Department</td>
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<tr>
<td><strong>Non-Capital Improvement Project</strong></td>
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<tr>
<td>1</td>
<td>4/13 (PDRD): Complete per the Small Lot Amnesty Infill Map.</td>
<td>Complete</td>
<td>Permit &quot;Small Lot Amnesty&quot; for existing small lots (2,500 sq. ft. or greater) to allow new or reconstructed homes on lots that are currently too small to be built on legally.</td>
<td></td>
<td>Planning &amp; Zoning Department</td>
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<tr>
<td>3</td>
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<td>JJ Seabrook--Maintain existing single-family zoning in the neighborhood interior.</td>
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<td>4</td>
<td>Complete</td>
<td>JJ Seabrook--Reduce the effects of commercial and industrial properties in the neighborhood interior. Encourage redevelopment as Mixed Use/Office.</td>
<td></td>
<td></td>
<td>Planning &amp; Zoning Department</td>
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</tbody>
</table>

City of Austin Planning and Development Review Department

Page 31

Plan Adopted 11/7/2002
### East MLK Combined Neighborhood Plan Implementation Tracking Chart

<table>
<thead>
<tr>
<th>Action Item/Rec #</th>
<th>Plan page</th>
<th>Action Item/Recommendation</th>
<th>Priority Ranking and Fiscal Year</th>
<th>Status</th>
<th>Staff Comments</th>
<th>Contact Team Comments</th>
<th>Primary Resource</th>
<th>Secondary Resource</th>
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<tbody>
<tr>
<td>5</td>
<td>53</td>
<td>JJ Seabrook--Allow Mixed Use/Commercial on Airport Blvd., Manor Rd., and MLK Blvd, west of Tillery Street.</td>
<td># Not Ranked</td>
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<tr>
<td>6</td>
<td>53</td>
<td>JJ Seabrook--Allow the &quot;Neighborhood Urban Center&quot; special use at the intersection of Manor and Pershing.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<td>7</td>
<td>53</td>
<td>JJ Seabrook--Allow higher density single-family along MLK Blvd.</td>
<td># Not Ranked</td>
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<tr>
<td>8</td>
<td>55</td>
<td>Martin Luther King--Maintain single-family zoning in the neighborhood interior.</td>
<td># Not Ranked</td>
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<td>Planning &amp; Zoning Department</td>
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<td>10</td>
<td>55</td>
<td>Martin Luther King--Allow Mixed Use/Commercial along Airport Blvd and on MLK Blvd at the Springdale Rd and EM Franklin intersections.</td>
<td># Not Ranked</td>
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<td>11</td>
<td>55</td>
<td>Martin Luther King--Allow Neighborhood Commercial/Mixed Use at the intersection of 12th and Springdale.</td>
<td># Not Ranked</td>
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<td>12</td>
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<td>Martin Luther King--Allow higher-density single-family along E. 12th.</td>
<td># Not Ranked</td>
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<td>13</td>
<td>55</td>
<td>Martin Luther King--Allow a mix of residential uses on the larger tracts between Loreto and EM Franklin.</td>
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<td>15</td>
<td>57</td>
<td>Oak Springs--Allow Mixed Use/Commercial along Airport Blvd.</td>
<td># Not Ranked</td>
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<td>16</td>
<td>57</td>
<td>Oak Springs--Allow the &quot;Neighborhood Urban Center&quot; at the intersection of Airport and Springdale.</td>
<td># Not Ranked</td>
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<tr>
<td>17, 57</td>
<td>Oak Springs--Allow the &quot;Urban Home&quot; and &quot;Cottage Lot&quot; infill options in the residential areas of the neighborhood.</td>
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<td>4/2013 (PDRD): Complete per the Urban Home and Cottage Lot Infill Maps.</td>
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<td>18, 57</td>
<td>Oak Springs--Allow higher-density single family along E. 12th and Oak Springs.</td>
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<td>19, 57</td>
<td>Oak Springs--Allow neighborhood commercial at the intersection of Springdale and Oak Springs.</td>
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<tr>
<td>20, 59</td>
<td>Marlo Heights--Maintain Single-Family zoning in the residential interior.</td>
<td># Not Ranked</td>
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<tr>
<td>21a, 59</td>
<td>Marlo Heights--Allow Mixed Use/Commercial at the intersections of 51st and Manor.</td>
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<tr>
<td>22, 59</td>
<td>Marlo Heights--Allow Mixed-Use/Office along Manor Road and on Blue Spruce and Cottonwood.</td>
<td># Not Ranked</td>
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<tr>
<td>23, 59</td>
<td>Marlo Heights--Allow mixed residential or small-lot single family on larger, vacant tracts.</td>
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<td>24, 61</td>
<td>Pecan Springs--Maintain single-family zoning for the residential interior.</td>
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<td>25, 61</td>
<td>Pecan Springs--Allow Mixed-Use/Commercial at the intersection of 51st and Springdale and along Manor and Springdale north of Rogge Lane.</td>
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<td>26, 61</td>
<td>Pecan Springs--Develop neighborhood commercial at the intersection of 51st and Manor.</td>
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<td>27</td>
<td>Pecan Springs--Allow mixed residential uses on larger tracts near Springdale and 51st.</td>
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<td>28</td>
<td>Pecan Springs--Allow the &quot;Neighborhood Urban Center&quot; at the intersections of Springdale and Manor and Springdale and Rogge.</td>
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<td>31</td>
<td>Orien's Park--Allow the &quot;Neighborhood Urban Center&quot; and Mixed Use/Commercial at major intersections.</td>
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<td>32</td>
<td>Orien's Park--Allow mixed residential, small-lot single-family, and secondary apartments along 51st Street.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>4/2013 (PDRD): Complete per the Secondary Apartment Infill Map.</td>
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<td>33</td>
<td>Orien's Park--Allow highway-oriented commercial along US 183 (Ed Bluestein).</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>34</td>
<td>Springdale Hills--Maintain single-family zoning for the residential interior.</td>
<td># Not Ranked</td>
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<td>35.a</td>
<td>Springdale Hills--Allow Mixed Use/Commercial at the intersection of Springdale and MLK.</td>
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<td>35.b</td>
<td>Springdale Hills--Allow Mixed Use/Commercial at the intersection of Springdale and 51st.</td>
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<tr>
<td>36</td>
<td>Springdale Hills--Allow mixed residential uses along Springdale and 51st.</td>
<td># Not Ranked</td>
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<tr>
<td>37</td>
<td>Springdale Hills--Develop community-oriented commercial at the intersection of MLK and US 183 (Ed Bluestein).</td>
<td># Not Ranked</td>
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<tr>
<td>Springdale Hills--Allow highway-oriented commercial along US 183 (Ed Bluestein).</td>
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<tr>
<td>Springdale Hills--Allow the &quot;Neighborhood Urban Center&quot; at the intersection of 51st and the undeveloped Eastern Parkway.</td>
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<tr>
<td>Stonegate/Oaklawn--Maintain single-family zoning for the residential interior.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>Stonegate/Oaklawn--Allow Mixed Use/Commercial at the intersections of MLK and Springdale and MLK and Tannehill.</td>
<td># Not Ranked</td>
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<td>Stonegate/Oaklawn--Allow Mixed Use/Office on the vacant parcel on Heflin Lane east of Springdale.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>Stonegate/Oaklawn--Allow Neighborhood Commercial/Mixed Use on the triangle bounded by Springdale, Webberville, and E. 12th.</td>
<td># Not Ranked</td>
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<tr>
<td>Stonegate/Oaklawn--Allow mixed residential and small-lot single-family on the large, vacant parcels off of MLK Blvd. and Heflin Lane.</td>
<td># Not Ranked</td>
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<tr>
<td>Stonegate/Oaklawn--Allow the neighborhood urban center at the intersection of Tannehill and MLK Blvd.</td>
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<tr>
<td>Fort Branch--Maintain single-family zoning for the residential interior.</td>
<td># Not Ranked</td>
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<tr>
<td>Fort Branch--Allow neighborhood commercial along Webberville where there is existing commercial zoning.</td>
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<tr>
<td>Fort Branch--Allow mixed residential uses on the large vacant parcels on Tannehill and Jackie Robinson.</td>
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<tr>
<td>Lower Tannehill Branch--Maintain single-family zoning for the residential interior.</td>
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<tr>
<td>Lower Tannehill Branch--Allow higher-density single-family along Springdale Road south of Tannehill Branch.</td>
<td># Not Ranked</td>
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<tr>
<td>Lower Tannehill Branch--Develop recommendations for the former Tank Farm site in conjunction with the Govalle/Johnston Terrace Neighborhood Plan.</td>
<td># Not Ranked</td>
<td>Complete</td>
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<tr>
<td>Ed Bluestein--Allow the &quot;Neighborhood Urban Center&quot; at the intersection of MLK Blvd. and US 183 (Ed Bluestein).</td>
<td># Not Ranked</td>
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<td>Ed Bluestein--Allow neighborhood-oriented commercial at the intersection of Tannehill and Jackie Robinson.</td>
<td># Not Ranked</td>
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<td>Ed Bluestein--Allow highway commercial or industrial development along US 183.</td>
<td># Not Ranked</td>
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<tr>
<td>Ed Bluestein--Allow industrial development along Techni Center, Bluestein, Wilcab, and Axel Lane.</td>
<td># Not Ranked</td>
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<tr>
<td>61a</td>
<td>73</td>
<td>Ed Bluestein--For the &quot;Hog Pens&quot; area between Harold and Hudson: Allow Mixed/Use Commercial on the north side of Hudson and to the east of Bluestein Drive.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>(5/13) Per ORDINANCE NO. 021107-Z-12b; Tract 143 has been rezoned from SF-3 to CS-NP.</td>
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<tr>
<td>61d</td>
<td>73</td>
<td>Ed Bluestein--For the &quot;Hog Pens&quot; area between Harold and Hudson: Allow industrial development to the south of Harold where the existing City vehicle facility is located.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>(5/13) Per ORDINANCE NO. 021107-Z-12b; Tract 143 has been rezoned from SF-3 to CS-NP.</td>
<td>Planning &amp; Zoning Department</td>
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<td>62</td>
<td>77</td>
<td>Cavalier Park--Preserve public and recreational open space, particularly in flood plain areas.</td>
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<td>65</td>
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<td>Cavalier Park--Allow Community-Oriented commercial at the intersection of FM 969 and US 183.</td>
<td># Not Ranked</td>
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<td>66</td>
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<td>Cavalier Park--Allow neighborhood commercial along FM 969.</td>
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<td>Cavalier Park--Allow highway-oriented commercial along US 183.</td>
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<td>Cavalier Park--Allow mixed residential on the large vacant tracts east of the Cavalier Park subdivision.</td>
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<td>Craigwood--Maintain the buffer strip between the Craigwood subdivision and industrial uses.</td>
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<td>Craigwood--Allow community-oriented commercial at the intersection of FM 969 and Ed Bluestein Blvd.</td>
<td># Not Ranked</td>
<td>Complete</td>
<td>Per ORDINANCE NO. 021107-Z-12b; Tracts 145a and 146 have been rezoned to CS-NP and CS-MU-CO-NP respectively. (PDRD, 5/13)</td>
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<td>Craigwood—Allow neighborhood commercial/mixed use along FM 969</td>
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<td>Per ORDINANCE NO. 021107-Z-12b; Tracts 145b, 146, and 151 have been rezoned for CS-CO-NP, CS-CO-NP, and LR-NP respectively. (PDRD, 5/2013)</td>
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<td>Craigwood—Allow industrial development to the east and south of the Craigwood subdivision.</td>
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<td>74</td>
<td>79</td>
</tr>
<tr>
<td>Explore special transit service for the elderly in the neighborhood south of Webberville Rd near Springdale Park.</td>
<td>Complete</td>
<td>4/2014 (PDRD): Capital Metro currently provides MetroAccess service in this location to eligible individuals.</td>
<td># Not Ranked</td>
<td>Capital Metro</td>
<td>107</td>
<td>90</td>
</tr>
<tr>
<td>NP2D's code enforcement division should do a one-day sweep of the planning area to identify and begin the process of removing or securing all vacant sub-standard buildings.</td>
<td>Complete</td>
<td>Completed on 7/24/2002</td>
<td># Not Ranked</td>
<td>Code Compliance Department</td>
<td>140</td>
<td>99</td>
</tr>
<tr>
<td>Develop and distribute a magnet or flyer on how to identify and report sub-standard houses.</td>
<td>Complete</td>
<td></td>
<td># Not Ranked</td>
<td>Code Compliance Department</td>
<td>143</td>
<td>99</td>
</tr>
<tr>
<td>Investigate Big Walnut Creek to determine if there is silt and/or debris from the BFI site.</td>
<td>Complete</td>
<td>12/2013(WPO): BFI site at Bolm Rd closed in Jan. 1999; there are currently no related pollution issues.</td>
<td># Not Ranked</td>
<td>Watershed Protection Department</td>
<td>165</td>
<td>101</td>
</tr>
</tbody>
</table>
East Austin Wastewater Line Improvements

Project ID: 2231.181

Description:
Water and wastewater system renewal. This project is part of Austin Water’s efforts to replace aging and deteriorated water and wastewater infrastructure. Contact us for more information about the project.

Project Location: Not Available. Please check back for updates.

Data Current as of September 30, 2019.
For definitions of the Key Terms displayed on this screen, please visit the FAQ page.

<table>
<thead>
<tr>
<th>Stages</th>
<th>Budget</th>
<th>Obligated</th>
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<tr>
<td>Anticipated</td>
<td>$3.7 million</td>
<td>$3.5 million</td>
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<tr>
<td>Active</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Closeout</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Stage: Winter 2017-18
Construction Start: Anticipated Fall 2019
RESOLUTION NO. 20200206-014

WHEREAS, HTG Akins, LLC (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development to be known as Akins East and located at or near 3417 Martin Luther King Jr. Blvd., Austin, TX 78721 (Proposed Development) within the City; and

WHEREAS, the Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 9% Low Income Housing Tax Credits for the Proposed Development; and

WHEREAS, a municipality may create a Concerted Community Revitalization Plan for a specific area within the municipality that requires concerted revitalization efforts (CRP Area); and

WHEREAS, the TDHCA awards two points to an applicant with a resolution from the municipality that confirms the applicant’s proposed tax credit development will contribute “more than any other” to the municipality’s “concerted revitalization efforts” in a CRP Area; and

WHEREAS, on November 7, 2002, the City Council adopted Ordinance No. 021107-Z-11 that created a Concerted Community Revitalization Plan for the area commonly known as East MLK Combined Neighborhood Plan; and

WHEREAS, the Proposed Development is located within the East MLK Combined Neighborhood Plan area; NOW, THEREFORE,
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council confirms that the Applicant’s Proposed Development is the development that will contribute most significantly to the concerted revitalization efforts of the East MLK Combined Neighborhood Plan area.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: February 6, 2020

ATTEST: Jannette S. Goodall
City Clerk
ORDINANCE NO. 021107-Z-11

AN ORDINANCE AMENDING THE AUSTIN TOMORROW COMPREHENSIVE PLAN BY ADOPTING THE EAST MLK COMBINED NEIGHBORHOOD PLAN.

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

PART 1. Findings.

(A) In 1979, the City Council adopted the "Austin Tomorrow Comprehensive Plan."

(B) Article X, Chapter 5, Section 5-2 of the City Charter authorizes the city council to adopt by ordinance additional elements of a comprehensive plan that are necessary or desirable to establish and implement policies for growth, development, and beautification, including neighborhood, community, or area-wide plans.

(C) In February, 2002, stakeholders in the East MLK Combined Neighborhood Planning Area began working with the City to complete a neighborhood plan. The East MLK Combined Neighborhood Plan followed a process first outlined by the Citizens' Planning Committee in 1995, and refined by the Ad Hoc Neighborhood Planning Committee in 1996. City Council endorsed this approach for the neighborhood planning in a 1997 resolution. This process mandates representation of all of the stakeholders in the neighborhood and required active public outreach. City Council directed the City Manager to initiate neighborhood planning for this area in a January 17, 2002 resolution and directed the Planning Commission to consider the plan in a 2002 resolution. During the planning process, the East MLK Combined neighborhood stakeholders and staff gathered information and solicited public input through the following means:

(1) neighborhood planning meetings;

(2) collection of existing data;

(3) neighborhood inventory;

(4) neighborhood survey;

(5) targeted stakeholder meetings;
(6) community-wide meetings; and

(7) neighborhood final survey.

(E) East MLK Combined Neighborhood Plan recommends action by the neighborhood, the City, and other agencies to preserve and improve the neighborhood. The East MLK Combined Neighborhood Plan has thirteen major goals:

1. preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood;

2. promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses;

3. preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations;

4. promote the development and enhancement of the neighborhoods major corridors;

5. provide housing that helps to maintain the social and economic diversity of residents;

6. protect and enhance historic resources and structures and preserve the area’s historic and cultural character;

7. create a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major arterials and neighborhood streets;

8. provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation;

9. improve bicycle and pedestrian traffic safety on neighborhood streets;

10. address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety;

11. protect and enhance the neighborhood through code enforcement, property maintenance activities, and by reducing trash and dumping in the neighborhood.
12. improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood; and

13. create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.

(E) On October 9, 2002, the Planning Commission held a public hearing on the East MLK Combined Neighborhood Plan. The Planning Commission recommended adoption of the East MLK Combined Neighborhood Plan.

(F) The East MLK Combined Neighborhood Plan is appropriate for adoption as an element of the Austin Tomorrow Comprehensive Plan. The East MLK Combined Neighborhood Plan furthers the city council’s goal of achieving appropriate, compatible development within the area. The East MLK Combined Neighborhood Plan is necessary and desirable to establish and implement policies for growth, development, and beautification in the area.

PART 2. Adoption and Direction.

(A) Chapter 5 of the Austin Tomorrow Comprehensive Plan is amended to add the East MLK Combined Neighborhood Plan, as set forth in Exhibit “A,” as Section 5-15.

(B) The City Manager shall prepare zoning cases consistent with the land use recommendations in the MLK Combined Neighborhood Plan.

(C) The City Manager shall provide the city council with periodic updates on the status of the implementation of the East MLK Combined Neighborhood Plan.

(D) The specific provisions of the East MLK Combined Neighborhood Plan take precedence over any conflicting general provisions in the Austin Tomorrow Comprehensive Plan.

PART 3. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.
PART 4. This ordinance takes effect on November 18, 2002.

PASSED AND APPROVED

November 7, 2002

Gustavo L. Garcia
Mayor

Sedora Jefferson
City Attorney

Shirley A. Brown
City Clerk
EXHIBIT A
East MLK Combined Neighborhood Plan

MLK Neighborhood

~

MLK-183 Neighborhood

~

Pecan Springs/Springdale Neighborhood

November 7, 2002
The East MLK Combined Neighborhood Plan:

MLK, MLK–183, and Pecan Springs/Springdale Neighborhood Planning Areas

An Amendment to the City of Austin’s Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 15
Exhibit A

November 7, 2002
Plan adopted: November 7, 2002
This Neighborhood Plan has been amended by City Council. These amendments may include text changes or Future Land Use Map (FLUM) changes. Please refer to the Ordinance Chart on the planning area webpage for more information on amendments. Planning and Development Review staff updates the Ordinance Chart on a regular basis; however, newly adopted amendments may not be reflected on the chart.

Station Area Plan or Master Plan
This Neighborhood Plan has been modified with the adoption of the MLK Jr. Blvd TOD Station Area Plan. This plan should be referenced for properties that are designated as a Specific Regulating District on the Future Land Use Map. For zoning, site development and design regulations, refer to the Regulating Plan. These plans can be found at: http://austintexas.gov/page/austins-tod-process.
The East MLK Combined Neighborhood Plan:

MLK, MLK-183, and Pecan Springs/Springdale Neighborhood Planning Areas

An Amendment to the City of Austin’s Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5
Section 15
Exhibit A

November 7, 2002
Adoption of a Neighborhood Plan by City Ordinance shows the City Council’s general commitment and support for the projects and programs included in the strategy, but does not obligate the City to implement individual plan recommendations.
Acknowledgements

The following organizations and businesses made significant contributions to the creation of this plan:

- All Participants in the Neighborhood Planning Process
- Norman Elementary School
- Pecan Springs Elementary School
- Sims Elementary School
- YMCA – East Community Branch
- 19th Street Baptist Church
- University Hills Branch Library
- Craigwood Neighborhood Association*
- Cavalier Park Neighborhood Association*
- JJ Seabrook Neighborhood Association*
- M.E.T.S.A. Neighborhood Association*
- MLK Neighborhood Association*
- Pecan Springs/Springdale Neighborhood Association
- Saucedo Street Neighborhood Association*
- Stonegate Neighborhood Association*
- Retired Senior Volunteer Program (R.S.V.P)
- Turman House volunteers

*To find current contact information for the neighborhood associations within the planning areas contact the Public Information Office at 974-2220 or go to www.ci.austin.tx.us (select “Community Registry” under the Select a Service pull-down menu).
City Staff Acknowledgements

The following staff members from the Neighborhood Planning & Zoning Department assisted in the completion of the East MLK Neighborhood Plan:

Alice Glasco, Director, Neighborhood Planning and Zoning Department
Cora Wright, Assistant Director
Ricardo Soliz, Neighborhood Planning Manager
Greg Guernsey, Zoning Manager
Brian Block, Co-Lead on E MLK Plan
Sue K. Hounsel AICP, Co-Lead on E MLK Plan
Tom Bolt, Support Planner for E MLK Plan
Scott Whiteman AICP, Support Planner for E MLK Plan
Glenn Rhoades, Zoning Planner
Greg Kiloh, Urban Designer (TPSD).
Steve Barney, Neighborhood Planner
Kelly Crouch, Principal Planner
Mario Jesus Flores, Neighborhood Planner
Lisa Kocich, Neighborhood Planner
Sonya Lopez, Neighborhood Planner
Laura Patlove, Neighborhood Planner
Steven Rossiter, Principal Planner
Mark Walters, Neighborhood Planner
Kathleen Welder, Neighborhood Planner

In addition to the staff listed here, numerous other City staff from several departments provided comments, suggestions and cost estimates that were very helpful to the completion on the plan. Their input and support are greatly appreciated.

For more information on the East MLK Neighborhood Plan or the City of Austin Neighborhood Planning Program contact the Neighborhood Planning and Zoning Department:

Neighborhood Planning and Zoning Department

City of Austin
P.O. Box 1088
Austin, TX 78767
Phone: 512.974.7668
Fax: 512.974.6054
List of Acronyms

City Departments or Programs

AE - Austin Energy, City of Austin
APD – Austin Police Department, City of Austin
HHS – Health and Human Services Department, City of Austin
NHCD – Neighborhood Housing and Community Development, City of Austin
NPZD – Neighborhood Planning and Zoning Department, City of Austin
PARD - Parks and Recreation Department, City of Austin
PW – Public Works, City of Austin
SWS – Solid Waste Services Department, City of Austin
TPSD – Transportation, Planning, and Sustainability Department, City of Austin
TXDOT – Texas Department of Transportation
WPDR – Watershed Protection and Development Review Department, City of Austin

Other Acronyms

CDCs – Community Development Corporations
NPCD – Neighborhood Plan Combining District
UT – University of Texas
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City of Austin Neighborhood Planning Areas in the Urban Core
Introduction

The East MLK Combined Neighborhood Planning Area is bounded by Airport Boulevard, Anchor Lane and Manor Road on the west, Loyola Lane, Ed Bluestein Boulevard, and Little Walnut Creek on the north, the former Missouri-Kansas Railroad right-of-way on the east, and the Austin & NW Railroad on the south. The Combined Planning Area includes three individual planning areas – MLK, MLK-183, and Pecan Springs/Springdale. Residents, business owners, and property owners have been meeting with City staff since February 2002 to develop this plan to improve their neighborhood and to guide future development.
Chapter I: East MLK Combined Neighborhood Planning Area Vision and Goals

The community vision describes where the community wants to go in the near and distant future socially, physically, and economically by identifying and describing a future state. The vision established here will serve as the skeletal framework for the neighborhood plan. The plan provides action items and strategies to achieve the community’s vision.

Vision

The East MLK Neighborhood is to be a diverse community that emphasizes traditional values, pride of ownership and a strong sense of community. The Neighborhood will be well balanced with residential and commercial uses, walkable shops, restaurants, cultural opportunities, parks and green spaces. East MLK is to be a safe, quiet, pedestrian oriented neighborhood with clean, well lit, tree lined streets, maintained yards, and accessible to public transportation.

Goals

Land Use, Urban Design, and Historic Preservation

Goal One
Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Goal Two
Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Goal Three
Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Goal Four
Promote the development and enhancement of the neighborhood’s major corridors.

Goal Five
Provide housing that helps maintain the social and economic diversity of residents.
**Goal Six**  
Protect and enhance historic resources and structures and preserve the area’s historic and cultural character.

**Transportation**

**Goal Seven**  
Create a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major arterials and neighborhood streets.

**Goal Eight**  
Provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation.

**Goal Nine**  
Improve bicycle and pedestrian traffic safety on neighborhood streets.

**Services and Infrastructure**

**Goal Ten**  
Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.

**Goal Eleven**  
Protect and enhance the neighborhood through code enforcement, property maintenance activities, and by reducing trash and dumping in the neighborhood.

**Goal Twelve**  
Improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood.

**Goal Thirteen**  
Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.
Chapter II: East MLK Top Ten Action Items

1. Conduct Quarterly Drug Sweeps in the Central East command area.

2. Address speeding traffic by utilizing increased radar enforcement and speed trailers on identified streets.

3. Complete the sidewalk network on Springdale Road (west side) from Alf to Glomar.

4. Improve the appearance, walkability, and traffic flow of Airport Boulevard.

5. Complete the Fort Branch Improvement Project.

6. Historically zone (city landmark designation) Plummer and Bethany Cemeteries and the 1936 Fort Colorado Historical Marker.

7. Preserve Givens Park.

8. Add sidewalks to MLK Blvd. (south side) from Springdale to Ed Bluestein Blvd.

9. Provide increased protection and improvements for Plummer Cemetery.

10. Develop hike/bike trails along Walnut Creek, Little Walnut Creek, and the former Mo-Kan Railroad right-of-way.
Chapter III: The Neighborhood Planning Process

Over the course of eleven months, City staff worked with community representatives to develop the East MLK Combined Neighborhood Plan. The Combined Plan includes the MLK, MLK-183, and Pecan Springs/Springdale planning areas. Concurrent with fieldwork, Neighborhood Planning staff researched area demographics and collected background information on land use, existing conditions, and current or proposed City of Austin Capital Improvement Projects (CIP) affecting the neighborhood.

Beginning in Fall 2001, staff held several outreach meetings with established neighborhood associations and institutions in the area. These meetings were held to recruit assistance with outreach to all neighborhood stakeholders and provide information on the neighborhood planning process.

In November 2001, an initial neighborhood survey was mailed to every resident, property owner and business owner in the planning area. The results of the survey provided a starting point to begin the planning process. See Appendix C for initial survey results.

Workshop One, the official “kick-off” of the process, was held on February 2, 2002; more than seventy-five people participated. The neighborhood planning process was introduced and staff presented a neighborhood profile including existing land use, results from the initial survey and demographic information. The first workshop included four breakout sessions to gather information from stakeholders on the topics of Land Use, Urban Design, Transportation, and Services and Infrastructure. During these sessions participants clarified information received through the survey, and began discussions that laid the groundwork for developing a vision and goals for the plan.

City staff conducted additional outreach for the planning process by sponsoring the Neighborhood of the Future art and coloring contest. The contest was designed to create a fun way to involve area youth in the neighborhood planning process, and to increase participation among parents. The contest was open to
all students at the elementary schools in the planning area. More details on the contest and pictures of the winning entries are included on page 8.

Notices for neighborhood-wide workshops were sent to all residents, business owners and property owners in the combined planning area. In between workshops, smaller focus group meetings were held.

Four focus groups were conducted between Workshop One and Workshop Two. The topics of these focus groups were, Vision and Goals, Land Use and Zoning, Services and Infrastructure and Transportation. Community stakeholders had a strong interest in the land use and services and infrastructure components. In response to this, two additional focus groups were held for the land use component, and one additional services focus group. In addition, a “services forum” was held with City department representatives to allow the community to address individual problems or questions. Using information from the initial survey and Workshop One as a baseline, participants worked with staff to create a vision and goals for the plan, develop a Future Land Use Map, and craft objectives and action items to realize the goals for each component of the plan.

In early June, a draft plan and final survey were mailed to every resident, business owner, and property owner in the planning area. Information gathered through the survey was used to refine the plan. See Appendix C for final survey results.

Workshop Two was held on June 29, 2002, and more than 40 people attended. At the workshop staff presented the draft neighborhood plan and participants asked questions and commented on the draft plan. Information gathered at the second workshop was used to refine the plan.

A “Refining the Plan” meeting was held on August 5, 2002. At this meeting staff presented a revised plan, which included changes based on the final survey and the comments received at Workshop Two. Participants commented on the plan and prioritized the plan’s action items.

In addition to the workshops and focus groups, staff made numerous visits to neighborhood association meetings to encourage participation in the planning process, provide updates on the neighborhood plan, and gather input from stakeholders.

After two workshops, seven focus groups, a services forum, and other meetings with neighborhood associations and other interested parties, the plan was finalized.
Art teachers at the elementary schools in the Neighborhood Planning Area asked students to draw their vision for the future of the neighborhood. During the first workshop participants picked their favorite pictures. The winners are pictured here (right and above).

The contest was designed to get parents involved in the planning process. The winning entries were also placed on a poster promoting the neighborhood planning process. The poster was displayed on Capital Metro buses during the process (left).
Chapter IV: East MLK Planning Area
Demographic Profile

Population
Between the 1990 and 2000 Census, the City of Austin population increased by forty-one percent (41%), nearly 200,000 people. During the same period, Austin’s Urban Core grew by twenty-two percent (22%), an increase of 64,590 people, and the East MLK Planning Area grew by nineteen percent (19%), an increase of 2,741 people.

Total population of The East MLK Planning Area
Neighborhoods and Austin’s Urban Core

<table>
<thead>
<tr>
<th>Area</th>
<th>1990</th>
<th>2000</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Austin/San Marcos MSA*</td>
<td>846,227</td>
<td>1,249,763</td>
<td>+48%</td>
</tr>
<tr>
<td>Austin</td>
<td>465,622</td>
<td>656,562</td>
<td>+41%</td>
</tr>
<tr>
<td>Urban Core**</td>
<td>291,423</td>
<td>356,013</td>
<td>+22%</td>
</tr>
<tr>
<td>Combined East MLK Planning Area</td>
<td>14,324</td>
<td>17,065</td>
<td>+19%</td>
</tr>
<tr>
<td>MLK Neighborhood</td>
<td>4,466</td>
<td>5,160</td>
<td>+16%</td>
</tr>
<tr>
<td>MLK-183 Neighborhood</td>
<td>5,534</td>
<td>6,425</td>
<td>+16%</td>
</tr>
<tr>
<td>Pecan Springs/Springdale Neighborhood (PSS)</td>
<td>4,324</td>
<td>5,480</td>
<td>+27%</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census
*The MSA includes Bastrop, Caldwell, Hays, Travis, and Williamson Counties
**See map on page 1

Population growth in the East MLK Planning Area was comparable to growth in Austin’s Urban Core (see map on page 1). However, there were significant differences in population growth among the individual neighborhoods within the Planning Area. The population in MLK and MLK-183 grew at sixteen percent (16%), while the Pecan Springs/Springdale neighborhood grew at twenty-seven percent (27%). In 1990 the PSS neighborhood had the largest number of vacant units in the planning area. Between 1990 and 2000, 340 of the 380 vacant units became occupied. This helps to explain why the PSS neighborhood grew more than the other neighborhoods.
Racial Makeup

Racial Makeup of The East MLK Planning Area
Compared with Austin’s Urban Core

<table>
<thead>
<tr>
<th>Racial Group</th>
<th>Percentage (%) of Total Population</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>EMLK 1990</td>
</tr>
<tr>
<td>White</td>
<td>9%</td>
</tr>
<tr>
<td>Black</td>
<td>68%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>23%</td>
</tr>
<tr>
<td>Asian</td>
<td>0%</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census

The trends in the East MLK Planning Area and Austin’s Urban Core are similar. In both areas the percentage of the population that is White and Black decreased, while the percentage that is Hispanic increased. However, the East MLK Planning Area is clearly very different from the Urban Core. The Black population is East MLK’s largest racial group, while the White population is relatively small. The opposite is true in the Urban Core where the largest racial group is the White population and the Black population is relatively small. Both areas have a large Hispanic population.

Changes in Racial Makeup of the East MLK Planning Area
Change in the Number of People

<table>
<thead>
<tr>
<th>Racial Group</th>
<th>EMLK 1990</th>
<th>EMLK 2000</th>
<th># Change</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>1,273</td>
<td>1,145</td>
<td>-128</td>
<td>-10%</td>
</tr>
<tr>
<td>Black</td>
<td>9,648</td>
<td>8,882</td>
<td>-766</td>
<td>-8%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>3,287</td>
<td>6,808</td>
<td>+3,521</td>
<td>+107%</td>
</tr>
<tr>
<td>Asian</td>
<td>59</td>
<td>37</td>
<td>-22</td>
<td>-37%</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census
Between the 1990 and 2000 census, the East MLK Planning Area saw a seven percent (7%) decline in the White population and a fifteen percent (15%) decline in the Black population, at the same time there was a seventeen percent (17%) increase in the Hispanic population. These changes were caused by a large increase in the number of Hispanic people in the area (+3,521) and relatively small decreases in the number of White (-128) and Black (-766) people in the area.

Again, this change in racial makeup is similar to changes that occurred in Austin’s Urban Core over the same period. In the Urban Core the White population decreased by eleven percent (11%), the Black population decreased by two percent (2%), and the Hispanic population increased by twelve percent (12%). These changes were caused by a large increase in the number of Hispanic people (+59,016) and relatively small decreases in the number of White (-5,961) and Black (-1) people in the area.
Changes in Racial Makeup of the
East MLK Planning Area Neighborhoods

Change in the Number of People between 1990 and 2000

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>269</td>
<td>416</td>
<td>+147</td>
<td>218</td>
<td>193</td>
<td>-25</td>
<td>786</td>
<td>536</td>
<td>-250</td>
</tr>
<tr>
<td>Black</td>
<td>3,141</td>
<td>2,510</td>
<td>-631</td>
<td>3,530</td>
<td>3,261</td>
<td>-269</td>
<td>2,976</td>
<td>3,110</td>
<td>+134</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,016</td>
<td>2,153</td>
<td>+1,137</td>
<td>1,750</td>
<td>2,908</td>
<td>+1,158</td>
<td>520</td>
<td>1,746</td>
<td>+1,226</td>
</tr>
<tr>
<td>Asian</td>
<td>12</td>
<td>20</td>
<td>+8</td>
<td>9</td>
<td>4</td>
<td>-5</td>
<td>38</td>
<td>13</td>
<td>-25</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census

Change in the Percentage of the Population between 1990 and 2000

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>6%</td>
<td>8%</td>
<td>+2%</td>
<td>4%</td>
<td>3%</td>
<td>-1%</td>
<td>18%</td>
<td>10%</td>
<td>-8%</td>
</tr>
<tr>
<td>Black</td>
<td>70%</td>
<td>49%</td>
<td>-21%</td>
<td>64%</td>
<td>51%</td>
<td>-13%</td>
<td>69%</td>
<td>57%</td>
<td>-12%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>23%</td>
<td>42%</td>
<td>+19%</td>
<td>32%</td>
<td>45%</td>
<td>+13%</td>
<td>12%</td>
<td>32%</td>
<td>+20%</td>
</tr>
<tr>
<td>Asian</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>1%</td>
<td>0%</td>
<td>-1%</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census
Changes in the Racial Makeup of the MLK Neighborhood between 1990 and 2000

In contrast to the rest of the planning area, the White population in the MLK Neighborhood increased two percent (2%), while the EMLK White population decreased by two percent (2%). Also, there was a larger decrease in the Black population in the MLK neighborhood than in the EMLK Combined Planning Area. The Black population in the MLK Neighborhood decreased by twenty-one percent (21%), while the EMLK Black population decreased by only fifteen percent (15%). The MLK Neighborhood had the largest decrease in the Black population (631 people), and the only increase in the White population (147 people) in the EMLK Planning Area.

With a population that was forty-nine percent (49%) Black and eight percent (8%) White in 2000 the MLK Neighborhood still more closely resembles the EMLK Planning Area than Austin’s Urban Core. However, between 1990 and 2000 the MLK Neighborhood’s racial makeup did become more like Austin’s Urban Core.

Changes in the Racial Makeup of the MLK-183 Neighborhood between 1990 and 2000

The MLK-183 Hispanic percentage increased by thirteen percent (13%), while the EMLK Hispanic percentage increased by seventeen percent (17%). The Hispanic population in the MLK-183 neighborhood increased by 1,153 people, approximately the same number as the other neighborhoods in the planning area. However, the MLK-183 Neighborhood had the largest Hispanic population in the planning area in 1990.

Changes in the Racial Makeup of the Pecan Springs/Springdale (PSS) Neighborhood between 1990 and 2000

The PSS White percentage decreased by eight percent (8%), while the EMLK White percentage decreased by only two percent (2%). The PSS Neighborhood had the largest decrease in the White population (250 people) in the EMLK Planning Area. The Black population in the PSS Neighborhood increased by 134 people. This was the only neighborhood in EMLK that had an increase in its Black population.
Age Breakdown in the East MLK Planning Area and Austin’s Urban Core

<table>
<thead>
<tr>
<th></th>
<th>EMLK</th>
<th>Urban Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>10%</td>
<td>7%</td>
</tr>
<tr>
<td>5 - 17 years</td>
<td>22%</td>
<td>14%</td>
</tr>
<tr>
<td>18 to 24 years</td>
<td>12%</td>
<td>22%</td>
</tr>
<tr>
<td>25 to 44 years</td>
<td>28%</td>
<td>36%</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>55 to 64 years</td>
<td>8%</td>
<td>5%</td>
</tr>
<tr>
<td>65 to 84 years</td>
<td>10%</td>
<td>6%</td>
</tr>
<tr>
<td>85 Plus years</td>
<td>1%</td>
<td>1%</td>
</tr>
</tbody>
</table>

Source: 2000 Census

The table above highlights the differences in age between the East MLK Planning Area and Austin’s Urban Core. The figures shown are based on the 2000 census; however, the 1990 figures were similar. Some notable differences between EMLK and the Urban Core are that EMLK has more children under seventeen, and more adults over fifty-five than the Urban Core. Similarly, the Urban Core has significantly more young adults between 18 and 24, as well as more adults between 25 and 44. These differences are likely attributable to the fact that EMLK is an older neighborhood with mostly family households, while the urban core has more students and non-family households.

Changes in Age Breakdown in the East MLK Neighborhoods

As was mentioned above, taken as a whole, there were no significant changes in age breakdown in the EMLK Combined Planning Area between 1990 and 2000. However, there were some notable changes in age breakdown among the individual neighborhoods.

Change in the Percentage of the Population between 1990 and 2000

<table>
<thead>
<tr>
<th></th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 17 and under</td>
<td>-2%</td>
<td>+2%</td>
<td>+2%</td>
</tr>
<tr>
<td>Age 18-24</td>
<td>+1%</td>
<td>0%</td>
<td>+2%</td>
</tr>
<tr>
<td>Age 25-44</td>
<td>+2%</td>
<td>-1%</td>
<td>-1%</td>
</tr>
<tr>
<td>Age 45-54</td>
<td>+3%</td>
<td>-1%</td>
<td>-1%</td>
</tr>
<tr>
<td>Age 55 and Over</td>
<td>-3%</td>
<td>-1%</td>
<td>-1%</td>
</tr>
</tbody>
</table>

The MLK Neighborhood had a two percent (2%) decline in children under age seventeen, while the MLK-183 and PSS Neighborhoods each had a two percent (2%) increase in children under seventeen. The MLK Neighborhood also had a two percent increase (2%) in the 18-24 age cohort and a three percent (3%) increase in the 25-44 age cohort. The MLK-183 and PSS Neighborhoods each had a one percent decrease in both the 18-24 and 25-44 age cohorts. Also, while all of the neighborhoods had decreases in the 55 and over age cohort, the
MLK Neighborhood decreased by three percent (3%), while the MLK-183 and PSS Neighborhoods decreased by only one percent (1%). Overall, in terms of age breakdown, the MLK Neighborhood became slightly more like Austin’s Urban Core, while MLK-183 and PSS remained basically unchanged.

### Household Composition in the East MLK Planning Area

<table>
<thead>
<tr>
<th></th>
<th>EMLK</th>
<th>Urban Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family Households</td>
<td>77%</td>
<td>72%</td>
</tr>
<tr>
<td>Non-Family Households</td>
<td>23%</td>
<td>28%</td>
</tr>
</tbody>
</table>

The East MLK Planning Area has significantly more family households than Austin’s Urban Core. In 1990, each of the Planning Area Neighborhoods had approximately the same proportion of family and non-family households. Between 1990 and 2000 the family households decreased by eight percent (8%) in the MLK Neighborhood and four percent (4%) in the PSS Neighborhood. The percentage decreased by only one percent (1%) in the MLK-183 Neighborhood. As in the Racial Makeup and Age categories, household composition in the MLK Neighborhood became more like Austin’s Urban Core.

### Household Occupancy in the East MLK Planning Area Neighborhoods and Austin’s Urban Core

#### Average density and household size

<table>
<thead>
<tr>
<th></th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
<th>Urban Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Household Size</td>
<td>3.0</td>
<td>3.3</td>
<td>3.0</td>
<td>2.4</td>
</tr>
<tr>
<td>Average Persons per Acre</td>
<td>5.2</td>
<td>3.01</td>
<td>5.61</td>
<td>7.04</td>
</tr>
</tbody>
</table>

Source: 2000 Census

The average household size in the East MLK Planning Area Neighborhoods is greater than the Urban Core, while the average persons per acre is less. This reveals that EMLK has more people per household, while the Urban Core has more multifamily and higher density housing. In both the East MLK Neighborhoods and the Urban Core, between 1990 and 2000, the average household size remained approximately the same, while the average persons per acre increased.
### Changes in Housing Occupancy between 1990 and 2000 in the East MLK Planning Area Neighborhoods

<table>
<thead>
<tr>
<th></th>
<th>MLK</th>
<th></th>
<th>MLK-183</th>
<th></th>
<th>PSS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Housing Units</strong></td>
<td>1,644</td>
<td>1,794</td>
<td>+150</td>
<td>1,977</td>
<td>2045</td>
<td>+68</td>
</tr>
<tr>
<td><strong>Vacant Units</strong></td>
<td>211</td>
<td>102</td>
<td>-109</td>
<td>265</td>
<td>114</td>
<td>-151</td>
</tr>
<tr>
<td><strong>Owner Occupied Units</strong></td>
<td>647</td>
<td>684</td>
<td>+37</td>
<td>1,249</td>
<td>1,338</td>
<td>+89</td>
</tr>
<tr>
<td><strong>Renter Occupied Units</strong></td>
<td>786</td>
<td>1,011</td>
<td>+225</td>
<td>463</td>
<td>593</td>
<td>+130</td>
</tr>
</tbody>
</table>

Source: 1990 and 2000 Census

Between 1990 and 2000 the total number of housing units in the East MLK Planning Area grew by four percent (4%), which was a slightly smaller increase than the Urban Core, which grew by six percent (6%). More than half of the units that were added in EMLK were in the MLK Neighborhood, which saw a nine percent (9%) increase in total units.

The total number of vacant units in both EMLK and the Urban Core decreased by seventy percent (70%). More than half of the decrease in vacant units in EMLK was attributable to the PSS Neighborhood, which saw an eighty-nine percent (89%) decrease in vacant units.

The total number of owner occupied units increased in each of the EMLK Neighborhoods. However, the increase in owner occupied units was outpaced by increases in renter occupied units in all the EMLK Neighborhoods. Thus, even though there were increases in owner occupied units, between 1990 and 2000 the owner occupancy rate decreased from sixty-one percent (61%) to fifty-five percent (55%) in the EMLK Planning Area. This is still significantly higher than the owner occupancy rate in either Austin (45%) or the Urban Core (33%).
Early History

Tannehill Land Grant

Jessie Cornelius Tannehill was one of the early settlers in the East MLK area. Tannehill was born in Kentucky on December 30, 1797. He was married to Jane Richardson in 1823 near Nashville, Tennessee. They came to Texas with their two children in 1827. With the pioneer families of Stephen F. Austin's "little colony" they lived for a time in tent structures of pine poles and buffalo skins. In 1832, Tannehill secured a headright of 4,428 acres, which covers much of the Eastern part of the planning area.

Fort Colorado

In 1836, Coleman's Fort, also known as Fort Colorado, was built on land donated by Jesse Tannehill. The Fort was built near Walnut Creek, near what is now the intersection of FM 969 and Webberville Road. The Fort was unique because it was the first of its kind, built by and for Texas Rangers to fight Indians and protect settlers. It was one of the earliest official fortifications on the frontier, predating the Republic of Texas, and the later federal forts. The Texas Rangers that were stationed there fought Comanche, Lipan Apache and other Indian Tribes that resided in this area. The fort was deactivated in 1838 when conflicts between the settlers and Indians residing in the area subsided. Upon decommission of the fort, settlers in the area, used dressed logs, lumber and hardware to build and maintain their home sites. The Fort Prairie settlement community grew around the deactivated fort until the community moved to Burnet County in 1850. The Fort Prairie settlers tore down the original fort to use the wood for cabins and fences.

A granite and bronze historical marker was installed during the State Centennial celebrations in 1936 to commemorate the site. The marker remains there today and this plan recommends pursuing City historic landmark designation.
Bethany Cemetery

Bethany Cemetery is located at 1308 Springdale Road, across the street from Sims Elementary School. Bethany was established by African-Americans in 1893 in response to racial prejudice that prevented the burial of black citizens in the city cemetery. Bethany is one of the earliest all African-American cemeteries in Austin. Two black civil war veterans and former slaves, Ben Alexander and Stringfellow Holder, along with Jack Dobson one of the first black City of Austin employees are buried at the Bethany Cemetery. In addition Bethany Cemetery is the final resting place for many former slaves and early black ministers of the area. Originally, the men who founded it cared for the cemetery. Between 1914 and 1930 a caretaker was hired. However from 1930 to date, no permanent caretaker had been assigned. There have been various community efforts to clean up the cemetery since the 1970’s. With renewed interest, continuing maintenance efforts are now provided by citizens interested in the preservation of this historic cemetery. This renewed interest is also reflected in this neighborhood plan’s recommendations.

Plummer Cemetery

Plummer Cemetery is located at 1152 Springdale Road. Plummer is an intact 19th and 20th century African-American burial ground. The cemetery is named after Thomas Plummer, the first African-American to hold a law enforcement position in Travis County. The City of Austin acquired Plummer Cemetery in 1957, so the City takes care of maintenance, but other improvements are recommended in this neighborhood plan.
Chapter VI: Urban Design Guidelines

The following Neighborhood Design Guidelines provide a common basis for making consistent decisions about building and streetscape design that may affect the character of a neighborhood. **Adherence to the guidelines is voluntary.** They are not intended to limit development within the East MLK Neighborhood Planning Area. The intent is to provide ideas as to the appearance of new development, redevelopment, or remodeling. These guidelines primarily focus on the streetscape, the publicly viewed area between the fronts of buildings along the street. This area includes the streets and sidewalks (public rights-of-way), front yards, building facades or fronts, porches and driveways (private property).

**Guideline Goals**

These goals provide the foundation for neighborhood design guidelines within City of Austin neighborhoods.

- **Respect the prevailing neighborhood character.**
  The Guidelines aim to reinforce those positive elements, patterns, and characteristics that exist within the neighborhood, that help create a unique sense of place within the city. The Guidelines serve as a framework for new development and provide suggestions as to how it may fit into the existing neighborhood character in terms of scale, mass, building patterns, and details. Following the Guidelines helps ensure the existing neighborhood character is preserved, maintained, complimented, or even enhanced.

- **Ensure compatibility and encourage adjacent land uses to complement each other.** The Guidelines may indicate a neighborhood’s preference for increasing or decreasing the occurrence of certain types of land uses. Examples of this are as “encouraging more owner-occupied residential units” or “encouraging more nearby small-scale retail or grocery stores.” Creating easily accessible areas of mixed-use and neighborhood-oriented services can also minimize the need for residents to travel by car to get goods and services needed on a day-to-day basis.

- **Enhance and enliven the streetscape.** The Guidelines also promote the design of safe, comfortable, and interesting streetscapes that help encourage walking, biking, and transit use. Key to achieving this goal is creating a sense of human scale in the buildings defining the streetscape. This is also achieved by providing accessible, adequately sized and protected pathways. Additionally, safety is enhanced by increasing visibility from buildings to the sidewalk and street (“the eyes on the street” concept).
The Mental Map on the following page provides a framework for the design guidelines. Please refer to the following definitions for the map and design guidelines:

**Definitions:**

**DISTRICTS:** distinct areas sharing common attributes or elements

**NODES:** strategic focal points, junctions, or concentrations of activity

**GATEWAYS:** physical feature or development pattern that signals a distinctive entry point into a district or community

**MAJOR PATHS:** Transportation infrastructure that connects a neighborhood to the rest of Austin

**MINOR PATHS:** Transportation infrastructure within a neighborhood that connects to adjacent communities

**LOCAL PATHS:** Transportation infrastructure within a neighborhood that provide access to home and businesses
The “Mental Map” is an urban design tool that demonstrates the relationship between land uses, landmarks, pathways (such as roads, trails, sidewalks, bicycle lanes, etc.), edges (borders between land uses, barriers such as freeways or waterways, etc), and nodes (areas where different activities, land uses and pathways converge). The shaded areas on the map (districts) correspond to the concentration of different land uses (industrial, commercial, single-family, etc.). This map was prepared for the first workshop in the East MLK Combined Neighborhood Planning Area.
Voluntary Design Guidelines for Residential Districts

OBJECTIVE 1: Maintain and enhance the pattern of landscaped front yards that gives the neighborhood a pleasant, friendly appearance.

- **Guideline 1.1:** Houses should be set back from the street a distance similar to the setback of most of the houses on the street, with native (xeriscaped) landscaping areas in front of the houses.

- **Guideline 1.2:** Existing trees in front yards and along the street should be preserved and protected and additional trees planted to create a continuous canopy of cooling shade over the street and sidewalks.

- **Guideline 1.3:** Friendly fences or hedges along the front property line, and the side yards in front of the house are low enough to see over the top (less than 4 feet) or made of a see-through material to avoid creating a walled-off appearance.
• **Guideline 1.4:** Front yards are usually a green landscaped area with minimal impervious paving. Parking in the front yard is discouraged except in a driveway to the side of the house. If larger areas of parking are needed, they should be located behind the house.

• **Guideline 1.5:** Mechanical equipment (air conditioners, electric meters, gas meters etc.) and garbage carts or garbage storage areas are best located to the side or rear of the house, where they cannot be seen from the street. If the location is visible from the street, it should be screened from view.

• **Guideline 1.6:** Exterior building and site lighting should be unobtrusive, directed downward and not illuminate neighboring properties.
OBJECTIVE 2: Design multi-family residential projects to be compatible with adjacent single-family areas.

- **Guideline 2.1:** Multi-family buildings less than 100 feet in width on any street-facing side are more in keeping with the scale of the neighborhood. Building facades that express the interior organization of suites or structural bays relate better to the scale of single-family houses.

- **Guideline 2.2:** Multi-family buildings should have the same relationship to the street as single family houses. Landscaped front yards with porches or balconies and a walkway connecting the building to the street sidewalk are neighborhood characteristics. Front doors and windows facing the street encourage neighborliness and enhance security by putting “eyes on the street”. Ground floor suites should have exterior doors facing the street.
• **Guideline 2.3:** Parking lots along the street detract from the pedestrian-oriented character of the neighborhood. Locating parking lots to the side or behind the building or buffering the lot from street view by a fence or hedge, low enough to screen the cars but allows visibility for security, helps to preserve the quality of the streetscape.

• **Guideline 2.4:** Service areas for trash disposal, air conditioners, and utility meters are best located behind the building or screened from public view.
Voluntary Design Guidelines for Commercial Districts

OBJECTIVE 1: Improve pedestrian access to and through commercial districts.

- Guideline 1.1: Commercial developments near residential districts are encouraged to provide direct pedestrian access to their properties. Vehicular access is discouraged to minimize cut through traffic on residential streets.

- Guideline 1.2: Properly paved and drained walkways with shade, pedestrian level lighting, and landscaping should connect the entrance of commercial properties to abutting neighborhood streets.

www.pedbikeimages.org / Dan Burden
OBJECTIVE 2: Minimize the visual impact of parking lots, parking structures and service areas.

- **Guideline 2.1:** Locating parking lots or parking structures along the street creates an unpleasant environment for pedestrians. It is preferable to locate parking behind or to the side of a commercial building.

- **Guideline 2.2:** The impact of side-lot parking can be mitigated by screening the parking from public view by means of a low (less than 4 foot high) hedge, wall or fence that buffers the view of parking while allowing for security surveillance.

- **Guideline 2.3:** Mechanical equipment (air conditioners, utility meters, etc.) trash disposal units, and loading docks detract from the streetscape. They are best located out of sight from the street or screened from public view.
Voluntary Design Guidelines for Industrial Districts

Industrial Districts make up a significant portion of E MLK. While they are a source of employment and economic development for the area, they have a significant impact on the visual character of the community.

**OBJECTIVE 1:** Minimize the visual impact of industrial properties from other districts and public spaces in the neighborhood planning area.

- **Guideline 1.1:** Industrial properties are encouraged to setback from street frontages as much as possible. Berms and landscaped buffers should be used to screen unattractive activities from the street and adjacent non-industrial districts.

- **Guideline 1.2:** Landscaped buffers along street frontages should include shaded sidewalks or trails.

- **Guideline 1.3:** Where inhabited portions of buildings exist (such as office and lunch rooms) they are encouraged to face the street, and have windows and doors directly accessible to the street.

- **Guideline 1.4:** Parking and shipping/receiving areas should be treated to the same standard as commercial districts.
Voluntary Design Guidelines for Nodes
(strategic focal points, junctions, concentrations of activity)

OBJECTIVE 1: Create well landscaped, pedestrian oriented convenience nodes within the neighborhood planning area.

- **Guideline 1.1:** Encourage mixed-use structures and corner stores to bring around-the-clock vitality to the neighborhood. Live-work spaces and apartments over stores with balconies overlooking the street increases security for both residents and businesses and provides residents easy access to goods and services needed on a daily basis.

- **Guideline 1.2:** Pedestrian oriented buildings should be built up to the minimum front yard and side yard setback lines to create a human-scale streetscape, except where there is a desire to create outdoor seating areas, sidewalk cafes, outdoor markets, transit plazas or other facilities attractive to pedestrians.

- **Guideline 1.3:** Dividing building facades into 30-foot (more or less) wide bays helps to reduce the overwhelming size of large buildings. Using different materials and colors or recessing alternating bays of the building are effective ways to create human-scale.

- **Guideline 1.4:** Incorporating locally produced art into commercial architecture brings the unique character of the neighborhood to its business district.
OBJECTIVE 2: Create safe and inviting civic nodes within the neighborhood planning area.

- **Guideline 2.1**: The visual identity of neighborhood parks should be reinforced by distinctive tree plantings, defined entryways and signage.

OBJECTIVE 3: Create pedestrian oriented gateway nodes that announce to the visitor that they are entering a neighborhood.

- **Guideline 3.1**: The intersections of MLK and Manor with Airport Blvd. are important gateways into the neighborhood planning area. Attention is needed to create a special environment that sets a higher standard for the area.

- **Guideline 3.2**: Pedestrian and bicycle access to and through this gateway should be improved.
Voluntary Design Guidelines for Landmarks

OBJECTIVE 1: Preserve and protect historic landmarks in the Neighborhood Planning Area.

- Guideline 1.1: Historic Cemeteries require fencing with attractive see-through materials that define the cemetery edge while permitting security surveillance. Gateways are needed to identify where cars and pedestrians should enter the cemeteries. Plummer Cemetery lacks fencing and defined access points. Bethany Cemetery’s gateway is in need of repair and possible widening to avoid vehicular damage. Chain link fencing is inadequate and in need of repair.

- Guideline 1.2: Pedestrian and vehicle access is required to the Fort Colorado historic marker on MLK near US 183.

- Guideline 1.3: Seek City and State Historic Landmark status for the historic landmarks in EMLK. Conduct further research into their significance and histories. Seek grants and other funding for restoration and upgrades to the properties.
Voluntary Design Guidelines for Paths
(Transportation Infrastructure - Streets, Paths, Sidewalks)

**MAJOR PATHS** - Transportation infrastructure that connects the neighborhood to the rest of Austin.

**OBJECTIVE 1:** Buffer residential uses from major paths with landscape treatments.

- **Guideline 1.1:** Where sufficient right-of-way exists, landscaped buffers including earthen berms should be used to screen and acoustically insulate residential areas abutting major paths.

- **Guideline 1.2:** Buffers should include a pedestrian and bicycle path if sidewalks and bike lanes are not provided adjacent to the traffic lanes.
OBJECTIVE 2: Create pedestrian oriented commercial uses adjacent to major paths.

- **Guideline 2.1:** Pedestrian oriented commercial uses should be built up to the front and side yard setback lines and have direct access from sidewalks. Parking is located to the rear or side of the building, and curb cuts are the minimum allowed by the City of Austin Transportation Criteria Manual.

- **Guideline 2.2:** Consolidating and locating street furnishings and utility equipment necessary for the function of the street makes walking easier and safer. Mounting street and traffic control signs on light poles, not on individual posts, reduces the number of impediments in the pedestrian way. Grouping and locating utility boxes and vending machines at the back edge of the sidewalk further clears the way for pedestrians.
LOCAL PATHS - Transportation infrastructure within the neighborhood that provide access to homes and businesses.

OBJECTIVE 3: Create a pedestrian friendly streetscape on residential streets.

- **Guideline 3.1:** Large garages dominating the front facades of houses create a bland pedestrian environment, and wide driveways interrupt continuous sidewalks. Front porches create a friendly streetscape and encourage ‘eyes on the street’ for added security. Porches have the added benefit of shading windows from the sun and creating a weather protected place to sit outdoors.

OBJECTIVE 4: Create a safe network of sidewalks and trails to and through local parks and greenspaces.

- **Guideline 4.1:** Increase accessibility to school grounds and facilitates for use by the community after school hours to expand recreational opportunities in the neighborhood.

- **Guideline 4.2:** Defining edges and entrances and improving access to and through greenspaces helps these spaces to live up to their potential as civic gathering places. Low walls or fencing made of see-through materials are useful for defining the park’s edge while permitting security surveillance. Perimeter plantings of shrubs or vines should be also be low enough to allow easy visibility. Gateways are effective means of identifying where to enter the greenspace.
ALL PATHS

OBJECTIVE 5: Create a safe and comfortable streetscape that encourages pedestrian and bicycle activity.

• **Guideline 5.1:** Tree-lined streets beautify the neighborhood, encourage pedestrian activity and are environmentally positive. Planting trees in a strip between the street and sidewalk is preferred. On streets with narrower right-of-ways but with large front setbacks, planting trees immediately behind the sidewalk is a good alternative. Native grasses such as buffalo grass and native, non-littering shade trees that do not require a lot of water or maintenance are appropriate to the Austin climate.

• **Guideline 5.2:** Trees planted under overhead utility lines should be limited to 25 feet. Trees planted within 20 feet of overhead utility lines should be limited to 40 feet.

**Guideline 5.3:** The sidewalk should provide a continuous safe zone for pedestrians with as few curb cuts as possible. Building driveways to the minimum dimensions allowed by City of Austin Transportation Criteria Manual improves pedestrian comfort and safety.
• **Guideline 5.4:** Allowing parallel parking on the street wherever the right-of-way is wide enough to accommodate it helps to calm traffic and buffers pedestrians from traffic.

![Parallel Parking Example](image1)

• **Guideline 5.5:** All streets in a neighborhood should be bicycle friendly. On major streets it may require special bike lanes or a separate bike path. On less busy streets, a wider curb lane may suffice. Local streets should allow cyclists of all ages and abilities to ride for recreation and transportation without fear of speeding traffic. On-street parking should always be parallel to the curb, and sufficient room should be available for cyclists to pass without fear of opening doors or passing traffic.

![Bike Path Example](image2)

[www.pedbikeimages.org](http://www.pedbikeimages.org) / Dan Burden
Voluntary Design Guidelines for 
Greenbuilding and Sustainability

OBJECTIVE 1: Reduce energy use of buildings through better design and choice of materials and systems.

- **Guideline 1.1:** Buildings should have their longer sides oriented to the south as much as possible, and should minimize exposure to the west. Where subdivision may occur, new streets should run predominantly east-west, and lots should be sufficiently wide for proper building orientation.

- **Guideline 1.2:** Windows should be concentrated on the south face of a building where they can capture solar energy in cool months and be easily shaded in hot months. Avoid large openings on the east and north, and especially the west.

- **Guideline 1.3:** Buildings should be well insulated and use the highest efficiency heating and cooling systems available. Systems should be sized and installed properly.
OBJECTIVE 2: Reduce environmental impact of materials used in new construction and renovation.

- **Guideline 2.1:** All building materials use energy in manufacture, use and disposal, and often have other environmental and occupant health impacts as well. New materials should be chosen carefully for these impacts.

- **Guideline 2.2:** Rehab, remodel, and reuse existing building stock and infrastructure. Use salvaged building materials in projects.

- **Guideline 2.3:** Sign up for a Green by Design Workshop, or become a Greenbuilding member. It’s free and provides access to some of the leading greenbuilding resources in the country.

  http://www.ci.austin.tx.us/greenbuilder/

OBJECTIVE 3: Improve air quality through alternative transportation choices.

- **Guideline 3.1:** Walk, bicycle, take the bus, car pool or telecommute as much as possible.

- **Guideline 3.2:** Observe ozone action days by choosing alternative transportation modes, delay filling with gas or using small combustible engines such as lawn mowers and other garden equipment.

  http://www.ci.austin.tx.us/airquality/
  http://www.capmetro.austin.tx.us/
OBJECTIVE 4: Reduce the ‘urban heat island’ effect (the tendency of urban areas to be several degrees warmer than the surrounding countryside).

• **Guideline 4.1:** Use light colored roofing, siding and paving materials to reflect, rather than absorb the sun’s heat.

• **Guideline 4.2:** Minimize paved surfaces and maximize planted areas. Trees planted to shade paved areas are very beneficial.

OBJECTIVE 5: Minimize impact on regional water supplies.

• **Guideline 5.1:** Reduce water use in homes and businesses by updating plumbing fixtures to low water use models.

• **Guideline 5.2:** Utilize rainwater harvesting for irrigation and other outdoor utility uses such as car washing.

• **Guideline 5.3:** Water quality facilities should be designed to utilize native wetland vegetation, encouraging greater biodiversity.

• **Guideline 5.4:** Xeriscaped (low water use) landscapes using native plants are highly encouraged.

http://www.ci.austin.tx.us/watercon/
OBJECTIVE 6: Reduce solid waste production.

- **Guideline 6.1:** Reduce, reuse, recycle and compost food scraps to improve soils. Compost is best located close to the kitchen door, in a weather protected, but well ventilated area away from seating.
Chapter VII: Goals, Objectives and Action Items

The East MLK Combined Planning Area is home to a number of dedicated residents who have been active throughout the years. They have continued their community involvement by participating in the crafting of this plan. The plan’s goals, objectives, and action items reflect their strong desire to live in a comfortable, stable, and positive environment and reflect the priorities and core values of the community outlined at the beginning of this document.

A. Land Use and Historic Preservation

The East MLK Combined Neighborhood Planning Area (NPA) is comprised of three individual planning areas: MLK, MLK 183, and Pecan Springs/Springdale (PSS). There are land use tables that detail the land use breakdown for each area on page 43. Comparisons with the Urban Core and the City are located in Appendix E. Existing land use maps for the planning areas are on pages 47 & 48.

Due to the size of the Planning Area and the complexity of the land use issues in the neighborhood, land use recommendations and action items have been divided into 13 different subareas (see map on page 46). These areas generally reflect neighborhood association boundaries or distinct sections of the neighborhood. All of the recommendations and action items are derived from the land use goals and objectives on page 44 & 45.

The Future Land Use Map (FLUM)

The future land use map (FLUM) is designed to serve as a guide for making decisions regarding land use and zoning changes. The FLUM sets the stage for appropriate development patterns by reflecting the desired future land use for the Planning Area. The FLUM is divided into north and south sections, which can be found on pages 51 & 52. Since each neighborhood must take into account larger citywide needs, such as having an adequate housing supply, these were also considered when creating a future land use map. The transportation network and future roadway and transit projects were also studied because of the interdependence between land use and transportation. When looking at future development in the planning area, considerations were made for existing development constraints. Physical and environmental constraints such as floodplains, pipelines, former landfill sites, and steep slopes were specifically considered when developing recommendations (See map on page 49).
## Current and Future Land Use by Neighborhood

<table>
<thead>
<tr>
<th>2000 Land Use</th>
<th>East MLK Combined</th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
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<tr>
<td>Other*</td>
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<tr>
<td><strong>Total Acreage</strong></td>
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<td><strong>860</strong></td>
<td><strong>1,878</strong></td>
<td><strong>824</strong></td>
</tr>
</tbody>
</table>

Source: Land Use 2000 Survey and NPA Boundaries as of 4 February 2002

*Other includes large-lot Single Family, mobile homes, mining, utilities, water, and unknown.

**Transportation/ROW excluded

<table>
<thead>
<tr>
<th>Future Land Use</th>
<th>East MLK Combined</th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
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<td>41%</td>
<td>27%</td>
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</tr>
<tr>
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<tr>
<td>Open Space</td>
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<td><strong>824</strong></td>
</tr>
</tbody>
</table>

**Transportation/ROW excluded

The following are terms referred to in this section:

**Mixed Residential** - a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments. Single-family residential should comprise approximately half of a mixed residential area.

**Higher-Density Single-Family** – housing that can include traditional single family, townhomes, or condominiums.

**Neighborhood Commercial** - shopping facilities that provide goods and services for nearby residents. Examples include: restaurants, barber shops, and corner stores.
Community Commercial - offices and commercial facilities that serve needs of the wider community. Examples include: shopping centers, movie theaters, and grocery stores.

Highway Commercial - commercial and limited industrial facilities that are best served by car traffic and should be kept separate from residential areas. Examples include: car dealerships, warehouses, and outdoor storage.

Mixed Use – allowing for a combination of residential and commercial uses on one property or in one structure.

Smart Growth Infill Options – refer to Appendix D for a description of small lot amnesty, urban home, cottage lot, secondary apartment, residential infill, neighborhood mixed-use building, and neighborhood urban center special uses.

Goal 1 - Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.1: Maintain single-family zoning in established residential areas.

Objective 1.2: Promote new infill housing in appropriate locations.

Objective 1.3: Establish an ongoing system for providing information on housing rehabilitation and home ownership resources to residents and property owners.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.
Goal 3 - Preserve existing small businesses and encourage new neighborhood-serving commercial services in appropriate locations.

Objective 3.1: Where zoning permits, promote neighborhood-oriented businesses and services such as restaurants, corners stores, and laundromats.

Goal 4 - Promote the development and enhancement of the neighborhood’s major corridors.

Objective 4.1: Allow mixed use development along major corridors and intersections.

Objective 4.2: Facilitate the development of regional commercial and employment centers on US 183/Ed Bluestein.

Goal 5 - Provide housing that helps to maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

Objective 5.2: Maintain existing multi-family housing.

Planning Area-Wide Recommendations

Action 1- Permit “Small Lot Amnesty” for existing small lots (2,500 square feet or greater) to allow new or reconstructed homes on lots that are currently too small to be built on legally. About 150 residential lots in the planning area are less than 5,750 square feet (the City Code current minimum lot size) and could face difficulty when rebuilding or constructing homes. (Implementer: NPZD)

Action 2- Promote homeownership programs and resources through community events and other venues. Note: Housing rehabilitation related action items listed under the Code Enforcement section in Part C: Services and Infrastructure also support the above land use goals. (Implementer: NHCD)
Physical and Environmental Constraints

- 15-25% slope
- 26-35% slope
- Greater than 35% slope
- Former Landfill Sites
- Petroleum and Gas Pipelines
- 100-year flood plain

East MLK Neighborhood Planning Area
Physical and Environmental Constraints
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
JJ Seabrook

Existing Conditions

The JJ Seabrook neighborhood features primarily older homes, many of which are situated on relatively large lots. The major corridors (Airport Boulevard, Manor Road, and MLK Boulevard) have already developed with relatively intense commercial uses, although much of MLK Blvd. remains primarily single-family residential. Heavy commercial and industrial uses, including vehicle storage, petroleum storage, and construction sales, have occurred well into the residential parts of the neighborhood, especially near the entrance of the former Mueller Airport. Many of the commercial uses that exist in the area were related to the former airport and may no longer be appropriate.

Recommendations

JJ Seabrook is the neighborhood in the East MLK Neighborhood Planning Area that will likely be most affected by the Mueller redevelopment project. Land use and development in the area should be coordinated with the Mueller Master Plan to the greatest extent possible, while protecting the established residential areas from increased traffic and real estate pressures. Additionally, existing commercial properties should be encouraged to redevelop with mixed use and neighborhood-serving businesses.

Action Items

Action 3- Maintain existing single-family zoning in established residential areas.

Action 4- Reduce the effects of commercial and industrial properties in the neighborhood interior. Encourage redevelopment of these properties as Mixed Use/Office.

Action 5- Allow Mixed Use/Commercial on Airport Blvd., Manor Rd., and MLK Blvd. west of Tillery Street.

Action 6- Allow the “Neighborhood Urban Center” special use at the intersection of Manor and Pershing.

Action 7- Allow higher density single-family along MLK Blvd.
Martin Luther King

Existing Conditions

The Martin Luther King neighborhood is one of the largest and most established residential neighborhoods in the planning area. The neighborhood is mostly built out with few potential infill lots remaining. With the exception of Airport Boulevard, most of the major corridors have remained primarily residential. Commercial uses have clustered mostly along Airport Boulevard and on Springdale Road at the intersections of 12th and MLK Boulevard.

Recommendations

One neighborhood priority is to ensure that new infill and commercial development is compatible with existing residential areas. Commercial and mixed-use development should be clustered in the existing commercial nodes and on Airport Boulevard. Some larger undeveloped tracts on MLK and EM Franklin could be developed as small-lot single family or mixed residential. Some higher-density single family could also be desirable along E. 12th Street.

Action Items

Action 8- Maintain single-family zoning in the neighborhood interior.

Action 9 - Preserve Bethany and Evergreen Cemeteries.

Action 10- Allow mixed use/commercial along Airport and on MLK Blvd at the Springdale Rd and EM Franklin intersections.

Action 11- Allow neighborhood commercial/mixed use at the intersection of 12th and Springdale.

Action 12- Allow higher-density single-family along E. 12th.

Action 13- Allow a mix of residential uses on the larger tracts between Loreto and EM Franklin.
Oak Springs

Existing Conditions

The Oak Springs neighborhood includes two small residential areas, but the bulk of the land is devoted to Givens Park and developed commercial areas fronting Airport Boulevard. One of the residential areas includes Pennsylvania Avenue, a long, dead-end street that sits at the top of a Colorado River bluff between 12th Street and Oak Springs Drive. This area has a large number of vacant lots and substandard housing units. Several large apartment complexes are located south of Oak Springs Dr, one of which has been recently renovated. There are several stable residential streets south of Oak Springs Dr, but many of the single-family properties are zoned multifamily.

Recommendations

Preserving Givens Park and the historic Plummer Cemetery near the intersection of 12th and Springdale are two of the neighborhood’s top priorities. The neighborhood could also benefit from some new single-family development in the area, and the small-lot infill options can help facilitate that. Additionally, the land at the intersection of Airport and Springdale is currently underused, and its location is a prime spot for redevelopment as a neighborhood urban center use.

Action Items

Action 14- Preserve Givens Park.

Action 15- Allow mixed use/commercial along Airport.

Action 16- Allow the “Neighborhood Urban Center” at the intersection of Airport and Springdale.

Action 17- Allow the “Urban Home” and “Cottage Lot” infill options in the residential areas of the neighborhood.

Action 18- Allow higher-density single family along E. 12th and Oak Springs Dr.

Action 19- Allow neighborhood commercial at the intersection of Springdale and Oak Springs Dr.
Marlo Heights

Existing Conditions

Marlo Heights is a small residential area that remains somewhat rural in nature. Many homes sit on large lots, and there are narrow streets without curb and gutter. A small mixed-use node is located at 51st Street and Manor Road, but most of the property that fronts the major corridors is vacant, including an undeveloped “Planned Unit Development” (PUD) on Manor. Some existing multifamily development is located along 51st.

Recommendations

The Marlo Heights area provides some opportunities for new development. The larger vacant parcels could be developed as mixed residential or small-lot single family. The vacant land at the 51st and Springdale Road intersection would be best used as community-oriented mixed use, with Fort Branch Creek serving as a natural transition between residential and commercial uses. The neighborhood has expressed a desire to keep some of the area’s rural character, which would require some additional considerations when proposing new development.

Action Items

Action 20- Maintain single-family zoning in established residential areas.

Action 21- Allow mixed use/commercial at the intersections of 51st and Manor and 51st and Springdale.

Action 22- Allow mixed-use/office along Manor Road and on Blue Spruce and Cottonwood.

Action 23- Allow mixed residential or small-lot single family on larger, vacant tracts.
Pecan Springs

Existing Conditions

Pecan Springs is a well-established residential neighborhood, primarily composed of 30 to 40 year old single-family homes. Most of the commercial and multifamily development has occurred along Manor Road. Several large undeveloped tracts are located along Springdale Road north of Rogge Lane. Tributaries of the Fort Branch Creek pass through the area, as well as Little Walnut Creek. The area includes some flood plain, mostly along Little Walnut Creek, although some undeveloped tracts on 51st Street are in the Fort Branch flood plain.

Recommendations

The planning priority for Pecan Springs is to preserve the existing residential neighborhood. The neighborhood would also like more pedestrian-oriented commercial development and fewer auto-related businesses that are perceived to contribute to crime problems. The major intersections are best suited for mixed use or neighborhood urban center development, with more limited neighborhood-oriented mixed use along the Manor Road corridor. Larger tracts in the residential areas could be developed with a mix of residential uses. New structures along Little Walnut Creek should be setback far enough from the creek to avoid flooding problems and allow for a future greenbelt or hike/bike trail.

Action Items

Action 24- Maintain single-family zoning in established residential areas.

Action 25- Allow mixed-use/commercial at the intersection of 51st and Springdale and along Manor and Springdale north of Rogge Lane.

Action 26- Develop neighborhood commercial at the intersection of 51st and Manor.

Action 27- Allow mixed residential uses on larger tracts near Springdale and 51st.

Action 28- Allow the “Neighborhood Urban Center” at the intersections of Springdale and Manor and Springdale and Rogge.
Orien’s Park

**Existing Conditions**

Orien’s Park is a large, mostly vacant industrial subdivision. The area was zoned and platted in 1985; however, due to a combination of environmental and market constraints it has been left mostly undeveloped. This area provides one of the best opportunities for large-scale development in the urban core. The City has recently acquired about 200 acres of land adjacent to Little Walnut Creek for a destination park. This land has unique environmental characteristics as well as steep topography and flood plain issues.

**Recommendations**

Due to the significant size of Orien’s Park, new development will need to be well planned and sensitive to the surrounding neighborhoods. The properties near the intersections of 51st and Springdale and 51st and the undeveloped Eastern Parkway should be developed with a mixed-use or neighborhood urban center development. The internal tracts, primarily facing 51st street, would be the most appropriate sites for new residential development. Properties fronting Ed Bluestein could be developed as highway commercial or limited industrial.

**Action Items**

**Action 29**- Develop a destination park/natural preserve to the south of Little Walnut Creek.

**Action 30**- Develop a hike/bike trail along Little Walnut Creek.

**Action 31**- Allow the “Neighborhood Urban Center” and mixed use/commercial at major intersections.

**Action 32**- Allow mixed residential, small-lot single-family, and secondary apartments along 51st.

**Action 33**- Allow highway-oriented commercial along Ed Bluestein.
**Springdale Hills**

**Existing Conditions**

Springdale Hills is a well-established residential subdivision surrounded by large vacant or underdeveloped parcels to the north, east, and west. MLK Blvd provides the only major access point to the residential streets, despite close proximity to other major corridors. Most of the residential lots have been built out, with the last undeveloped portion recently completed. AISD has a maintenance facility on 51st Street, and Praise Tabernacle Church is located at the corner of MLK and Ed Bluestein Blvd. The only significant commercial development is at the intersection of MLK and Springdale, which primarily consists of auto and warehouse related uses. Fort Branch Creek runs to the west of the residential area, and causes significant flooding just to the north of MLK Blvd.

**Recommendations**

Springdale Hills has the need for commercial services but does have land available for additional commercial development. The major intersections should be developed as commercial/mixed use or neighborhood urban centers. More intense commercial uses should be concentrated on Ed Bluestein. The large tracts in-between the intersections could be developed with a mix of residential uses. All new development should improve the vehicular and pedestrian access to the Springdale Hill subdivision.

**Action Items**

**Action 34**- Maintain single-family zoning for the residential interior.

**Action 35**- Allow mixed use/commercial at the intersections of Springdale and MLK Blvd and Springdale and 51st.

**Action 36**- Allow mixed residential uses along Springdale and 51st.

**Action 37**- Develop community-oriented commercial at the intersection of MLK Blvd and Ed Bluestein Blvd.

**Action 38**- Allow highway-oriented commercial along Ed Bluestein Blvd.

**Action 39**- Allow the “Neighborhood Urban Center” at the intersections of MLK Blvd and Ed Bluestein Blvd and 51st and the undeveloped Eastern Parkway.
Stonegate/Oaklawn

Existing Conditions

Stonegate/Oaklawn is a collection of several residential subdivisions, with some scattered, vacant sites. Some commercial development has occurred, mostly at the intersections of Springdale Road and MLK Blvd and Springdale and 12th Street. The existing mix of land uses and zoning on the triangle of lots formed by 12th, Springdale, and Webberville Road has created some conflicting development patterns. Sims Elementary and the Travis County Precinct One office are located in the neighborhood as well.

Recommendations

The priority for the Stonegate/Oaklawn area is to promote compatible infill development that will help stabilize the residential areas. Larger properties in the interior of the neighborhood can be developed as small-lot single family, although many of these properties have flood plain issues that need to be addressed. The large, undeveloped properties with access to MLK Blvd should be developed with a mix of residential uses, while allowing mixed use at the intersections with Springdale and Tannehill. Mixed use should also be encouraged on the 12th/Springdale/Webberville triangle, with consistent zoning that encourages more neighborhood-oriented commercial development.

Action Items

Action 40 - Maintain single-family zoning for the established residential areas.

Action 41 - Allow mixed use/commercial at the intersections of MLK Blvd and Springdale and MLK Blvd and Tannehill.

Action 42 - Allow mixed use.office on the vacant parcel on Heflin Lane east of Springdale.

Action 43 - Allow neighborhood commercial/mixed use on the triangle bounded by Springdale, Webberville, and 12th.

Action 44 - Allow mixed residential and small-lot single-family on the large, vacant parcels off of MLK Blvd and Heflin.

Action 45 - Allow the “Neighborhood Urban Center” at the intersection of Tannehill and MLK Blvd.
Fort Branch

Existing Conditions

The Fort Branch neighborhood consists of two fairly distinct residential areas separated by the Fort Branch Creek. Flooding from the creek and the area’s steep topography has limited development. Some of the homes at the southern end of Fort Branch Boulevard experience severe flooding problems, even during 2-year storm events. Substandard housing and vacant lots have been a problem in the area, but several affordable housing developers have undertaken significant infill development. Some commercial uses are scattered throughout the neighborhood, mostly on Webberville Road, but overall local commercial services are limited. Development of the 15-acre Springdale Park began in 1997 on the site of a former landfill.

Recommendations

The greatest need in the Fort Branch area is continued development of quality residential infill. Some larger tracts on Webberville, Tannehill Lane, and Jackie Robinson Street could be developed with mixed residential, while new single-family homes are appropriate on the smaller vacant lots. Planned channel improvements to Fort Branch Creek should improve the safety and desirability of many vacant lots. Neighborhood-oriented commercial development should be encouraged in small, existing nodes on Webberville. Consideration should also be given to preserving flood plain lands south of Springdale Park as a natural greenbelt.

Action Items

Action 46 - Maintain single-family zoning in established residential areas.

Action 47 - Allow neighborhood commercial along Webberville where there is existing commercial zoning.

Action 48 - Continue development of Springdale Park

Action 49 - Allow mixed residential uses on the large vacant parcels on Tannehill and Jackie Robinson.
Lower Tannehill Branch

Existing Conditions

Lower Tannehill Branch is an established residential area that is bisected by the Tannehill Branch Creek. Residential and commercial development has been hindered by a shallow but extremely broad flood plain caused by blockage of the creek at the railroad tracks on the south side of the neighborhood. Some recent drainage improvements completed by WPDR have significantly reduced flood hazards, but the southeastern portion of the neighborhood is still within the 100-year flood plain. A former petroleum tank farm site, locally referred to as “the Tank Farm” is also located at the intersection of Springdale and Airport. A few new businesses have moved into existing buildings on the property; however most of the 40-acre site remains vacant.

Recommendations

A top priority of the neighborhood is to remove the barriers that prevent single-family infill development in Lower Tannehill Branch. Expanding flood control projects and redevelopment of the Tank Farm site are potential catalysts. Few neighborhood-serving businesses exist in the neighborhood, but there are opportunities to encourage new businesses at the existing commercial nodes on Springdale Road. The large City-owned property along the railroad tracks could also be developed with new single-family homes, provided drainage is improved to reduce the flood plain and there are adequate setbacks from the Equillon petroleum pipeline that runs through the property. Any undevelopable land can be left as open space.

Action Items

Action 50 - Maintain single-family zoning in established residential areas.

Action 51 - Develop neighborhood commercial on Springdale between Tannehill Branch Creek and Ledesma.

Action 52 - Allow higher-density single-family along Springdale south of Tannehill Branch.

Action 53 - Develop public open space on the City-owned flood plain land near the railroad tracks.

Action 54 - Determine the feasibility of developing new single-family residential on some of the city-owned land near the railroad tracks.

Action 55 - Develop recommendations for the former Tank Farm site in conjunction with the Govalle/Johnston Terrace Neighborhood Plan.
Ed Bluestein

Existing Conditions

Much of the Ed Bluestein area has been passed over by urban development for quite some time. Most of the land is vacant or occupied by rural land uses, such as agriculture and outdoor storage, which likely existed before the area was annexed into the City. Some industrial park-style development has occurred along Bluestein Drive, Wilcab Road, and Techni Center Drive, and a large apartment complex was recently constructed between Tannehill Lane and Ed Bluestein Blvd. The “Hog Pens” area between Harold Court and Hudson Street consists of dozens of unsubdivided parcels roughly one acre in size. Development in this area has been limited by numerous constraints, including undeveloped or substandard streets, several pipeline easements, sloping terrain, and remnants of an abandoned landfill. The Ed Bluestein area also includes the Travis County International Cemetery, located on Axel Lane.

Recommendations

While not much development has occurred in the Ed Bluestein area, planned improvements to U.S. 183 and continued growth in Austin will likely increase demand for land in the area. Due to its proximity to a future freeway, commercial development is appropriate for much of the area, particularly tracts fronting Ed Bluestein Blvd. Small industrial areas should continue to develop, provided there is not encroachment into existing or planned residential areas. Future development of the “Hog Pens” area will be especially challenging, and specific recommendations are outlined in Action Item 61.

Action Items

Action 56 - Allow the “Neighborhood Urban Center” at the intersection of MLK Blvd. and Ed Bluestein Blvd.

Action 57 - Preserve the Travis County Cemetery on Axel Lane.

Action 58 - Allow neighborhood-oriented commercial at the intersection of Tannehill and Jackie Robinson.

Action 59 - Allow highway commercial or industrial development along Ed Bluestein Blvd.

Action 60 - Allow industrial development along Techni Center, Bluestein, Wilcab, and Axel Lane.

Action 61 - For the “Hog Pens” area between Harold and Hudson:
- Allow Mixed/Use Commercial on the north side of Hudson and to the east of Bluestein Drive.
- Allow mixed residential between Axel and Bluestein.
- Allow Urban Homes, Cottages, Secondary Apartments, and Corner Stores in residential Areas.
- Allow industrial development to the south of Harold where the existing City vehicle facility is located.
- Flood plain and steep slope areas should remain as open space.
Cavalier Park

Existing Conditions

The Cavalier Park neighborhood includes one residential subdivision and a significant amount of vacant land. Big Walnut Creek is a prominent feature in the neighborhood, both as an environmental asset and as a flood hazard. The City has acquired much of the flood plain land and a continuous greenbelt and hike and bike trail is planned for the area. Another large portion of the flood plain is owned by the Austin YMCA, which is currently planning a 9-hole golf course for its 96-acre tract to the north of the Cavalier Park subdivision. The large tract to the east of the subdivision is currently being developed as single-family homes.

Recommendations

Due to its proximity to Walnut Creek and Ed Bluestein Blvd, opportunities for additional residential development in Cavalier Park are limited. Tracts in the flood plain are best suited for public use or private outdoor recreation. Highway commercial or industrial development is appropriate on Ed Bluestein Blvd, provided that adverse impacts on the Cavalier Park subdivision are minimized. Redevelopment of the abandoned shopping center on the northeast corner of Ed Bluestein Blvd and FM 969 with community-oriented commercial development is a neighborhood priority.

Action Items

Action 62 - Preserve public and recreational open space, particularly in flood plain areas.

Action 63 - Protect the environmental and recreational qualities of Walnut Creek by limiting impervious cover and ensuring public access.

Action 64 - Develop Hike/Bike trails along Walnut Creek, Little Walnut Creek, and the former Mo-Kan Railroad right-of-way.

Action 65 - Allow community-oriented commercial/mixed-use at the intersection of FM 969 and Ed Bluestein Blvd.

Action 66 - Allow neighborhood commercial/mixed use along FM 969.


Action 68 - Allow mixed residential on the large vacant tracts east of the Cavalier Park subdivision.

Action 69 - Allow some limited industrial on FM 969 provided it is held to high performance standards and is well buffered from residentially zoned properties.
Craigwood

Existing Conditions

The Craigwood neighborhood consists of one established residential subdivision, but the bulk of the land is devoted to large industrial employers, primarily Motorola and Tracor/BAE Systems. Some commercial development has occurred on FM 969 and at the intersection of Ed Bluestein Blvd and FM 969, but neighborhood-serving retail is limited in the area.

Recommendations

Due to the size and location of the industrial land uses in Craigwood, little or no land is available for new residential development. The primary goal is maintaining the stability of the existing residential area and minimizing potential impacts from additional commercial or industrial development. The vacant and underused land on FM 969 is best suited for community-serving commercial uses, but some residential uses can be added through mixed-use development. The vacant and residential tracts to the south of Motorola should be allowed to develop as highway commercial or industrial uses. Existing light manufacturing uses along FM 969 should continue as long as they do not negatively affect the neighborhood. (Revised December 13, 2007 by Ordinance No. 20071213-110)

Action Items

Action 70 - Maintain single-family zoning in established residential areas.

Action 71 - Maintain the buffer strip between the Craigwood subdivision and industrial uses.

Action 72 - Allow community-oriented commercial at the intersection of FM 969 and Ed Bluestein Blvd.

Action 73 - Allow neighborhood commercial/mixed and existing light manufacturing uses along FM 969. (Revised December 13, 2007 by Ordinance No. 20071213-110)

Action 74 - Allow industrial development to the east and south of the Craigwood subdivision.
Historic Preservation

**Goal 6** - Protect and enhance historic resources and structures and preserve the area’s historic and cultural character.

**Objective 6.1**: Coordinate a grassroots community effort in conjunction with the City’s Historic Preservation Office to identify historic properties eligible for city historic landmark designation.

**Action 75** - Provide information to neighborhood associations and interested individuals on how to identify historic resources and the process for landmark designation.

**Objective 6.2**: Designate known historic resources as city historic landmarks through the zoning process.

**Action 76** - Historically zone (provide city historic landmark designation) the following properties:
- Plummer Cemetery, 1152 Springdale Road (PARD city-owned site)
- Bethany Cemetery, 1308 Springdale Road (non-profit-owned site)
- 1936 Fort Colorado Historical Marker located in 5400 Block of E. M.L.K. Boulevard (south side in public right-of-way)

**Objective 6.3**: Increase protection for historic African-American cemeteries in the neighborhood planning area.

**Action 77** - Provide increased protection and improvements for Plummer Cemetery (City-owned PARD site) including:
- Add protective fencing around cemetery perimeter;
- Add an entry gate off Springdale Road that is closed during evening hours to prevent dumping and vandalism;
- Relocate bus stop further south so that it is located adjacent to the park rather than the cemetery;
- Provide historical interpretation/signage regarding the cemetery on-site;
- Organize a friends group to help maintain the cemetery.

**Action 78** - Provide increased protection for intrusions to Bethany Cemetery from Springdale Road by repairing or replacing the cemetery fence located in city right-of-way along Springdale Road (burials most likely intrude into right-of-way).
**Objective 6.4:** Increase public access to Ft. Colorado Historical Marker located in East M.L.K. Boulevard right-of-way.

**Action 79-** Ensure that the proposed city sidewalk project provides a turnout at the historical marker to provide vehicular pull-in access (complete with landscaping and bench), and consider adding pedestrian crosswalks to allow residents on the north side of MLK Boulevard access to the marker.

**B. Transportation**

There are two major ongoing and parallel efforts to plan for arterial roadways in Austin. The Austin Metropolitan Area Transportation Plan (AMATP) is intended to guide arterial roadway network decisions for approximately the next 20 years. The AMATP does not specify a schedule for roadway construction projects, but rather identifies a proposed future major roadway system. See the East MLK arterial roadway map on page 84 and the table of AMATP Existing and Proposed Roadway Networks in the planning area on page 85.

The second major roadway planning effort is the Capital Area Metropolitan Planning Organization (CAMPO) Transportation Plan to the Year 2025. The plan serves as a guide for long-range planning for federally funded transportation projects, and serves as a comprehensive, coordinated transportation plan for all the governmental jurisdictions within the CAMPO area. These include the Texas Department of Transportation, Capital Metro, and cities and counties (includes 19 cities, Travis County and portions of Williamson and Hays counties).

Recommendations in this plan aim to promote well-designed, mixed-use, and multi-modal corridors on collector and arterial streets. There is a strong desire to make Airport Blvd. a safer, more attractive and pedestrian friendly corridor. The plan also emphasizes making neighborhood streets safer and more pedestrian friendly.

**Goal 7 -** Create a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major arterials and neighborhood streets.

**Objective 7.1:** Increase pedestrian safety by constructing new sidewalks and improving pedestrian crossings. (Please refer to the Proposed Sidewalk Map on page 86.)

The following sidewalk action items are proposed to fill in gaps not covered by existing or already planned sidewalk projects and on key streets identified by participants in this process. The general standard for sidewalks, given limited
public funds, is to have them on both sides on major arterials such as MLK Blvd. and on at least one side of neighborhood streets. In terms of arterial sidewalks, TPSD has indicated that at present only MLK Blvd. meets conditions for priority given the relatively low population density of the planning area. However, as the area continues to develop the City may be able to justify funding other arterial sidewalks in the future.
East MLK Neighborhood Planning Area
Arterial Roadway Recommendations
2025 Austin Metropolitan Area Transportation Plan
## AMATP 2025 Plan: Existing and Proposed Major Roadway Networks

<table>
<thead>
<tr>
<th>Name</th>
<th>Segment</th>
<th>Existing</th>
<th>Proposed (Adopted 2025 CAMPO Plan)</th>
<th>Austin Bike Plan Recommended Facility</th>
<th>Environmentally Sensitive</th>
</tr>
</thead>
<tbody>
<tr>
<td>US Hwy 183</td>
<td>US 290 (E) - E. 7th St.</td>
<td>MAD 6 Major Divided Arterial (6 lanes)</td>
<td>FWY 6 Freeway (6 lanes)</td>
<td>Wide curb lane -15’</td>
<td>Low</td>
</tr>
<tr>
<td>FM 969/MLK Blvd.</td>
<td>Airport Blvd. – Johnny Morris Rd.</td>
<td>MAU 4 Major Un-divided Arterial (4 lanes)</td>
<td>Existing</td>
<td>Wide curb lane -15’</td>
<td>Low</td>
</tr>
<tr>
<td>Airport Blvd/SH 111</td>
<td>Manor Rd. – Oak Springs Dr.</td>
<td>MAD 4 Major Divided Arterial (4 lanes)</td>
<td>MAD 6 Major Divided Arterial (6 lanes)</td>
<td>Bike Lane – 6’</td>
<td>Low</td>
</tr>
<tr>
<td>Manor Rd.</td>
<td>Airport Blvd. – 51st St.</td>
<td>MAU 4 Major Un-divided Arterial (4 lanes)</td>
<td>MAD 6 Major Divided Arterial (6 lanes)</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>Manor Rd.</td>
<td>51st St. – Springdale Rd.</td>
<td>MAU 4 Major Un-divided Arterial (4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>Springdale Rd.</td>
<td>Manor Rd. – East Cesar Chavez</td>
<td>MAD 4 Major Divided Arterial (4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>12th Street</td>
<td>IH 35 – Springdale Rd.</td>
<td>MNR 4 Minor Arterial (4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>Anchor Lane</td>
<td>Airport blvd. – Manor Rd.</td>
<td>MNR 2/4 Minor Arterial (2 &amp; 4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>51st street</td>
<td>Manor Rd. – Springdale Rd.</td>
<td>MNR 4 Minor Arterial (4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
<tr>
<td>51st street</td>
<td>Springdale Rd. – US Hwy 183</td>
<td>MAD 4 Major Divided Arterial (4 lanes)</td>
<td>Existing</td>
<td>Bike Lane – 5’</td>
<td>Low</td>
</tr>
</tbody>
</table>

East MLK Neighborhood Planning Area
Existing and Proposed Sidewalks
**Arterial Sidewalks**

**MLK:**
- **Action 80** - Add sidewalks to the south side of MLK from Perez to Springdale.
- **Action 81** - Add sidewalks to the south side of MLK from Springdale to US 183.
- **Action 82** - Add sidewalks to the both sides of MLK from 183 to east Planning Area boundary.

**US 183:**
- **Action 83** - Add sidewalks in the eastern ROW of 183 between MLK and 51st.

**Manor/Anchor:**
- **Action 84** - Construct sidewalks on Anchor (south side) from Airport to Manor.
- **Action 85** - Construct sidewalks on Manor (south side) from EM Franklin to Creekwood.

**Springdale Rd:**
- **Action 86** - Complete the sidewalk network on Springdale Rd (west side) from Alf and Glomar.
- **Action 87** - Complete the sidewalk network on Springdale Rd (east side) from Sara to Santa Anna.
- **Action 88** - Complete the sidewalk network on Springdale Rd (east side) from MLK and 51st.
- **Action 89** - Complete the sidewalk network on Springdale Rd (east side) from 51st to Hycreek.

**51st Street:**
- **Action 90** - Complete the sidewalk network on 51st (both sides) from Manor to Springdale.
- **Action 91** - Add sidewalks on 51st (both sides) from Springdale to US 183/YMCA.

**Oak Springs, 12th, Webberville:**
- **Action 92** - Add sidewalk on Oak Springs (north side) Airport to Springdale.
- **Action 93** - Complete sidewalk network on 12th (north side) west from Greenwood.
- **Action 94** - Complete sidewalk network on Webberville (south side) at Tannehill.
Neighborhood Street Sidewalks

MLK NP Area:

**Action 95- Construct the following priority sidewalks:**
- Deloney (either side) from 12th to MLK Blvd.
- Leslie (either side) from Cometa to Springdale.
- Gunter (either side) from Airport to Oak Springs.

**Action 96- Construct the following additional sidewalks:**
- Luna (either side) from 12th to 16th.
- Perez (either side) from 12th to 16th.
- Tillery (west side) from Manor to MLK Blvd.
- Tillery (west side) from MLK Blvd to 14th.
- Pershing (east side) from EM Franklin to MLK Blvd.
- Greenwood (either side) from Manor to MLK Blvd.
- JJ Seabrook (either side) MLK Blvd to Perez.
- EM Franklin (west side) from MLK Blvd to 12th.
- EM Franklin (either side) from Manor to MLK Blvd.
- Manorwood (either side) from Manor to Anchor.

MLK 183 NP Area:

**Action 97- Construct the following priority sidewalks:**
- Ledesma (south side) from Webberville to Berger.
- Sara (north side) from Spur to Springdale.
- Complete sidewalk on Craigwood (west side) at FM 969.

**Action 98- Construct the following additional sidewalks:**
- Downs (either side) from Webberville to Hillcrest.
- Bunche Rd (either side) from Samuel Huston to Hillcrest.
- Bandera (either side) from Springdale to Rhodes.

Pecan Spring/Springdale NP Area:

**Action 99- Construct the following priority sidewalks:**
- Bundyhill (east side) to first cul de sac.
- Reicher (south side) existing gap to Hycreek.
- Pecan Springs (either side) from Manor to 51st.

**Action 100- Construct the following additional sidewalks:**
- Pecan Springs (either) from 51st to Marlo.
- Pecan Springs (either) from Marlo to Springdale.
- Carson Hill (south side) to Walden.
- Eastdale (either side) Northdale to MLK.
Norwood Hill (either side) from Pecan Springs to Springdale.

**Action 101**- Complete sidewalk network on Rogge (north side) from Reicher to Springdale near Pecan Springs Elementary School.

**Objective 7.2**: Ensure that new development provides linkages to existing neighborhood areas.

Several areas within East MLK could benefit from more street connectivity, particularly where streets may have been “platted” but are not yet built. In most cases, when vacant land is developed in the future, the property owner or developer will be required to address access and connectivity. In some cases, the City may be able to explore options to increase connectivity.

The following are recommended as new development occurs:
- At the end of Commerce, west of Deloney, add a cul-de-sac or other turn around.
- Extend Jackie Robinson to Bluestein Drive.
- Extend Axel Lane, Bluestein Drive, and the unnamed street west of Darby to Harold Court to form a more efficient street grid (the Future Land Use Map, pages 48 & 49, denotes a suggested street layout).
- Explore opportunities for increasing connectivity within the Springdale Hills Subdivision.
- Explore opportunities for increasing connectivity within Cavalier Park.

**Action 102**- Connect Fort Branch with Lott and Delores with a bridge over the creek. *This is included as a specific action item because the area was platted prior to annexation into the City in the early 1950s and assessing a developer for this improvement is unlikely. This is recommended for CIP consideration. A connection at this location would provide a second point of connectivity to properties on the east and west sides of Fort Branch Creek. This access would provide for better emergency response times and would allow residents on the east side of Fort Branch Creek better access to Springdale Park, which is located west of the creek.*

**Objective 7.3**: Improve the safety and attractiveness of the neighborhood’s corridors.

**Action 103**- Improve the appearance, walkability, and traffic flow of Airport Boulevard by completing the following:

*Image of Airport Boulevard Corridor*
• Make the widening and improvement of the street a higher priority in the regional transportation plan.
• Add bike lanes and wider sidewalks on both sides.
• Add raised, landscaped medians similar to those that exist north of 38 ½ Street.
• Use the excess right-of-way at the Manor Road and MLK intersections to improve turning movements and improve pedestrian safety.

**Action 104**- Provide a pedestrian connection with a sidewalk or path from the Cavalier Park subdivision to the YMCA on Ed Bluestein Blvd. An unpaved path could be developed on the unimproved portion of Parliament Dr between King Charles and Ed Bluestein Blvd and along Ed Bluestein Blvd between Parliament and the YMCA entrance.

**Goal 8** - Provide access to, from, and through the neighborhood for all residents by promoting a neighborhood-friendly system of transportation.

**Objective 8.1**: Increase the comfort and convenience of transit users. *The East MLK Planning Area is served by several major bus routes (see map on page 92); however, there were several recommendations for amenities or services below:*

- **Action 105**- Add crosswalks across MLK Blvd at Adrian to the bus stops.
- **Action 106**- Add bus shelters at bus stops in the vicinity of Sims Elementary.
- **Action 107**- Explore special transit service for the elderly in the neighborhood south of Webberville Rd near Springdale Park.

**Objective 8.2**: Improve bicycle facilities on designated bicycle routes * (see map on page 93).

- **Action 108**- Extend bike lane on Springdale from MLK Blvd to Loyola.
- **Action 109**- Extend bike lane from Springdale to Ed Bluestein Blvd on MLK Blvd.
- **Action 110**- Extend bike lane on 51st from Manor to Ed Bluestein Blvd.
- **Action 111**- Install a bike lane on Oak Springs from Airport to Springdale.
Goal 9 - Improve bicycle and pedestrian traffic safety on neighborhood streets.

Objective 9.1: Discourage heavy cut through traffic and speeding in residential areas.

Action 112- Conduct a traffic calming study for the following streets:
- Tillery between Airport and Manor
- EM Franklin between MLK Blvd and Manor
- Pershing between MLK Blvd and Manor

Action 113- Conduct a traffic calming study for the area including Deloney, Adriane, Luna and JJ Seabrook Streets between 12th Street and MLK Blvd.

Action 114- Request a traffic calming study for the area between MLK Blvd, Springdale, Scottsdale and Bandera Streets
East MLK Neighborhood Planning Area
Bus Route Map

as of March 2002

This map has been produced by the City of Austin as a working staff map and should not be used for any other purpose. No warranty is made on its accuracy or completeness.

City of Austin
NPZD
May 2002
East MLK Neighborhood Planning Area
Existing and Proposed Bike Routes
C. City Services and Infrastructure

Through the Services and Infrastructure component of the neighborhood plan participants identified problems and unmet needs in the neighborhood and developed solutions to improve the quality of life in the planning area. This component of the plan required a close partnership with city departments. The map on page 96 shows existing public facilities serving the neighborhood.

Some common themes related to quality of life in the planning area were identified very early on in the process through the initial survey and the first workshop. These themes remained important throughout the planning process, and this is reflected in the action items for this component of the plan.

By far, the most important quality of life issue for the EMLK Planning Area is reducing crime and increasing public safety. This was reflected on the initial survey and throughout the planning process. The participants and the staff worked closely with the Austin Police Department to develop action items to help reduce crime and improve public safety. Nearly half of the service and infrastructure action items are related to crime and safety. The top issue on the initial survey was illegal drugs, and the number one priority action item for the entire neighborhood plan is related to this issue.

Another important issue in the planning area is flooding and erosion control. The Tannehill Branch and Fort Branch Creeks run through the planning area, and the Watershed Protection Master Plan has identified flooding and erosion problems for both of these creeks. The master plan also identified erosion and flooding problems for Tannehill Branch Creek. In addition, there are numerous houses in the planning area that are in the floodplain of the Fort Branch and Tannehill Branch Creeks. The Watershed Protection and Development Review Department (WDPR) worked closely with the staff and participants to provide information, brainstorm solutions and improve communication between WPDR and the neighborhood. This work is reflected in the action items related to flooding and erosion control.

Parks, open space and recreational activities were also identified as important service and infrastructure issues for the EMLK Planning Area. While the EMLK Planning Area as a whole has a lot of park space, most of this is in the MLK Neighborhood. The MLK-183 and Pecan Springs/Springdale Neighborhoods have little parkland or open space. The neighborhood plan includes action items related to a large destination park in Pecan Springs/Springdale, and trails and open space in MLK-183. Another important issue that came up in the planning process and is reflected in the action items relates to recreational activities for senior citizens.
Other important service and infrastructure issues that are reflected in the action items relate to code enforcement, neighborhood beautification, affordable housing, housing rehabilitation, and streetlights.

Public Safety

Goal 10 - Address neighborhood security by reducing illegal and dangerous activities and improving the sense of public safety.

Objective 10.1: Work with the Austin Police Department (APD) to increase the effectiveness of law enforcement related to Illegal Drugs, Gangs and Prostitution.

Action 115- Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on:

- Craigwood
- Darlington
- Tillery between Airport and Manor
- Pershing between MLK and Manor
- EM Franklin between MLK and Manor
- JJ Seabrook
- Adriane
- Luna
- Springdale between MLK and Manor

Action 116- APD should conduct quarterly drug sweeps in the Central East command Area. Information to carryout sweeps will come from surveys conducted by District Representatives, and citizen reports to District Representatives, the Drug Hotline, and the Street Response Unit. APD Role: Organize sweeps, gather information, investigate, make arrests, and report back on results; Neighborhood Role: Report drug trafficking to District Representative.

Action 117- APD should focus on repeat offenders by working in collaboration with the District Attorney’s Office to conduct quarterly arrests within the Central East Command Area. The purpose of this activity is to identify repeat offenders and help prevent additional repeat offenses. APD Role: Investigate and make arrests; DA Role: Prosecute and identify repeat offenders
Legend
- HEALTH CLINIC
- LIBRARY
- NURSING HOME
- RECREATION - OUTDOORS
- RECREATION CENTER
- WASTEWATER TREATMENT PLANT

Schools:
- ELEMENTARY
- JUNIOR HIGH
- HIGH SCHOOL

East MLK Neighborhood Planning Area Facilities Map

East MLK Combined Neighborhood Plan
November 2002
Action 118- Increase the number of directed patrols for reports of drug trafficking and prostitution.

*Neighborhood Role:* Report drug trafficking and prostitution to District Representative; *APD Role:* District Rep will request APD patrols and track results.

Action 119 - Encourage the neighborhood to utilize the Narcotics Hotline by reporting illegal drug activity at 467-DRUG. *Neighborhood Role:* Report drug trafficking to the Narcotics Hotline; *APD Role:* Investigate tips from the Drug Hotline.

Action 120- Advocate for the expansion of the Weed and Seed Program to the Central East Command Area. *APD/Neighborhood Role:* Advocate for expansion of Weed and Seed program in the Planning Area.

**Objective 10.2:** Improve the communication between APD and the neighborhood to foster collaborative efforts to reduce crime in the neighborhood.

Action 121 - APD will designate one of their commanders forum meetings within the next 12 months to issues related to the East MLK Planning Area. The neighborhood will develop a core group of neighborhood residents that is focused on these issues to attend the meeting.

Action 122- Increase the level of participation in both the Commanders Forum and Neighborhood association meetings as a vehicle for community collaboration with APD. *APD Role:* Provide opportunities to interact with residents and assist residents with crime prevention strategies; *Neighborhood Role:* Attend meetings and take an active role in crime prevention.

Action 123- The neighborhood should partner with the Red Cross, the Austin Police Department and the Austin Fire Department to host an annual National Night Out event at the Red Cross building on Pershing Street.

Action 124- Provide information to neighborhood groups about opportunities to have their District Representative meet with them.

Action 125- District Representatives (DRs) should make a special effort to build trust among seniors. DR’s should occasionally stop by a senior center or other location where seniors gather. DR’s should also assure seniors that any information given to the Police Department will remain confidential.
Objective 10.3: Increase Crime Prevention programs and activities in the neighborhood.

Action 126 - Increase community participation in Neighborhood Watch programs and establish block captains to identify criminal activities.

Action 127 - Encourage area residents, business owners and employees to alert police to problem areas where action by APD Street Response Team is appropriate.

Action 128 - Increase participation in the Blockwatch, Volunteers in Policing and Civil Defense Battalion programs.

Action 129 - Create and promote crime awareness programs for residents and businesses; include policies and procedures for reporting crime, business and home security programs, Citizens Police Academy, personal safety first-aid training and self defense training for all ages

Action 130 - Encourage apartment complexes to install security measures such as fences, adequate lighting, and security personnel.

Action 131 - APD will provide free home safety inspections to residents.

Action 132 - Promote the Office of Community Liaison’s crime prevention and personal safety programs and encourage city and private employees that work in the community to receive training.

Action 133 - Work with schools to present “stranger danger” program, by teaching kids how to recognize and report suspicious activity to an adult.

Action 134 - Promote the victim services compensation program in the community.

Action 135 - Work with APD’s Office of Community Liaison to educate the immigrant community on crime prevention.

Action 136 - Create and promote crime prevention and personal safety programs targeted specifically for seniors.

Objective 10.4: Improve Public Safety by ensuring that the neighborhood has adequate lighting.

Action 137 - Add streetlights on Leslie Ave and Cometa.

Action 138 - Add streetlights on Deloney Between 12th and MLK Blvd.

Action 139 - Add street lights on 2900 Block of Pecan Springs Rd.

Code Enforcement

Goal 11 - Protect and enhance the neighborhood through code enforcement, property maintenance activities, and by reducing trash and dumping in this neighborhood.
**Objective 11.1:** Identify and remove or secure sub-standard vacant houses in the neighborhood.

**Action 140**- NPZD’s code enforcement division should do a one-day sweep of the planning area to identify and begin the process of removing or securing all vacant sub-standard buildings.

**Action 141**- Increase the number of directed patrols for reports of vacant houses where illegal drug activity is also occurring. Neighborhood Role: Report drug trafficking and prostitution in vacant buildings to District Representative; NPZD Role: Provide a list of vacant houses in the area to APD; APD Role: District Rep will authorize APD patrols and track results and report back to neighborhood.

**Action 142**- APD should aggressively pursue abatement of nuisance properties where illegal activities are occurring. APD Role: Gather information and coordinated with the DA’s office for more aggressive nuisance abatement of properties; Neighborhood Role: Participate in the court hearings as a community/neighborhood group. The impact on the courts is great, and helps educate all involved in a process that needs to be better utilized.

**Action 143** - Develop and distribute a magnet or flyer on how to identify and report sub-standard houses.

**Objective 11.2:** Facilitate rehabilitation of houses in need of repair by improving access and information to existing housing rehabilitation programs.

**Action 144**- Develop and promote a housing rehabilitation resource guide with information on City, County, State and non-profit resources.

**Action 145**- Promote East MLK as a target neighborhood for the organization Hands on Housing and for the City’s “Raise the Roof” program.

**Action 146**- Promote public programs available for home improvements and encourage the neighborhood to help identify homes in need. (i.e. Neighborhood Housing and Community Development Challenge Fund, Urban League Emergency Repair, Disabilities of Central Texas Fund, Raise the Roof program, Methodist Ministries).

**Objective 11.3:** Identify abandoned and junk vehicles and have them removed from the neighborhood.

**Action 147**- Recruit and train a pool of neighborhood volunteers to join the volunteer tagging program and canvas their area for abandoned vehicles. APD Role: District representative will process violations and
expedite removals; Neighborhood Role: Volunteer and encourage neighbors to volunteer for the program

**Action 148** - Educate neighborhood watch groups and other neighborhood groups to identify and report abandoned and junk vehicles.

**Action 149**- Promote APD’s new non-emergency number, 311, as a means of removing abandoned vehicles.

**Action 150**- For rental properties that have junk vehicles on the property, educate the neighborhood on how to research property owner names and addresses so they can inform them of the problem.

**Action 151** - Increase awareness of procedures for ensuring that the names of complainants remain anonymous to prevent retaliation.

**Objective 11.4**: Reduce illegal dumping activities in the neighborhood.

**Action 152**- APD will actively look for code violations where illegal activity is also occurring and report them to the appropriate department for enforcement. **APD Role: Look for and report violations and report results; Other City Departments Role: Investigate violations reported by APD and report results back to APD**

**Action 153**- Encourage individuals and neighborhood associations to call Solid Waste Services to report illegal dumping.

**Objective 11.5**: Encourage residents and property owners to keep their property free of trash, debris and tall weeds and grass.

**Action 154**- Educate neighborhood watch groups and other neighborhood groups to identify and report code violations to Solid Waste Services.

**Action 155**- Partner with Keep Austin Beautiful for a community clean up.

**Action 156** Educate neighborhood groups on code compliance services provided by Solid Waste Services.

**Action 157**- Start Adopt A Street program in the Planning area.

**Action 158**- Create a way of recognizing neighbors who are doing a good job keeping their yard clean.

**Action 159**- Make a formal request to TxDot to have state roads put on a maintenance plan to be mowed regularly, especially FM 969 near Regency.
Parks, Open Space, and The Environment

Goal 12 - Improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood.

**Objective 12.1:** Maintain the creeks in the planning area by preventing erosion, removing debris and monitoring water quality.

**Action 160:** Complete the Fort Branch Creek Improvement Project.

**Action 161:** Investigate erosion control options for other creeks in the EMLK Planning Area. For improvements, use natural looking solutions where possible.

**Action 162:** Partner with Keep Austin Beautiful and other organizations to conduct a neighborhood creek cleanup.

**Action 163:** Work with WPDR to establish a program to monitor the creeks and assist with clean-ups.

**Action 164:** Investigate JJ Seabrook greenbelt to determine if there is a flooding or erosion problem.

**Action 165:** Investigate Big Walnut Creek to determine if there is silt and/or debris from the BFI site.

**Objective 12.2:** Reduce flooding in the planning area and communicate with residents about improvement projects.

**Action 166:** Investigate flood control options for the East MLK Planning Area.

**Action 167:** Establish resident contact or committee to collect periodic updates on CIP flood mitigation projects in East MLK creeks and distribute information to designated centers and neighborhood groups in East MLK Planning Area.

**Action 168:** WPDR will hold a meeting in the community to provide a presentation on the design options for the Fort Branch Creek Improvement Project.
Project and provide follow-up opportunities for the neighborhood to stay informed about the progress of the project.

**Action 169**- Promote WPDR’s flooding and pollution hotlines.

**Action 170**- Reduce street flooding by working with WPDR to identify high need areas for storm drain improvements, and supporting WPDR’s funding requests for construction of storm drain improvements.

**Objective 12.3:** Help the community to understand floodplain issues and be better prepared for flooding.

**Action 171**- Help to educate residents and potential buyers about properties that are in the floodplain by distributing floodplain maps and information to Neighborhood Associations, and informing residents that they are currently available at City of Austin libraries.

**Action 172**- Support the Office of Emergency Management’s plan to notify, via mail, all residents and property owners in the flood plain.

**Action 173**- Communicate via neighborhood associations updates on to Austin flood plain maps.

**Action 174**- Make available a list of resources for property owners or renters in or near flood plain zones including:
   a) National Flood Insurance Program
   b) WPDR Website/Resources
   c) National Disaster Declaration in Emergency Situations: FEMA Money in Emergency

**Action 175**- Work with the Office of Emergency Management’s Project Impact to provide a bi-lingual class about disaster response and what to do in the event of a flood at a public location in the East MLK community.

**Goal 13** - Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.

**Objective 13.1:** Provide more recreational activities for Youth and Seniors.

**Action 176**- Promote existing youth and senior services and programs.

**Action 177**- Increase senior recreational activities at the recreation centers in the East and Northeast parts of the planning area. (eg. Givens and Dottie Jordan)
**Action 178-** The neighborhood should partner with local churches to provide senior activities and explore the possibility of having the City of Austin provide or help fund senior activities at local churches.

**Objective 13.2:** Maintain and improve neighborhood parks, add new parks and improve undeveloped green spaces.

**Action 179-** Develop a hike and bike trail along Big Walnut Creek.

**Action 180-** Explore the possibility of utilizing vacant land for community gardens or other recreational purposes as an interim use.

**Action 181-** Promote Springdale Park to ensure that residents know about this amenity.

**Action 182-** Continue the development of Springdale Park with both recreational and natural open spaces.

**Action 183-** During Phase II of Springdale Park’s development, provide a South or East entry to the park that can be utilized by the Fort Branch area and other areas on the East and South side of the park.
Chapter VIII: Plan Implementation

By adopting the plan, the City Council will demonstrate the City's commitment to the implementation of the plan. However, every action item listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular action item. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by:

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

City Boards, Commissions and Staff
The numerous boards and commissions of the City will look to the East MLK Combined Neighborhood Plan when they need guidance about the neighborhood. The Parks and Recreation Board will have a guide available stating the neighborhood's priorities for parks and open space. The Planning Commission will already know if a proposed zoning change in the East MLK Combined Area would be appropriate and supported by the residents and businesses of the neighborhood. Additionally, City staff will use the plan as a guidance document for review of projects and programs.

Department Budgets
Each year every City department puts together a budget that states the department's priorities for the coming year. By bringing the strengths and desires of the neighborhood to the attention of City departments, the East MLK Combined Neighborhood Plan will help them prioritize those projects that help safeguard the neighborhood's assets while addressing its needs.

Capital Improvement Projects
There may be issues in the neighborhood that require a major capital expenditure. In these instances the guidance provided by the plan will be critical to guarantee the project will proceed in a fashion that keeps in mind the overall long-term interests of the neighborhood.

Other Agencies and Organizations
Other agencies and organizations outside City government will play a key role in the implementation of the East MLK Combined Neighborhood Plan. As these agencies look for public input, the East MLK Combined Neighborhood
Plan will be available as a clearly articulated vision of the direction the neighborhood desires to go.

**Direct Neighborhood Action**

Some of the elements of the East MLK Combined Neighborhood Plan will be implemented by direct neighborhood action, possibly with some City support. Neighborhood clean-ups and creek clean-ups are a few examples of projects that might best be coordinated by the neighborhood.

**Implementation Schedule and Tracking**

The implementation of the East MLK Combined Neighborhood Plan will be continually monitored. Some items are expected to be completed quickly. For others, especially those items that need additional funding, it may be harder to schedule a firm completion date. Nevertheless, the status of every item proposed in the East MLK Combined Neighborhood Plan will be tracked. The East MLK Combined Neighborhood Plan Implementation Tracking Chart provides an easy way to check the status of the implementation of the plan. For each action proposed in the plan, the chart lists the contact, the estimated cost, the current status and comments that include the next needed action. A check date, if not a completion date, will be set for each item. This tracking chart will be updated regularly as more information becomes available and as the status of projects change. The Tracking Chart will be available upon request from the City of Austin, Neighborhood Planning and Zoning Department staff.

**Updating the East MLK Combined Neighborhood Plan**

 Neighborhoods are dynamic. To be effective, a neighborhood plan must be periodically updated to reflect changes in the neighborhood. The East MLK Combined Neighborhood Plan will undergo regular review. Staff and neighborhood representatives will conduct this review, updating the status of the action items and considering additions or amendments.

Over time, a neighborhood plan may need significant changes. How often this will be necessary will depend on how much the conditions change in the neighborhood.
Appendix A
Other Action Items Requested by the Neighborhood

After departmental review, the following action items were determined to be either:

- An operational, standard procedure issue that should not be contained in a long-range plan.
- An item not recommended by the responsible City or public department.
- An item recommended for implementation by another agency.

Transportation:

The Transportation Planning & Sustainability Dept (TPSD) indicates that the following items are operational issues and should not be included as action items in the plan. Some of these items may be addressed separately from the plan:

- Improve the appearance, walkability, and traffic flow of Airport Boulevard by completing the following:
  - Improve the timing and cycling of traffic lights.
- Complete a traffic signal study at the intersection of Regency and MLK (FM 969) and construct a signal if warranted.
- Add crosswalks and a pedestrian activated signal at the intersection of Regency and MLK (FM 969).
- Add crosswalks and a pedestrian activated signal at the intersection of Craigwood and MLK (FM 969).
- Add turn lanes and turn arrows on east & westbound 51st Street at the intersection with Springdale Road.
- Add turn lanes on MLK between Airport and Springdale.
- Because the intersection of 12th and Springdale does not currently meet traffic signal warrants, explore ways to reconfigure the intersection to improve safety and reduce congestion, including:
  - Provide two travel lanes in each direction that are clearly marked by directional arrows.
  - Locate bus stops far enough from the intersection to prevent blocking traffic.
  - Consider making 12th street one-way westbound from Webberville to Springdale to pick-up and drop-off at Sims School safer and more efficient.
- Mark or restripe traffic and turn lanes at Oak Springs and Springdale.
- Install a flashing yellow “approaching signal” sign on northbound 51st before Springdale.
- Explore options for better pedestrian crossings at MLK and US 183 and 51st and US 183.
• Address speeding traffic by utilizing increased APD radar enforcement and the use of speed trailers on the following streets:
  ➢ Craigwood
  ➢ Darlington
  ➢ Tillery between Airport and Manor
  ➢ Pershing between MLK and Manor
  ➢ EM Franklin between MLK and Manor
  ➢ JJ Seabrook
  ➢ Adriane
  ➢ Luna
  ➢ Springdale between MLK and Manor

• Install speed limit signs on Delores Street.

**Lighting**

• Add streetlights on MLK from Bundyhill Dr. to Russet Hill Dr.  
*There is adequate street lighting.  Spacing is approximately 200 feet, which meets illumination standards.*

• Add street lights on Springdale Rd from MLK to Manor  
*The street has more than adequate lighting.  Some intersections have 2 or more lights. AE maintenance personnel will check on any maintenance issues.*

• Add street lights on Craigwood Drive  
*Craigwood Drive has adequate lighting.  The street has a lot of trees growing into the lights that need to be trimmed.*

• Add street lights on Provincial and Regency  
*There is more than adequate lighting at this location.  The street has some trees growing into the lights that need to be trimmed.*

• Add street lights on Pecan Springs near Marlo  
*There is adequate lighting at this location.  AE maintenance personnel will check on any maintenance issues.*

**Public Safety**

• Police officers who are patrolling the streets in the neighborhood should do routine tagging of abandoned and junk vehicles. *APD’s Abandoned Vehicle Unit handles abandoned and junk vehicles.* To request removal of an abandoned or junk vehicle call the Abandoned Vehicle Unit at 974-5590.

**Solid Waste Services**

• Request that Solid Waste Services pursue higher fines for illegal dumping offenders and repeat violators

• Request that Solid Waste Services pursue prosecution and higher fines for repeat violators related to debris, tall weeds and grass.
Solid Waste Services’ pursuit of “higher fines” is limited by the court process and staff only has the opportunity to suggest a fine or violation. The suggestions made by Solid Waste Services are based on experience, track record of the offender, and severity of the violation. Ultimately, the court judge passes down the decision with no further opportunity for discussion.

Watershed Protection

- Explore the possibility of having a contractor clean area storm drains more often.

The City uses its own crews to clean storm drains, and it is done on both a rotational and complaint driven basis. This means they have a schedule and rotate areas, but will clean areas with high complaints more frequently. There is no funding for contractors to clean the drains, and it is unlikely this method would be pursued because the City has crews for this. The best thing we can do is to work with the neighborhood to identify problem areas so that they receive the proper attention.

Place nets across the storm drains to prevent people from throwing items in them.

Placing nets across storm drains is against WPDRD policy because it creates a flood hazard that can substantially worsen street flooding. Nets catch limbs and large debris and clog up the entrance to the storm drain systems so that water cannot enter during a flood event.

Parks and Recreation

- Build a new senior center to serve the East and Northeast parts of the planning area.

The City does not have funding to build a new senior center. There are only three senior centers in the City - the Conley-Guerrero Center is between 1 and 3 miles from every point in the planning area.

- Explore the possibility of developing hike and bike trails along other planning area creeks.

PARD is focusing on what they have determined to be priority creeks. In the EML area this is Walnut Creek
## Appendix B – Record of Public Meetings

<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Purpose</th>
<th>Location</th>
<th>Attendees</th>
<th>Other Attendees</th>
<th>Targeted Audience/Scope</th>
</tr>
</thead>
</table>
| 11/5/02      | Initial Stakeholder Meeting  
Introduction to neighborhood planning; explanation of outreach efforts; brainstorm further outreach strategies; announce Neighborhood Academy Free Courses; promote survey. | City of Austin, Small Business Assistance Center | 18 | Alice Glasco | Neighborhood Association Presidents, Church leaders, School Administrators, Neighborhood Leaders, and Social Institution Representatives |
| DEC          | Pecan Springs/Springdale Neighborhood Association meeting  
Discuss proposed boundary extension to include the entire Pecan Springs/Springdale Neighborhood in the combined East MLK Planning Area; introduce neighborhood planning and staff's outreach efforts to stakeholders not present at the 11/5/01 meeting. Brainstorm further outreach strategies; announce Neighborhood Academy Free Courses; promote survey. | East 19th Street Baptist Church | Neigh Assoc Members | Pecan Springs/Springdale Neighborhood Association |
| JAN          | Meeting with Pecan Springs/Springdale Hills Core Group  
Discuss NP in general, inclusion of the Pecan Springs/Springdale Area, and how the core groups ongoing work can be incorporated into the neighborhood planning process | Windsor Park Library | 5 | | Pecan Springs/Springdale Core Group |
| 2/2/02 Sat   | Workshop 1  
Present and explain the neighborhood planning process, gather community input; present neighborhood demographic information. | Norman Elementary School | 76 | Maggie Armstrong; Adam Smith; Cynthia Medlin; Alice Glasco | Every resident, business and property owner in East MLK invited to the workshop. |
| 3/5/02       | Vision & Goals Focus Group Meeting  
Create a collective vision for the community and write goal statements that serve as the plan's foundation. | East 19th Street Baptist Church | 50 | | Every resident, business and property owner in East MLK invited to the workshop. |
<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Purpose</th>
<th>Location</th>
<th>Attendees</th>
<th>Other Attendees</th>
<th>Targeted Audience/Scope</th>
</tr>
</thead>
</table>
| 3/26/02     | Services Focus Group #1  
Work with dept. representatives to brainstorm solutions and create action items to address neighborhood service issues. | Pecan Springs Elementary School | 31 | Department Reps.  
(SWS, APD, WPDR, NPZD); Cynthia Medlin | Interest List (Approx. 350 people) |
| 4/16/02     | Land Use Focus Group  
Provide an overview of land use, discuss desired future land use and gather input needed to develop a draft future land use map. | Sims Elementary School | 25 | Cynthia Medlin | Interest List (Approx. 350 people) |
| 4/20/02     | People's Forum Meeting  
Provide an update on the neighborhood plan and encourage residents to participate in the planning process | ACC Eastview Campus | People's Forum Members | People's Forum |
| 5/1/02      | Services Forum  
Department reps on-hand to discuss programs and services, and take code enforcement complaints and requests for services from neighborhood participants | Norman Elementary School | 23 | Department Reps.  
(SWS, APD, WPDR, NPZD & Austin Energy) | Interest List (Approx. 350 people) |
| 5/6/02      | MLK Neighborhood Association Meeting  
Provide an update on the neighborhood plan and encourage residents to participate in the planning process | St James Episcopal Church | Neigh Assoc Members | MLK Neighborhood Association |
| 5/7/02      | Transportation Focus group  
Discuss transportation issues and develop transportation action items for inclusion in the neighborhood plan | Norman Elementary School | 14 | Interest List (Approx. 350 people) |
| 5/21/02     | Services Task Group #2  
Work with dept. representatives to brainstorm solutions and create action items to address neighborhood service issues. | East 19th Street Baptist Church | 10 | Interest List (Approx. 350 people) |
| 5/6/02      | Stonegate Neighborhood Association Meeting  
Provide an update on the neighborhood plan and encourage residents to participate in the planning process | Home of a member of the Stonegate neighborhood Association | Neigh Assoc Members | Danny Thomas | Stonegate Neighborhood Association |
<table>
<thead>
<tr>
<th>Meeting Date</th>
<th>Purpose</th>
<th>Location</th>
<th>Attendees</th>
<th>Other Attendees</th>
<th>Targeted Audience/Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/29/02</td>
<td><strong>Tank Farm Meeting</strong>&lt;br&gt;(joint mtg with Govalle/Johnston Terrace)&lt;br&gt;Provide background information and an update on the Tank Farm site and begin to create a vision for the future of the site</td>
<td>Johnston High School</td>
<td>33</td>
<td></td>
<td>Stakeholders in the Govalle/Johnston Terrace Planning Area and the Southern section of the EMLK Planning Area</td>
</tr>
<tr>
<td>6/4/02</td>
<td><strong>Land Use/Zoning Focus Group #2</strong>&lt;br&gt;Review land use and provide education and information on zoning and the smart growth infill options. Review and modify the zoning recommendations for the neighborhood plan.</td>
<td>University Hills Library</td>
<td>5</td>
<td></td>
<td>Interest List (Approx. 350 people)</td>
</tr>
<tr>
<td>6/29/02 Sat</td>
<td><strong>Workshop II</strong>&lt;br&gt;Present draft plan and solicit more input.</td>
<td>YMCA</td>
<td>40</td>
<td>Alice Giasco</td>
<td>Every resident, business and property owner in East MLK invited to the workshop.</td>
</tr>
<tr>
<td>7/24/02</td>
<td><strong>Property Owner Meeting</strong>&lt;br&gt;Discuss proposed rezonings with property owners and interested neighborhood stakeholders. Allow property owners to ask questions and express concerns.</td>
<td>East 19th Street Baptist Church</td>
<td>30</td>
<td></td>
<td>Interest List (Approx. 350 people) plus all owners of property recommended for a zoning change.</td>
</tr>
<tr>
<td>7/30/02</td>
<td><strong>Tank Farm Meeting</strong>&lt;br&gt;(joint mtg with Govalle/Johnston Terrace)&lt;br&gt;Review and clarify the results from the first meeting and refine the vision for the future of the tank farm site</td>
<td>Oak Springs Library</td>
<td>18</td>
<td></td>
<td>Stakeholders in the Govalle/Johnston Terrace Planning Area and the Southern section of the EMLK Planning Area</td>
</tr>
<tr>
<td>8/5/02</td>
<td><strong>Refining the Plan Meeting</strong>&lt;br&gt;Land use updates; results of City departmental review; prioritization of sidewalks and other plan action items.</td>
<td>University Hills Library</td>
<td>12</td>
<td></td>
<td>Interest List (Approx. 350 people)</td>
</tr>
<tr>
<td>8/27/02</td>
<td><strong>Meeting with Cavalier Park Neighborhood Association and a property owner that has an alternative proposal for a property adjacent to the neighborhood.</strong></td>
<td>Home of the Secretary of the Neighborhood Association</td>
<td></td>
<td>Neigh Assoc Members</td>
<td>Cavalier Park Neighborhood Association</td>
</tr>
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Appendix C
Survey Results

I. Initial Survey Results

In November 2001, the initial neighborhood planning survey was mailed to every resident, property owner and business owner in the planning area. The results of the survey provided a starting point to begin the planning process. The response rate for the survey was 5% or 299 responses. What follows is a summary of the results from the initial neighborhood planning survey.

Land Use

Neighborhood Serving Commercial

Neighborhood stakeholders were asked if there are enough retail and commercial stores to serve the neighborhood. Survey respondents were split on this issue, with about half indicating there are already enough and half indicating that their neighborhood needs more.

New Development

Survey respondents indicated that they would like to maintain existing single-family residential districts, and focus new development including higher density housing, neighborhood and community commercial, and mixed-use development along the major corridors in the neighborhood. Some of the specific corridors that were mentioned for these kinds of new development were:

- MLK Blvd.
- Springdale Road
- Airport Blvd.
- U.S. Hwy 183

Smart Growth Infill Options

Neighborhood stakeholders were asked two questions to gauge initial support for the Smart Growth Infill Options that can be utilized as part of a neighborhood plan. Survey respondents were split on both allowing secondary apartments and smaller lot sizes for new single-family homes, with more people supporting secondary apartments than small lots. The actual responses were as follows:

<table>
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<tr>
<th>Secondary Apartments</th>
<th>Small-Lot Single Family</th>
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<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>36%</td>
<td>28%</td>
</tr>
<tr>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>42%</td>
<td>42%</td>
</tr>
<tr>
<td>Not Sure</td>
<td>Not Sure</td>
</tr>
<tr>
<td>22%</td>
<td>30%</td>
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</table>

113
Transportation

Sidewalks

When asked about the need for sidewalks in the neighborhood, survey respondents indicated that the top Streets in the planning area that need sidewalks are:

1. MLK
2. Manor
3. 51st
4. Norwood Hill
5. Pecan Springs
6. EM Franklin
7. Pershing
8. Springdale

Transportation Safety Problems

Survey respondents indicating that the following streets in the neighborhood are unsafe due to issues such as accidents, speeding, lack of sidewalks and bike lanes, and poor visibility:

- MLK Blvd from Airport Blvd beyond 183
- Manor Rd from Airport to Springdale
- Springdale Road

Services and Infrastructure

Resources in the Neighborhood

Survey respondents indicated that they like the neighborhood most because it is a quiet, centrally located neighborhood with trees and long-time residents.

Problems in the Neighborhood

Survey respondents indicated that most important problems in the Neighborhood are:

- Crime and Safety
- Illegal Drugs
- Speeding Traffic
- Houses in need of repair/Trash in Yards
- Flooding and Drainage
- Weeds and Tall Grass
- Abandoned and Junk Vehicles
II. Final Survey Results

In June 2002, the final neighborhood planning survey, including a draft plan summary, was mailed to every resident, property owner and business owner in the planning area. The results of the survey were used to help refine the plan. The response rate for the survey was 3% or 173 responses. The following summary indicates the level of support for the overall plan and individual components:

### Overall Support

<table>
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<tr>
<td>Support</td>
<td>87</td>
<td>50.29</td>
</tr>
<tr>
<td>Support w/ comments</td>
<td>69</td>
<td>39.88</td>
</tr>
<tr>
<td>Overall don't support</td>
<td>8</td>
<td>4.62</td>
</tr>
<tr>
<td>Don't support</td>
<td>9</td>
<td>5.20</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>173</td>
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### Responses for individual plan sections:

#### Land Use/Zoning/Preservation

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<td>33</td>
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<tr>
<td>Don't support</td>
<td>7</td>
<td>4.76</td>
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<tr>
<td><strong>Total</strong></td>
<td>147</td>
<td>100.00</td>
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#### Transportation

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<tr>
<td>Support</td>
<td>104</td>
<td>69.80</td>
</tr>
<tr>
<td>Support w/ comments</td>
<td>33</td>
<td>22.15</td>
</tr>
<tr>
<td>Don't support</td>
<td>12</td>
<td>8.05</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>149</td>
<td>100.00</td>
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#### Services/Infrast.

<table>
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<tr>
<td>Support</td>
<td>109</td>
<td>74.66</td>
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<tr>
<td>Support w/ comments</td>
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<td>21.23</td>
</tr>
<tr>
<td>Don't support</td>
<td>6</td>
<td>4.11</td>
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<tr>
<td><strong>Total</strong></td>
<td>146</td>
<td>100.00</td>
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#### Urban Design Guidelines

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<td>73.97</td>
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<tr>
<td>Support w/ comments</td>
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<td>19.86</td>
</tr>
<tr>
<td>Don't support</td>
<td>9</td>
<td>6.16</td>
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<tr>
<td><strong>Totals</strong></td>
<td>146</td>
<td>100.00</td>
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Appendix D
Zoning and Smart Growth Definitions

DESCRIPTION OF ZONING DISTRICTS

SF-2 -- Single Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

SF-3 -- Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 -- Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-2 -- Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 -- Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

NO -- Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO -- Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO -- General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

LR -- Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business service and office facilities predominately for the convenience of residents of the neighborhood.

GR -- Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.
CS -- General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 -- Commercial-Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

CH – Commercial Highway is the designation for a use that has operating and traffic generation characteristics that require that the use be located at the intersection of state maintained highways other than scenic arterial roadways.

IP – Industrial Park district is intended as an area for limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, and typically are located on large sites or in planned industrial centers.

LI – Limited Industrial Services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

P – Public district is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

DR – Development Reserve is a designation for a temporary use or a use that will not commit land to a particular use pattern or intensity. It is intended to prevent premature land uses or land development for which adequate public services and facilities are unavailable.

Overlay Districts

An overlay or combining district is a type of zoning district that is used in combination with a standard, base zoning district. Any of the above zoning districts could include any one or more of the following zoning districts.

CO -- Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

MU -- Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and condominiums.

MUB – Neighborhood Mixed Use Building allows for buildings with both commercial and residential uses and is allowed only in specified commercial zoning districts. For example, this option would allow a building with a shop/store on the ground floor and residential units on all other floors above the ground floor. This option would be applied to a specific location.
NPCD or (NP) – Neighborhood Plan combining district is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special “infill” options. The term infill refers to “filling in” vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.

Special Uses – Uses allowed in an approved neighborhood plan (NPCD) for a specific location or neighborhood wide. These uses (including the Neighborhood Mixed Use Building and Residential Infill) are not normally permitted in other zoning districts.

Smart Growth Infill and Redevelopment Special Uses

The following would be options in addition to a property’s base zoning but would not be required.

1). *Small Lot Amnesty – This option allows development on existing, legally subdivided lots that are a minimum of 2,500 square feet and have a minimum lot width of 25 feet. An example of such a lot would be one that has the dimensions: 25’ wide x 100’ long. This option would apply neighborhood wide.

2). *Secondary Apartment (Garage Apartment or Granny Flat) – This option allows a separate residence at the rear of a single family lot that is at least 5,750 sq. ft. The second unit would be an accessory to a primary single-family residence. The unit may be located above a detached garage or can be a single story apartment. This option would apply neighborhood wide.

Examples of Secondary Apartments:
3). **Urban Home** — This infill option permits detached single-family residential homes on lots that have a minimum of 3,500 square feet and a minimum width of 40 feet. The urban home infill option allows for the development of infill or subdivision projects with smaller lots and fewer restrictions than the current regulations usually allow.

4). **Cottage Lot** — Like Urban Home, this option permits detached single-family residential homes on lots that have a minimum of 2,500 square feet and a minimum width of 30 feet. If the cottage lot abuts an existing standard (5,750 sf lot) or is on a corner the minimum lot size is 3,500sf.

   *Additional site standards will apply to promote compatibility with existing neighborhoods. These standards cover setbacks, height, off-street parking and other requirements.*

5). **Neighborhood Mixed Use Building** — This option allows for buildings with both commercial and residential uses. Allowed in commercial districts. Example: This would allow a building with a shop/store on the ground floor and residential units on all other floors above the ground floor. *This option would be applied to a specific location.*
6). **Neighborhood Urban Center** –
This option allows for a mixed-use development that includes residential, multifamily, commercial and retail uses in a commercial base zoning district. The idea for this option is to create a mixed-use, pedestrian and transit oriented development. A development plan would need to be approved by the Planning Commission. *This option would be applied to a specific location.*

   ◀ Example

7). **Residential Infill** – This option allows a diversity of housing types and open space and permits a limited amount of neighborhood compatible retail development. A development plan would need to be approved by the Planning Commission. *This option would be applied to a specific location.*

The following residential uses are permitted: *single-family* (including urban home and cottage lot) as a minimum of 50% and maximum 80% of the overall units; duplex, townhouse, condominium, multi-family, and secondary apartments. *Cottage lots and apartments may not exceed 20% of the units.*

Example: See picture ▶

*Additional site standards will apply to promote compatibility with existing neighborhoods. These standards cover setbacks, height, off-street parking and other requirements.*
## Appendix E:
### Land Use and Zoning Comparisons

### Current Land Use Compared to Future Land Use

<table>
<thead>
<tr>
<th>East MLK</th>
<th>2000 Land Use (%)</th>
<th>2000 Land Use (acres)</th>
<th>Future Land Use (%)</th>
<th>Future Land Use (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>26%</td>
<td>1066</td>
<td>32%</td>
<td>1139.6</td>
</tr>
<tr>
<td>Mixed Residential</td>
<td>0%</td>
<td>0</td>
<td>9%</td>
<td>334.4</td>
</tr>
<tr>
<td>Multifamily</td>
<td>3%</td>
<td>111</td>
<td>3%</td>
<td>109.1</td>
</tr>
<tr>
<td>Commercial</td>
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<td>88</td>
<td>3%</td>
<td>106.3</td>
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<tr>
<td>Mixed Use</td>
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<td>0</td>
<td>14%</td>
<td>544.1</td>
</tr>
<tr>
<td>Office</td>
<td>1%</td>
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<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Industrial</td>
<td>16%</td>
<td>659</td>
<td>14%</td>
<td>511.9</td>
</tr>
<tr>
<td>Civic</td>
<td>4%</td>
<td>167</td>
<td>3%</td>
<td>92.4</td>
</tr>
<tr>
<td>Open Space</td>
<td>6%</td>
<td>262</td>
<td>20%</td>
<td>714.6</td>
</tr>
<tr>
<td>Transp/ROW</td>
<td>14%</td>
<td>577</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
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<td>28%</td>
<td>1148</td>
<td>0%</td>
<td>0</td>
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<tr>
<td>Other</td>
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<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: 2000 Land Use Survey and Neighborhood Planning
Area boundaries as of 4 February 2002.

<table>
<thead>
<tr>
<th>Pecan Springs/ Springdale</th>
<th>2000 Land Use (%)</th>
<th>2000 Land Use (acres)</th>
<th>Future Land Use (%)</th>
<th>Future Land Use (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
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<td>289</td>
<td>35%</td>
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</tr>
<tr>
<td>Mixed Residential</td>
<td>0%</td>
<td>0</td>
<td>19%</td>
<td>160.2</td>
</tr>
<tr>
<td>Multifamily</td>
<td>3%</td>
<td>30</td>
<td>4%</td>
<td>34.2</td>
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<tr>
<td>Commercial</td>
<td>1%</td>
<td>5</td>
<td>2%</td>
<td>15.1</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>0%</td>
<td>0</td>
<td>20%</td>
<td>166.6</td>
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<td>Office</td>
<td>2%</td>
<td>15</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Industrial</td>
<td>8%</td>
<td>78</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Civic</td>
<td>3%</td>
<td>34</td>
<td>1%</td>
<td>7.9</td>
</tr>
<tr>
<td>Open Space</td>
<td>0%</td>
<td>3</td>
<td>19%</td>
<td>155.4</td>
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<td>148</td>
<td>0%</td>
<td>0</td>
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<tr>
<td>Undeveloped</td>
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Source: 2000 Land Use Survey and Neighborhood Planning
Area boundaries as of 4 February 2002.
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<thead>
<tr>
<th>MLK-183</th>
<th>2000 Land Use (%)</th>
<th>2000 Land Use (acres)</th>
<th>Future Land Use (%)</th>
<th>Future Land Use (acres)</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>22%</td>
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<td>53.8</td>
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<tr>
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<td>0%</td>
<td>0.0</td>
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<tr>
<td>Industrial</td>
<td>26%</td>
<td>556</td>
<td>27%</td>
<td>511.9</td>
</tr>
<tr>
<td>Civic</td>
<td>4%</td>
<td>95</td>
<td>3%</td>
<td>49.2</td>
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<tr>
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<td>1%</td>
<td>27</td>
<td>17%</td>
<td>319.0</td>
</tr>
<tr>
<td>Transp/ROW</td>
<td>14%</td>
<td>293</td>
<td>0%</td>
<td>0.0</td>
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<tr>
<td>Undeveloped</td>
<td>28%</td>
<td>609</td>
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</tr>
<tr>
<td>Other</td>
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<td>0%</td>
<td>0.0</td>
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</table>

Source: 2000 Land Use Survey and Neighborhood Planning
Area boundaries as of 4 February 2002.

<table>
<thead>
<tr>
<th>MLK</th>
<th>2000 Land Use (%)</th>
<th>2000 Land Use (acres)</th>
<th>Future Land Use (%)</th>
<th>Future Land Use (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>31%</td>
<td>306</td>
<td>41%</td>
<td>349.8</td>
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<tr>
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<td>0</td>
<td>8%</td>
<td>69.7</td>
</tr>
<tr>
<td>Multifamily</td>
<td>4%</td>
<td>35</td>
<td>3%</td>
<td>23.3</td>
</tr>
<tr>
<td>Commercial</td>
<td>5%</td>
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<tr>
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<td>16%</td>
<td>141.9</td>
</tr>
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<td>0.0</td>
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<tr>
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<td>2%</td>
<td>16</td>
<td>0%</td>
<td>0.0</td>
</tr>
<tr>
<td>Civic</td>
<td>4%</td>
<td>38</td>
<td>4%</td>
<td>35.2</td>
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<tr>
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<td>23%</td>
<td>232</td>
<td>28%</td>
<td>240.2</td>
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<tr>
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<td>14%</td>
<td>136</td>
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<td>0</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>17%</td>
<td>167</td>
<td>0%</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
<td>0</td>
<td>0%</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: 2000 Land Use Survey and Neighborhood Planning
Area boundaries as of 4 February 2002.
# Current Land Use Compared to Urban Core and Austin

<table>
<thead>
<tr>
<th>2000 Land Use (%)</th>
<th>East MLK</th>
<th>Urban Core*</th>
<th>Austin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>26%</td>
<td>27%</td>
<td>23%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>3%</td>
<td>7%</td>
<td>4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>2%</td>
<td>7%</td>
<td>4%</td>
</tr>
<tr>
<td>Office</td>
<td>1%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Industrial</td>
<td>16%</td>
<td>8%</td>
<td>5%</td>
</tr>
<tr>
<td>Civic</td>
<td>4%</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>Open Space</td>
<td>6%</td>
<td>5%</td>
<td>15%</td>
</tr>
<tr>
<td>Transp/ROW</td>
<td>14%</td>
<td>21%</td>
<td>18%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>28%</td>
<td>13%</td>
<td>18%</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
<td>1%</td>
<td>6%</td>
</tr>
</tbody>
</table>

Source: Land Use 2000 Survey and NPA Boundaries as of 4 February 2002

*Urban Core is defined as the area that falls within NPA established 4 February 2002.

**Other includes large-lot Single Family, mobile homes, mining, utilities, water, and unknown.

<table>
<thead>
<tr>
<th>2000 Land Use (%)</th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
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</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>31%</td>
<td>22%</td>
<td>30%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>4%</td>
<td>2%</td>
<td>3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>5%</td>
<td>2%</td>
<td>1%</td>
</tr>
<tr>
<td>Office</td>
<td>1%</td>
<td>1%</td>
<td>2%</td>
</tr>
<tr>
<td>Industrial</td>
<td>2%</td>
<td>26%</td>
<td>8%</td>
</tr>
<tr>
<td>Civic</td>
<td>4%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Open Space</td>
<td>23%</td>
<td>1%</td>
<td>0%</td>
</tr>
<tr>
<td>Transp/ROW</td>
<td>14%</td>
<td>14%</td>
<td>15%</td>
</tr>
<tr>
<td>Undeveloped</td>
<td>17%</td>
<td>28%</td>
<td>38%</td>
</tr>
<tr>
<td>Other</td>
<td>0%</td>
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<td>0%</td>
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</table>

Source: Land Use 2000 Survey and NPA Boundaries as of 4 February 2002

**Other includes large-lot Single Family, mobile homes, mining, utilities, water, and unknown.
### Current Zoning Compared to Urban Core and Austin

<table>
<thead>
<tr>
<th>2000 Zoning (%)</th>
<th>East MLK</th>
<th>Urban Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
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<td>48%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>5%</td>
<td>8%</td>
</tr>
<tr>
<td>Commercial</td>
<td>7%</td>
<td>16%</td>
</tr>
<tr>
<td>Office</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>Industrial</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td>Public/Unz**</td>
<td>7%</td>
<td>11%</td>
</tr>
<tr>
<td>Misc*</td>
<td>0%</td>
<td>3%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>1%</td>
<td>.8%</td>
</tr>
</tbody>
</table>

*Misc includes Planned Unit Development and Development Reserve

**Public includes Public District, Aviation Services, Unzoned, Unknown and Long Lake acres

<table>
<thead>
<tr>
<th>2000 Zoning (%)</th>
<th>MLK</th>
<th>MLK-183</th>
<th>PSS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>79%</td>
<td>73%</td>
<td>53%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>6%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>11%</td>
<td>7%</td>
<td>5%</td>
</tr>
<tr>
<td>Office</td>
<td>2%</td>
<td>2%</td>
<td>8%</td>
</tr>
<tr>
<td>Industrial</td>
<td>1%</td>
<td>12%</td>
<td>30%</td>
</tr>
<tr>
<td>Public/Unz**</td>
<td>0%</td>
<td>2%</td>
<td>0%</td>
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<tr>
<td>Misc*</td>
<td>1%</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>

*Misc includes Planned Unit Development and Development Reserve

**Public includes Public District, Aviation Services, Unzoned, Unknown and Long Lake acres
Appendix G
Affordability Impact Statement

City of Austin

MEMO

Neighborhood Housing and Community Development Department
Paul Hilgers, Director
(512) 974-3108, Fax: (512) 974-3112, paulhilgers@austin.tx.us

Date: July 17, 2002

To: Alice Glasco, Director
Neighborhood Planning and Zoning Department

From: Paul Hilgers, Director
Neighborhood Housing and Community Development Department

Subject: Affordability Impact Statement – East Martin Luther King Jr. Neighborhood Plan (East MLK)

The East MLK Neighborhood Plan (summary draft dated 6/17/02) has several recommendations that could have a positive impact on housing affordability.

The Neighborhood Housing and Community Development Department (NHCFDD) has a goal of assisting in the construction or rehabilitation of 5,000 housing units annually by fiscal year 2004-2005.NHCFDD has evaluated the proposed East Martin Luther King, Jr. Neighborhood Plan in the context of this Business Plan goal.

The East MLK plan promotes S.M.A.R.T. Housing policy by supporting the “Small Lot Amenity” option throughout the planning area. Many of the proposed zoning changes would allow for increased housing opportunities by applying the MU (Mixed Use) combining district on commercial properties where residential development is not currently allowed. In addition, the plan’s three subdistricts support higher density residential development (Cottage and Urban Home special uses), and two of the subdistricts include the secondary apartment option as well. The Action Items creating additional housing opportunities are #1, 2, 4, 5, 8, 9, 10, 12, 13, 15, 17, 20, 21, 22, 24, 26, 30, 31, 34, 35, 40, 41, 42, 43, 48, 51, 53, 60, and 66.

Please contact Gina Copic at 974-3180 if you need additional information.

Paul Hilgers, Director
Neighborhood Housing and Community Development Department

PHRCs:
Sc/Memo/Gasco-East MLK AIS 071702
Cc: Sue Housel, Neighborhood Planning and Zoning Department
Scott Whitman, Neighborhood Planning and Zoning Department
Gina Copic, Neighborhood Housing and Community Development Department

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.
Akins East
Site amenities and/or services

Legend
- 1 Mile Radius
- 3 Mile Radius
- 5 Mile Radius
- Akins East
- Givens Park
- Indoor Recreation Facility
- Library
- Pharmacy
- University of Texas, Austin
- Urgent Care
Texas Pharmacy License # 15113

WALGREENS #2462

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<thead>
<tr>
<th>License Information</th>
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<tbody>
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<td><strong>License Status</strong></td>
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<tr>
<td><strong>License #</strong></td>
</tr>
<tr>
<td><strong>Expiration Date</strong></td>
</tr>
<tr>
<td><strong>Date License Issued</strong></td>
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<tbody>
<tr>
<td>1144 AIRPORT BLVD.</td>
</tr>
<tr>
<td>AUSTIN, TX 78702</td>
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<tr>
<td><strong>County</strong></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
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<table>
<thead>
<tr>
<th>Pharmacy Details</th>
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<tbody>
<tr>
<td><strong>Prior Disciplinary Orders</strong></td>
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* Information relating to disciplinary orders is current as of 30 days prior to this date. Please note that disciplinary orders entered more than 10 years ago are not available online. A written request for information regarding prior disciplinary orders may be submitted to the office of the Texas State Board of Pharmacy. Any disciplinary orders entered pursuant to Chapter 564 of the Texas Pharmacy Act are confidential and not subject to public disclosure.

<table>
<thead>
<tr>
<th>Class of Pharmacy</th>
<th>Community Pharmacy</th>
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<td><strong>Type of Ownership</strong></td>
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<tr>
<td><strong>Type of Pharmacy</strong></td>
<td>Community Multi</td>
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<td><strong># of Hospital beds</strong></td>
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<table>
<thead>
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<th>Employment Information</th>
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<tbody>
<tr>
<td><strong>Pharmacist in Charge</strong></td>
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</tbody>
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<table>
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<tr>
<th>Pharmacy Profile</th>
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<tr>
<td><strong>Accessible to disabled persons?</strong></td>
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<tr>
<td><strong>Participates in the Texas Medicaid program?</strong></td>
</tr>
<tr>
<td><strong>Translating services (Listed Below If Available)</strong></td>
</tr>
<tr>
<td>Spanish</td>
</tr>
<tr>
<td>Vietnamese</td>
</tr>
<tr>
<td>Telecomm. for the deaf (TDD)</td>
</tr>
<tr>
<td>American Sign Language</td>
</tr>
<tr>
<td>AT&amp;T translating services</td>
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* Please note: The data regarding accessibility, translating services, and insurance participation is self-reported by the license holder and no warranty regarding the information is created. Therefore, neither the State of Texas nor the licensing agency accept any legal liability or responsibility or may be held liable or responsible for the accuracy, completeness, timeliness, or usefulness of this information. Should you have any concern as to the accuracy of the data in this system, please contact the license holder or facility for clarification.

<table>
<thead>
<tr>
<th>Remedial Plans and Inspection Reports</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remedial Plans and/or Inspection Reports (if any) are shown above and subject to removal at the end of the 5th fiscal year after the Board enters the plan.</td>
</tr>
</tbody>
</table>

Services Provided
No Nuclear
Yes Out-Patient Prescriptions
No Ship Prescription Out of State
No Class D (Expanded Formulary)
No Class D (Alternative Visit Schedule)
No Compounding Sterile-Risk Level Low
No Compounding Sterile-Risk Level Med
No Compounding Sterile-Risk Level High
No Compounding Non-Sterile
No 24 Hour Service
No Closed Door
No Compounding, Office Use
No Home Delivery
No Infusion
Yes Pharmacist Administered Immunizations
No Veterinary Prescriptions

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<tr>
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<tr>
<td>DAVYDOVSKAYA, ANASTASIA</td>
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<td>WALKER, MARY ADEDAYO</td>
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<td>ZEIDA HAAR, LUCAS IGNACIO</td>
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https://www.pharmacy.texas.gov/dbsearch/phy_zoom.asp?id=15113
The Texas State Board of Pharmacy certifies that it maintains the information for the license verification function of this website, performs daily updates to the website, and considers the website to be a secure, primary source for license verification.

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<tr>
<td>WALGREEN CO</td>
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<td>WALGREEN CO.</td>
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The Texas State Board of Pharmacy certifies that it maintains the information for the license verification function of this website, performs daily updates to the website, and considers the website to be a secure, primary source for license verification.
Hours

Monday – Friday: 8:00 AM - 8:00 PM
Saturday – Sunday: 8:00 AM - 5:00 PM

Holiday Hours:
We are open from 08:00 AM to 03:00 PM on Christmas Eve, Christmas Day, New Year’s Eve, New Year’s Day, Easter Sunday, Memorial Day, and Labor Day and 08:00 AM to 08:00 PM on July 4th. We are closed on Thanksgiving.

TREATMENTS
- Sprains, Strains, and Broken Bones
- Dislocations
- Cuts, Scrapes, Wounds, Abrasions, and Burns
- Wound Care
- Urinary Tract Infections
- Bee Stings, Insect Bites, and Allergic Reactions
- Sore Throat / Strep Throat Treatment
- Dehydration
- Sinus Infections
Respiratory Infections

MORE

SERVICES

- Digital X-rays
- EKG
- Sutures and Stitches
- Labs & X-rays
- Physicals
- Vaccinations & Immunizations

MORE

Patient Reviews

★★★★★
“Friendly, compassionate staff. Would recommend highly.”

★★★★★
“Went here after my husband injured his ear from a sporting event. Everything was very clean in the office. All... MORE”

★★★★★
"I was in a car accident and wanted an x-ray. It was a quick and pleasant experience with friendly staff.... MORE ›

Other Urgent Care Walk-In Clinics Near You

- Austin, TX Urgent Care Walk-In Clinic on N Lamar Blvd
- Austin, TX Urgent Care Walk-In Clinic on E Riverside Dr
- Manor, TX Urgent Care Walk-In Clinic on Shadow Glen Blvd
- Lakeway, TX Urgent Care Walk-In Clinic on Ranch Road 620 S
- Kyle, TX Urgent Care Walk-In Clinic on Bunton Rd
- Bastrop, TX Urgent Care Walk-In Clinic on TX-71 W
Willie Mae Kirk Branch

3101 Oak Springs Dr.
512-974-9920

Sunday  Closed
Monday - Thursday  10 AM - 9 PM
Friday  10 AM - 6 PM
Saturday  10 AM - 5 PM

To book a group tour or field trip at the Willie Mae Kirk Branch contact us at least two weeks in advance so we can prepare for your visit.

The Oak Springs Branch was renamed the Willie Mae Kirk Branch after Mrs. Willie Mae “Ankie” Kirk, a woman who has donated most of her life to public service in the Austin community. Through her 12 years as a Library Commissioner, Kirk
worked tirelessly to improve Library facilities and was a champion for all of APL’s branches.

The Willie Mae Kirk Branch is located in Council District 3 of the City of Austin.

Mobile printing is available at the Willie Mae Kirk Branch. Please visit library.austintexas.gov/awkprint for more information and to submit a job.

Mobile Printing – Willie Mae Kirk Branch

Willie Mae Kirk Branch – Technology Assistant
The Willie Mae Kirk Branch offers one-on-one assistance with a wide range of computer-related topics and tasks. Take advantage of hands-on training provided by our Technology Assistant. One hour slots are available daily. Computer assistance is free and open to the public. Call 512-974-9920 to schedule an appointment.

Meeting Room Reservation Calendar

Willie Mae Kirk Branch Events

View Calendar

Wednesday, February 26, 2020
  5:00 PM
  **Chess Club**
  Willie Mae Kirk Branch
  6:00 PM
  **Community Health Workshop**
  Willie Mae Kirk Branch

Thursday, February 27, 2020
  10:30 AM
  **Books and Babies**
  Willie Mae Kirk Branch
  3:30 PM
  **Crafternoon**
  Willie Mae Kirk Branch
Saturday, February 29, 2020

1:00 PM

Family Tree Shadow Boxes - Black History Month
Willie Mae Kirk Branch
OUR HISTORY

The Millennium Youth Entertainment Complex is a tangible symbol of the will to peaceful activism among east Austin youth. The project was born of blood, tears and the hope of peace. Late one evening in 1992, a group of teens was laughing and talking on 11th and Chicon, an east Austin street corner, when a passing car slowed and shots shattered the night. Sixteen-year-old Tamika Ross lay dead in the aftermath.

Soon after, a small group of concerned youth, lead by Jennifer Cole-Doyle and Michael Bryant, began meeting with then Council Member Charles Urby to explore ways to reduce youth violence by providing wholesome entertainment alternatives. After a number of meetings, the entertainment complex was conceived as a fun, exciting and safe gathering place for Austin’s young people. The project was guided by a City Council-appointed Advisory Board, one of whose members Juan Cotera, a fervent teen peace activist, was killed in 1996.

Eric Mitchell, the current Council Member, secured federal funding from HUD to build the 55,000 square foot indoor family entertainment center featuring a 154-seat movie theater, 16 bowling lanes, roller skating rink, video arcade area, children’s soft play area, and food court. The complex is owned by the City of Austin and managed by Leisure Management inc.; and dedicated to Tamika and Juan, and the hope and spirit and promise of peace.
Originally named the Central City Entertainment Center, this facility opened in June 1999.

Following a citywide contest, the facility was renamed the Millennium Youth Entertainment Complex by Stephanie Pena, an East Austin resident. The Millennium was built on the former site of the Rosewood Shopping Center in East Austin as a safe place for East Austin youth to go. Support for the facility came first from a group of young people, and the Promise Keepers (community leaders and concerned citizens). In addition to serving as a great place for youth to skate, bowl, play video games, or have birthday parties, the Millennium also hosts special events, job fairs, private receptions, and movie festivals.
A.J. Bingham
James Burns
Quincy Dunlap
Barry Franklin
Frances Jordan

Dr. Deborah Taylor-King
Ghislaine Jean
Nelson Linder
Dr. Courtney Robinson
CONTACT US

Name

Phone

I agree to the terms & conditions

Submit

CONTACT

Phone: (512) 472-6932
Email: info@myec.net

1156 Hargrave Street, Austin, TX 78702

WORKING HOURS

WEDNESDAY – THURSDAY: 10:00 am to 7:00 pm
FIRDAY - SATURDAY: 10 am to 11 pm
Sunday: Closed

RESOURCES

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Have a question? We are here to help!
## Public Universities

### Download the Excel Version

<table>
<thead>
<tr>
<th>Institution</th>
<th>Administrative Officer</th>
<th>Main Telephone</th>
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</thead>
<tbody>
<tr>
<td>Angelo State University</td>
<td>Brian J. May</td>
<td>(325) 942-2073</td>
</tr>
<tr>
<td>Lamar University</td>
<td>Kenneth Evans</td>
<td>(409) 880-7011</td>
</tr>
<tr>
<td>Midwestern State University</td>
<td>Suzanne Shipley</td>
<td>(940) 397-4000</td>
</tr>
<tr>
<td>Prairie View A&amp;M University</td>
<td>Ruth J. Simmons</td>
<td>(936) 857-3311</td>
</tr>
<tr>
<td>Sam Houston State University</td>
<td>Dana G. Hoyt</td>
<td>(866) 294-1111</td>
</tr>
<tr>
<td>Stephen F. Austin State University</td>
<td>Steve Westbrook, Interim Pres</td>
<td>(936) 468-2011</td>
</tr>
<tr>
<td>Sul Ross State University</td>
<td>William (Bill) Kibler</td>
<td>(432) 837-8011</td>
</tr>
<tr>
<td>Sul Ross State University Rio Grande</td>
<td>William (Bill) Kibler</td>
<td>(830) 278-3339</td>
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<tr>
<td>Tarleton State University</td>
<td>James Hurley</td>
<td>(254) 968-9000</td>
</tr>
<tr>
<td>Texas A&amp;M International University</td>
<td>Pablo Arenaz</td>
<td>(956) 326-2001</td>
</tr>
<tr>
<td>Texas A&amp;M University</td>
<td>Michael K. Young</td>
<td>(979) 845-3211</td>
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<tr>
<td>Texas A&amp;M University at Galveston</td>
<td>Col. Michael E. Fossum</td>
<td>(877) 322-4443</td>
</tr>
<tr>
<td>Texas A&amp;M University System</td>
<td>John Sharp</td>
<td>(979) 458-6000</td>
</tr>
<tr>
<td>Texas A&amp;M University-Central Texas</td>
<td>Marc Niglizzio</td>
<td>(254) 519-5400</td>
</tr>
<tr>
<td>Texas A&amp;M University-Commerce</td>
<td>Mark Rudin</td>
<td>(903) 886-5014</td>
</tr>
<tr>
<td>Texas A&amp;M University-Corpus Christi</td>
<td>Kelly M. Quintanilla</td>
<td>(361) 825-5700</td>
</tr>
<tr>
<td>Texas A&amp;M University-Kingsville</td>
<td>Mark A. Hussey</td>
<td>(361) 593-3207</td>
</tr>
<tr>
<td>Texas A&amp;M University-San Antonio</td>
<td>Cynthia Teniente-Matson</td>
<td>(210) 932-6299</td>
</tr>
<tr>
<td>Texas A&amp;M University-Texarkana</td>
<td>Emily F. Culter</td>
<td>(903) 223-3000</td>
</tr>
<tr>
<td>Texas Southern University</td>
<td>Ken Huewitt</td>
<td>(713) 313-7011</td>
</tr>
<tr>
<td>Texas State University</td>
<td>Denise Trauth</td>
<td>(512) 245-2111</td>
</tr>
<tr>
<td>Texas State University System</td>
<td>Brian McCall</td>
<td>(512) 245-2111</td>
</tr>
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<tr>
<td><strong>Texas Tech University</strong></td>
<td>2500 Broadway, Lubbock, TX 79409</td>
<td>(806) 742-2011</td>
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<tr>
<td><strong>Texas Tech University System</strong></td>
<td>P.O. Box 42013, Lubbock, TX 79409</td>
<td>(806) 742-2011</td>
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<tr>
<td><strong>Texas Woman's University</strong></td>
<td>304 Administration Drive, Denton, TX 76204-5589</td>
<td>(940) 898-3201</td>
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<tr>
<td><strong>The University of Texas at Arlington</strong></td>
<td>701 S. Nedderman Drive, Arlington, TX 76019</td>
<td>(817) 272-2011</td>
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<tr>
<td><strong>The University of Texas at Austin</strong></td>
<td>University Station, Austin, TX 78712</td>
<td>(512) 471-3434</td>
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<tr>
<td><strong>The University of Texas at Dallas</strong></td>
<td>800 West Campbell Road, Richardson, TX 75080-3021</td>
<td>(972) 883-2111</td>
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<tr>
<td><strong>The University of Texas at El Paso</strong></td>
<td>500 West University Avenue, El Paso, TX 79968</td>
<td>(915) 747-5000</td>
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<td><strong>The University of Texas at San Antonio</strong></td>
<td>One UTSA Circle, San Antonio, TX 78249-0601</td>
<td>(210) 458-4011</td>
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<tr>
<td><strong>The University of Texas at Tyler</strong></td>
<td>3900 University Boulevard, Tyler, TX 75799</td>
<td>(903) 566-7000</td>
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<tr>
<td><strong>The University of Texas Permian Basin</strong></td>
<td>4301 East University, Odessa, TX 79762</td>
<td>(432) 552-2020</td>
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<td><strong>The University of Texas Rio Grande Valley</strong></td>
<td>1201 West University Drive, Edinburg, TX 78541</td>
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<td><strong>The University of Texas System</strong></td>
<td>801 Colorado, Austin, TX 78701-2982</td>
<td>(512) 499-4201</td>
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<tr>
<td><strong>University of Houston</strong></td>
<td>4800 Calhoun Road, Houston, TX 77204</td>
<td>(713) 743-8820</td>
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<td>3100 Cullen Boulevard, Houston, TX 77204-6001</td>
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<td><strong>University of Houston-Clear Lake</strong></td>
<td>2700 Bay Area Boulevard, Houston, TX 77058-1098</td>
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<td><strong>University of Houston-Downtown</strong></td>
<td>One Main Street, Houston, TX 77002</td>
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<td><strong>University of Houston-Victoria</strong></td>
<td>3007 N. Ben Wilson, Victoria, TX 77901-5731</td>
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<td>1155 Union Circle #311277, Denton, TX 76203</td>
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<td><strong>UNT Dallas College of Law</strong></td>
<td>1901 Main Street, Dallas, TX 7501</td>
<td>(214) 752-3232</td>
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<tr>
<td><strong>West Texas A&amp;M University</strong></td>
<td>2501 4th Avenue, Canyon, TX 79016</td>
<td>(806) 651-2000</td>
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</table>
GIVENS RECREATION CENTER

The Givens Park is located in East Austin. The Park houses the recreation center, neighborhood swimming pool, pavilion, two lighted tennis courts, playscape, a large picnic area, and two softball fields. Givens Recreation Center consists of a full size gymnasium, meeting/dance room, weight / boxing room, kitchen, and administrative offices. Givens Recreation Center offers Youth, Teen, Totally CoolTotally Art and Adult Programs as well as Special Events.

Sign up for the Community Recreation Newsletter

Programs
- Senior Program
- Parents Night Out

Special Events
- Free Yoga, Wednesday 6:00-7:00pm, Open to the public, All classes are free!

Staff
- Site Supervisor: Jason Miller
- Program Coordinator: Vacant
- Program Specialist: Vacant
- Program Specialist: Tameisha Carter
Historical Information

On November 12, 1974, the Parks and Recreation Advisory Board voted to recommend to City Council that the name of Oak Springs Park be changed to Dr. Everett H. Givens Park. The City Council adopted the recommendation to rename the park in the memory of Dr. Givens, a well known East Austin dentist and civic leader. In September 1975, approval for construction of a large recreation center was given by the City Council. The Parks and Recreation Advisory Board again voted unanimously to recommend to City Council that the new center be named the Dr. Everett H. Givens Recreation Center, and opened to the public on March 30, 1979.

VIDEO

Givens Teen Turn Up

Share  🎥  🌐
April 29, 2020

Matthew Rieger
HTG Akins, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

RE:  STATUS OF 2020 COMPETITIVE HOUSING TAX CREDIT APPLICATION 20030 AKINS EAST, AUSTIN

Dear Mr. Rieger:

The Texas Department of Housing and Community Affairs ("the Department") is in receipt of the application submission indicated above. Staff review indicates that the Application has a number of threshold deficiencies under 10 TAC §11.204(9) related to architectural drawings, including but not limited to those listed below.

1. The Application did not include a Development Site Plan, as required by §11.204(9)(A), and did not include the information required under subclauses (i) – (xii);
2. the Application did not include building floor plans, as required by §11.204(9)(B);
3. the Application did not include Unit floor plans, as required by §11.204(9)(C), and;
4. the Application did not include building elevations, as required by §11.204(9)(D).

Per 10 TAC §11.1(d)(78) related to Material Deficiency, staff has determined individually and collectively, that the listed deficiencies are properly characterized as constituting Material Deficiencies. Accordingly, the Application is terminated, pending the Applicant’s ability to appeal.

An appeal process exists for the Housing Tax Credit Program. The restrictions and requirements related to the filing of an appeal can be found in 10 TAC §11.902 of the 2020 QAP. Should you choose to appeal this decision to the Executive Director, you must file your appeal, in writing, with the Department not later than seven (7) calendar days after the date of this letter. If you are not satisfied with the decision of the Executive Director or if the Executive Director does not respond, you may file a further
appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2020 QAP for full instructions on the appeals process.

If you have any questions or concerns, please contact me at 512-475-1676 or by email at marni.holloway@tdhca.state.tx.us.

Sincerely,
Marni
Holloway
Marni Holloway
Multifamily Finance Director
Val:

I did not notice that the date was not revised, and I apologize for the error. The letter should be dated April 30 as that is the date on which it was provided to the Applicant, and the due date for the appeal is May 7.

Regards,

Sharon D. Gamble MSW, PMP
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
(512) 936-7834
https://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm

About TDHCA
The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us
Val

Valentin DeLeon
Vice President of Development, Texas
valentind@htgf.com
O 786.536.9104 | D 512.417.0985
Texas 7035 Bee Caves Road, Suite 203
Austin, TX 78746
Florida 3225 Aviation Avenue | 6th Floor
Coconut Grove, FL 33133

This message and its contents are confidential. If you received this message in error, do not use or rely upon it. Instead, please inform the sender and then delete it. Thank you.

From: Sharon Gamble <sharon.gamble@tdhca.state.tx.us>
Sent: Thursday, April 30, 2020 12:06 PM
To: Texas Operational Contact <operationalcontact_TX@htgf.com>; Valentin Deleon <valentind@htgf.com>
Subject: 20030 Application Status

Please find attached a notice regarding your application.

Regards,

Sharon D. Gamble MSW, PMP
Competitive (9%) Housing Tax Credit Program Administrator
Texas Department of Housing and Community Affairs
(512) 936-7834
https://www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/index.htm

Let us know how we are doing! Take the 2020 TDHCA Customer Service Survey here:
https://www.surveymonkey.com/r/TDHCAsurvey2020

Any person receiving guidance from TDHCA staff should be mindful that, as set forth in 10 TAC Section 11.1(b) there are important limitations and caveats (Also see 10 TAC §11.2(a)).

About TDHCA
The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need. For more information, including current funding opportunities and information on local providers, please visit www.tdhca.state.tx.us
May 7, 2020

Bobby Wilkinson
Executive Director
Texas Dept. of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

Via Email

Re: Appeal of Termination Letter dated April 29, 2020
HTG Akins, LLC – Akins East (TDHCA# 20030)

Dear Mr. Wilkinson,

HTG Akins, LLC in accordance with 10 TAC §11.902(a)(8) and §11.902(c) (“Appeals Process”) of the Qualified Allocation Plan, submits this letter as formal Appeal of the application Termination Letter dated April 29, 2020.

The termination letter referenced above, states that Application 20030, Akins East did not include the following exhibits:

1. The Application did not include a Development Site Plan, as required by §11.204(9)(A), and did not include the information required under subclauses (i) – (xii);
2. the Application did not include building floor plans, as required by §11.204(9)(B);
3. the Application did not include Unit floor plans, as required by §11.204(9)(C), and;
4. the Application did not include building elevations, as required by §11.204(9)(D).

On February 28th two versions of the Akins East application were uploaded to the TDHCA FTP server. The first application file named “TDHCA #20030 – Akins East – Full App.pdf” was uploaded at 4:25 pm. At 4:55 pm, another application with the file name “TDHCA #20030 – Akins East – Full App_Revised.pdf” was uploaded to the FTP server. When the initial application was uploaded at 4:25 we soon realized that the file did not include the architectural plans. Upon realizing that the application did not include the architectural plans, our staff moved quickly to insert the plans into the application file and re-submit. Unfortunately, there were multiple staff members working in the PDF file simultaneously and the application file was incorrectly saved and ultimately that tab was not uploaded.

We learned on Monday, March 2nd after internally circulating the master uploaded file that we had inadvertently omitted of the architectural documents. In previous application years, best practice for an omission of this nature would be to wait for staff to determine administrative deficiency and respond accordingly. We would have certainly liked to contact staff upon the discovery, but respectfully understand the volume of matters in front of them upon application submission.

We honestly considered that this omission would be addressed through administrative deficiency rather than a termination. Since there are technical aspects regarding project characteristics throughout the tabs of the application that can only be generated by architectural drawings (Rent Schedule & Building Unit Configuration), submitting arbitrary and false information would violate the applicant’s certification.
We are respectfully requesting that staff’s decision to terminate Akins East be overturned and that our application be given a Selection and Threshold review. We are requesting Akins East be reinstated for the simple reason that the omission was identified in time, and it was only our remedy that fell short. We have not revised any of our architectural plans since application submission and certify that we have not “benefited” from any additional time. At the application deadline, we were in receipt of the full set of architectural drawings and site plan. The uploaded application included both the Rent Schedule and Building Unit Configuration Tabs, which evidences that the architectural plans were in our possession. The unit mix, sizes and building numbers are identical to the architectural plans which we have uploaded to the FTP server as “Akins East Appeal Support Documentation.” We have enclosed emails from the architect and engineer which included the final design exhibits.

We understand that staff review of Akins East can be attributed to the terminations of applications 20041, and 20040, which are both pending appeal. Furthermore, we recognize that approval of our appeal in no way guarantees Akins East will receive an award of tax credits.

In closing, we humbly ask that you approve our appeal for Akins East. We believe TDHCA staff and the Governing Board members have recently set precedent that applications should not be terminated or penalized for inconsequential errors. We would like to once again highlight Akins East as the development that contributes most to the East MLK Combined Neighborhood Plan. Akins East scores competitively and is proposing to offer the most affordable units of any other development in Region 7.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Val DeLeon at 512-417-0985 or valentind@htgf.com.

Sincerely,

Matthew Rieger
Manager of Managing Member,
HTG Akins, LLC

Enclosures
### Initial Application Upload

- File Name: VA06302014.pdf
- Date: 2/7/2014 1:50 PM
- Size: 1.5 MB

### Revised Application Upload

- File Name: VA06302014.pdf
- Date: 2/10/2014 1:50 PM
- Size: 1.5 MB
Valentin Deleon

From: Joel Albea <jca@overlandpartners.com>
Sent: Friday, February 28, 2020 12:02 PM
To: Valentin Deleon
Cc: Megan Silva; Grayson Hughes
Subject: Akins East Architectural Update with Latest Civil Background
Attachments: Akins East_2020 02 28.pdf

Val – Please see attached Architectural package updated to reflect the latest civil site plan on the garage level and level 1. Everything else is the same as before.

Thanks,
Joel Albea, MBA, AIA, LEED AP
ASSOCIATE PRINCIPAL

O V E R L A N D
203 E. Jones Ave., Suite 104 | San Antonio, TX 78215
210.829.7003 P | 979.571.0647 M

Unlocking The Embedded Potential TM

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I'm using Mimecast to share large files with you. Please see the attached instructions.

Val-
Please see attached SIR, Site Plan, and CAD file for the Akins site. Please let me know if you need anything changed by tomorrow.

Thanks!
May 21, 2020

Matthew Rieger
HTG Akins, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

RE: APPEAL RESPONSE FOR 2020 COMPETITIVE HOUSING TAX CREDIT APPLICATION 20030 AKINS EAST, AUSTIN

Dear Mr. Rieger:

The Texas Department of Housing and Community Affairs ("the Department") received your appeal dated May 7, 2020, for the application indicated above. Staff review indicated that the Application had a number of threshold deficiencies under 10 TAC §11.204(9) related to architectural drawings. Because the documents were omitted from the Application, the Application was terminated pending your ability to appeal.

The appeal states that shortly after submitting the application you discovered that the architectural drawings were not included, and your efforts to provide them prior to the end of the Application Acceptance Period were not successful. I do not agree that the submission of the Rent Schedule and the Building and Unit Configuration form provides sufficient evidence of satisfaction of the submission of the multitude of detailed architectural documents required as part of the application by 10 TAC §11.204(9).

You further state in your appeal that you had presumed that the omission of the architectural drawings from this Application would be addressed by staff through the administrative deficiency process. By definition, though, an administrative deficiency allows an applicant “to provide non-material missing information” at staff’s request. See 10 TAC §11.1(d)(2). Here, the materiality of the omitted documents is beyond question; the Application did not contain any of the QAP-required architectural drawings describing the proposed development. Accordingly, I am denying the appeal.
If you are not satisfied with this decision, you may file a further appeal with the Board of Directors of the Texas Department of Housing and Community Affairs. Please review §11.902 of the 2020 QAP for full instruction on the appeals process. Please note that §11.902(f) of the 2020 QAP and Tex. Gov’t Code §2306.6715(c) limit Board review of an Application on appeal to the original Application and those documents contained within the Application.

If you have any questions or require further information, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

[Signature]

Bobby Wilkinson
Executive Director
May 29, 2020

Governing Board Members
Texas Dept. of Housing & Community Affairs
221 E. 11th Street
Austin, TX 78701

Via Email

Re: Appeal Response Letter dated May 21, 2020
HTG Akins, LLC – Akins East (TDHCA# 20030)

Dear Board Members,

HTG Akins, LLC, in accordance with 10 TAC §11.902(d) of the Qualified Allocation Plan (“Appeals Process”), hereby submits this letter as our formal Appeal of the Appeal Response Letter dated May 21, 2020.

The Appeal Response letter referenced above, states that Application 20030, Akins East did not include the following exhibits:

1. Site Plan, as required by §11.204(9)(A), and did not include the information required under subclauses (i) – (xii);
2. building floor plans, as required by §11.204(9)(B);
3. Unit floor plans, as required by §11.204(9)(C), and;
4. building elevations, as required by §11.204(9)(D).

On February 28, 2020 two versions of the Akins East application were uploaded to the TDHCA FTP server. The first application file named “TDHCA #20030 – Akins East – Full App.pdf” was uploaded at 4:25 pm. Immediately upon realizing that the file uploaded at 4:25 pm did not include the architectural plans, we moved quickly to re-submit our application with the architectural plans. At 4:55 pm, a second application with the file name “TDHCA #20030 – Akins East – Full App_Revised.pdf” was uploaded to the FTP server, however, due to the fact that multiple staff members were working in the application PDF file simultaneously, the version of the application which was uploaded at 4:55 pm did not contain our architectural plans.

On Monday, March 2, 2020 we circulated the master application file sent to TDCHA at 4:55 pm on February 28, 2020 and realized our error. Again, the architectural plans were not in our application. In previous application years, best practice for an omission of this nature would be to wait for staff to determine administrative deficiency and respond accordingly. We would have liked to contact staff upon the discovery, but we understand and respect the process.

It was our firm expectation that this error would be addressed through administrative deficiency rather than a termination. Since there are no scoring implications and the technical aspects regarding project characteristics throughout the tabs of the application can only be generated by architectural drawings (Rent Schedule & Building Unit Configuration), submitting arbitrary and false information would violate the applicant’s certification.
The QAP’s definition of Material Deficiency reads, “...Inability to provide documentation that existed prior to submission of an Application to substantiate claimed points or meet threshold requirements is material and may result in denial of the requested points or a termination in the case of threshold items.” [Emphasis added] We assert that the Threshold items in question did exist prior to submission of the Application and that instead of termination, staff should have asked for proof that we were in receipt of the Threshold exhibits. We provided such information in our original appeal to Executive Director Wilkinson and have attached it again for reference.

It is important to note that we believe that this Board has already established precedent regarding how to handle this situation. At the board meeting held on May 25, 2017 similar appeals were granted for project numbers 17148, 17363, and 17306.

Most relatable to this appeal regarding missing information from the application is the appeal for TDHCA Project 17363 Long Branch starting on page 100 of the 170525-Board Transcript. On 17363, Mr. Eccles pointed out that the “crux of this [the appeal] is whether staff should have asked under an administrative deficiency for those things that were not submitted in the application.” Mr. Eccles further posed this question to the Board “I think going to be the most relevant to what the Board does next, had these materials now, whether you ask for them or not, joined the record such that the appeal was granted, points would be available.” Ms. Holloway stated items submitted in a deficiency response “become part of the application document.” Ms. Holloway even testified that the applicant after the deadline, and upon the deficiency request “submitted more information that should have been included in the application to begin with.” The Attorney for application 17363 pointed out that other places in the application had similar information that clearly would support what was submitted. In the 17363 Long Branch appeal, Ms. Bingham Escareno moved to approve the appeal for the supplemental information be included in 17363 Long Branch and Mr. Vasquez seconded. At the call for the question, all voted in favor.

In closing, we humbly ask that you grant our appeal for Akins East. We believe TDHCA staff and the Board have recent precedent to guide them that applications should not be terminated or penalized for inconsequential errors. Additionally, we would like to once again highlight Akins East as the development that contributes most to the East MLK Combined Neighborhood Plan. Akins East scores competitively and is proposing to offer the most affordable units of any other development in Region 7.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact Val DeLeon at 512-417-0985 or valentind@htgf.com.

Sincerely,

Matthew Rieger
Manager of Managing Member,
HTG Akins, LLC

Enclosures
May 21, 2020

Matthew Rieger
HTG Akins, LLC
3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

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If you have any questions or require further information, please contact Sharon Gamble, Competitive Tax Credit Program Administrator, at sharon.gamble@tdhca.state.tx.us or by phone at 512-936-7834.

Sincerely,

Bobby Wilkinson
Executive Director
Val – Please see attached Architectural package updated to reflect the latest civil site plan on the garage level and level 1. Everything else is the same as before.

Thanks,
Joel Albea, MBA, AIA, LEED AP
ASSOCIATE PRINCIPAL

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I'm using Mimecast to share large files with you. Please see the attached instructions.

Val-

Please see attached SIR, Site Plan, and CAD file for the Akins site. Please let me know if you need anything changed by tomorrow.

Thanks!
Rent Schedule

Unit types must be entered from smallest to largest based on "# of Bedrooms" and "Unit Size", then within the same "# of Bedrooms" and "Unit Size" from lowest to highest "Rent Collected/Unit". If MFDL only or MFDL is the only permanent financing, there cannot be ANY market rate Units.

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<th>MFDL - HOME Units</th>
<th>MFDL - NHTF Units</th>
<th>TDHCA MRB Units</th>
<th>Other/ Subsidy Units</th>
<th># of Units</th>
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| TOTAL                                           | 181       | 166,644           |                   |                 |                      |            |              |           |                               |                        |                  |                      |                    |                    |

Non Rental Income $20.00 per unit/month for: Laundry 3,620
Non Rental Income 0.00 per unit/month for: Laundry 3,620
Non Rental Income 0.00 per unit/month for: Laundry 3,620

- TOTAL NONRENTAL INCOME $20.00 per unit/month 3,620
- POTENTIAL GROSS MONTHLY INCOME 184,499
- Provision for Vacancy & Collection Loss % of Potential Gross Income: 7.50% (13,837)
- Rental Concessions (enter as a negative number) Enter as a negative value
- EFFECTIVE GROSS MONTHLY INCOME 170,662

* 12 = EFFECTIVE GROSS ANNUAL INCOME 2,047,939

If a revised form is submitted, date of submission: 2/28/2020
TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

GOVERNING BOARD MEETING

The University of Texas at Austin
Thompson Conference Center
Room 3.102
2405 Robert Dedman Drive
Austin, Texas

May 25, 2017
9:02 a.m.

BOARD MEMBERS:

J.B. GOODWIN, Chair
LESLIE BINGHAM ESCAREÑO, Vice Chair
PAUL BRADEN, Member
TOM H. GANN, Member
ASUSENA RESENDIZ Member
LEO VASQUEZ, Member

TIMOTHY K. IRVINE, Executive Director

ON THE RECORD REPORTING
(512) 450-0342
Board grant our appeal, and award two points to this application.

MR. GOODWIN: Thank you.

MS. MARTIN: Thank you.

MR. GOODWIN: Any questions?

(No response.)

MR. GOODWIN: Any other speakers?

(No response.)

MR. GOODWIN: If not, we will take a vote on the motion. All those in favor, say aye.

(A chorus of ayes.)

MR. GOODWIN: Any opposed?

(No response.)

MR. GOODWIN: The appeal is granted.

MS. MARTIN: Thank you.

MR. GOODWIN: Thank you. The next group?

MS. HOLLOWAY: You ready? The next application is 17363, for Residences of Long Branch. The application does not qualify for three points under 10 TAC 11.9(c)(6), related to underserved area. Because the site does not include -- the application does not include evidence that the development site is in a census tract within the boundaries of an incorporated area.

And four points under 11.9(d)(6) related to input from community organizations. Because the
application did not include evidence of the organizations that provided letters to score points under this item are tax-exempt organizations.

    This one is a little bit different than the ones that we talked about. Because we just don't have evidence within the application. This is something that potentially would have been curable in the past. I can't tell you that for sure.

    So this is one of those places that we need your direction. For 11.9(c)(6), part of that rule says, the application contains evidence substantiating qualification for the points.

    The appeal asserts that staff could use various documents within the application to conclude that the site qualifies for the points. The application did not include documentation of the boundaries of the entire census tract, or of the positioning of those boundaries relative to the boundaries relative to the boundaries of the incorporated area.

    So there was a map somewhere else in the application that we could go to, to verify that. On input from community organizations, the development site must now fall within the boundaries of any qualifying neighborhood organization.

    And the application must include support
letters from a tax-exempt community or civic organization that serves the community in which the development site is located. The Applicant included such letters and screenshots from the organization's websites, but did not include evidence that the organizations were tax-exempt.

The rule states in part that if the community or civic organization must provide evidence of its tax-exempt status. The letters and screenshots of the organization's website self describing themselves as nonprofit are not commonly accepted as reliable evidence of a tax-exempt status.

The appeal states that they should be able to correct these omissions through an administrative deficiency. Staff is recommending that the Board deny the appeal.

MR. GOODWIN: Any questions?

(No response.)

MR. GOODWIN: Since the circumstances are a little different on this one, compared to the others, how many would fall into this similar category?

MS. HOLLOWAY: Probably several.

MR. GOODWIN: Several?

MS. HOLLOWAY: Several.

MR. GOODWIN: Okay.

MS. HOLLOWAY: This one is not as -- we are
requesting two points instead of three points. It is, we
are requesting three points. And if you would have let us
provide additional information, we could prove it up.

MR. GOODWIN: Okay.

MS. HOLLOWAY: And the same with the community
organizations.

MR. GOODWIN: And was the additional
information, should it, or should it not have been
included in the original application?

MS. HOLLOWAY: It should have been included in
the original application. This is, again goes back to
that -- what is allowable under an administrative
deficiency. What can we fix. What can we not fix?

MR. GOODWIN: And the others, we had that
information within the application.

MS. HOLLOWAY: Right.

MR. GOODWIN: It is allows us to go from three
points to two points, or twelve to eleven.

MS. HOLLOWAY: Uh-huh.

MR. GOODWIN: But here, there is no information
in the application. It would have to be supplied as
supplemental information?

MS. HOLLOWAY: Yes.

MR. GOODWIN: Okay.

MS. HOLLOWAY: Absolutely.
MR. GOODWIN: So this time, I look for a motion to accept public comment before we get into --

MS. BINGHAM ESCAREÑO: I will so move.

MR. GOODWIN: So moved?

MR. GANN: Seconded by Mr. Gann.

MR. GOODWIN: All in favor, say aye.

(A chorus of ayes.)

MR. GOODWIN: Okay.

MS. BINGHAM ESCAREÑO: Mr. Chairman, can I ask Marni a question real quickly.

MR. GOODWIN: Sure.

MS. BINGHAM ESCAREÑO: Because I may not have heard you. Did you say just a minute ago that this one, just this one right now that we are doing, that something like this in the past was satisfied with an administrative deficiency?

MS. HOLLOWAY: Potentially.

MS. BINGHAM ESCAREÑO: Okay. That is fine. Yes. I didn't mean to pin you in. I just didn't know if I heard "was" or "wasn't."

MS. HOLLOWAY: Yes.

MS. BINGHAM ESCAREÑO: Okay. I have got you.

MR. GOODWIN: Okay.

MR. LITNER: Good morning, Chairman. Members of the Board. My name is Craig Litner with Pedcor
Investments. And I am representing the Applicant, of Residence of Long Branch.

Pedcor has submitted several applications over the past few years, and we are very familiar with the review process. We do a good job, to the point that staff used our 9 percent application from last year as an example at this year's workshop.

That being said, like everyone else has said today, it is impossible to submit a perfect application. And when we received the mistakes or deficiencies, we own the mistake. We correct those deficiencies in a timely manner and we try not to make those mistakes again.

The difference here is that we are having trouble owning mistakes that don't exist. First, the site definitely qualifies for three underserved points. There is no doubt that the site is within a census tract with no other existing tax credit developments.

The application requires that we submit a census tract map showing the location of the site, and indicate that we are requesting three points, which we did in Tabs 8 and 9. Tab 10 is a checklist of supporting documentation, which is in your supplemental Board book on page 188.

And it is important because unlike a colonia or an economically distressed area, there is no requirement
to submit another census tract map. And this makes sense
because a census tract map is already submitted, which is
all you needed to determine eligibility for points.

As we pointed out in our appeal to the
Executive Director, we submitted the exact same thing last
year, and were awarded points. And neither the
application or scoring is changed in a material way. So
there was no lesson that we should have learned from a
previous application.

Still, when staff issued the deficiency this
year, we went ahead and sent in another map, zoomed out
slightly farther, to show the entire census tract.
Nowhere in the rural application, manual, anywhere, did
staff ask for a map that shows the entire boundary of the
census tract or the city boundaries, which is again, the
same as last year.

And this is where our frustration comes in,
where it is hard to take ownership of a mistake. We
submitted the map in the original application. When there
was a request for another map, we submitted that. But we
are still in a position where staff wants to dock points.

So we have done everything we have been asked
to do. And as you just heard from Marni earlier today,
relative to Blue Flame, staff actively went out and
researched that site to make sure that it was in a community revitalization area.

But yet, the write-up for this item says, staff does not engage in proving that an application qualifies for points. So those two things contradict each other.

This application also qualifies for points for input from community organizations. The fact is we submitted two letters from two organizations that are tax-exempt. As was suggested in the workshop this year, we were to submit screenshots, which we did. Yet the supplement of the Board book says that letters and the screenshots of the organization's websites self-describing them as being nonprofit are not commonly accepted, even though this was suggested in the workshop.

So again, another contradiction. But again, the real key here is that the application materials for this item do not require specific documentation. There is nothing specific that is required.

So when staff issued the deficiency, asking about the status, we pointed to the information in the letters themselves, which clearly state that they are nonprofits. We also sent in more information, as well as the determination letters from the IRS, and we did this in a timely manner.
So once again, we are struggling to understand when it was that we didn't do what was requested. And again, we have done everything we were asked to do.

So I am here today to respectfully request that you award our appeal, or grant our appeal and award the points for both underserved areas and input from community organizations. Thank you.

MR. GOODWIN: Thank you. Any questions?

(No response.)

MR. GOODWIN: Thank you.

MR. SHACKELFORD: Good morning. John Shackelford, with Shackelford, Bowen, McKinley and Norton in Dallas, and we represent the Applicant on this matter.

Good morning, Mr. Goodwin -- Chairman Goodwin, the rest of the members of the Board and Mr. Irvine and Mr. Eccles. To the new Board members, welcome to the circus. We appreciate you giving of your time.

As Mr. Litner just described, you know our first position is that we think that we did satisfy the rules. The people that put together the applications, as Mr. Litner mentioned to you, had done these in the past. We have been a model for doing good applications.

We think we have satisfied the rules as written. We try to be cognizant of what the new rules
are. Nothing really changed in this point-scoring item from the previous year.

The things that Mr. Litner mentioned that we had provided to staff was what was provided in previous years. And so we think we complied.

Alternatively, just assume for a moment, if we did not, in this view that staff is taking this year, let me speak to that.

In addition to agreeing with what Mr. Jackson said earlier, and Ms. Martin and Ms. Latsha and Ms. Anderson, agree with all of what they had to say. And Ms. Bingham, Commissioner, what you said at the outset, too.

Staff and Board members already recognize that there has been a shift. What I would like to say to the new Board members is, this is not just a small shift by staff. This is a seismic shift by staff in how the approach is to the administrative deficiency process.

And I appreciate what Marni said earlier today as well, as just sort of clarifying her comments that she made at the last month's Board meeting. I think that was very generous on her part to do that. So we think, first off, that we complied with the rule as it is.

But secondly, if we did not, we think this does fall under the administrative deficiency process under the 10 TAC rules that Marni mentioned earlier, that was read
into the record by Mr. Jackson. We think this is just supplementing material that could be supplemented.

The rules don't require that the census tract map show that it is entirely within the boundaries. Staff easily could have asked us, hey, can you supplement your application with respect to this, and we would have done so. Same for the community points as well.

In addition to the screenshots, the letters from the nonprofit entities themselves saying that they are nonprofits. If they had said, you know, can you supplement that by providing us with the IRS determination letters, we could have done that.

So we have been consistent with what we have done in the past. And the other point I would like to make before we get off this administrative deficiency process is, I want to echo what Barry Palmer said as well, In connection with the change in the point system is, you know, if staff wanted to make a change in policy on how they are going to interpret what complies with the administrative deficiency process, I feel like something that has changed this dramatically from a historical perspective, fair notice should have been given to the development community. And I feel like there was an oversight, probably on staff, that that wasn't done, starting last year, in the workshops, leading into this
year. But by the time the applications got put together, and then we find out just last month that staff is taking a different position. I think that is inequitable.

And as Mr. Palmer mentioned, these applicants, they spend $50,000 to he said, maybe $75,000. I have seen some use as much as $100,000 on these applications. That is no small amount of money to have at risk, and to have their application be jeopardized.

And not being able to just provide some supplemental information that we think we have already complied with in the first place. So I respectfully request that you grant the appeal of this Applicant.

MR. GOODWIN: Any questions?

MR. BRADEN: Mr. Chair?

MR. GOODWIN: Yes.

MR. BRADEN: When was the 501(c)(3) determination letter provided?

MR. SHACKELFORD: Well, we got an administrative deficiency notice. But it said please explain our position on why we thought we were entitled to the points. But we were not allowed to submit any additional information and that sort of that approach that has taken this year on the administrative deficiency process.

Despite the statement, don't provide us
anything, we provided it anyway. Just to try to make --
play it safe. So we ended up providing to the Department
those IRS determination letters.

MR. BRADEN: It wasn't provided as part of the
original application?

MR. SHACKELFORD: No, because we didn't think
we needed to, under what is required in the application.
Our interpretation of what is required in the application
or in the procedures manual, or by what is required by the
rules.

MR. GOODWIN: Any other questions?

(No response.)

MR. GOODWIN: Thank you, John.

MR. SHACKELFORD: Thank you.

MS. BAST: Cynthia Bast again, from Locke Lord,
here to support the appeal for this Applicant. For our
new Board members, I will note that you will be seeing a
lot of the Shackelford firm, the Coats Rose firm, and the
Locke Lord firm, because we regularly represent these
applicants.

But what you don't normally see is all of us
getting up here and agreeing with one another, and being
on the same page. And today, we pretty much are, with
regard to seeking the Board's determination that we need
to continue with the long-standing practice.
While we are here arguing about administrative deficiencies, and whether a map was zoomed out far enough, or placed behind one tab or another, I would like to point back to something that Ms. Martin brought up, which is the policy objectives of this program, as given to us by the Legislature in a very legislative QAP with certain priorities.

This particular development meets so many of the policy objectives, in the Government Code and the rules. And the Applicant simply wants to point those out, so that that concept doesn't get missed in the minutiae of these arguments.

This is a site that is right on a bus route, within a half mile of commuter rail. It is rich in amenities, with a library, a park, grocery store, jobs, good schools. Even the community organization which provided a letter of support is within walking distance with a thrift store and a food bank.

Now, everyone thinks that they have a good deal. And for the most part, that is true. Everyone does. And it is going to make a tremendous impact on whatever community gets a tax credit deal, but that is exactly why we have these point priorities.

And to take these points away for this level of technicality does not meet the policy objectives set forth.
in our governing statute, and our rules for this agency. And so we ask you to consider that as you regard this appeal. Thank you.

MR. GOODWIN: Any questions?

MR. ECCLES: I have a question for Marni, actually.

MR. GOODWIN: Okay.

MS. HOLLOWAY: Yes.

MR. ECCLES: Now, on this appeal, we are talking about two things; underserved areas under 11.9(c)(6).

MS. HOLLOWAY: Yes.

MR. ECCLES: Which includes the requirement that the application contain evidence substantiating qualification for the points.

MS. HOLLOWAY: Yes.

MR. ECCLES: And in this instance, a census tract within the boundaries of an incorporated area where the census -- an incorporated area that has not received a competitive tax credit allocation, and it continues from there.

MS. HOLLOWAY: That is correct.

MR. ECCLES: The staff's position was, such evidence did not exist in the original application. But it, upon request has provided now?
MS. HOLLOWAY: The administrative deficiency that -- how we are approaching deficiencies this year is, we found this issue on their application. Please explain to us how you still meet this criteria without submitting additional information.

Going back to, Applicants may not supplement their application. That is kind of the crux of this one. In many cases, they have been able to say, oh, there is this other map for this other thing somewhere else in the application. And we would say, okay, that works. In this instance, we did not have that available to us.

MR. ECCLES: The same for the second part of this appeal where 11.9(d)(6) includes the requirement that quote community or civic organizations must provide evidence of its tax-exempt status.

MS. HOLLOWAY: Correct.

MR. ECCLES: Such a proffer from the community organization was not made initially, but subsequently upon not you asking for it under an administrative deficiency, but it was proffered anyway.

MS. HOLLOWAY: Correct.

MR. ECCLES: So really, the crux of this is whether staff should have asked under an administrative deficiency for these things that were not in the application as stated by the rule and interpreted by
staff.

MS. HOLLOWAY:  Yes.  I would agree with that.

MR. ECCLES:  And this is the question that is, I think going to be most relevant to what the Board does next.  Had these materials now, whether you ask for them or not, joined the record such that if the appeal were granted, points would be available under the requested sections.

MR. IRVINE:  In other words, phrased another way, if it is granted, will the record have substantiation for the points that are conferred?

MS. HOLLOWAY:  I would imagine that if the deficiency response included those items and they are posted to the application, in the deficiency response section, of course, that becomes part of the application document.

MR. ECCLES:  However, here they were not asked for in the administrative deficiency process.

MS. HOLLOWAY:  Well, and I don't know that we are sort of parsing out what we asked for and what we didn't ask for.  We are just putting it in there.

MR. IRVINE:  Well, I also think that to the extent that we are asking for more guidance on how to administer the administrative deficiency, it is within their larger authority to say yes.  Treat this one as an
administrative deficiency and accept that as a response.

MR. ECCLES: Indeed. And that is what I am trying to delineate where the record is, where the application is at this moment, as it relates to the points initially requested.

MS. HOLLOWAY: As it relates to the points, they have received a scoring notice that takes away the points for these two items. Because their response in their administrative deficiency, while it provided this information we didn't ask for, they did not tell us how the application as submitted meets these requirements.

MR. ECCLES: But the matters that they have submitted at this point, would they satisfy --

MS. HOLLOWAY: Had they been in the application to begin with, there never would have been a deficiency.

MR. ECCLES: Yes. That is where I am going.

MR. GOODWIN: Okay.

MS. BINGHAM ESCAREÑO: But you have them in your hand now. You have the two -- whatever documents satisfied those two --

MS. HOLLOWAY: The Applicant went ahead and sent more than we requested, and included the information that should have been in the application to begin with.

MR. GOODWIN: Okay.

MR. BRADEN: So historically, with respect to
the evidence of tax-exempt status, have we asked for and received 501(c)(3) letters?

MS. HOLLOWAY: Actually what I found out that I thought was a little distressing was that in years past, if that information wasn't there, that program staff, reviewers were going and looking for it and doing that research for the Applicants. And actually, I need to speak to this -- the research comment about Blue Flame.

I was actually doing research to shore up my position that that site was outside of the CRP when I found that terms thing. So I mean, I was getting it all together to come talk to you all and found out that in fact, this was the true situation. And you can't unknow what you know. So there is the distinction.

MR. GOODWIN: Great.

MR. BRADEN: But the factual matter, the Applicant was a 501(c)(3) entity. This determination is probably years old. It is not like they got a recent determination?

MS. HOLLOWAY: I don't know the age of that particular organization that was providing that support. I am aware that yes, sometimes letters get stale. We do not have a current requirement and rule for --

MR. BRADEN: No. What I am trying to determine is, they didn't neglect to put it in the file, because
they were waiting for it to show up in the mail.

MS. HOLLOWAY: I don't believe so. I would imagine, if that was the issue, we would have heard that.

MR. GOODWIN: But Paul, I want to make sure that it is -- this is some entity supporting the application, not the Applicant.

MR. BRADEN: Right. That is correct.

MS. HOLLOWAY: Right.

MR. GOODWIN: Okay. John, you wanted to make another comment?

MR. SHACKELFORD: Just real quick, Mr. Eccles. John Shackelford, here on behalf of the Applicant. We did provide a map in the original application, just for clarity's sake.

There was a map in there, showing the location of the site, showing the census tract. The map that staff is asking for, in hindsight, that is not required by the rules. I would say it is almost as if we have to read their minds for what they were looking for -- is a map that shows, like it was mentioned, a wider view, that shows that the entire boundaries of the census tract are located in an incorporated area.

That is the map that was being sought. We provided a map that showed again, the census tract and where our site is. But it just wasn't a wide enough view...
back that showed the entire boundary of the census tract being located within an incorporated area.

And then I would say, on the IRS letters, you know, you can get IRS determination letters for a nonprofit last year, and it has already been revoked. And so even providing IRS determination letters really isn't full evidence that currently the nonprofit is a nonprofit, tax-exempt entity.

MR. ECCLES: Well, and just to the point of needing to read staff's mind on this one, the rule states that the Applicant has to proffer evidence substantiating qualification for the points. And the points are, a census tract within the boundaries of an incorporated area.

So whether it is one map or two maps that show that, it is just to say that, if you included that evidence, they would have seen it. Did you -- are you saying that the application included maps or information that would have enabled staff to determine that the development was in a census tract within the boundaries of an incorporated area?

MR. SHACKELFORD: Let me first say, I think the discussion we are having proves why the administrative deficiency process would be applicable. Because your interpretation of what that says, I think is different
from my interpretation of what that says.

MR. ECCLES: I understand.

MR. SHACKELFORD: Because we are in the census tract. That satisfies the requirements. We are in an incorporated area, and inside it, is inside that census tract. I think we just satisfied the reading that you just gave.

And so therefore, I think if we have an issue like this come up, that is then incumbent upon staff to say, okay. This is where you put the administrative deficiency process, Applicant. Can you come back with another map that shows that 100 percent of the boundaries of your census tract lie within the incorporated area?

MR. ECCLES: And I understand your position. I was actually addressing something else that you had said.

MR. SHACKELFORD: I think Mr. Litner would like to talk also.

MR. LITNER: Yes. I would just like to clarify a couple of things. So just to make sure we are clear, we did submit a map as required in a previous tab.

As I mentioned in my speech, Tab 10 lists what is required to go behind it, if you are claiming those points in the manner that we were. And there is nothing that is listed that should have gone in the application. Okay.
But we did submit a census tract map. We were not requested to submit another one. But on our own, we went ahead and submitted one. It is in the Board book, and it is zoomed out slightly further. And it shows the whole census tract.

Similar to the community input letters. We submitted what we thought was asked for, both in the application and manual workshops. Even though we weren't asked to submit more information, we submitted more on our own.

So everything is in there. And just to clarify, if you were to review, those points would be awarded. Not just based on my opinion; based on what was submitted on our own without request.

MR. GOODWIN: Okay.

MR. LITNER: Thank you.

MR. GOODWIN: Any other comments?

MR. LACEY: My name is Gary Lacey, and I am going to kind of give a different slant on this, from the other side. I represent one of the developers that are bunched, you know, up in Region 3.

The QAP states on the community support letters -- and this is just my opinion -- basically it is looking for two different things. It wants the letter from the nonprofit, and then it wants proof, evidence of
its tax-exempt status.

Now, that's a little bit different than just the letter from the IRS stating, you know, that you got this back in 2007. The status is active, inactive, those type of things.

So there is actually two material pieces to this. You are getting the letter. And then you are getting also the tax-exempt status. So that is two material pieces of information that are coming in.

What happened with this application is, they did not submit a material fact, which was the status of the tax-exempt entities. And then they wanted to try to add it at the end, which should not be allowed.

MR. GOODWIN: Thank you for the opinion.

MR. LACEY: Thank you.

MR. GOODWIN: Any other speakers?

(No response.)

MR. GOODWIN: Do I hear a motion on how the Board might proceed?

MS. BINGHAM ESCAREÑO: Mr. Chairman, I will move approval the appeal submitted for application 17363, Long Branch.

MR. GOODWIN: Do I hear a second?

MR. VASQUEZ: Second.

MR. GOODWIN: Second by Mr. Vasquez. Any other
discussion?

(No response.)

MR. GOODWIN: All in favor, say aye.

(A chorus of ayes.)

MR. GOODWIN: All opposed?

(No response.)

MR. GOODWIN: Why don't you cool off just a moment. We are going to take a little short ten minute modern convenience break.

VOICE: Thank you very much.

(Whereupon, a short recess was taken.)

MR. GOODWIN: Marni, are you ready?

MS. HOLLOWAY: Okay. All right. Our next appeal is application 17331. This is Westwind of Killeen. This application does not qualify for three points under 10 TAC 11.9(c)(5) of the 2017 QAP, which is related to educational quality.

Because the application did not include evidence of the Index 1 score for the educational service center. To qualify for two of the three points under educational quality, the application must include evidence that the development site is within the attendance zone of an elementary school, a middle school and a high school with an Index 1 score at or above the lower of the score for the educational service center or the state-wide